

The coloniser wants a not profit of 20% work out the maximum price of the land at which the coloniser may purchase the land. 8

OR

10. a) Discuss various purposes of valuation. 6
- b) In a plot of land costing Rs. 200000.00 a building has been newly constructed at a total cost of Rs. 2500000.00 including sanitary and water supply works, electrical installation etc. The building consists of four flats for four tenants. The owner expects 8% return on the cost of construction and 5% return on the cost of land. Calculate the standard rent for each flat of the building assuming:
- The life of the building as 60 years and sinking fund will be created on 4% interest basis
  - Annual repairs cost at 1% of the cost of construction.
  - Other outgoings including taxes at 30% of the net return on the building. 8

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**CE - 704****B.E. VII Semester**

Examination, December 2013

**Quantity Surveying and Costing***Time : Three Hours*RGPVONLINE.COM *Maximum Marks : 70*

*Note:* 1. Attempt any five questions. internal choice is given with each question.

2. Assume suitable data if required.

- What are the various types of estimates? Explain each type of above estimate. 7
  - What do you understand by mode of measurements? What are the precautions taken during taking measurements? 7

OR

- Differentiate between the following: 6
    - Plinth area and carpet area
    - Measurement sheet and Abstract sheet.
  - Prepare a preliminary estimate of a building project having total plinth area of all buildings 20,000 sqm. Given that
    - Plinth area rate - Rs. 10,000.00 per sqm.
    - Extra for special architectural treatment - 2½ of building cost
    - Extra for water supply and sanitary installation - 5% of building cost.

- v) Extra for services -  $6\frac{1}{2}\%$  of building cost
- vi) Contingencies - 3%
- vii) Supervision charges - 8%

8

- 3 a) Discuss various factors which affect the rate of an item. 6
- b) Do the rate analysis of 12mm cement plastering 1:6, unit 1 sqm. 8

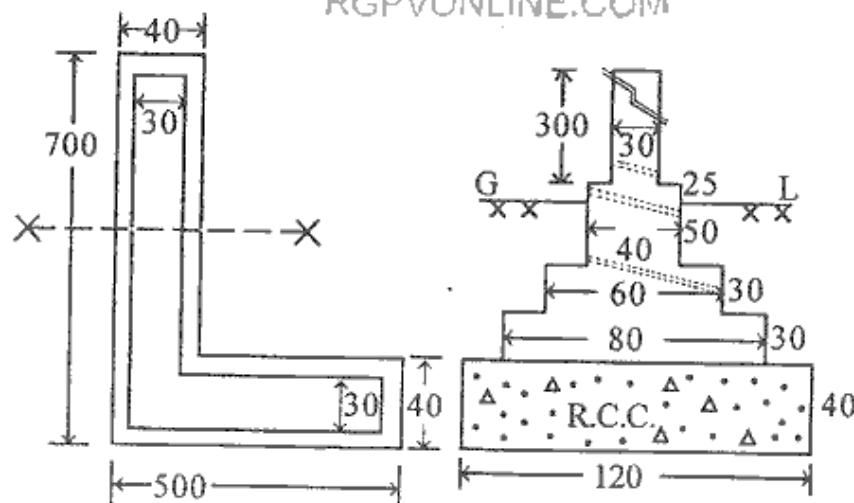
OR

- 4 a) Explain in detail about C.S.R. 6
- b) Do the rate analysis of lime concrete in foundation with 40mm gauge brick ballast, unit 1 cum. 8

5. Calculate the quantities of the following items of work from drawing given below. All dimensions are in cm. 14

- i) Earth work in excavation in foundation
- ii) Cement concrete (1:3:6) in foundation
- iii) First class brick work (1:6) in foundation and plinth
- iv) First class brick work (1:4) in super structure.

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OR

6. a) Explain long wall-short wall method of estimating quantities by giving simple example. 7
- b) Explain the following: 7
- i) Schedule of bars
  - ii) Calculation of length of bent-up, hooked and overlapped bar.

7. a) What is DPR? Discuss importance and contents of DPR. 7

- b) Define the following: 7
- i) Overhead charges
  - ii) Contingencies
  - iii) Work charge establishments.

OR

8. a) Discuss how the cost of work can be minimised to a certain limit. 7
- b) State various percentages for different services in building. 7

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9. a) Define the following: 6
- i) Year purchase
  - ii) Scrap value
  - iii) Sinking fund
  - iv) Gross income and net income.
- b) A coloniser intends to purchase a land of 100000 sqm area located in the suburb of a big city to develop it into plots of 700 sqm each after providing necessary roads and packs and other amenities. The current sale price of small plots in the neighbourhood is Rs. 1000.00 per sam.