

COURSE TITLE : QUANTITY SURVEYING-II AND VALUATION
COURSE CODE : 5014
COURSE CATEGORY : A
PERIODS/WEEK : 4
PERIODS/SEMESTER: 52
CREDITS : 3

TIME SCHEDULE

Module	Topics	Period
1	Estimate of buildings	13
2	Estimate of Culverts and bridges Retaining wall	13
3	Detailed estimate of RCC members and bar bending schedule Detailed specifications	13
4	Valuation and rent fixation	13
TOTAL		52

COURSE OUTCOME

Sl.	Sub	Student will be able to
1	1	Prepare the detailed and abstract estimate of buildings
	2	Prepare the detailed and abstract estimate of slab culvert, pipe culvert, single span T-Beam bridge, pier of bridge
	3	Prepare the detailed and abstract estimate of aqueduct, RCC well, RCC Retaining wall
2	1	Prepare the Bar bending schedule and detailed estimate of RCC members
	2	Prepare the detailed specification of various items of works
	3	Understand the procedure of preparing various documents for submission and getting sanction from Authorities
3	1	Assess the present value of a property
	2	Fix the rent of a building

SPECIFIC OUTCOME

Upon completion of the course the student should be able to:

MODULE-I

1.1.0 Comprehend the different items involved in tiled roof & R C C two storied building

- 1.1.1 Estimate different items in tiled roof & two storied R C C buildings.-detailed & abstract
- 1.1.2 Estimate septic tank and soak pit.
- 1.1.3. estimate steel roof truss.

MODULE –II

2.1.0 Analyze the different items associated with culverts, bridges & retaining wall

- 2.1.1 Estimate culverts with returns and splayed wing wall,-(slab& pipe culvert), single span T-beam bridges, Pier of bridge.,& R C C retaining wall

MODULE –III

3.1.0 Apply the practices for taking the estimate for RCC members

- 3.1.1 Calculate the quantities for R C C work- beams, slabs & columns
- 3.1.2 Estimate bar bending schedule for beams, slabs & columns;
- 3.1.3 Prepare the estimate of an aqueduct

3.2.0 Understand specifications,

- 3.2.1 State types of specifications
- 3.2.2 Explain detailed specifications for different items.
- 3.2.3 Identify the procedure of preparing various documents for submission and getting sanction/loan from authorities.

MODULE –IV

4.1.0 Analyze the process of valuation & rent fixation

- 4.1.1 Define the terms
- 4.1.2 Explain the factors governing valuation, different methods of valuation and rent fixation.
- 4.1.3 Deduce the value of a property & rent of a building

CONTENT DETAILS

MODULE - I

Detailed estimate preparation for building with gabled roof, building with hipped roof. building with valley, two storied building (residential and office)

Abstract of estimate preparation for building with gabled roof, building with hipped roof building with valley, two storied building (residential and office)

Detailed estimate and abstract of estimate for Septic Tank and soak pit

Detailed estimate preparation for steel roof truss using angle sections, pipe sections and hollow rectangular tubular lightweight sections

MODULE - II

Detailed and abstract estimate of Slab Culvert with and without splayed wing wall,
Detailed estimate of Pipe culvert, Single span T-beam bridge.
Detailed estimate of Pier of a bridge,
Detailed Estimate of an RCC well and RCC retaining wall..

MODULE- III

Detailed Estimate of RCC beam, slab, Column and preparation of bar bending schedule.
Detailed Estimate of Aqueduct.
Detailed specifications for various items of work of Earth work excavation, Foundation concrete, Masonry work, D P C, Form work, R C C, Plastering, Pointing, Flooring, Painting and Polishing, I RC Specifications for WBM road. Preparation of Plan, Estimate and other documents for submission.

MODULE - IV

Definition of Valuation:- Purpose-Factors governing valuation-Life of structure-type, location-Maintenance -legal control. Scrap value-salvage value-market value-book value-sinking fund annuity and depreciation.
Methods of valuation:-Rental method-direct comparison with cost-Based on profit-Development method of valuation- depreciation method. Calculation of depreciation by different methods.
Land valuation - Problems.

REFERENCES

1. B.N.Dutta : Estimating and Costing ; USB Publishers
2. S.C.Rangawala : Estimating and Costing ; Charotar Publishing House
3. Chakraborty : Estimating and Costing ; S.K.Kataria & Sons
4. NITTR : Building Technology & Valuation ; Tata Mc Graw Hills
5. Kerala Municipal & Building Rules – Govt. of Kerala publication
6. Data book of CPWD
7. Schedule of rates, Kerala PWD- Govt. of Kerala publication