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B.Tech. Degree VII Semester Examination November 2019

CE 1704 (A/B) QUANTITY SURVEYING AND VALUATION (2012 Scheme)

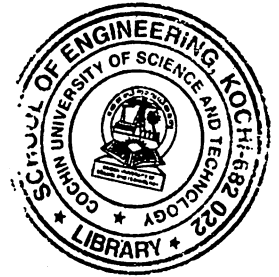
Time: 3 Hours

Maximum Marks: 100

PART A (Answer ALL questions)

(8 × 5 = 40)

- I. (a) List out the purpose of estimate.
- (b) Briefly explain how rate analysis is done for plastering work.
- (c) Distinguish between depreciation and obsolescence.
- (d) Bring out any five difference between market value and book value.
- (e) Explain abstractive method of valuation.
- (f) Explain (i) capitalized value (ii) years purchase.
- (g) Explain belting method of valuation.
- (h) Define outgoings. Discuss major outgoings in a building.



PART B

(4 × 15 = 60)

- II. Estimate the quantities of earthwork for an embankment to support a railway track at a uniform downward gradient from station A to I. The formation level at station A and I are R.L 218.90 and R.L 218.10 respectively. The ground level at various stations 50 m apart are as under: (15)

Station	A	B	C	D	E	F	G	H	I
Ground level in (m) R.L	220.50	220.10	219.70	219.20	218.50	218.20	217.70	217.30	217.50

OR

- III. (a) Write down the detailed specification for earthwork for excavation. (10)
- (b) Calculate unit rate of plastering with cement mortar 1:3, 9 mm thick. (5)
- IV. (a) Work out the capitalized value of machine, if its future life is 30 years and produces a net income of ₹50,000 per annum. The rate of interest is 7% on capital and 4% on sinking fund. (8)
- (b) Define depreciation and explain the types of depreciation. (7)

OR

- V. (a) An old building has been purchased by a person at a cost of ₹35,000 excluding the cost of the land. Calculate the amount of sinking fund at 4% interest assuming the future life of the building as 25 years and the scrap value as 10% of the cost of purchase. (5)
- (b) A machine was purchased for ₹20,000. Assuming a salvage value of ₹5000 after 5 years, calculate depreciation adopting: (10)

- (i) straight line method
- (ii) constant percentage method

(P.T.O.)

- VI. (a) Explain different forms of rent. (10)
(b) What are the factors that affect the valuation of property in comparative method of valuation? (5)

OR

- VII. (a) The net annual rent out of a building is ₹50,000. The future life of building is 12 years. But if recommended repairs are carried out at an estimated cost of ₹25,000, it is expected to last for at least 25 years. Determine whether it is economical to carry out repair. Assume the rate of interest as 5%. (10)
(b) List out factors that govern value of a property. (5)

- VIII. A developed plot of open land measuring 240 sq.m is situated in a residential area containing a number of two storied buildings. Determine the value of the land by hypothetical building scheme method. Assume the cost of construction period be 2 years and plinth area rate ₹1900 per sq.m for a two storied house. (15)

OR

- IX. A plot of land having an area of 12000 sq.m is situated on a national highway. It has only one frontage of 30 m width and is surrounded by the adjoining properties on the remaining three sides. As per the prevailing bye-law, no construction is allowed by the authorities concerned in the front 20 m width except greenery. Assuming the fair rent of the land as ₹20/sq.m, work out the value of the property by belting method. (15)
