

SEMESTER VII

THEORY

AR713	Estimation and Valuation	HR 3-0-0	CR-3
--------------	---------------------------------	-----------------	-------------

Objective: The course intends to provide knowledge of methods of estimation and valuation for building industry. Students get equipped with practical and working knowledge in areas of building construction and specification, quantifying materials and rate analysis.

ESTIMATION

Module 1

Introduction to the subject, definition, aim and objective. Scope and importance of the subject, principles of and methods of estimating. Different types of estimation. Approximate and detailed estimation

Module 2

Methods of approximate estimating- Built in or Carpet area method, Cubic content method and numerous systems. Rates of materials, Rate analysis, Pricing of bill of quantities, Abstract and detailed estimate. Taking out quantities of various items. Common abbreviations. Cost estimates, standards modes of measurements, writing schedules, elements of cost accountancy and book keeping.

VALUATION

Module 3

Principles of valuation of real properties for the purpose of sale and purchase, mortgage, lease, Free hold and lease hold, interest, forms of rents, seller's values, fair value, mortgage values, distress sale values, buyer's value, fancy value, annual value, year's purchase, depreciation value.

Methods of valuation- Valuation of land, methods of belting, methods of front land, land building methods of valuation, shop premises properties.

Module 4

Valuation of residential offices, commercial, industrial, lease hold agricultural properties, valuation of municipal rate, and compulsory acquisition valuation of industries as going concern factories, mills, easement rights and valuation thereof, development of properties. Arbitration-litigation laws

Module 5

Complete estimation of a small scale building as decided by the faculty.

Reference

1. Birdie, G. S. (2005). Text Book of Estimating and Costing. Dhanpat Rai Publishing. Chakraborty, M. Estimating, Costing, Specification & Valuation
2. C.P.W.D. Standard Schedule of Rates.
3. Dutta, B. N. (1998). Estimating and Costing in Civil Engineering. 24th Ed. UBS Publishers Distributors Ltd.