

Maharashtra Public Service Commission

Notations :

- Options shown in green color and with ✓ icon are correct.
- Options shown in red color and with ✗ icon are incorrect.

Question Paper Name :	Assistant Director Town Planner GroupA
Subject Name :	Assistant Director Town Planner Group A
Actual Answer Key :	Yes
Calculator :	None
Magnifying Glass Required? :	No
Ruler Required? :	No
Eraser Required? :	No
Scratch Pad Required? :	No
Rough Sketch/Notepad Required? :	No
Protractor Required? :	No
Show Watermark on Console? :	Yes
Highlighter :	No
Auto Save on Console?	Yes
Change Font Color :	No
Change Background Color :	No
Change Theme :	No
Help Button :	No
Show Reports :	No
Show Progress Bar :	No
Is this Group for Examiner? :	No
Examiner permission :	Cant View
Show Progress Bar? :	No

Enable Mark as Answered Mark for Review and Clear Response :	Yes
Maximum Instruction Time :	0
Is Section Default? :	null

Question Number : 1 Question Id : 630680159916 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following is a method of predicting values for cells in a raster from a limited number of sample data points in the Geographical Information System?

Options :

- ✗ Typology
- ✓ Interpolation
- ✗ Raster data
- ✗ Vector data

Question Number : 2 Question Id : 630680159917 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following is an Indian satellite sensor that can be used for very high-resolution mapping of urban areas?

Options :

- ✓ Cartosat
- ✗ Landsat
- ✗ Modis

4. ✘ Resourcesat

Question Number : 3 Question Id : 630680159918 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

As per Census of India 2011, what is the total number of statutory towns?

Options :

1. ✘ 2081
2. ✘ 3203
3. ✘ 6081
4. ✔ 4041

Question Number : 4 Question Id : 630680159919 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The minimum carpet area for construction of house under Pradhan Mantri Awas Yojana (Urban) for households of EWS and LIG is _____ and _____, respectively.

Options :

1. ✔ 30 m², 60 m²
2. ✘ 25 m², 50 m²
3. ✘ 30 m², 50 m²
4. ✘ 32 m², 64 m²

Question Number : 5 Question Id : 630680159920 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

What would be the minimum duration of the given project?

Activity	Predecessor activity	Duration (days)
A	-	5
B	-	6
C	A, B	4
D	B	3

Options :

1. ✘ 14 days
2. ✘ 9 days
3. ✘ 18 days
4. ✔ 10 days

Question Number : 6 Question Id : 630680159921 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

As per the projection by World Urbanization Prospects study undertaken in 2018, what percentage of population will be urban by 2050?

Options :

1. ✘ 46%
2. ✘ 56%
3. ✔ 66%
4. ✘ 76%

Question Number : 7 Question Id : 630680159922 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

A city mission statement is an example of a/an:

Options :

1. ✘ regional plan
2. ✔ perspective plan
3. ✘ special purpose plan
4. ✘ annual plan

Question Number : 8 Question Id : 630680159923 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Area-based development (retrofitting, redevelopment and greenfield development) and pan city development are part of:

Options :

1. ✘ HRIDAY
2. ✔ Smart City Mission
3. ✘ AMRUT
4. ✘ Digital India Mission

Question Number : 9 Question Id : 630680159924 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Identify the option that represents strategic components arranged in ascending order of specified minimum area under the Smart City Mission of Government of India.

Options :

1. ✘ Redevelopment – Retrofitting – Greenfield development
2. ✔ Redevelopment – Greenfield Development – Retrofitting
3. ✘ Retrofitting – Redevelopment – Greenfield development
4. ✘ Greenfield development – Redevelopment – Retrofitting

Question Number : 10 Question Id : 630680159925 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The Second Five-Year Plan of India was based on the model of:

Options :

1. ✘ Bombay plan
2. ✘ Harrod-Domar model
3. ✔ Mahalanobis model
4. ✘ Consistency model

Question Number : 11 Question Id : 630680159926 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

State Vision Document is an example of:

Options :

1. ✔ perspective plan
2. ✘ regional plan
3. ✘ development plan
4. ✘ local area plan

Question Number : 12 Question Id : 630680159927 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

As per URDPFI Guidelines 2015, Government of India, choose the correct hierarchy of plans from lower to higher order.

Options :

1. ✔ Zonal Plan – Development Plan – Regional Plan – Perspective Plan
2. ✘ Development Plan – Zonal Plan – Perspective Plan – Regional Plan
3. ✘ Zonal Plan – Perspective Plan – Development Plan – Regional Plan

4. ✘ Regional Plan – Perspective Plan – Development Plan – Zonal Plan

Question Number : 13 Question Id : 630680159928 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following is a sub-mission of the Jawaharlal Nehru Urban Renewal Mission (JNNURM) that aims to provide facilities to the urban poor in non-Mission cities?

Options :

1. ✔ IHSDP
2. ✘ RAY
3. ✘ ISHUP
4. ✘ BSUP

Question Number : 14 Question Id : 630680159929 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

JNNURM and PMGSY are two Government of India programmes that deal with:

Options :

1. ✔ urban basic services improvement and rural road development, respectively
2. ✘ urban transport development and rural road development, respectively
3. ✘ urban basic services improvement and peri-urban basic services, respectively
4. ✘ underdeveloped road maintenance and rural sanitation services

Question Number : 15 Question Id : 630680159930 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The Right to Information Act, 2005 does NOT make provision for:

Options :

1. ✘ dissemination of all types of information by all public authorities to citizens
2. ✘ transparency and accountability in operations of public authorities
3. ✘ establishment of Central, State and District Level information commissions as an appellate authority
4. ✔ appointment of NITI Aayog for channelising, regulating and maintaining the RTI Act in India

Question Number : 16 Question Id : 630680159931 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The Second Schedule of the RTI Act, 2005 lists:

Options :

1. ✔ certain intelligence and security organisations established by the Central Government that are excluded from the purview of the RTI Act, 2005
2. ✘ the Competent Authorities under the RTI Act, 2005
3. ✘ the functions of the Information Commissions under the RTI Act, 2005
4. ✘ the considerations to be kept in mind while appointing Information Commissions

Question Number : 17 Question Id : 630680159932 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The Garden City concept by Sir Ebenezer Howard consisted of:

Options :

1. ✘ each privately owned house having its own front and rear garden
2. ✘ tower blocks displacing the population vertically and leaving most of the available land as greenery
3. ✔ six small towns surrounded by green belts and linked to a larger central city
4. ✘ planning cities to have plenty of trees, flowers and public gardens

Question Number : 18 Question Id : 630680159933 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response

Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The Urban Land Use model, based on the concept of concentric zone, is known as:

Options :

1. ✘ Harris and Ullman model
2. ✘ Hagerstrand model
3. ✔ Burgess model
4. ✘ Homer Hoyt's model

Question Number : 19 Question Id : 630680159934 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response

Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The Neighbourhood Unit Theory in urban planning was conceptualised by:

Options :

1. ✘ Homer Hoyt
2. ✔ Clarence A Perry
3. ✘ Patrick Geddes
4. ✘ Von Thunen

Question Number : 20 Question Id : 630680159935 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response

Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

A neighbourhood with a total area of 250 hectares has been planned for a gross density of 300 pph. If the residential area is 60% of the total area, then net density of the neighbourhood will be:

Options :

1. ✘ 300 pph
2. ✘ 450 pph
3. ✔ 500 pph
4. ✘ 750 pph

Question Number : 21 Question Id : 630680159936 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response

Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Transportation land use can be used for:

Options :

1. ✘ sports complex
2. ✘ service sector
3. ✔ BRT corridor
4. ✘ burial ground

Question Number : 22 Question Id : 630680159937 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response

Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The Delhi-Mumbai Industrial Corridor Plan is an example of a _____.

Options :

1. ✔ regional plan
2. ✘ development plan
3. ✘ local area plan
4. ✘ perspective plan

Question Number : 23 Question Id : 630680159938 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response

Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which section of MRTP Act, 1966 provides the procedure for preparation of the regional plan?

Options :

1. ✓ Section 16
2. ✗ Section 14
3. ✗ Section 18
4. ✗ Section 48

Question Number : 24 Question Id : 630680159939 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

According to URDPFI guidelines, what is the full form of TLTC?

Options :

1. ✗ Transport Level Technical Clearance
2. ✗ Technical Level Taluka Committee
3. ✗ Technical Level Transport Clearance
4. ✓ Taluka Level Technical Committee

Question Number : 25 Question Id : 630680159940 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following surveys is NOT to be carried out for the preparation of a regional plan?

Options :

1. ✗ Geographic survey
2. ✗ Demographic survey
3. ✗ Statistical aspects of major facilities and resources
4. ✓ Trigonometric survey

Question Number : 26 Question Id : 630680159941 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Urban redevelopment plan is an example of a _____.

Options :

1. ✗ regional plan
2. ✓ zonal plan
3. ✗ annual plan
4. ✗ perspective plan

Question Number : 27 Question Id : 630680159942 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

'Formulation of GIS Based Master Plan' is a sub-scheme of:

Options :

1. ✓ Atal Mission for Rejuvenation and Urban Transformation
2. ✗ Smart Cities Mission
3. ✗ Jawaharlal Nehru National Urban Renewal Mission
4. ✗ Shyama Prasad Mukherji Rurban Mission

Question Number : 28 Question Id : 630680159943 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Smart City Plan (SCP) under Smart City Mission and Service Level Improvement Plan (SLIP) under AMRUT are examples of:

Options :

1. ✗ perspective plan
2. ✗ regional plan
3. ✗ development plan
4. ✓ special purpose plan

Question Number : 29 Question Id : 630680159944 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following factors is NOT considered for the classification of urban settlements in India?

Options :

1. ✓ Urban infrastructure
2. ✗ Population density
3. ✗ Administrative boundaries
4. ✗ Populations

Question Number : 30 Question Id : 630680159945 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following is a statutory plan?

Options :

1. ✗ Local plan
2. ✗ City heritage plan
3. ✗ Perspective plan
4. ✓ Development plan

Question Number : 31 Question Id : 630680159946 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

When classified on the basis of population, what should be the population of a metropolis?

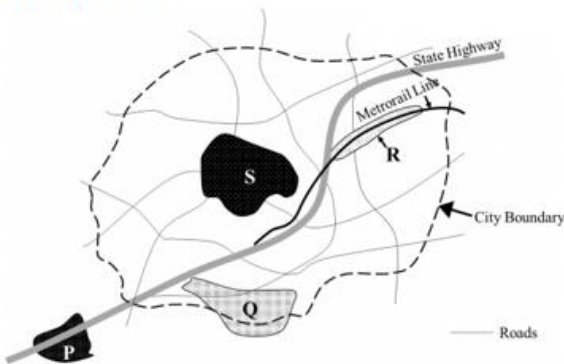
Options :

1. ✗ 50,00,000 and above
2. ✓ 10,00,000 and above
3. ✗ 3,00,000 and above
4. ✗ 1,00,000 and above

Question Number : 32 Question Id : 630680159947 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

In the conceptual diagram of a city given below, P, Q, R, and S refer to urban patterns. Identify the correct association for each of these labels.



Options :

1. ✓ P- Satellite town, Q-Urban fringe, R-TOD, S-Central Business District
2. ✗ P-Central Business District, Q- Satellite town, R-TOD, S- Urban fringe
3. ✗ P- Urban fringe, Q- T.O.D., R-Satellite town, S-Central Business District
4. ✗ P- Satellite town, Q- Central Business District, R-TOD, S- Urban fringe

Question Number : 33 Question Id : 630680159948 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

A satellite town can be described as:

Options :

1. ✘ a haphazard and low-density outward growth of urban area
2. ✘ a physical and socio-economic revival of the inner city
3. ✔ a primarily dormitory settlement with functional dependency on the parent city
4. ✘ a physical and socio-economic revival of the peri urban area of the city

Question Number : 34 Question Id : 630680159949 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Gentrification can be described as:

Options :

1. ✔ replacement of low-income residents with high income population
2. ✘ restricted development in an environmentally sensitive zone
3. ✘ physical and socio-economic revival of the inner city
4. ✘ haphazard and high-density growth of urban area

Question Number : 35 Question Id : 630680159950 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The rate of development charge for different nature or category of development of land and buildings for industrial and commercial users shall be _____ and _____ of the rates of development charges, respectively, specified for residential or institutional users.

Options :

1. ✔ One-and-a-half times, two times
2. ✘ Two times, one-and-a-half times
3. ✘ Three times, two times
4. ✘ Two times, three times

Question Number : 36 Question Id : 630680159951 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

As per the URDPFI Guidelines 2015, one General Hospital (Health Care Facilities) can serve a population of:

Options :

1. ✘ 5,00,000
2. ✔ 2,50,000
3. ✘ 1,00,000
4. ✘ 50,000

Question Number : 37 Question Id : 630680159952 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The operational guidelines on Credit Linked Subsidy Scheme for Low Income Group (LIG), as of January 2017, by the erstwhile Ministry of Housing & Urban Poverty Alleviation, Government of India, defines LIG households as those having an annual income up to _____ (in Indian Rupees).

Options :

1. ✔ 6,00,000
2. ✘ 3,00,000
3. ✘ 4,00,000
4. ✘ 6,50,000

Question Number : 38 Question Id : 630680159953 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

As per the Urban and Regional Development Plan Formulation and Implementation (URDPFI) 2015 guidelines, Government of India, which of the following is the characteristic of a peri-urban settlement?

Options :

1. ✓ Zones of transition from rural to urban land uses located between the outer limits of urban and regional centres and rural environment
2. ✗ Towns having potential for investment and development; identified on the basis of their inter-aerial relationship with the regional nodal centre
3. ✗ Settlements that are growing sub-nodal centres but located out of the direct functionality linked areas of the growth node / nodal centre in the region
4. ✗ Located near or within reasonable distance, well connected by transportation route of the growth node or metropolitan city and dependent on growth node largely for employment

Question Number : 39 Question Id : 630680159954 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following cities is NOT a pilot city for the Local Area Plan and Town Planning Scheme being implemented by the Government of India?

Options :

1. ✓ Mysore
2. ✗ Indore
3. ✗ Shimla
4. ✗ Jaipur

Question Number : 40 Question Id : 630680159955 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

As per UDCPR, the distance of a building on a site from high voltage overhead electric lines (upto and including 33,000 V) must be _____ vertically and _____ horizontally.

Options :

1. ✗ 2.5 m, 1.2 m
2. ✗ 4.0 m, 2.0 m
3. ✓ 3.7 m, 2.0 m
4. ✗ 3.7 m, 1.2 m

Question Number : 41 Question Id : 630680159956 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

_____ is an Indian city planning agency and the richest government authority in India that was formed by the Government of Maharashtra and is controlled by the same.

Options :

1. ✓ CIDCO
2. ✗ SIDCO
3. ✗ AIDCO
4. ✗ DICO

Question Number : 42 Question Id : 630680159957 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

What is the deadline by which all Urban Local Bodies (ULBs) of the State of Maharashtra should submit an annual Environmental Status Report (ESR) to the General body as per Section 67(A) of the Maharashtra Municipal Corporation (MMC) Act, 1949.

Options :

1. ✗ On or before 31st January
2. ✗ On or before 31st March
3. ✓ On or before 31st July
4. ✗ On or before 31st December

Question Number : 43 Question Id : 630680159958 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0 Negative Marks Display Text : 0.5

Correct Marks : 2 Wrong Marks : 0.5

A Town Planning scheme of a given town allocates land for various purposes as below:

- (a) 10% for economically weaker section and for lower income group
 (b) (i) 10% for roads
 (ii) 10% for parks, playgrounds, garden and open spaces
 (iii) 10% for social infrastructure such as schools, dispensary, fire brigade and public utility place
 (iv) 10% for sale by Planning Authority for residential, commercial or industrial use

Which of the following statement is true?

Options :

1. ✓ The scheme is as per provisions of law
2. ✗ The scheme is not as per provisions of law since land allocated for (a) above is less than required
3. ✗ The scheme is not as per provisions of law since land allocated for (b) above is more than required
4. ✗ The scheme is not as per provisions of law since land allocated for (a) and (b) above is more than required

Question Number : 44 Question Id : 630680159959 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following does NOT fall true under "Site and Services" Scheme?

Options :

1. ✓ This is usually designed/ made for middle- high income families
2. ✗ All these sites fall in the fringe of the city
3. ✗ To prevent illegal construction on a site
4. ✗ Providing minimum infrastructure needed for habitation

Question Number : 45 Question Id : 630680159960 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The minimum area and width of a room in a single-room tenement in a housing scheme for EWS and LIG is _____ and _____.

Options :

1. ✗ 7.4 m², 2 m
2. ✗ 12.5 m², 3 m
3. ✓ 9.5 m², 2.4 m
4. ✗ 6.5 m², 2.1 m

Question Number : 46 Question Id : 630680159961 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

According to NBC (2016), a helipad is recommended for high rise buildings above _____ in height for specific requirements like landing of fire equipment, etc.

Options :

1. ✓ 200 m
2. ✗ 90 m
3. ✗ 150 m
4. ✗ 60 m

Question Number : 47 Question Id : 630680159962 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

A commercial plot measures 100 m × 80 m. If the permissible Floor Space Index (FSI) is 3.0 and 50% of the ground is covered, then the maximum number of floors that can be built is:

Options :

1. ✓ 6
2. ✗ 8
3. ✗ 3
4. ✗ 5

Question Number : 48 Question Id : 630680159963 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0 Negative Marks Display Text : 0.5

Correct Marks : 2 Wrong Marks : 0.5

In a housing project, 80% of the permissible FSI was utilised after constructing four eight-storey MIG towers with identical floor area of 425 m². If four five-storey LIG towers with identical floor area are built utilising the remaining FSI, the floor area of each LIG tower is

Options :

1. ✘ 200 m²
2. ✘ 185 m²
3. ✘ 175 m²
4. ✔ 170 m²

Question Number : 49 Question Id : 630680159964 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following is NOT a land use zone?

Options :

1. ✘ Industrial zone
2. ✘ Agriculture zone
3. ✔ Heritage zone
4. ✘ Commercial zone

Question Number : 50 Question Id : 630680159965 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

What is the minimum size fixed for an EWS dwelling unit as per the Affordable Housing Guidelines of MHUPA, 2011?

Options :

1. ✘ 280 sq. ft. of super built up area
2. ✔ 300 sq. ft. of super built up area
3. ✘ 250 sq. ft. of super built up area
4. ✘ 325 sq. ft. of super built up area

Question Number : 51 Question Id : 630680159966 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The traffic assignment technique where the traffic arranges itself in congested networks such that the journey time in all used routes between an Origin-Destination pair are equal and less than those that would be experienced in all unused routes. This is known as:

Options :

1. ✘ system equilibrium
2. ✘ all-or-nothing
3. ✔ user equilibrium
4. ✘ incremental

Question Number : 52 Question Id : 630680159967 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Utilisation of Transferable Development Rights is NOT permitted in which of the following zones?

Options :

1. ✔ Agricultural zone
2. ✘ Commercial zone
3. ✘ Residential zone
4. ✘ Industrial zone

Question Number : 53 Question Id : 630680159968 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following incentives does the Government of India give to Green buildings that have a four-star rating from GRIHA?

Options :

1. ✘ 3% incentive FSI on basic FSI
2. ✘ 7% incentive FSI on basic FSI
3. ✔ 5% incentive FSI on basic FSI
4. ✘ 10% incentive FSI on basic FSI

Question Number : 54 Question Id : 630680159969 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

What is the time limit for filing an appeal under Section 47 of the MRTTP Act from the date of communication of the order to the appellant?

Options :

1. ✘ 30 days
2. ✔ 40 days
3. ✘ 25 days
4. ✘ 90 days

Question Number : 55 Question Id : 630680159970 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

What is the minimum penalty amount to be paid for unauthorised development or for use otherwise than in conformity with the development plan?

Options :

1. ✔ ₹2,000/-
2. ✘ ₹5,000/-
3. ✘ ₹1,000/-
4. ✘ ₹1,500/-

Question Number : 56 Question Id : 630680159971 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Delhi Metro Rail is an example of a:

Options :

1. ✘ complete government funding
2. ✔ public private partnership
3. ✘ complete private funding
4. ✘ complete foreign funding

Question Number : 57 Question Id : 630680159972 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following is a model of Public-Private Partnership (PPP) used for infrastructure projects?

Options :

1. ✔ BOOT
2. ✘ BOLD
3. ✘ BPOT
4. ✘ Turn-Key

Question Number : 58 Question Id : 630680159973 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Neo-liberalism in the context of urban plan means:

Options :

1. ✘ urban development in the city is solely funded by the government
2. ✔ urban development is often done in public-private partnership and urban competition is emphasised so cities compete for investment
3. ✘ urban development in the city is solely funded by the private sector

4. ✘ urban development in the city is solely funded by the cooperatives

Question Number : 59 Question Id : 630680159974 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Building completion certificate is issued by:

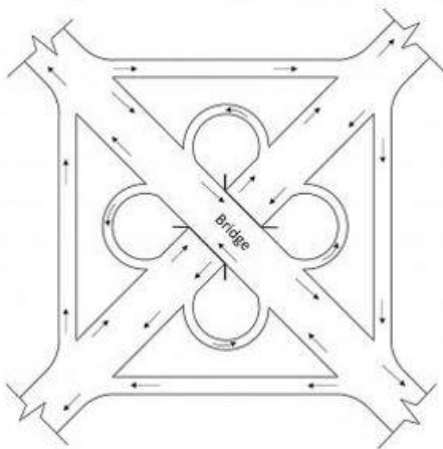
Options :

1. ✘ Chief Executive Officer of planning authority
2. ✔ Licensed architect/engineer for the building
3. ✘ Municipal engineer
4. ✘ Town Planning Officer of planning authority

Question Number : 60 Question Id : 630680159975 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Identify the following traffic interchange.



Options :

1. ✘ Directional
2. ✘ Trumpet
3. ✔ Clover-Leaf
4. ✘ Diamond

Question Number : 61 Question Id : 630680159976 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

A traffic volume study involves the measurement of the number and type of vehicles crossing a section of road per unit time at a selected period. Which period is NOT commonly adopted from the following?

Options :

1. ✘ Average Annual Daily Traffic (AADT)
2. ✘ Average Annual Weekday Traffic (AAWT)
3. ✔ Average Weekend Traffic (AWT)
4. ✘ Average Daily Traffic (ADT)

Question Number : 62 Question Id : 630680159977 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Identify the option that arranges the following road types in descending order of accessibility.

- (P) Arterial road
- (Q) Expressway
- (R) Collector road
- (S) Local street

Options :

1. ✘ Q-P-R-S
2. ✔ S-R-P-Q
3. ✘ S-P-R-Q
4. ✘ P-Q-S-R

Question Number : 63 Question Id : 630680159978 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following is the National Electronic Toll Collection System implemented by the National Payment Corporation of India in December 2019?

Options :

1. ✔ FASTag
2. ✘ e-Pass
3. ✘ E-ZPass
4. ✘ HashTag

Question Number : 64 Question Id : 630680159979 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following is NOT an example of a human-made disaster?

Options :

1. ✘ Terrorist attack
2. ✘ Tsunamis
3. ✘ Oil spill
4. ✔ Locust attack

Question Number : 65 Question Id : 630680159980 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

NDRF stands for:

Options :

1. ✘ National Disaster Relief Fund
2. ✘ National Disaster Response Fund
3. ✔ National Disaster Response Force
4. ✘ National Disaster Relief Force

Question Number : 66 Question Id : 630680159981 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The Ecosensitive Zone around the Kanger Valley National Park is located in which state?

Options :

1. ✘ Madhya Pradesh
2. ✔ Chhattisgarh
3. ✘ Uttarakhand
4. ✘ Gujarat

Question Number : 67 Question Id : 630680159982 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0 Negative Marks Display Text : 0.5

Correct Marks : 2 Wrong Marks : 0.5

Select the correct phases of disaster management.

Options :

1. ✔ Preparedness -> Response -> Recovery -> Mitigation
2. ✘ Mitigation -> Response -> Recovery -> Effectiveness
3. ✘ Information -> Response -> Solution -> Adaptation
4. ✘ Adaptation -> Response -> Recovery -> Preparedness

Question Number : 68 Question Id : 630680159983 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following areas has NOT been declared as an Eco-sensitive Zone under the provision of the Environment (Protection) Act 1986, in Maharashtra?

Options :

1. Mumbai Metropolitan region
2. Igatpuri region
3. Mahabaleshwar-Panchgani region
4. Matheran region

Question Number : 69 Question Id : 630680159984 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0 Negative Marks Display Text : 0.5

Correct Marks : 2 Wrong Marks : 0.5

The 74th Constitution Amendment refers to:

Options :

1. municipal councils
2. administrative arrangement for rural development
3. state finance commission
4. Panchayati raj

Question Number : 70 Question Id : 630680159985 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following structures is permitted in open space without counting FSI in the recreational open space?

Options :

1. Four-storey building
2. Detached toilet block
3. Swimming pool
4. Shops for daily needs

Question Number : 71 Question Id : 630680159986 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Municipal Area means the territorial area of a municipality as is notified by the:

Options :

1. Municipal Commissioner
2. Council of Minister
3. Municipal Council
4. Governor

Question Number : 72 Question Id : 630680159987 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0 Negative Marks Display Text : 0.5

Correct Marks : 2 Wrong Marks : 0.5

For how many years does the CAA specify the time-frame for the Panchayat and municipality from the date of appointment through the Article 243E of 73rd CAA and Article 243 U of 74th CAA?

Options :

1. 3
2. 10
3. 5
4. 1

Question Number : 73 Question Id : 630680159988 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following projects is NOT excluded from the purview of RERA?

Options :

- ✘ Where the area of land proposed to be developed does not exceed 500 m² or the number of apartments proposed to be developed does not exceed eight inclusive of all phases
- ✔ Where there is plotted development and the land falls under Non- Agricultural Land
- ✘ For the purpose of renovation or repair or re-development, which does not involve marketing, advertising, selling or new allotment of any apartment, plot or building, as the case may be
- ✘ Where the promoter has received completion certificate for a real estate project prior to commencement of RERA

Question Number : 74 Question Id : 630680159989 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following Acts imposes capping on vacant land in urban agglomerations with a view to bring about an equitable distribution of land in urban agglomerations to sub-serve the common good?

Options :

- ✔ Urban Land (Ceiling and Regulation) Act, 1976
- ✘ Model Town Planning Act, 1960
- ✘ Rent Control Act, 1918
- ✘ Land Acquisition Act, 1894

Question Number : 75 Question Id : 630680159990 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following is NOT an objective of MRTP Act, 1966?

Options :

- ✘ To make provision for development and land use in 'regions'
- ✔ For establishment of the State Legislature and its constituents
- ✘ To make provisions for developments of new towns by means of development authorities
- ✘ For compulsory acquisition of land for public purposes

Question Number : 76 Question Id : 630680159991 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Development authorities in Maharashtra are established under the provision of _____.

Options :

- ✘ 74th Constitutional Amendment Act
- ✔ Maharashtra Regional Town Planning Act, 1966
- ✘ Land Acquisition Act, 1894
- ✘ Maharashtra Municipal Corporations Act, 1949

Question Number : 77 Question Id : 630680159992 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

What are the different ways to access land for development?

Options :

- ✘ Land ownership
- ✔ Land acquisition
- ✘ Land encroachment
- ✘ Land leaving

Question Number : 78 Question Id : 630680159993 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The Right to Fair Compensation and Transparency in Land Acquisition, Resettlement, and Rehabilitation Act, 2013 is a unified legislation

for _____, _____ and rehabilitation.

Options :

1. ✓ compensation, resettlement
2. ✗ displacement, resettlement
3. ✗ compensation, displacement
4. ✗ compensation of livelihoods, displacement

Question Number : 79 Question Id : 630680159994 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

According to Land Acquisition, Rehabilitation and Resettlement Act 2013, when land is acquired for private companies for public purposes consent of a _____ minimum percentage of affected families is required before acquiring land.

Options :

1. ✗ 50%
2. ✗ 60%
3. ✗ 75%
4. ✓ 80%

Question Number : 80 Question Id : 630680159995 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

According to the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, when a land is acquired for urbanisation purposes, how much rehabilitation and resettlement entitlements would be given to each land-owning project-affected family?

Options :

1. ✗ Minimum 1 hectare of land
2. ✓ 20% of the developed land in proportion to the land acquired
3. ✗ 12.5 % of the developed land in proportion to the land acquired
4. ✗ 25% of the developed land in proportion to the land acquired

Question Number : 81 Question Id : 630680159996 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

What the period within which the Collector shall make an award from the date of publication of declaration under Section 19 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013?

Options :

1. ✗ 6 months
2. ✓ 12 months
3. ✗ 18 months
4. ✗ 24 months

Question Number : 82 Question Id : 630680159997 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

What is the time limit for filing an objection for any land notified under Section 11(1) from the preliminary notification under the Right to Fair compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013?

Options :

1. ✗ 30 days
2. ✓ 60 days
3. ✗ 45 days
4. ✗ 15 days

Question Number : 83 Question Id : 630680159998 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Under provision of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation And Resettlement Act 2013, the

date of determination of market value shall be:

Options :

1. ✘ the date of declaration of award under Section 25
2. ✘ the date of publication of the declaration under Section 19
3. ✔ the date of notification issued under Section 11
4. ✘ the date of publication of possession of land

Question Number : 84 Question Id : 630680159999 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Who has 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?

Options :

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. ✘ Civil Court

Question Number : 85 Question Id : 630680160000 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0 Negative Marks Display Text : 0.5

Correct Marks : 2 Wrong Marks : 0.5

Calculate the fair market value for a leasehold property with remaining lease period of 50 years (year's purchase is 10) and having net maintainable annual rent as ₹ 3,00,000?

Options :

1. ✔ ₹ 3,000,000
2. ✘ ₹ 1,000,000
3. ✘ ₹ 2,000,000
4. ✘ ₹ 6,000,000

Question Number : 86 Question Id : 630680160001 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following could explain a shift to the right of the supply curve for a land property?

Options :

1. ✘ The imposition of a tax on the land
2. ✘ A rise in firms' wage costs
3. ✘ A rise in the price of the land
4. ✔ A new supplier entering the market

Question Number : 87 Question Id : 630680160002 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which method of valuation is generally used for those properties that are not bought and sold in the market, and valuation is done for technical or accounts purposes only?

Options :

1. ✘ Residual method
2. ✘ Development method
3. ✔ Contractor's method
4. ✘ Comparative method

Question Number : 88 Question Id : 630680160003 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Calculate future value of ₹100/- invested at present after five years if the rate of interest is 10% per annum.

Options :

1. ✘ ₹160
2. ✔ ₹161
3. ✘ ₹165
4. ✘ ₹168

Question Number : 89 Question Id : 630680160004 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The sum which needs to be invested at the present time at a given rate of interest in order to accumulate ₹1 by the end of the given period of time is termed as:

Options :

1. ✔ present value of ₹1/-
2. ✘ remuneration fund
3. ✘ annual sinking fund
4. ✘ outgoing fund

Question Number : 90 Question Id : 630680160005 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

In valuation tables, how should we calculate the present value of the amount which when invested for 'n' years at 'i' interest per annum will accumulate to ₹1?

Options :

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

Question Number : 91 Question Id : 630680160006 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0 Negative Marks Display Text : 0.5

Correct Marks : 2 Wrong Marks : 0.5

A plot situated in an urban area, having a greater depth, is divided into three belts of valuation. The value of the portion of plot in the third belt is ₹300 per m². As per the belting method (if valuation adopted in our country), the value per m² of the part in the first and second belt would be _____ and _____, respectively.

Options :

1. ✘ ₹600 and ₹450
2. ✘ ₹450 and ₹ 600
3. ✔ ₹600 and ₹400
4. ✘ ₹400 and ₹600

Question Number : 92 Question Id : 630680160007 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The residual method of valuation is also called _____.

Options :

1. ✘ profit method

2. ✘ belting method
3. ✔ development method
4. ✘ contractor's method

Question Number : 93 Question Id : 630680160008 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The best method suited to valuation for a public hospital, which is a specialised property, will be:

Options :

1. ✘ development method
2. ✘ income capitalised method
3. ✔ contractor's method
4. ✘ comparable method

Question Number : 94 Question Id : 630680160009 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

One hectare of agricultural land has been given on lease till perpetuity at an annual rent of ₹10,000, to be paid at the end of each year. Net Present Value of the land parcel, assuming a discount rate of 5% per annum, is _____

Options :

1. ✘ ₹2,50,000
2. ✘ ₹2,25,000
3. ✘ ₹2,20,000
4. ✔ ₹2,00,000

Question Number : 95 Question Id : 630680160010 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The Municipal Corporation registers which value of property for analysing the municipal taxes to be collected from the owner?

Options :

1. ✘ Scrap value
2. ✘ Book value
3. ✔ Assessed value
4. ✘ Market value

Question Number : 96 Question Id : 630680160011 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Determine the present value of a building that was constructed 20 years ago at ₹60,000. The estimated life of the building is 60 years, at the end of which it will have 10% scrap value of its cost of construction. Depreciation is to be calculated by straight line method.

Options :

1. ✘ ₹44,000
2. ✘ ₹45,000
3. ✔ ₹42,000
4. ✘ ₹40,000

Question Number : 97 Question Id : 630680160012 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

Which of the following is an example of market failure?

Options :

1. ✔ Prices do not reflect the full social costs of production.
2. ✘ Prices rise so that consumers cannot afford to buy all the goods that they used to purchase.
3. ✘ Demand falls so that firms have to make workers redundant.
4. ✘ A firm goes out of business because it cannot find a market for its products.

Question Number : 98 Question Id : 630680160013 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

The rates stated in the Annual Statement of Rates pertain to the built up area. If the instrument mentions carpet area, how should it be valued?

Options :

1. ✓ Built up area = $1.2 \times \text{Carpet area}$

2. ✗ Built up area = $1.25 \times \text{Carpet area}$

3. ✗ Built up area = $\frac{\text{Carpet area}}{1.2}$

4. ✗ Built up area = $\frac{\text{Carpet area}}{1.25}$

Question Number : 99 Question Id : 630680160014 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0 Negative Marks Display Text : 0.5

Correct Marks : 2 Wrong Marks : 0.5

A contiguous land, admeasuring 2.5 ha, is earmarked in the Agricultural Zone of the sanctioned Regional Plan and is falling in the probable Non-Agricultural Zone in the Annual Statement (of Rates ASR). The rates given in the ASR for the said land are ₹1,500 per m² and ₹40 lakh per ha. Find the total value of the said 2.5 ha land on which the stamp duty is payable.

Options :

1. ✗ ₹128 lakh

2. ✗ ₹158 lakh

3. ✗ ₹178 lakh

4. ✓ ₹198 lakh

Question Number : 100 Question Id : 630680160015 Option Shuffling : Yes Is Question Mandatory : No Calculator : None Response Time : N.A Think Time : N.A Minimum Instruction Time : 0

Correct Marks : 2 Wrong Marks : 0.5

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

Options :

1. ✓ the value determined by the said bodies

2. ✗ the value mentioned in Annual Statements of Rates issued by the Chief Controlling Revenue Authority

3. ✗ the true valuation of that property by having recourse to local enquiry or extraneous evidence

4. ✗ the value determined by the District Court