

**नगर रचनाकार, महाराष्ट्र नगर रचना व मुल्यनिर्धारण सेवा, गट-अ.
Town Planner, Maharashtra Town Planning And Valuation Service
Group-A.**

परीक्षेचे टप्पे : लेखी परीक्षा - २०० गुण,

मुलाखत - ५० गुण

-: परीक्षा योजना :-

विषय व संकेतांक	प्रश्नसंख्या	गुण	कालावधी	दर्जा	माध्यम	प्रश्नपत्रिकेचे स्वरूप
नगर रचना व मुल्यांकन विषयक घटक (१०९)	१००	२००	एक तास	पदवी	इंग्रजी	वस्तुनिष्ठ बहुपर्यायी

अ) नकारात्मक गुणदान -

१) प्रत्येक चुकीच्या उत्तराकरीता २५% किंवा १/४ एवढे गुण एकूण गुणांमधून वजा/ कमी करण्यात येतील.
२) एखाद्या प्रश्नाची एकापेक्षा अधिक उत्तरे दिली असल्यास अशा प्रश्नाचे उत्तर चुकीचे समजण्यात येऊन त्या प्रश्नाच्या उत्तराकरीता २५% किंवा १/४ एवढे गुण एकूण गुणांमधून वजा/कमी करण्यात येतील.
३) वरीलप्रमाणे कार्यपध्दतीचा अवलंब करताना एकूण अंतिम गुणांची बेरीज अपूर्णाकात आली तरीही ती अपूर्णाकातच राहिल व पुढील कार्यवाही त्याच्या आधारे करण्यात येईल.
४) एखाद्या प्रश्नाचे उत्तर अनुत्तरित असेल तर, अशा प्रकरणी नकारात्मक गुणांची पध्दत लागू असणार नाही.

ब) अंतिम गुणवत्ता यादी ही वस्तुनिष्ठ परीक्षेतील व मुलाखतीतील एकत्रित गुणांवर आधारित राहिल.

-: Syllabus :-

Sr. No.	Topic	Sub-topic
1	Current events and Technology	Current events of national and international importance –Industrial, Economic, Spatial Planning, Urban Development, Technology - Applications of Total station, Drone, Remote sensing, GIS, GPS, Computer-Aided Design in Urban Planning
2	Urbanisation , Govt. Schemes and Missions	a) Salient features of Indian Urbanisation, Challenges of Urbanisation b) Atal Mission for Rejuvenation and Urban Transformation, Shyam Prasad Mukherjee Rurban Mission, Pradhan Mantri Awas Yojna, Smart City National Urban Information System, National Natural Resources Management System, India Urban Observatory, Various schemes for financial assistance to Municipal Councils under plan schemes. Preparation of DPR
3	Policies in India and Maharashtra	National Urban Transport Policy, National Land-utilisation policy, National Housing Policy National Energy Policy , The Street Vendors Act, 2014 Policy, Scheme and Project-Hierarchy , Policy and Act interrelationship
4	RTI & RTS Acts	Right to Information Act, Right to Services Act
5	Theories of Planning	Garden City Concept, Gedidian Trio Concept, Concentric zone model, Sector Theory, Multi-nuclei theory, Neighborhood Concept Central Place Theory by Christaller and Losch
6	Analysis	Threshold analysis, SWOT Analysis, Land Suitability Analysis
7	Regional Plan	Need of Regional Plan, Delineation of Region, Types of Regions, Contents of Regional Plan, Surveys necessary for Regional Plan, Analysis and Projections, Process of preparation of Regional Plan as per provisions of MR and TP Act, 1966, Relation with State Plan and surroundings National Capital Region

8	Development Plan	Difference between Structure Plan and Development Plan, Classification of Towns, Surveys, Analysis and Projections, Demographic projections, Goals and Objectives, Public participation, Implementation and financial aspects, Relation with Regional Plan, Contents of D.P., Planning norms, Modifications to sanctioned DP, Modifications of substantial nature, Notices under section 49 and 127, Process of DP preparation, publication, submission and approval as per provisions of MR and TP Act, 1966, GIS based Development Plans under AMRUT
9	Town Planning Scheme	Concept, Preparation of TP Scheme as per provisions of MR and TP Act,1966, Relation with DP, Original Plot, Final Plot, Semi-final plot, Incremental contribution and rationale for charging it, Contents of TPS, Cost of TPS, Advance possession, Amenities partially beneficial ,Functions of Arbitrator, Functions of Tribunal of Appeal
10	Local Area Plan	Concept, Objectives, Delineation of LAP boundary, Methodology of preparation, Case studies in India, Provision in UDCPR
11	Various Planning Authorities in Maharashtra	MMRDA, PMRDA, CIDCO, MSRDC, MADC, MIDC- Functions, roles and responsibilities, projects carried out
12	Land Measurement & Ownership	Measurement plan and record of rights
13	Unified Development Control Regulations	Procedure for obtaining development permission/building permission, Grant/ refusal of permission, deemed permission, Approvals on risk-based categorisation, Commencement of works, General land development requirements, Land-Use Classification and equivalency of zones, concept of p-line, Ancillary FSI, TDR,AR, Reservation Credit Certificate, Removal of difficulties, Redevelopment of old dilapidated/dangerous buildings, housing for EWS/LIG, Incentive for green buildings, Off-street parking requirements, Affordable housing, Voluntary TP Schemes, Heritage list card, premiums and their payment, Integrated Township, Transit oriented development SRA
14	Development Charges & Appeals	Development charges, Revocation of permission, Provisions of appeal under section 47 and 126 , Actions against unauthorised development Difference between volume based building code and conventional building code
15	Implementation of Projects	PPP models – BOT, BOO, BOOT, BOLT
16	Transportation	Transportation Studies, Origin and Destination, traffic volume survey, modal split, transport System Public transport, BRT, Metro/ Mono Rail, Intelligent Transport System and its applications
17	Environment	Environment Clearance , Environmental Impact Assessment Eco-sensitive zones, Sustainable development
18	Acts and Rules	Evolution of Planning Legislation in India Maharashtra Regional Town Planning Act, 1966 and rules thereunder Maharashtra Municipal Corporations Act, 1949 Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 Maharashtra Land Revenue Code , 1966 Environment Protection Act, 1986 Bombay Stamp Act ,1958 73 rd and 74 th Constitutional Amendment Act Maharashtra Metropolitan Planning Committees (Constitution and Functions) Act, 1999 and rules thereunder Maharashtra Metropolitan Region Development Authority Act,2016

19	Land Acquisition	Need of compulsory acquisition,
		Functions of Land Acquisition officer
		Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
		Land reference cases
20	Valuation	Value, Cost, Price
		Purposes of Valuation
		Special Characteristics of landed property
		Supply and demand of landed property
		Interests in landed property
		Forms of Value
		Forms of rent
		Capitalised value
		Year's purchase
		Outgoing, Depreciation, sinking fund, reversionary value
21	Valuation Tables	Meaning and utilities of valuation tables
		Amount of Rs. 1/-
		Present value of Rs 1/-
		Amount of Rs.1/- p.a.
		Present value of Rs.1/-p.a.
		Annuity of Rs.1/-
		Sinking fund
		Single and dual rate table-concepts
22	Methods of Valuation	Comparative methods, Market Approach, Contractor's method, Investment method, Belting method,
23	Annual Statement of Rates	True Market Value
		Procedure for preparation of Annual Statement of Rates
		Valuation for bulk land
		Guidelines

दिनांक - १५ जून, २०२२

अवर सचिव
महाराष्ट्र लोकसेवा आयोग