ROLL No.									

B.E. / B.Tech (Full Time) DEGREE END SEMESTER EXAMINATIONS, APRIL / MAY 2011

CIVIL ENGINEERING BRANCH

(4)

SEVENTH SEMESTER - (REGULATIONS 2004)

CE 472 – VALUATION ENGINEERING

Time: 3 Hrs. Max Marks: 100

Answer ALL Questions

Part – A (10 x 2 = 20 Marks)

1. Distinguish between Approximate Estimate and Detailed Estimate.
2. What do you understand by Centerline Method of Estimating?
3. Write specifications for plastering of brick walls for a water tank.
4. What is Item Rate Tender?
5. Explain "Void Contract".
6. How is an Arbitrator appointed?
7. What do you understand by "Esteem Value"?
8. What is attempted in the Audit Phase of Value Engineering?
9. Distinguish Guide Line Value from Market Value of land.
10. Define Capital Recovery Factor.

Part – B (5 x 16 = 80 Marks)

11. (a) Creation phase of Value Engineering is an important phase in Value Engineering – Elaborate.

12. (a) Write the Procedures in detail through a flow chart indicating the various activities to be carried out from the stage of preparation of approximate estimate to completion stage of a project.

(Or)

12. (b) Explain any four types of estimates to be prepared for a project duly bringing out the purpose and the context.

13.(a) Draft a Detailed Tender Notice for the **work of construction of a bridge** indicating the salient features and important conditions.

(Or)

13.(b) Explain the following:

i) Digital Signature Certificates ii) Pre-Bid Meeting
iii) Technical Bid Opening iv) Financial Evaluation

14.(a) Write short notes on:

i) Percentage Rate Contract ii) Turn Key Contract
iii) BOT Contract iv) Labour Rate Contract

(Or)

14.(b) Price Escalation Clause of contract conditions will take care of the eventualities in price variations – Elaborate with an example.

15. (a) i) List the data required to value a residential building in an urban area.

ii) A building was constructed in the year 1970 at a cost of Rs.80 lakhs with an estimated life of 50 years. The scrap value of the building is estimated to be 5 lakhs at the end of the life period. The extent of the land is 600 sq.m. and the market value of the land is Rs.25,000 per sq.m. What is the present value of the property?

(Or)

15. (b) Discuss any four methods of assessing depreciation of value of buildings over a period of time.