MBACN

TUTOR MARKED ASSIGNMENT

MMPN-003

PLANNING AND CONSTRUCTION OF BUILDINGS

Maximum Marks : 100
Weightage : 30%

Course Code: MMPN-003
Assignment Code: MMPN-003/TMA/JAN/2026
Last Date of Submission: April 30, 2026

Note : All questions are compulsory and carry equal marks. Submit response to this assignment to the coordinator of your study centre. Your answer must be in your own words.

Q.1 A plot of land measures 30 m × 30 m. The front is east facing and is on the 18 m wide road. A 6 m wide service lane is on the rear of the plot. Prepare a suitable, proportionate and dimensioned plan of a primary school building with following requirements:

- Five class rooms
- One activity room
- One indoor games room
- Five toilets
- A stair case
- One staff room for the teachers, and
- One head master's room

Q.2 Discuss various factor affecting site selection for a residential project giving examples as to how such factors may dictate our choice. Further, also suggest a possible solution to overcome such a limitation so imposed.

Q.3 (a) Discuss the minimum standards for rural housing as prescribed by NBO.

(b) Describe the materials used in the application of water proofing layers on thatched roofs. Also comment on the expected costs justifying its viability.

Q.4 (a) Describe the general requirements of "Hazardous Buildings". Also explain the important points to be considered in the planning of these buildings.

(b) Discuss the various factors on which depth of foundation of a multistoried building depends.

Q.5 (a) Explain the different materials used to clad the internal walls of any building. Also, list the benefits of cladding of walls.

(b) What do you mean by thermal insulation? Explain its significance. Also, list the materials used in providing thermal insulation.

Q.6 Calculate the carpet area of a building having a plinth area of 2100 $m^{2.}$ It may be assumed that 30% of the built-up area will be taken by the corridors, verandah, lavatories, staircases, etc. and 10% of the built up area will be occupied by walls. Also prepare a preliminary estimate of this building. It is given that:

(i) Plinth area rate	Rs. 1700 per m^2
(ii) Extra for special Architectural treatment	2% of building cost

(iii) Extra for water supply and sanitary Installations	5% of building cost
(iv) Extra of internal electric installations	20% of building cost
(v) Extra for other services	5% of building cost
(vi) Contingencies	4% of overall cost
(vii) Supervision charges	8% of overall cost

Q.7 (a) Discuss the various factors influencing the accuracy of estimates in building construction.

(b) Explain the uses of computer in tender document preparation

Q.8. (a) State the features of the software relating to analysis of rates in a building project, that you may have come across or else you may collate the information as available on the world wide web on some relevant software and discuss its feature and limitations, if any.

(b) Critically examine the role of specifications in quality control.

Q.9 (a) Explain various factors affecting valuation of land.

(b) Discuss the significance of “Case Laws” in valuation of a property

Q.10 A building fetches a gross rent of Rs. 87500/- per month. Assuming: 31.2% outgoings for taxes, 15% for repair and maintenance and 5% to set aside to accumulate the cost of buildings; determine its capitalized value at 6.5% per annum. Also calculate its depreciated value after 40 years assuming a depreciation of 1% per annum on its value at beginning of every year.