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प्रश्नपुस्तिका

नगर रचना व मूल्यांकन विषयक घटक

एकूण प्रश्न : 100

एकूण गुण : 200

वेळ : 1 (एक) तास

सूचना

- (1) सदर प्रश्नपुस्तिकेत 100 अनिवार्य प्रश्न आहेत. उमेदवारांनी प्रश्नांची उत्तरे लिहिण्यास सुरुवात करण्यापूर्वी या प्रश्नपुस्तिकेत सर्व प्रश्न आहेत किंवा नाहीत याची खात्री करून घ्यावी. तसेच अन्य काही दोष आढळल्यास ही प्रश्नपुस्तिका समवेक्षकांकडून लगेच बदलून घ्यावी.
 - (2) आपला परीक्षा-क्रमांक ह्या चौकोनांत न विसरता बॉलपेनने लिहावा.
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- (3) वर छापलेला प्रश्नपुस्तिका क्रमांक तुमच्या उत्तरपत्रिकेवर विशिष्ट जागी उत्तरपत्रिकेवरील सूचनेप्रमाणे न विसरता नमूद करावा.
 - (4) या प्रश्नपुस्तिकेतील प्रत्येक प्रश्नाला 4 पर्यायी उत्तरे सुचविली असून त्यांना 1, 2, 3 आणि 4 असे क्रमांक दिलेले आहेत. त्या चार उत्तरांपैकी सर्वात योग्य उत्तराचा क्रमांक उत्तरपत्रिकेवरील सूचनेप्रमाणे तुमच्या उत्तरपत्रिकेवर नमूद करावा. अशा प्रकारे उत्तरपत्रिकेवर उत्तरक्रमांक नमूद करताना तो संबंधित प्रश्नक्रमांकासमोर छयांकित करून दर्शविला जाईल याची काळजी घ्यावी. ह्याकरिता फक्त काळ्या शाईचे बॉलपेन वापरावे, पेन्सिल वा शाईचे पेन वापरू नये.
 - (5) सर्व प्रश्नांना समान गुण आहेत. यास्तव सर्व प्रश्नांची उत्तरे द्यावीत. घाईमुळे चुका होणार नाहीत याची दक्षता घेऊनच शक्य तितक्या वेगाने प्रश्न सोडवावेत. क्रमाने प्रश्न सोडविणे श्रेयस्कर आहे पण एखादा प्रश्न कठीण वाटल्यास त्यावर वेळ न घालविता पुढील प्रश्नाकडे वळावे. अशा प्रकारे शेवटच्या प्रश्नापर्यंत पोहोचल्यानंतर वेळ शिल्लक राहिल्यास कठीण म्हणून वगळलेल्या प्रश्नांकडे परतणे सोईस्कर ठरेल.
 - (6) उत्तरपत्रिकेत एकदा नमूद केलेले उत्तर खोडता येणार नाही. नमूद केलेले उत्तर खोडून नव्याने उत्तर दिल्यास ते तपासले जाणार नाही. एकापेक्षा जास्त उत्तरे नमूद केल्यास ते उत्तर चुकीचे धरले जाईल व त्या चुकीच्या उत्तराचे गुण वजा केले जातील.
 - (7) प्रस्तुत परीक्षेच्या उत्तरपत्रिकांचे मूल्यांकन करताना उमेदवारांच्या उत्तरपत्रिकेतील योग्य उत्तरांनाच गुण दिले जातील. तसेच "उमेदवाराने वस्तुनिष्ठ बहुपर्यायी स्वरूपाच्या प्रश्नांची दिलेल्या चार उत्तरांपैकी सर्वात योग्य उत्तरेच उत्तरपत्रिकेत नमूद करावीत. अन्यथा त्यांच्या उत्तरपत्रिकेत सोडविलेल्या प्रत्येक चुकीच्या उत्तरांसाठी 25% किंवा 1/4 गुण वजा करण्यात येतील".

ताकीद

ह्या प्रश्नपत्रिकेसाठी आयोगाने विहित केलेली वेळ संपेपर्यंत ही प्रश्नपुस्तिका आयोगाची मालमत्ता असून ती परीक्षकांसाठी उमेदवाराला परीक्षेसाठी वापरण्यास देण्यात येत आहे. ही वेळ संपेपर्यंत सदर प्रश्नपुस्तिकेची प्रत/प्रती, किंवा सदर प्रश्नपुस्तिकेतील काही आशय कोणत्याही स्वरूपात प्रत्यक्ष वा अप्रत्यक्षपणे कोणत्याही व्यक्तीस पुरविणे, तसेच प्रसिद्ध करणे हा गुन्हा असून अशी कृती करणाऱ्या व्यक्तीवर शासनाने जारी केलेल्या "परीक्षांमध्ये होणाऱ्या गैरप्रकारांना प्रतिबंध करण्याबाबतचा अधिनियम-82" यातील तरतुदीनुसार तसेच प्रचलित कायद्याच्या तरतुदीनुसार कारवाई करण्यात येईल व दोषी व्यक्ती कमाल एक वर्षाच्या कारावासाच्या आणि/किंवा रुपये एक हजार रकमेच्या दंडाच्या शिक्षेस पात्र होईल.

तसेच ह्या प्रश्नपत्रिकेसाठी विहित केलेली वेळ संपण्याआधी ही प्रश्नपुस्तिका अनधिकृतपणे बाळगणे हा सुद्धा गुन्हा असून तसे करणारी व्यक्ती आयोगाच्या कर्मचारीवृंदापैकी, तसेच परीक्षेच्या पर्यवेक्षकीयवृंदापैकी असली तरीही अशा व्यक्तीविरुद्ध उक्त अधिनियमानुसार कारवाई करण्यात येईल व दोषी व्यक्ती शिक्षेस पात्र होईल.

पुढील राखणा प्रश्नपुस्तिकेच्या अंतिम पृष्ठावर पहा

पर्यवेक्षकांच्या सूचनेविना हे सील उघडू नये



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कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

1. Match the column in view of the Right to Information Act, 2005 :

<i>Sections</i>	<i>Provision</i>
a. Section 21	I. Act not to apply to certain organisations
b. Section 22	II. Protection of action taken in good faith
c. Section 23	III. Act to have overriding effect
d. Section 24	IV. Bar of jurisdiction of courts

Answer options :

	a	b	c	d
(1)	I	II	III	IV
(2)	II	IV	III	I
(3)	II	III	IV	I
(4)	III	II	IV	I

2. Match the following regarding the Maharashtra Right to Public Services Act, 2015 :

<i>Sections</i>	<i>Provision</i>
a. Section 4	I. Monitoring status of application
b. Section 5	II. Use of Information Technology for delivery of public service
c. Section 6	III. Right to obtain public services within stipulated time limit
d. Section 7	IV. Providing public services within stipulated time limit

Answer options :

	a	b	c	d
(1)	I	III	II	IV
(2)	III	I	II	IV
(3)	III	IV	I	II
(4)	I	III	IV	II

3. Every Public Authority shall publish the necessary particulars mentioned under Section 4(1)(b) _____. (Complete the sentence)

- (1) within 120 days from the enactment of this Act.
- (2) within 15 days from the date of him taking charge of office.
- (3) within 30 days from the date of commencement of the calendar year.
- (4) within 60 days from the date of commencement of this Act.

4. _____, an economist, developed the Sector model in 1930s.
- (1) Clarence Perry (2) E.W. Burgess
(3) Homer Hoyt (4) Harris and Ullman
-
5. Sir Patrick Geddes, known as 'Father of modern town planning,' developed a new approach to regional and town planning based on integration of _____, called the Geddesian trio concept.
- (1) Work – Folk – Place (2) Work – Family – Place
(3) City – Satellite – Region (4) Region – City – Place
-
6. In India, in Gandhinagar, residential sectors are planned on the concept of
- (1) Neighbourhood (2) Capital of Gujarat State
(3) Central Place theory (4) Garden City
-
7. Concept of the neighbourhood unit was originally published by
- (1) Clarence A. Perry (2) Homer Hoyt
(3) Friedrich Engels (4) Patrick Geddes
-
8. After establishment of the Region for the purposes of Maharashtra Regional and Town Planning Act, 1966
- (1) the limits of a Region cannot be altered.
(2) the Region cannot be split up into two or more Regions.
(3) the limits of a Region can be altered so as to include therein or to exclude therefrom, such areas as may be specified in the notification.
(4) the whole or part of the area comprising a Region shall not be ceased to be a Region or part thereof.
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9. What are the duties of Regional Board ?
- (1) To prepare a Regional Plan (2) To prepare a Development Plan
(3) To prepare a Town Planning Scheme (4) All of the above
-
10. When can the State Government revise a Regional Plan after it comes into operation ?
- (1) At any time
(2) At any time but not earlier than ten years
(3) At any time but not earlier than twenty years
(4) At any time but not earlier than five years
-
11. The Planning Authority has to submit a report to the State Government about the progress made in carrying out the survey and preparing the plans as per Section 21 of the Maharashtra Regional and Town Planning, Act 1966. The report is a
- (1) Monthly report (2) Quarterly report
(3) Half-yearly report (4) Yearly report

12. Any modification made by the State Government in the draft Development Plan to insert a new reservation on any land previously not affected is called _____.
- (1) Sanctioned modification (2) Interim modification
(3) Substantial nature modification (4) Minor modification
-
13. Fill in the blank with appropriate code :
Section 26 of the Maharashtra Regional and Town Planning Act, 1966 provides extension of up to _____ months in case of Municipal Corporation having a population of 10 lakhs or more but less than 1 crore, for extending the period for preparation and publication of notice of the draft Development Plan.
- (1) 24 (2) 12 (3) 8 (4) 6
-
14. The Planning Authority shall submit the draft Development Plan to the State Government for sanction under section _____ of the Maharashtra Regional and Town Planning Act, 1966.
- (1) 28(4) (2) 26(1) (3) 30(1) (4) 37(A)
-
15. Under the provision of Maharashtra Regional and Town Planning Act, in case the area falls in the jurisdiction of Metropolitan Planning Committee, _____ period can be extended over the original period by the State Government for sanctioning the draft Development Plan.
- (1) 6 months (2) 12 months (3) 18 months (4) 24 months
-
16. Under the provision of Maharashtra Regional and Town Planning Act, a modification proposal made in final Development Plan shall be deemed to have lapsed, if not submitted to the State Government within _____ period from its publication in the official Gazette.
- (1) 30 days (2) 90 days (3) 6 months (4) 1 year
-
17. Any applicant aggrieved by an order _____ under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 prefer an appeal to the State Government or to an officer appointed by the State Government.
- (1) Granting permission (2) Refusing permission
(3) Both (1) and (2) (4) None of the above
-
18. Within one year from the date of confirmation of notice under Section 49 of the Maharashtra Regional and Town Planning Act, 1966, it is necessary for Appropriate Authority to _____.
- (1) Complete the land acquisition procedure
(2) Make an application to acquire the land
(3) Pay compensation to the land owner
(4) Publish a declaration under Section 126 (4) of the Maharashtra Regional and Town Planning Act, 1966

19. A draft Town Planning Scheme consists of

- (1) Physical planning and valuation of the scheme
- (2) Physical planning of the scheme only
- (3) The financial aspects of the Town Planning Scheme
- (4) None of the above

20. Among the following options, select the correct option regarding final plot in a Town Planning Scheme.

- (1) It means the value of original plot without reference to any improvements contemplated in the scheme.
- (2) It is the result of reconstitution of original plot in its area and boundaries so as to render it more suitable for development purposes.
- (3) It means the original holding with well defined boundaries as found on the date of declaration of intention to make the scheme.
- (4) Both (2) and (3) above

21. After sanction of a draft Town Planning Scheme, all lands required by the Appropriate Authority for the following purpose shall vest absolutely in the Appropriate Authority free from all encumbrances.

- (1) The allotment or reservation of land for open spaces, gardens, recreation grounds
- (2) The allotment or reservation of land for social infrastructure
- (3) The allotment of land for sale by Planning Authority
- (4) The allotment or reservation of land for water supply

22. The role of Arbitrator in a Town Planning Scheme as per the Maharashtra Regional and Town Planning Act, 1966 is to

- (1) finalise the draft Town Planning scheme and prepare preliminary scheme only.
- (2) prepare preliminary Town Planning scheme and the valuation part of the Town Planning scheme is prepared by the Tribunal.
- (3) prepare preliminary and final Town Planning Scheme.
- (4) None of the above

कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

23. Regarding the decision of the Arbitrator as per Section 72 of the Maharashtra Regional and Town Planning Act, 1966, among the following options, choose the correct one.

- (1) Except in matters arising out of the physical planning and some of the points regarding valuation, every decision of the Arbitrator shall be final.
- (2) Every decision of the Arbitrator shall be final.
- (3) The Arbitrator's decision shall be final and conclusive and binding on all parties except the Planning Authority.
- (4) Except in matters arising out of some of the points regarding valuation, every decision of the Arbitrator shall be final.

24. For Town Planning Scheme, Tribunal of Appeals shall consist of _____ .

- (1) President
- (2) Two Assessors
- (3) Arbitrator
- (4) Both (1) and (2)

25. The definition of semi-final value is the following :

- (1) It means the value of the original plot with reference to the improvements contemplated in the scheme on the assumption that the scheme has been completed.
- (2) It means the value of the final plot without reference to any improvements contemplated in the scheme.
- (3) It means the value of final plot without reference to any improvements contemplated in the scheme other than improvements due to alterations of its boundaries.
- (4) None of the above

26. In estimating the value of Increment

- (1) The value of only trees, crops and wells shall be taken into consideration.
- (2) The value of buildings or other works erected or in the course of erection on such plot shall not be taken into consideration.
- (3) The value of only fencing and compound wall shall be taken into consideration.
- (4) None of the above

27. The Gujarat Government has made special provision in their Gujarat Town Planning and Urban Development Act vide Section _____ for Local Area Plan.

- (1) 70 A (2) 76 A (3) 77 (4) 78
-

28. A Local Area Plan is devised

- (1) for greenfield development
(2) to improve and enhance the existing developed areas
(3) for development of a region
(4) to define the use of land in the total area of a Planning Authority
-

29. If the provisions of 'Local Area Plan' are not consistent with the UDCPR

- (1) then the provisions of Local Area Plan shall prevail.
(2) then the particulars shall be referred to the Director of Town Planning.
(3) then the provisions of UDCPR shall prevail.
(4) the planning authority may propose for the modification under Section 37 of the Maharashtra Regional and Town Planning Act, 1966 so as to stand it suitable for that particular provision of the Local Area Plan.
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30. Special Building means

- (1) any multi-storeyed building which is more than 24.0 m in height measured from ground level
(2) building of educational, assembly, mercantile having built-up area 300 sq.m or more on any floor irrespective of height of such building
(3) building for educational, assembly, mercantile having total built-up area 500 sq.m or more, irrespective of height of such building
(4) Any multi-storeyed building which is more than 24.0 m in height (excluding parking floor up to 6.0 m height)
-

31. For a building/layout permission, a proposal is received by the authority from the owner after the compliance of the objections raised by the authority. Which of the following statement correctly applies regarding the scrutiny fee ?

- (1) Scrutiny fee shall be afresh calculated and levied upon.
(2) Scrutiny fee shall be afresh calculated and levied upon, on the condition that they shall be adjusted along with the security deposit for refund, after the completion certificate is issued.
(3) Scrutiny fee shall be calculated afresh with 50% concession, leviable for such permissions.
(4) No scrutiny fee shall be levied again for such proposals.
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कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

32. On a plot of 300 sq.m area from the sanctioned layout, you want to construct a residential building of ground plus 2 storey, of 450 sq.m total built-up area, including ancillary area FSI. As per UDCPR, such a building falls under which category ?
- (1) Low Risk (2) Moderate Risk
(3) High Risk (4) None of the above
-
33. The criteria for applicability of inclusive housing for Municipal Corporations is dependent upon
- (1) the slope of the plot under the development permission.
(2) the proposed built-up area under the development permission.
(3) population as per the latest census.
(4) Both (1) and (2)
-
34. In public/semi public zone, the following user shall be permissible :
- (1) Home for the aged, Hospitals, Sanatoria, Dispensary, Health Centre
(2) Residential use up to 25%
(3) Commercial use up to 25%
(4) All the users mentioned in (1), (2) and (3)
-
35. The lands in the Industrial Zone in Development Plan, Regional Plan, may be utilised for any of the permissible uses in the Residential and Commercial Zone, subject to the provision that in the layout or sub-division of such land,
- (1) 10% of land shall be provided for public utilities and amenities.
(2) 10% of land shall be provided for public utilities and amenities up to 2 ha. area and 15% for the area over and above 2 ha.
(3) 15% of land shall be provided for public utilities and amenities.
(4) admeasuring more than 2 ha, 10% of land shall be provided for public utilities and amenities.

36. Which among the following statement is correct in case of Floor Space Index (FSI), in non-congested areas for Residential and Residential with mixed users, etc. ?

- (1) FSI on account of both, payment of premium and maximum permissible TDR loading increases according to the increase in road width over which the plot abuts.
- (2) FSI on account of payment of premium increases according to the increase in road width over which the plot abuts.
- (3) FSI on account of maximum permissible TDR loading increases according to the increase in road width over which the plot abuts.
- (4) None of the above

37. For redevelopment of tenanted building having age of more than 30 years, the permissible FSI shall be

- (1) Permissible FSI potential under Regulation No 6.1 or 6.3 (Basic FSI + Premium FSI + Permissible TDR loading).
- (2) FSI consumed by the existing authorised building including TDR, Premium FSI, etc.
- (3) FSI consumed by the existing authorised building including TDR, Premium FSI, etc., plus 50% incentive FSI of the rehab area required for rehabilitation of tenants.
- (4) Permissible FSI potential under Regulation No. 6.1 or 6.3 (Basic FSI + Premium FSI + Permissible TDR loading) or the FSI consumed by the existing authorised building including TDR, Premium FSI, etc., whichever is more. In addition to this, 50% incentive FSI of the rehab area required for rehabilitation of tenants, shall be allowed.

38. For development of Housing for EWS/LIG, the following condition has to be followed :

- (1) Total tenements of size up to 30 sq.m built-up area have to be constructed.
- (2) Total tenements of size up to 50 sq.m built-up area have to be constructed.
- (3) Total tenements of size up to 50 sq.m built-up area have to be constructed and out of that 40% tenements shall be of built-up area not more than 30 sq.m.
- (4) Total tenements of size up to 50 sq.m built-up area have to be constructed and out of that 25% tenements shall be of built-up area not more than 30 sq.m.

39. As per UDCPR, for development of Information Technology Establishments additional FSI above 100% and up to 200% shall be permissible on plots having an access road of minimum _____ width.
- (1) 9 m (2) 12 m
(3) 15 m (4) 18 m
-
40. In Affordable Housing Scheme, the FSI to be utilised shall be in the proportion of
- (1) 1:3 for the Affordable Housing Component and the Free Sale Housing Component on 1/3rd and 2/3rd part of the land respectively
(2) 1:4 for the Affordable Housing Component and the Free Sale Housing Component on 1/4th and 3/4th part for the land respectively
(3) 1:3 for the Affordable Housing Component and the Free Sale Housing Component on 1/4th and 3/4th part of the land respectively
(4) 1:4 for the Affordable Housing Component and the Free Sale Housing Component on 1/3rd and 2/3rd part of the land respectively
-
41. As per UDCPR, in a Regional Plan area, what is the minimum contiguous land required at one place, to be declared as an Integrated Township Project, in the afforestation zone ?
- (1) 20 Ha (2) 25 Ha
(3) 40 Ha (4) 100 Ha
-
42. The time period of filing appeal under Section 124G of the Maharashtra Regional and Town Planning Act, 1966, from receipt of assessment notice, under subsection (2) of Section 124E is
- (1) Forty days (2) Sixty days
(3) Thirty days (4) Forty-five days
-
43. What should be rate of development charge, of land development for Hospital use, without construction operation ?
- (1) 0.5 percent of ASR rate of Developed land
(2) 0.75 percent of ASR rate of Developed land
(3) 1.00 percent of ASR rate of Developed land
(4) 2.00 percent of ASR rate of Developed land

44. As per Section 124I of the Maharashtra Regional and Town Planning Act, 1966, interest rate on the amount of enhanced assessment or of refund shall be

- | | |
|-------------------|-------------------|
| (1) 18% per annum | (2) 12% per annum |
| (3) 15% per annum | (4) 24% per annum |

45. As per Section 124F of the Maharashtra Regional and Town Planning Act, 1966, the following development, subject to condition, is partially exempted from the payment of development charge :

- (1) Warehouse
- (2) Godown
- (3) Educational, Medical or Charitable Institutions
- (4) All of the above

46. If a development permission is refused by the Planning Authority under Section 45 of Maharashtra Regional and Town Planning Act, then an aggrieved applicant may file an appeal to the State Government within _____ days.

- | | |
|--------|--------|
| (1) 60 | (2) 45 |
| (3) 40 | (4) 30 |

47. Traffic/Transportation studies are mainly required to be conducted to _____.

- (1) collect data of buildings fronting on road
- (2) collect data of layouts fronting on road
- (3) determine the type of traffic which is being accomodated by the road
- (4) collect data of animals which come across the road

48. The number of vehicles moving in a specified direction on a given roadway or lane that pass a given point or cross-section during the specified unit time is called as _____.

- | | |
|----------------------|---------------------|
| (1) Traffic volume | (2) Traffic density |
| (3) Highway capacity | (4) Basic capacity |

49. In case of _____, the vehicles are allowed to be parked on the kerb.

- | | |
|-----------------------|------------------------|
| (1) on-street parking | (2) off-street parking |
| (3) reserved parking | (4) controlled parking |

कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

50. Which study involves the measurement of number of and the type of vehicles crossing a section of a road per unit time at a selected period ?
- (1) Speed study
 - (2) Traffic volume study
 - (3) Parking study
 - (4) Origin and destination study
-
51. The National Green Tribunal (NGT), recently in September 2022, directed the State of Maharashtra to pay ₹ 12,000 crores as environmental compensation for improper management of _____ .
- (1) solid and liquid waste
 - (2) air pollution
 - (3) green spaces
 - (4) coastal areas
-
52. Coastal Regulation Zone notifications were issued by the Central Government with a view to conserve and protect coastal stretches and marine areas as per the power conferred by the _____ .
- (1) Environment (Protection) Act, 1986
 - (2) Coastal Regulation Zone Policy, 1986
 - (3) Coastal Regulation Zone Act, 2011
 - (4) National Environment Policy, 2006
-
53. According to CRZ Notification, 2019, _____ areas are environmentally most critical.
- (1) CRZ - I
 - (2) CRZ - II
 - (3) CRZ - III
 - (4) CRZ - IV

54. In the then Bombay Province, due to the need of providing public facilities such as water, roads, etc., the "Bombay Town Planning Act" was enacted in the year

- (1) 1901 (2) 1913 (3) 1915 (4) 1911

55. As per Section 4(1) of the Maharashtra Regional and Town Planning Act, 1966, for the purpose of planning the development and use of land in the region, the State Government shall by notification in the official Gazette, constitute a _____ for the region.

- (1) Regional Planning Board
 (2) Ministry for Planning
 (3) Municipal Planning Office
 (4) Department of Regulation for Planning

56. Chapter XV of the Maharashtra Municipal Corporations Act, 1949 provides for

- (1) Drains and Drainage (2) Streets
 (3) Water Supply (4) Building Regulations

57. According to Section 3(1) of the Maharashtra Municipal Corporations Act, 1949 specification of larger urban areas and constitution of corporations under this Act is in accordance with Article _____ of the Constitution of India.

- (1) 245 D(2) (2) 243 Q(1) (3) 246 A(1) (4) 249 B(3)

58. Match the following in view of provisions of the Maharashtra Land Revenue Code, 1966 :

<i>Section</i>	<i>Provision</i>
a. Section 148	I. Wajib-ul-Arz
b. Section 156	II. Nistar Patrak
c. Section 161	III. Record of Rights
d. Section 165	IV. Land Records

Answer options :

- | | a | b | c | d |
|-----|-----|-----|----|----|
| (1) | III | II | I | IV |
| (2) | III | IV | II | I |
| (3) | III | IV | I | II |
| (4) | IV | III | II | I |

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59. Section 16 of the Environment (Protection) Act, 1986 deals with _____ .
- (1) Protection of action taken in good faith
 - (2) Government laboratories
 - (3) Report of government analysis
 - (4) Offences by companies
-
60. As per Section 2(l) of the Maharashtra Stamp Act, 1958 " _____ " includes every document by which any right or liability is, or purports to be, created, transferred, limited, extended, extinguished or recorded.
- (1) Letter of Credit
 - (2) Promissory Note
 - (3) Bill of Exchange
 - (4) Instrument
-
61. The 74th Constitutional Amendment Act came into force on
- (1) 1st May, 1991
 - (2) 1st October, 1993
 - (3) 1st June, 1992
 - (4) 1st June, 1993
-
62. Which of the statements is correct in respect of jurisdiction of Courts under Section 144 of the Maharashtra Regional and Town Planning Act, 1966 ?
- (1) It laid down provision of jurisdiction of a Judicial Magistrate of the first class to try offences punishable under this Act.
 - (2) It laid down provision of jurisdiction of the Bombay City Civil Court.
 - (3) It laid down provision regarding sanction for prosecution.
 - (4) It is the provision regarding penalty for obstructing contractor or removing mark.

63. Find the odd man out in view of the provisions of Municipal Authorities charged with execution of the Act under Section 7 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965.

- (1) The Director General
 - (2) The Council
 - (3) The Standing Committee
 - (4) The Chief Officer
-

64. The 73rd Amendment to the Constitution of India provides for

- (1) Revision in powers of the Prime Minister
 - (2) Election of Governor
 - (3) The change in tenure of the President
 - (4) None of the above
-

65. As per Section 42(1) of the Maharashtra Land Revenue Code, 1966, the land used for agricultural purpose can be used for any non-agricultural purpose with the permission of the _____.

- (1) Governor
 - (2) Chief Minister
 - (3) Tahsildar
 - (4) None of the above
-

66. The date of determination of market value (under the provision of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013) shall be

- (1) the date of notification issued under Section 11
 - (2) the date of declaration of Award under Section 25
 - (3) the date of publication of the declaration under Section 19
 - (4) None of the above
-

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67. The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 came into force on

- | | |
|------------------------------------|-------------------------------------|
| (1) 1 st December, 2013 | (2) 13 th December, 2013 |
| (3) 1 st January, 2014 | (4) 26 th January, 2014 |

68. The appropriate judicial authority having the jurisdiction to entertain any dispute relating to land acquisition in respect of which the Collector or the Authority is empowered by or under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, shall be

- (1) Senior Division Judge of the District Court
- (2) Junior Division Judge of the District Court having the power to grant injunction subject to jurisdiction by the Senior District Judge
- (3) Hon. High Court or Hon. Supreme Court
- (4) None of the above

69. As per provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 the time limit for filing objection for any land notified under Section 11(1) from date of publication of the preliminary notification, is

- (1) Fifteen days
- (2) Thirty days
- (3) Forty-five days
- (4) Sixty days

70. The appropriate government shall be at liberty to withdraw from the acquisition of any land of which

- (1) possession of the land has not been taken.
- (2) Section 11 notification has not been issued.
- (3) Section 19 publication of declaration has not been issued.
- (4) Award has not been declared.

71. As per provision of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, market value of land is determined by the Collector under

- (1) Section 28
- (2) Section 23
- (3) Section 26
- (4) Section 30

72. The purpose for which the land is originally sought

- (1) Cannot be changed from the purpose or related purposes for which the land is originally sought to be acquired, shall be allowed provided that, if the land is rendered unusable for the purpose for which it was acquired, then the appropriate government may use such land for any other public purpose.
- (2) Can be changed for any public purpose, subject to the prior approval of Divisional Commissioner.
- (3) Can be changed for the purpose in the case of emergency for the purpose having priority for.
- (4) Cannot be changed in any circumstances for any other purpose for which the land is originally sought and the same shall be returned to the original owner or owners or their legal heirs.

73. As per provisions of Section 33 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, from the date of award the Collector may make correction to any award not later than

- (1) Six months
- (2) One month
- (3) Two months
- (4) Nine months

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74. The special characteristics of landed property are

- (i) Heterogeneity and lack of standardization.
- (ii) Total supply of land is not fixed.
- (iii) No effect of various legislations.
- (iv) Total supply of land is fixed.

Which of the above special characteristics are correct ?

Answer options :

- (1) Only (i) and (ii)
- (2) Only (ii) and (iii)
- (3) Only (i) and (iii)
- (4) Only (i) and (iv)

75. Capitalised value required to be paid once and for all, in order to receive annual income of ₹ 1 for specified period of time at specified rate of return is

- (1) Sinking fund
- (2) Years purchase
- (3) Annuity
- (4) Market value

76. The "land value in reversion" is applicable in case of the valuation of

- (1) rented out property for a fixed period only.
- (2) rented out property in perpetuity only.
- (3) For both (1) and (2)
- (4) None of (1) and (2)

77. 'Rack Rent' can be defined as

- (1) the rent reserved under the head lease and payable to the first lessor, in case of sub-leased property.
- (2) the best possible rent at which the property can be let. It means full rent neither frozen nor circumscribed by any statute in force.
- (3) the difference between an improved rent and the head rent.
- (4) the rent fixed between the landlord and the tenant at the inception of the tenancy.

78. Net Annual Payment (Return on Investment) for the capital invested in an immovable property is _____.

- (1) Present value
- (2) Capital value
- (3) Sinking fund
- (4) Annuity

79. If the Year's Purchase (Y.P.) is 12.5%, then rate of return perpetuity is _____.

- (1) 10%
- (2) 6%
- (3) 12%
- (4) 8%

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P.T.O.

80. What is the present value of ₹ 1 receivable at the end of 'n' years at 'i' interest per annum ?

- (1) $(1+i)^n$ (2) $\frac{(1+i)^n - 1}{i}$
 (3) $\frac{i}{(1+i)^n - 1}$ (4) $\frac{1}{(1+i)^n}$

81. Belting method is suitable for plots having frontage on _____.

- (1) Both sides (2) Only one side
 (3) Three sides (4) None of the above

82. What is the fundamental principle of Belting method ?

- (1) Back land is more valuable.
 (2) Middle land is more valuable.
 (3) Middle and Back lands are more valuable.
 (4) Front land is more valuable than Back land.

83. Plots situated at the junction of two roads, having the frontage on these two roads are said to have

- (1) Double frontages (2) Return frontages
 (3) Single frontage (4) None of the above

84. The principle(s) of Developer's Method of Valuation is/are

- (i) In the absence of comparables of large extent of land, instances of small building plots can be adopted as the base.
 (ii) It is subject to deductions for the land and cost of infrastructure.
 (iii) Land must possess necessary potential for urban use, farm house, etc. for which there must be demand.

Answer options :

- (1) (i) and (ii) only (2) (iii) only
 (3) All of the above (4) (ii) and (iii) only

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85. A Bulk land having an area 2000 sq.m is situated in Pune, in residential zone in the Development Plan. If the rate of that land in the ASR is ₹ 1,000 per sq.m, then what would be the valuation of the property ?

- (1) ₹ 20,00,000
- (2) ₹ 19,00,000
- (3) ₹ 18,50,000
- (4) ₹ 18,00,000

86. The Annual Statement of Rates prepared by the Joint Director, Town Planning and Valuation, shall submit the same for approval to the Chief Controlling Revenue Authority latest by _____ of each year.

- (1) 1st day of January
- (2) 1st day of February
- (3) last day of February
- (4) 1st day of April

87. If a property is sold or allotted by Government or a local Authority on the basis of predetermined price, the true market value of the subject matter property is

- (1) the value determined by the said bodies.
- (2) the value mentioned in Annual Statement of Rates issued by Chief Controlling Revenue Authority.
- (3) true valuation of that property by having recourse to local enquiry or extraneous evidence.
- (4) None of the above

88. For the purpose of average annual rates, properties may be divided in _____ .

- (1) Groups, sub-groups or classes
- (2) Tahsil-wise
- (3) Local body-wise
- (4) None of the above

89. GPS constitutes of _____.

- (i) water segment
- (ii) air segment
- (iii) space segment
- (iv) ground segment
- (v) user segment

Answer options :

- | | |
|--------------------------|--------------------------|
| (1) (i), (iii), and (v) | (2) (ii), (iv), and (v) |
| (3) (i), (ii), and (iii) | (4) (iii), (iv), and (v) |

90. Recently on 28th August, 2022 Supertech twin tower building in Noida near Delhi was demolished as per the order of the Supreme Court of India due to _____.

- | | |
|-------------------------------------|--|
| (1) Violation of Building norms | (2) Environment clearance not obtained |
| (3) Encroachment on Government land | (4) Dispute of ownership of land |

91. At present, as per the Directives given by the Government of Maharashtra State in the year 2019, development plans should be prepared on GIS platform for _____.

- | | |
|--------------------------------|----------------------------|
| (1) All Nagar Panchayats | (2) All Municipal Councils |
| (3) All Municipal Corporations | (4) All of the above |

92. The process of assigning real-world coordinates or geographic coordinate system to each pixel of the raster data is called _____.

- | | |
|--------------------|-------------------------|
| (1) Remote sensing | (2) Geo-referencing |
| (3) Digitization | (4) Data transformation |

93. As per PMAY Scheme guidelines, an affordable housing project can be a mix of houses for different categories but it will be eligible for Central assistance, if at least _____ of the houses in the project are for EWS category.

- | | | | |
|---------|---------|---------|---------|
| (1) 25% | (2) 30% | (3) 35% | (4) 50% |
|---------|---------|---------|---------|

94. Options to beneficiaries for implementation of scheme introduced under PMAY are _____.

- (i) Affordable Housing through Credit Linked Subsidy
- (ii) Affordable Housing through Industrial Development Subsidy
- (iii) Affordable Housing in Partnership
- (iv) Affordable Housing through Samrudhi Subsidy
- (v) Subsidy for Beneficiary-Led Individual House Construction or Enhancement

Answer options :

- | | |
|-------------------------------------|------------------------------------|
| (1) (i), (ii), (iii), (iv), and (v) | (2) (i), (iii), (iv), and (v) only |
| (3) (i), (iii), and (v) only | (4) (i), (ii), (iii), and (v) only |

95. The _____ must have an adequate workforce in terms of quality and quantity to tackle the challenges of urbanisation.
- (1) Rural sector (2) Public sector
(3) Urban sector (4) Private sector

96. The following cities from Maharashtra are included in 'SMART CITY' Mission launched by the Government of India. Choose the *incorrect* option :
- (1) Pune (2) Kolhapur
(3) Thane (4) Pimpri-Chinchwad .

97. Atal Mission for Rejuvenation and Urban Transformation (AMRUT) will focus on the following thrust areas. Choose the *incorrect* option :
- (1) Water supply
(2) Sewerage facilities and septage management
(3) Storm-water drains
(4) Motorized transport

98. The goal of _____ is to achieve improvement of livelihood, food and water security, and best possible realization of various developmental targets so as to ensure sustainable development of India.
- (1) National Urban Transport Policy
(2) National Housing Policy
(3) National Land Utilisation Policy
(4) National Sustainable Development Policy

99. The correct descending order of priority according to the National Urban Transport Policy, 2014, of Urban Transport (UT) modes should be
- (i) PT, Road, Rail and Waterway
(ii) Personal Motorized Transport
(iii) Walk and Non-Motorized Transport (NMT)

Answer options :

- (1) (i), (ii), (iii) (2) (iii), (i), (ii)
(3) (ii), (iii), (i) (4) (iii), (ii), (i)

100. As per Maharashtra Housing Policy, 2021, for the case of getting approvals, any online permission applied for will be decided by the planning authority within _____

- (1) 45 days (2) 30 days
(3) 60 days (4) 90 days

सूचना — (पृष्ठ 1 वरून पुढे.....)

- (8) प्रश्नपुस्तिकेमध्ये विहित केलेल्या विशिष्ट जागीच कच्चे काम (रफ वर्क) करावे. प्रश्नपुस्तिकेव्यतिरिक्त उत्तरपत्रिकेवर वा इतर कागदावर कच्चे काम केल्यास ते काँपी करण्याच्या उद्देशाने केले आहे, असे मानले जाईल व त्यानुसार उमेदवारावर शासनाने जारी केलेल्या “परीक्षांमध्ये होणाऱ्या गैरप्रकारांना प्रतिबंध करण्याबाबतचे अधिनियम-82” यातील तरतुदीनुसार कारवाई करण्यात येईल व दोषी व्यक्ती कमाल एक वर्षाच्या कारावासाच्या आणि/किंवा रुपये एक हजार रकमेच्या दंडाच्या शिक्षेस पात्र होईल.
- (9) सदर प्रश्नपत्रिकेसाठी आयोगाने विहित केलेली वेळ संपल्यानंतर उमेदवाराला ही प्रश्नपुस्तिका स्वतःबरोबर परीक्षाकक्षाबाहेर घेऊन जाण्यास परवानगी आहे. मात्र परीक्षाकक्षाबाहेर जाण्यापूर्वी उमेदवाराने आपल्या उत्तरपत्रिकेचा भाग-1 समवेक्षकाकडे न विसरता परत करणे आवश्यक आहे.

नमुना प्रश्न

Pick out the correct word to fill in the the blank :

Q.No. 201. I congratulate you _____ your grand success.

- (1) for (2) at
(3) on (4) about

ह्या प्रश्नाचे योग्य उत्तर “(3) on” असे आहे. त्यामुळे या प्रश्नाचे उत्तर “(3)” होईल. यास्तव खालीलप्रमाणे प्रश्न क्र. 201 समोरील उत्तर-क्रमांक “(3)” हे वर्तुळ पूर्णपणे छायांकित करून दाखविणे आवश्यक आहे.

प्र. क्र. 201.

- ① ② ● ④

अशा पद्धतीने प्रस्तुत प्रश्नपुस्तिकेतील प्रत्येक प्रश्नाचा तुमचा उत्तर-क्रमांक हा तुम्हाला स्वतंत्ररीत्या पुरविलेल्या उत्तरपत्रिकेवरील त्या त्या प्रश्नक्रमांकासमोरील संबंधित वर्तुळ पूर्णपणे छायांकित करून दाखवावा. ह्याकरिता फक्त काळ्या शाईचे बॉलपेन वापरावे, पेन्सिल वा शाईचे पेन वापरू नये.

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