



Department of Civil Engineering		LP: VD18410
		Rev. No: 00
B.E/B.Tech/M.E/M.Tech : Civil Engineering	Regulation: 2018	Date: 01/03/2022
PG Specialisation : N/A		
Sub. Code / Sub. Name : VD18410 / PRACTICAL VALUATION		

Unit Syllabus : Principles of valuation, definition of value, price and cost. Attributes of value, Different types of values - Essential characteristics of market value. Valuer and his duties, purpose of valuation and its function. Factors affecting the valuation of properties-tangible and intangible properties, Landed properties- free hold and leasehold properties, different types of lease, Rental method of valuation – Rent control act - Value of land, belting method of valuation, Valuation based on land and building- item wise, cubic content basis. Valuation from yield Depreciation, different methods of calculating depreciation – Depreciated cost, Valuation of residential building, commercial industrial buildings, Highways, Airports and other infrastructures with case study.

Objective: To understand the terminologies and concepts behind the valuation of properties

Session No	Topics to be covered	Ref	Teaching Aids
1	Principles of valuation	1,Ch-15; pg 621	PPT
2	Basics of value engineering	1,Ch-15; pg 621&622	PPT
3	Basics of value engineering	1,Ch-15; pg 621&622	PPT
4	Definition of value, price and cost	1,Ch-15; pg 623	PPT
5	Attributes of value	1,Ch-15; pg 626 &627	PPT
6	Different types of values	1,Ch-15; pg 626 &627	PPT
7	Different types of values	1,Ch-15; pg 626 &627	PPT
8	Essential characteristics of market value	3, Pt-3; pg 911	PPT
9	Valuer and his duties, purpose of valuation and its function	3, Pt-3; pg 915-917	PPT
10	Valuer and his duties, purpose of valuation and its function	3, Pt-3; pg 915-917	PPT
11	Factors affecting the valuation of properties	3, Pt-3; pg 961-978	PPT
12	Factors affecting the valuation of properties	3, Pt-3; pg 961-978	PPT
13	Tangible and intangible properties	3, Pt-3; pg 1032-1035	PPT
14	Landed properties- free hold and leasehold properties	1,Ch-15; pg 631&632	PPT
15	Different types of lease	1,Ch-15; pg 631&632	PPT
16	Rental method of valuation	3, Pt-3; pg 979	PPT
17	Rent control act	3, Pt-3; pg 918	PPT
18	Value of land	3, Pt-3; pg 918-920	PPT



19	Belting method of valuation	5,Ch-2; pt 6	PPT
20	Methods of calculating depreciation	1,Ch-15; pg 628	PPT
21	Methods of calculating depreciation	1,Ch-15; pg 628	PPT
22	Methods of calculating depreciation	1,Ch-15; pg 628	PPT
23	Depreciated cost	1,Ch-15; pg 628	PPT
24	Valuation of residential building	3, Pt-3; pg 1021-1026	PPT
25	Valuation of residential building	3, Pt-3; pg 1021-1026	PPT
26	Commercial industrial buildings	3, Pt-3; pg 1021-1026	PPT
27	Highways	3, Pt-3; pg 1032-1035	PPT
28	Airports	3, Pt-3; pg 1032-1035	PPT
29	Other infrastructures	3, Pt-3; pg 1032-1035	PPT
30	Case study	3, Pt-3; pg 1032-1035	PPT

Content beyond syllabus covered (if any): Plinth area method of estimation of buildings.

Textbooks:

- 1) Dutta, B.N., "Estimating and Costing in Civil Engineering", UBS Publishers & Distributors Pvt. Ltd., 2003
- 2) S.C. Rangwala., "Estimating, Costing and Valuation", Charotar Publishing House Pvt. LTD.

References:

- 3) V N Vazirani, S P Chandola, Civil Engineering Estimating, Costing and Valuation, Kanna Publishers
- 4) B N Dutta, Estimation and Costing in Civil Engineering, 28th revision, 2016.
- 5) <https://civiconcepts.com/blog/building-valuation>

	Prepared by	Approved by
Signature		
Name	G.Arun	Dr. R. Kumutha
Designation	Assistant Professor	Professor
Date	01/03/2022	01/03/2022
Remarks *:		
Remarks *:		