

**INDIRA GANDHI NATIONAL OPEN UNIVERSITY (IGNOU) - 2006**

**B. TECH DEGREE EXAMINATION  
QUANTITY SURVEYING AND VALUATION  
(CIVIL ENGINEERING)**

TIME - 3 HOUR  
MARKS - 70

**Note: Attempt any five questions. All questions carry equal marks. Use of calculator is permitted.**

1. Discuss the importance of quantity survey and valuation techniques in civil construction projects. (14)
2. (a) What do you mean by 'Supplementary Estimates'? Explain the circumstances under which such estimates are prepared. (7)  
(b) Describe various factors that influence the accuracy of estimates of building construction project. (7)
3. (a) Why do we need to prescribe specifications before awarding a contract? Describe essential features of specifications. (7)  
(b) Write sample specifications for a 'white wash work' or a 'painting work' of an office building. (7)
4. Prepare a preliminary estimate of a residential building project with a total plinth area of all the buildings being 18,00,000 m<sup>2</sup>. The following information is given : (14)
  - (a) Plinth area rate : Rs. 500 per m<sup>2</sup>
  - (b) Additional amount allowed for special architectural features : 1.5% of the building cost
  - (c) Extra for water supply and sanitary fittings : 5% of building cost
  - (d) Extra for building services = 7.5% of building cost
  - (e) Contingencies: 2 % of overall cost
  - (f) supervision charges = 7.5% of overall cost
5. Distinguish between the following: (14)
  - (a) Plinth area and Carpet area
  - (b) Revised estimates and Budget estimates
  - (c) Input and output devices of a computer and Data storage devices
  - (d) Pecuniary bias and Personal bias
6. What do you mean by valuation? What is its necessity? List various methods of valuation and describe any three of them giving examples. (14)
7. (a) Explain the role of computers in "Estimation and Tender Documentation Preparation". (7)  
(b) Briefly describe basic principles of Land Acquisition Act, 1984. (7)
8. Write short notes on any four of the following : (14)

- (a) Abstracting of quantities
- (b) Significance of case laws in valuation
- (c) Reversioner's value
- (d) Wealth tax
- (e) Depreciation

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