Q.1. Refer fig.no.1 and workout the following items for the entire house.

A) Excavation for foundations
B) B.B.C.C. (1:4:8) in foundation.
C) Brick work in cement mortar in foundation
D) Earth filling in plinth.
E) Brick work in cement mortar in plinth
F) R.C.C. work in slab
G) 2.5 cm thick D.P.C
H) Chhajja (0.6 m. Projection)
I) Plain cement concrete in foundation (1:4:8)
J) Lintel (bearing 0.1 m on wall)

Q.2. Describe service unit method of app. estimate.

Q.3. Write detailed specifications

A) Plain cement concrete (1: 2:4)
B) Excavation in foundation.
C) 12mm thick cement plaster (1:6)
D) 2.5 cm thick D.P.C
E) Reinforced cement concrete (M25)
F) First class brick work in cm (1:6).
G) Timber door and windows
H) Centering and shuttering.
I) Distempering on walls and ceiling

Q.4. What are the purposes of writing specifications? Also state importance of it.

Q.5. Calculate the amount of cement and sand required for item no.2 in question no. 1(a) above
Q.6. Analyze the rate of 1cum of R.C.C. (1:2:4) slab reinforce with M.S. reinforcement up to 90kg / cum of cement concrete, including centering and shuttering laid in position and complete in all respect. Assume suitable market rates.


Q.8. Define rate analysis and explain various steps taken in to consideration for preparing detailed analysis of rate.

Q.9. State the market prices for the following

1) Cement bag of 50 kg
2) White cement bag of 5 kg
3) Wages per day for mason
4) Wages of labour per day
5) Thousand bricks

Q.10. Work out the rate by method of rate analysis for 12mm thick plaster in cement mortar 1:6 in. Assume suitable rates for material and labours according to SOR.

Q.11. Describe the factors affecting the rate analysis.

Q.12. What are the steps involved in preparing schedule of rates?

Q.13. Discuss the mode of payment to the contractor. How the first and final bill, running or interim bill are paid.

Q.14. Find the rate of 1st class brickwork (nominal size 20×10×10cm) in cement mortar 1:6 per cu. m. by rate analysis. Assume suitable rates of material and labour.

Q.15. Explain following terms:

1) Open tender
2) Selected or limited tender
3) Security deposit
4) Liquidated damage.
3) Earnest money deposit (EMD)

Q.16. Explain the responsibility of owner, architect, contractor and engineering in civil engineering works.

Q.17. Explain the following terms

1) Measurement book
2) Abstract
3) Final bill
4) Contacts
5) Agreements
6) Types of approximate estimates
7) Vouchers
8) Task
9) Schedule of rates (SOR)

Q.18. Write short note on “condition of contract” and explain important contractual conditions.

Q.19. Draft a typical tender notice for the construction of your own house.


Q.22. Explain the purpose of valuation of real properties and describe any one method of valuation of buildings.

Q.23. Explain following terms

1) Depreciation
2) Sinking fund
3) Obsolescence
4) Easement.
5) Out going
6) Capitalized value
7) Years purchase
8) Market value
9) Monopoly value
10) Distress value
11) Potential value

Q.24. Explain types of rent & also rental method of valuation with a typical example.
Q.25. The value of building is ` 800000/- it is 30 years old and is in good condition if the life of building is 80 years, what is its present value for acquisition?
Assuming rate of interest as 7% calculate the standard rent on present day value of the building.

Q.26. A lease hold property is to produce a net income of rs. 15000 per annum for next 50 years. What is the value of property? The owner desires 8% return on his capital and sinking fund to replace the capital is also to accumulate at 8%. What will be the value of the property if the rate of interest for redemption of capital is 3 % ?

Q.27. A person intends to sell out his property with an offer of rs. 3,50,000/-. The details of the property are as under:

1. Monthly rent rs. 3,000/-
2. Land area of property : 50 m²
3. Estimated life of property : 30 years
4. Estimated value of land rs. 500/sq.m
5. Total outgoings – 28% of gross rent
6. Take rate of interest on capital – 6.5% and on redemption of capital – 4.5%

Give advice to client to sell the property or not.

Q.28. A building fetches gross monthly income of rs. 5000. All outgoings are 40% of the gross income. If rate of interest is 8% on capital and 4% on sinking fund, find capitalized value of the property. Take life of building as 40 years.

Q.29. The cost of newly constructed building was rs. 150000/- the life of building is 75 years. Determine the depreciation in the 30th year of life by straight line method, constant % method and sinking fund method at the 8% compound interest. The scrap value of
building is 10% of its construction cost.

Q.30. The owner of a property wants to sell his property at an offer of rs. 10,00,000/-.

The details are as under:

1. Monthly rent = 7500/-
2. Estimated life of property = 25 years
3. Outgoings = 30% of gross rent
4. Rate of interest on capital 7.25% and redemption on capital 5.2%.

Whether it will be advisable to sell the property or not?
QUESTION BANK