

AR642 ESTIMATION AND VALUATION

Objectives: This course focuses on the study of need and methods of estimation and valuation.

Module-1

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

Methods of approximate estimating. Built up or carpet area methods. Cubic contents. Method and numerous systems. Abstract and detailed estimate. Taking out quantities of various items. Common abbreviations. Cost estimates, standards modes of measurements writing schedules rate and material analysis, pricing of bill of quantities, elements of cost accountancy and book keeping.

Module-2

Principles of evaluation of real properties purposes of sale, purchase, mortgage, lease, municipal rate, income tax, wealth tax and death duty. Free hold and lease hold interest, P.G. Values sellers values, fair values, mortgage values, distress sale values, buyer's value, fancy value, annual value, year's purchase, depreciation, dilapidation value, valuation of land, methods belting, methods-front land, recessed land, land building methods of valuation, rack rents, shop premises, properties.

Module-3

Valuation of residential office, commercial, industrial, lease hold agricultural properties, valuation of municipal rate, income tax, wealth tax, death duty and compulsory accusation valuation of industries as going concern factories, mill, electricity undertakings, gas undertaking, easement rights and valuation thereof, development of properties. Arbitration-litigation-arbitration laws governing properties mortgage lease transfer of rights, heritage, constitution and laws.

References:

1. *Estimating, costing, specification and valuation in civil engineering*, M.Chakraborti.