

SEMESTER – VII

THEORY SUBJECTS

Sl. No.	Sub. Code	Theory	Contact Hours			Credit
			L	T	P/S	
1.	22AR713	Estimation & Valuation	3	0	0	3

Course Objective The course intends to provide knowledge of methods of estimation and valuation for the building industry.

Anticipated Learning Outcomes: Students get equipped with practical and working knowledge in areas of building construction and specification, quantifying materials and rate analysis.

Module 1 Estimation 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 bookkeeping.

Module 3 Valuation Principles of valuation of real properties for the purpose of sale and purchase, mortgage, lease, Freehold and leasehold, 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, leasehold 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.

Note: Most Architectural subjects do not have Textbooks. The Reference books mentioned below are for reference only and University question paper should be prepared from the Syllabus descriptions.

References

1. Birdie, G. S. (2005). *Text Book of Estimating and Costing*. Dhanpat Rai Publishing. Chakraborty, M. *Estimating, Costing, Specification and 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.