

Total number of printed pages – 7 **B. Arch**
PCAR 8308

Sixth Semester Examination – 2008

ESTIMATION AND REAL ESTATE VALUATION

Full Marks – 70

Time : 3 Hours

*Answer Question No. 1 which is compulsory
and any **five** from the rest.*

*The figures in the right-hand margin
indicate marks.*



1. Briefly answer the following questions (within 2-3 sentences) : 2 × 10
- (i) Write the main purposes of estimating.
 - (ii) Compare merits and demerits of revised estimate with supplementary estimate.
 - (iii) How the carpet area method is different from the floor area method ?

- (iv) What do you mean by death duty ?
 - (v) Explain the term fancy value and distress value.
 - (vi) What are the common easement rights ?
 - (vii) What is the necessity of compulsory acquisition ?
 - (viii) Differentiate the following terms :
 - (a) Cost
 - (b) Value
 - (c) Price.
 - (ix) What do you mean by bill of quantities ?
 - (x) Discuss the importance of rate and material analysis in estimation.
2. (a) Compare the differences of long wall method with short wall method used for estimating the buildings with an example.

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(b) Define the following terms : 4

- (i) Scarp value
- (ii) Salvage value
- (iii) Book value
- (iv) Sinking fund.

3. Prepare a preliminary estimate for a framed four storied office building having a carpet area of 300 m² for each floor. Assume areas occupied by corridor, veranda, lavatories staircase etc. as 25% of the built up area and that occupied by walls and columns as 8.5% of the same. Given :

- (i) Built up area rate for ground floor (excluding foundation) = Rs. 1500 per Sqm.
- (ii) Built up area rate for 1st and 2nd floor = Rs. 1650/- per Sqm.
- (iii) Built up area rate for 3rd floor = Rs. 1800/- Sqm.

(iv) Extra for foundation = 20% of super-structure

(v) Additional cost for Architectural treatment = 1% of building cost

(vi) Extra cost for water supply and sanitation = 7% of building cost

(vii) Extra cost for electrical installation = 8% of building cost

(viii) Extra cost for contingencies = 4% of overall cost

(ix) Extra cost for work charged establishment = 10% of overall cost

(x) Extra cost other source 5% of building cost. 10

4. (a) What is arbitration ? Why it is required and what are the types of arbitration ?

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(b) Discuss the terms associated with mortgage and what is the basis of valuation for the purpose of mortgage. Also explain the meaning of equity of redemption. 4

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5. (a) Discuss the modes of measurement for the following items of work 5

- (i) Earthwork in foundation
- (ii) DPC
- (iii) Wood work
- (iv) Iron grills
- (v) Plastering and finishing
- (vi) Half brick wall
- (vii) RCC lintel
- (viii) Wash basins and water closets
- (ix) Water supply pipes.

(b) Which are the methods suitable for valuation of the following works : 5

- (i) Office
- (ii) Industries
- (iii) Apartments
- (iv) Agricultural properties
- (v) Electricity undertakings.

6. (a) An old building has been purchased by a person at a cost of Rs 70000/- excluding the cost of the land. Calculate the amount of annual sinking fund at the rate of 4% interest assuming the future life of the building as 30 years and the scrap value of the building as 12.5% of the cost of purchase. 6

(b) Differentiate approximate estimation with detailed estimation in a tabular manner. 4

7. A property consists of a south facing plot of land having south east and north sides in due directions which measures 60.2 m, 180.2 m and 80.2 m respectively including boundary wall. It consists of an old two storied building having a total cubical content 2900 m^3 . Assuming the prime cost of construction of the

building as Rs. 600/- per m³ allowing 12.5 % old material's value only for the building, what would you recommend as the fair price of the property, if the front land (depth of front belt being 25 m) be estimated at the rate of Rs. 100/- per Sqm. 10

8. Write short notes on the following : 10

- (i) Premium
- (ii) MED
- (iii) Mortgage
- (iv) Free hold and lease hold land.

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