

**COURSE TITLE** : QUANTITY SURVEYING-II & VALUATION  
**COURSE CODE** : 4007  
**COURSE CATEGORY** : A  
**PERIODS/WEEK** : 4  
**PERIODS/SEMESTER** : 72  
**CREDITS** : 3

**TIME SCHEDULE**

<b>MODULE</b>	<b>TOPIC</b>	<b>PERIODS</b>
I	Detailed and Abstract Estimate of Tiled Roofed and Double storied building, Septic Tank, soak pit and Roof truss.	18
II	Detailed and abstract estimate of Slab Culvert, Pipe culvert, Single span T-beam bridge, Pier of a bridge, , Aqueduct, Detailed Estimate of an RCC well. and RCC retaining wall.	18
III	Detailed Estimate of RCC members, Irrigation structure such as Aqueduct and bar bending schedule. Specifications for various items of works & Preparation of Estimates with certificate for loan sanction purposes	18
IV	Valuation & Rent fixation	18
	<b>TOTAL</b>	<b>72</b>

**OBJECTIVES**

Upon completing subject, the students should be able to

**MODULE-I**

- 1.1.0 Understand the different items involved in tiled roof building-different members in tiled roof and their measurements.
- 1.2.0 Understand the practices for taking the estimate for two storied buildings.
- 1.3.0 Understand the practices for taking the estimate for septic tank and soak pit.
- 1.4.0 Understand the practices for taking the estimate for steel roof truss.

**MODULE –II**

- 2.1.0 Understand the different items associated with culverts with returns and splayed wing wall, bridges, septic tank, RCC Well and RCC retaining wall and to take the quantities of each.

**MODULE –III**

- 3.1.0 Understand the practices for taking the estimate for RCC beam, slab, column, lintel and sunshade.
- 3.2.0 Understand the practices for taking the estimate for Aqueduct.
- 3.3.0 Understand bar bending schedule and its preparation- steps involved in taking quantities of reinforcements for beam ,slab ,column etc;
- 3.4.0 Understand the need for specifications, types of specifications – detailed specifications for different items.
- 3.5.0 Understand the procedure of preparing various documents for submission and getting sanction/loan from authorities.

**MODULE -IV**

- 4.1.0 Understand the purpose of valuation- Definition of terms – understand the factors governing valuation, different methods of valuation and rent fixation.

## COURSE CONTENT

### MODULE I

Detailed and abstract estimate preparation for building with gabled roof, building with hipped roof, building with valley, two storied building (residential and office) Septic Tank and soak pit and steel roof truss.

### MODULE II

Detailed and abstract estimate of Slab Culvert, Pipe culvert, Single span T-beam bridge, Pier of a bridge, , Detailed Estimate of an RCC well and RCC retaining wall.

### MODULE III

Detailed Estimate of RCC beam, slab, Column, etc 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, meaning, 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. Estimating and Costing – B.N.Dutta- USB Publishers
2. Estimating and Costing – S.C.Rangawala, Charotar Publishing House
3. Estimating and Costing –Chakraborty, S.K.Kataria & Sons
4. Building Technology &Valuation – T T T I, TataMcGrwHills
5. Kerala Municipal &Building Rules – Govt. of Kerala publication