मजल - 077

3018

Quantity Surveying & Valuation
(New) (1230)

P. Pages : 4

Time : Four Hours

Max. Marks : 100

Instructions to Candidates :
1. Do not write anything on question paper except Seat No.
2. Answersheet should be written with blue ink only. Graph or diagram should be drawn with the same pen being used for writing paper or black HB pencil.
3. Students should note, no supplement will be provided.
4. Solve **any two** subquestions from each unit.
5. Figures to right indicate full marks.
6. Use of non-programmable calcualtor is allowed.
7. Assume suitable data if necessary.

UNIT - I

1. a) Differentiate between revised estimate and supplementary estimate. Give data required to prepare detailed estimate. **10**

   b) Explain in detail "Administrative approval and Technical sanction". **10**

   c) Write short notes on.
   i) Building cost index. **5**
   ii) Centage charges. **5**

UNIT - II

2. a) Refer <u>drawing no. 1</u> of load bearing residential building and work out the following items of work by <u>centre line method</u>.

   i) Earthwork in excavation. **5**

   ii) UCR masonary upto plinth level. **5**

   b) Refer <u>drawing no. 1</u> of load bearing residential building and workout the following items of work.

   i) Plasting to wall surface in cm (1:3) 12mm thick. **5**

   ii) R.C.C. (1:2:4) in Chajja, lintel and roof slab. **5**

c)   Estimate the quantity of earthwork for a road between two stations A and B with the following data.   **10**
Width of road is 10m at formation surface and side slope 2:1. The data of field book for the portion of road are as below.

Chainage	0	1	2	3	4	5	6
R.L.	130.90	125.00	124.60	122.90	121.60	121.00	120.40
Formation Level	123.20	123.60	124.00	123.60	123.20	122.80	122.40

one chain = 30m.

UNIT - III

3.   a)   Refer drawing no. 2 of a portal frame or beam column footing workout the quantity of steel required for both footings.   **10**

b)   Refer drawing no. 2 of a portal frame workout the quantity of steel required for both columns with bar bending schedule.   **10**

c)   Refer drawing no. 2 of a portal frame work out the quantity of steel required for beam with bar bending schedule.   **10**
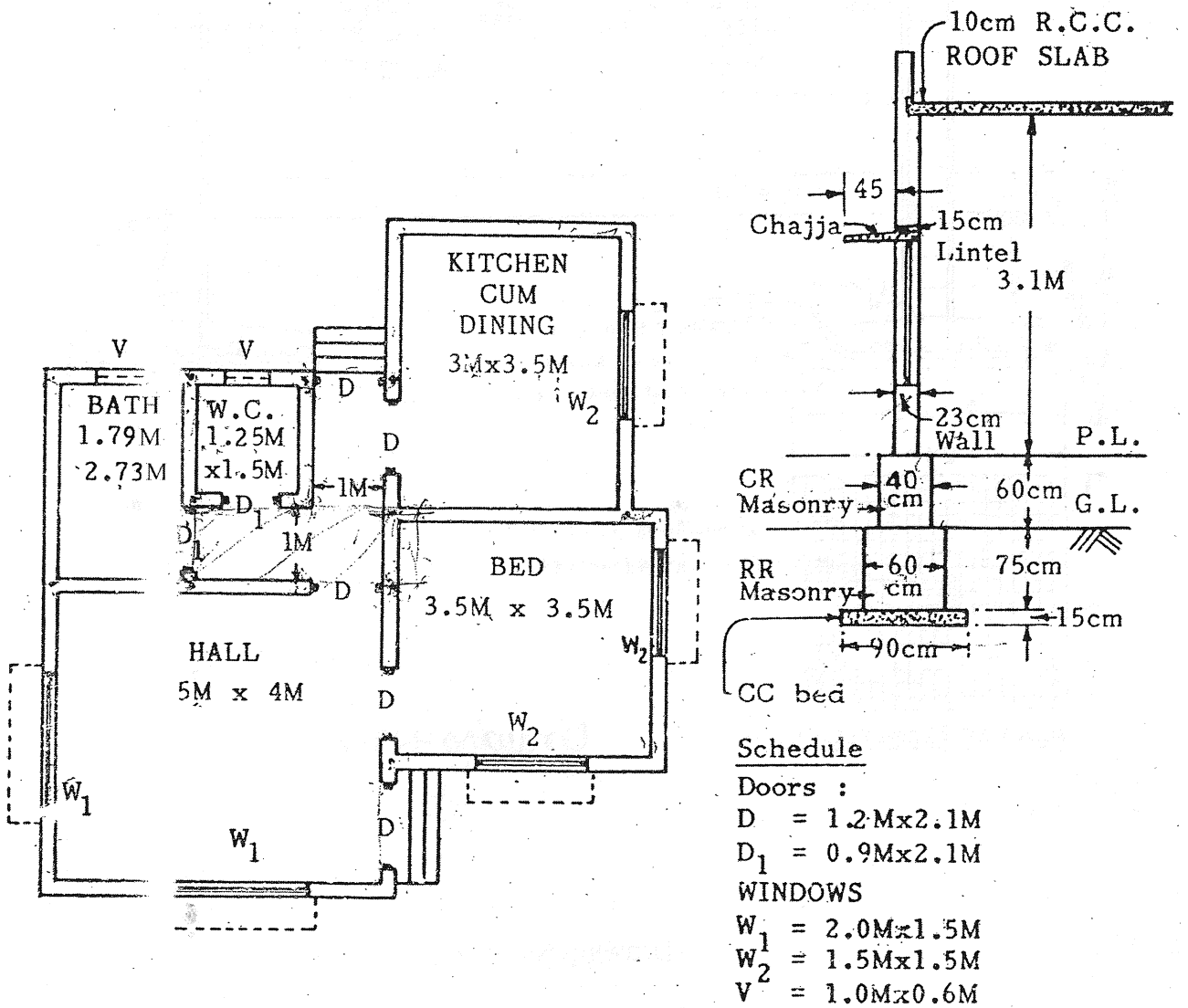
UNIT - IV

4.   a)   i)   How to fix up rate per unit of an item & purpose of analysis.   **5**

      ii)   Prepare rate analysis for second class B.B. Masonary in cm 1:6 in super structure.   **5**

b)   i)   What are the factors affecting rate analysis ?   **5**

      ii)   What is necessity of specification ?   **5**

c)   i)   What are advantages and dis-advantages of open specification ?   **5**

      ii)   Draft specification of second class B.B. Masonary in cm (1:6).   **5**
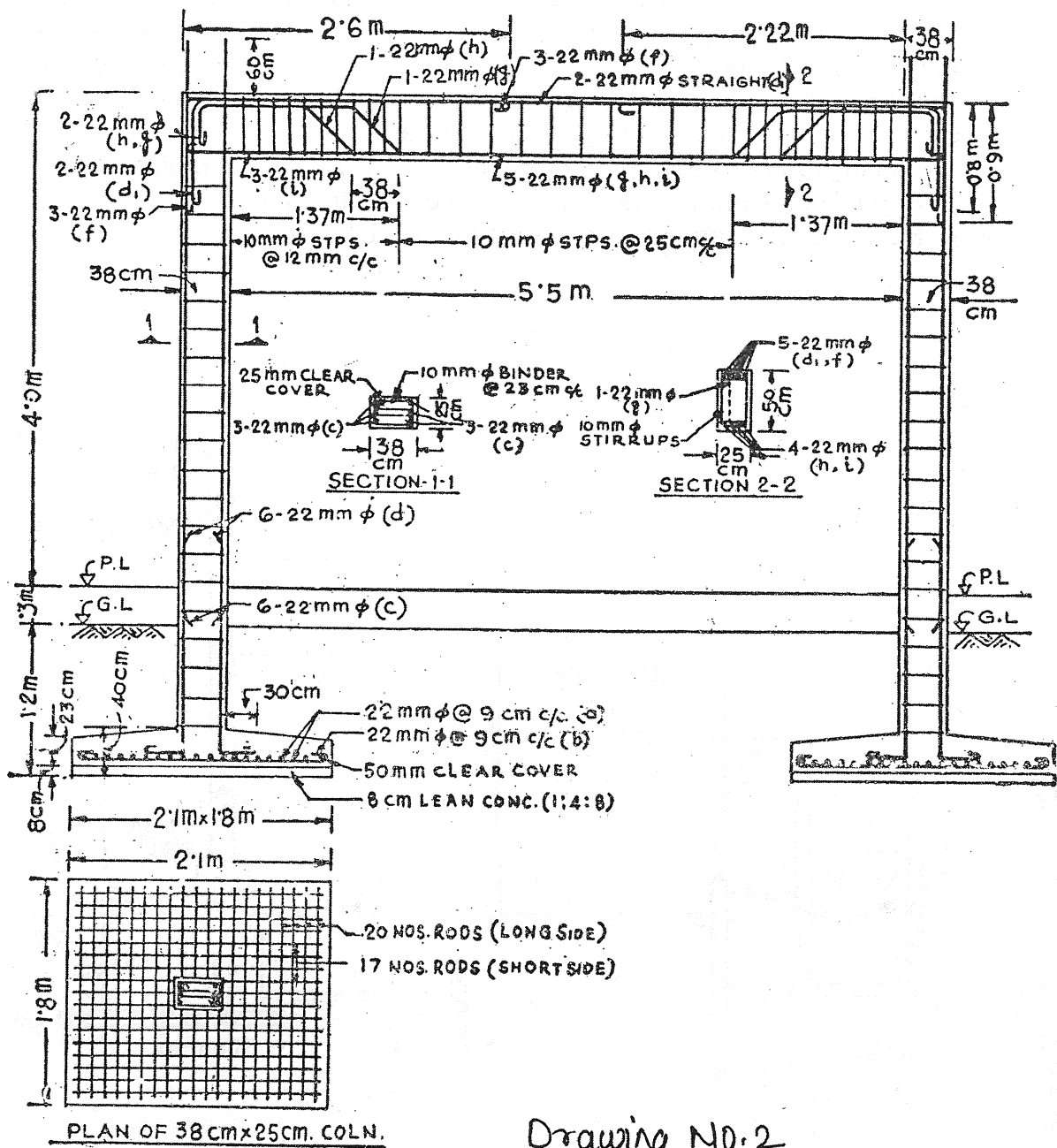
UNIT - V

5.   a)   What are the purposes of valuation ?   **10**

b)   A lease hold property is to produce a net income of Rs. 12,000/- per annum for the next 60 years. What is the value of property ? Assume that landlord desires a return of 6% on his capital and the sinking fund to replace the capital is also to accumulate at 6% what will be the value of the property if the rate of interest for redemption of capital is 3%.   **10**

c) A person has purchased a plot of land of costing Rs. 80,000/- and has constructed a building there on at a total cost of Rs. 1,20,000/- including water supply, sanitary and electrical installation etc. Allowing a net return @7% on the cost of construction and @5% net return on the cost of land-workout the standard rent of the property with the following data.

i) Sinking fund on 4% basis for the future life of 75 years = 0.0022.

ii) Annual maintenance 1/2 % of the cost of construction.

iii) Muncipal taxes and other outgoings 28.5% of gross rent.   **10**

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Drawing No. 1

SECTION-1-1

SECTION 2-2

PLAN OF 38 cm × 25 cm. COLN.

Drawing No. 2

Drawing No. 2