

# 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.

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

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

**Question Number : 1 Question Id : 630680159265 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 'National Startup Awards' is an initiative of \_\_\_\_\_.

**Options :**

1. ✘ NITI Aayog
2. ✘ the Ministry of Skill Development & Entrepreneurship
3. ✔ the Ministry of Commerce and Industry
4. ✘ the Ministry of Micro, Small and Medium Enterprises

**Question Number : 2 Question Id : 630680159266 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 Indian Navy received two of 24, MH-60 'Romeo' multi-mission helicopters from \_\_\_\_\_.

**Options :**

1. ✘ France
2. ✘ Israel
3. ✔ United States of America
4. ✘ China

**Question Number : 3 Question Id : 630680159267 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 company is the first to obtain captive 5G spectrum directly to deploy solutions globally for the parent group?

**Options :**

1. ✘ Wipro
2. ✘ Infosys
3. ✘ Tech Mahindra
4. ✔ Larsen & Toubro

**Question Number : 4 Question Id : 630680159268 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 term 'Conurbation' is associated with:

**Options :**

1. ✘ the lifestyle of the city
2. ✘ the growth of urban population
3. ✘ the migration of urban people to the villages
4. ✔ a territorial growing together of two or more cities to form a continuous urban area

**Question Number : 5 Question Id : 630680159269 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 urban Geography 'Ghetto' refers to:

**Options :**

1. ✘ urban population
2. ✘ urban housing density
3. ✘ urban crime

4.  urban slum area

**Question Number : 6 Question Id : 630680159270 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 phenomenon of adjoining towns growing and merging together is known as:

**Options :**

1.  metropolis
2.  rurban
3.  agglomeration
4.  blending

**Question Number : 7 Question Id : 630680159271 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**

With reference to municipal revenue, 'devolution' is made based on the recommendation of the:

**Options :**

1.  central finance commission
2.  state finance commission
3.  state cabinet of ministers
4.  mayor of the municipal corporation

**Question Number : 8 Question Id : 630680159272 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**

PMAY (Urban) is implemented by which Ministry?

**Options :**

1.  Ministry of Urban Development
2.  Ministry of Housing and Urban Affairs
3.  Ministry of Finance
4.  Ministry of Parliament Affairs

**Question Number : 9 Question Id : 630680159273 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 scheme 'Smart Gram Yojana' of Maharashtra Government has been renamed after:

**Options :**

1.  Raosaheb Ramrao Patil
2.  Savitribai Phule
3.  Gopinath Munde
4.  Balasaheb Thackeray

**Question Number : 10 Question Id : 630680159274 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**

Shyama Prasad Mukherji Rurban Mission (SPMRM) was implemented by which Union Ministry?

**Options :**

1. ✘ Ministry of Urban Development
2. ✘ Ministry of Housing and Urban Affairs
3. ✔ Ministry of Rural Development
4. ✘ Ministry of Jal Shakti

**Question Number : 11 Question Id : 630680159275 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**

For the purpose of Shyama Prasad Mukherji Rurban Mission (SPMRM), Rurban areas refer to a cluster of how many villages?

**Options :**

1. ✘ 10-15 villages
2. ✔ 15-20 villages
3. ✘ 20-25 villages
4. ✘ 20-30 villages

**Question Number : 12 Question Id : 630680159276 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 city of Maharashtra received five star rating in Garbage Free City, by the Ministry of Housing and Urban Affairs, during 2019-20?

**Options :**

1. ✘ Nagpur
2. ✘ Nashik
3. ✘ Akola
4. ✔ Navi Mumbai

**Question Number : 13 Question Id : 630680159277 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 the RTI Act, which section mentions exemptions against furnishing information?

**Options :**

1. ✔ Section 8(1)
2. ✘ Section 8(2)
3. ✘ Section 4
4. ✘ Section 1(2)

**Question Number : 14 Question Id : 630680159278 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**

For matters involving the “Life and liberty” of a person, the time limit for the Public Information Officer to provide the information is \_\_\_\_\_.

**Options :**

1. ✘ 24 hours
2. ✔ 48 hours
3. ✘ 72 hours
4. ✘ 96 hours

**Question Number : 15 Question Id : 630680159279 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**

Which of the following is called the core of a city?

**Options :**

1. ✘ Sector
2. ✘ District
3. ✔ Central Business District
4. ✘ Nodes

**Question Number : 16 Question Id : 630680159280 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 is the author of the book ‘The City in History: Its Origins, Its Transformations, and Its Prospects’?

**Options :**

1. ✘ Edmund Bacon
2. ✔ Lewis Mumford
3. ✘ Jane Jacob
4. ✘ Kevin Lynch

**Question Number : 17 Question Id : 630680159281 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 propounded the theory that ‘There is no discernible link between planning and performance’?

**Options :**

1. ✔ Henry Mintzberg
2. ✘ Michael Porter
3. ✘ Milton Friedman
4. ✘ Gory Hamel

**Question Number : 18 Question Id : 630680159282 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 associated with the Land Suitability Analysis?

**Options :**

1. ✘ Arch GIS
2. ✘ Analytic Hierarchy Process
3. ✘ Rosetta
4. ✔ Ansys Fluent

**Question Number : 19 Question Id : 630680159283 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 full form of the term 'RADaR' used as a technique for Applied Research is:

**Options :**

1. ✔ Rapid and Rigorous Qualitative Data Analysis
2. ✘ Rapid and Rigorous Quantitative Data Analysis
3. ✘ Research on Rigorous Quantitative Data Analysis
4. ✘ Research on Rigorous Qualitative Data Analysis

**Question Number : 20 Question Id : 630680159284 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 is the largest city in the country having a population of 12 lakhs and B is the 2<sup>nd</sup> largest city, then according to Rank Size Rule, the population of city B shall be:

**Options :**

1. ✘ 4 lakhs
2. ✔ 6 lakhs
3. ✘ 8 lakhs
4. ✘ 10 lakhs

**Question Number : 21 Question Id : 630680159285 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 the Rank Size Rule is NOT applicable to a city, it is known as a/an:

**Options :**

1. ✘ underdeveloped city
2. ✘ high dense city
3. ✘ low dense city
4. ✔ primate city

**Question Number : 22 Question Id : 630680159286 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**

After Regional Plan has come into operation, its first revision shall be done after \_\_\_\_\_ years of its implementation.

**Options :**

1. ✘ 5
2. ✔ 10

3. ✖ 15

4. ✖ 20

**Question Number : 23 Question Id : 630680159287 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 town with a population of 40,000 has an average household size of 4. The number of occupied dwelling units is 8500 out of which 10% is dilapidated. The present housing shortage is:

**Options :**

1. ✖ 1500

2. ✖ 9150

3. ✔ 2350

4. ✖ 650

**Question Number : 24 Question Id : 630680159288 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 PPP Model, the major financial risk is borne by:

**Options :**

1. ✖ central government

2. ✖ state government

3. ✔ private party

4. ✖ public party

**Question Number : 25 Question Id : 630680159289 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**

How many states were selected by the central government for implementing the Light House Project (LHP)?

**Options :**

1. ✖ 03

2. ✖ 05

3. ✔ 06

4. ✖ 10

**Question Number : 26 Question Id : 630680159290 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 first state to submit State Annual Action Plan under the AMRUT scheme was:

**Options :**

1. ✔ Rajasthan

2. ✖ Maharashtra

3. ✖ Tamil Nadu

4. ✖ Uttar Pradesh

**Question Number : 27 Question Id : 630680159291 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 National Commission on Population is headed by the \_\_\_\_\_.

**Options :**

1. ✓ Prime Minister
2. ✘ Home Minister
3. ✘ Health Minister
4. ✘ Registrar General of India

**Question Number : 28 Question Id : 630680159292 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**

An applicant can file an appeal to the State Government within \_\_\_\_\_ days from the date of communication, in case development permission is refused by the Planning Authority under section 45 of the Maharashtra Regional and Town Planning Act, 1966.

**Options :**

1. ✘ 30
2. ✓ 40
3. ✘ 45
4. ✘ 90

**Question Number : 29 Question Id : 630680159293 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 Revision of the Development Plan submitted by the Planning Authority to the State Government is discussed under section \_\_\_\_\_ of the Maharashtra Regional and Town Planning Act, 1966.

**Options :**

1. ✘ 26 (1)
2. ✘ 30
3. ✘ 28 (4)
4. ✓ 38

**Question Number : 30 Question Id : 630680159294 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 area of a plot is  $600 \text{ m}^2$ . The maximum permissible FSI is 3.00 and the maximum ground coverage is 50%. Utilising full permissible ground coverage and assuming all floors of the same area, how many storeys can be built on the plot?

**Options :**

1. ✘ 3
2. ✘ 4
3. ✓ 6



4. ✘ 8

**Question Number : 31 Question Id : 630680159295 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 Tribunal of Appeal setup for a Town Planning Scheme in Maharashtra comprise of:

1. President
2. Arbitrator
3. Two Assessors
4. Representatives of Planning Authority

**Options :**

1. ✘ Only 1, 2, and 3
2. ✔ Both 1 and 3
3. ✘ Only 1, 2, and 4
4. ✘ 1, 2, 3, and 4

**Question Number : 32 Question Id : 630680159296 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 Maharashtra, the incremental contribution in Town Planning Scheme is the amount \_\_\_\_\_ of the total increments.

**Options :**

1. ✘ exceeding 50%
2. ✔ not exceeding 50%
3. ✘ exceeding 25%
4. ✘ not exceeding 25%

**Question Number : 33 Question Id : 630680159297 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 cost of Town Planning Scheme does NOT include:

**Options :**

1. ✔ legal expenses incurred by the persons affected
2. ✘ legal expenses incurred by the planning authority
3. ✘ compensation paid for land allotted for public purpose
4. ✘ remuneration of the arbitrator defrayed

**Question Number : 34 Question Id : 630680159298 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 Maharashtra, how much of built-up area for low cost housing is to be handed over to the State Government in lieu of concessions provided to a developer of a special township projects.

**Options :**

1. ✔ 10%

- 2. ✘ 20%
- 3. ✘ 30%
- 4. ✘ 40%

**Question Number : 35 Question Id : 630680159299 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 Assembly Technique?

**Options :**

- 1. ✘ Plot reconstitution
- 2. ✘ Town planning scheme
- 3. ✘ Land pooling
- 4. ✔ Transfer of development rights

**Question Number : 36 Question Id : 630680159300 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 for preparing a Town Planning Scheme for the adjoining area, lying within the jurisdiction of two separate Planning Authorities, then:

**Options :**

- 1. ✘ each planning authority makes its own scheme
- 2. ✘ planning authority which serves larger population is liable for making the scheme
- 3. ✘ planning authority where larger area falls is liable for making the scheme
- 4. ✔ state government forms a special planning authority for the scheme

**Question Number : 37 Question Id : 630680159301 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 Unified Development Control and Promotion Regulations (UDCPR), Maharashtra, no piece of land shall be used as a site for the construction of the building, if the entire site is within a distance of \_\_\_\_\_ from the mean high flood level of a wetland.

**Options :**

- 1. ✘ 200 m
- 2. ✘ 150 m
- 3. ✘ 100 m
- 4. ✔ 50 m

**Question Number : 38 Question Id : 630680159302 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 Maharashtra, the Authority after inspection of the work and after satisfying that there is no deviation from the sanctioned plans, shall issue an occupancy certificate or refuse to sanction the occupancy certificate within \_\_\_\_\_ days from the date of receipt of the said completion certificate.

**Options :**

- 1. ✘ 14

2. ✓ 21

3. ✘ 30

4. ✘ 45

**Question Number : 39 Question Id : 630680159303 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 model building bye-laws, Town and Country Planning Organisation (TCPO), 2016, the minimum vertical clearance from the electric supply lines up to 11,000 volts shall be \_\_\_\_\_.

**Options :**

1. ✘ 2.5 m

2. ✘ 2.7 m

3. ✓ 3.7 m

4. ✘ 4.2 m

**Question Number : 40 Question Id : 630680159304 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 currently functioning as the New Town Development Authority (NTDA) and Special Planning Authority (SPA) of the Government of Maharashtra?

**Options :**

1. ✘ Pune Metro Region Development Authority (PMRDA)

2. ✓ City and Industrial Development Corporation (CIDCO)

3. ✘ Maharashtra Industrial Development Corporation (MIDC)

4. ✘ Mumbai Metropolitan Region Development Authority (MMRDA)

**Question Number : 41 Question Id : 630680159305 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**

22.5% Scheme in Maharashtra is associated with:

**Options :**

1. ✘ Pune Metro Region Development Authority (PMRDA)

2. ✓ City and Industrial Development Corporation (CIDCO)

3. ✘ Maharashtra Industrial Development Corporation (MIDC)

4. ✘ Mumbai Metropolitan Region Development Authority (MMRDA)

**Question Number : 42 Question Id : 630680159306 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 Maharashtra Land Revenue Code 1966, taluka is supervised by:

**Options :**

1. ✘ Tahsildar

2. ✘ Naib Tahsildar

3. ✓ Tahsildar assisted by Naib Tahsildar

4. ✘ Collector

**Question Number : 43 Question Id : 630680159307 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 provisions relating to encroachment on Government Land are dealt with in \_\_\_\_\_ of Maharashtra Land Revenue Code 1966.

**Options :**

1. ✘ Section 19-22
2. ✘ Section 36-40
3. ✘ Section 45-48
4. ✔ Section 50-53

**Question Number : 44 Question Id : 630680159308 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 UDCPR, 2020, the existing street in a site plan shall be coloured with \_\_\_\_\_ colour in a blueprint, ammonia print and white plan.

**Options :**

1. ✔ green
2. ✘ green dotted
3. ✘ blue
4. ✘ thick black

**Question Number : 45 Question Id : 630680159309 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 UDCPR,2020, work proposed to be demolished in a site plan shall be hatched with \_\_\_\_\_ colour in a blueprint, ammonia print and white plan.

**Options :**

1. ✘ black
2. ✘ green
3. ✘ red
4. ✔ yellow

**Question Number : 46 Question Id : 630680159310 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 UDCPR, 2020, after the plan has been scrutinised and objections have been pointed out, the owner giving the application/notice for approval shall modify the plan, comply with the objections raised and resubmit it. The authority shall then grant or refuse the commencement certificate/building permit within \_\_\_\_\_ days from the date of resubmission.

**Options :**

1. ✘ 120
2. ✘ 90

3. ✓ 60

4. ✘ 30

**Question Number : 47 Question Id : 630680159311 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 UDCPR,2020, the commencement certificate/development permission approved by the authority shall remain valid for \_\_\_\_\_ years, from the date of its issue.

**Options :**

1. ✘ 2

2. ✘ 3

3. ✓ 4

4. ✘ 5

**Question Number : 48 Question Id : 630680159312 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 UDCPR, 2020, for Residential Development, the minimum width of an internal road in any layout or subdivision of land shall be \_\_\_\_\_ for a length of up to 150 m road.

**Options :**

1. ✘ 7.5 m

2. ✓ 9.0 m

3. ✘ 12.0 m

4. ✘ 15.0 m

**Question Number : 49 Question Id : 630680159313 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 UDCPR, 2020, for Group Housing Schemes, the minimum width of the internal road shall be \_\_\_\_\_ for a length of above 600 m road.

**Options :**

1. ✘ 7.5 m

2. ✘ 9.0 m

3. ✘ 12.0 m

4. ✓ 15.0 m

**Question Number : 50 Question Id : 630680159314 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 UDCPR, 2020, the site plan shall be submitted with an application for building permission drawn to a scale of \_\_\_\_\_ or more as may be decided by the Authority.

**Options :**

1. ✘ 1 : 50

2. ✘ 1 : 100

3. ✘ 1 : 200

4. ✔ 1 : 500

**Question Number : 51 Question Id : 630680159315 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 UDCPR, 2020, the width of Right of Way (RoW) for the National Highway, width inclusive of 12m. service roads on both sides to be considered while granting development permissions, unless indicated otherwise in the Development Plan/ Regional Plan/ Planning Proposal / TP Scheme, shall be \_\_\_\_\_.

**Options :**

1. ✘ 75 m

2. ✔ 60 m

3. ✘ 45 m

4. ✘ 50 m

**Question Number : 52 Question Id : 630680159316 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 UDCPR, 2020, the minimum plot area for Industrial use (other than service industries) is \_\_\_\_\_.

**Options :**

1. ✘ 250 m<sup>2</sup>

2. ✔ 300 m<sup>2</sup>

3. ✘ 500 m<sup>2</sup>

4. ✘ 550 m<sup>2</sup>

**Question Number : 53 Question Id : 630680159317 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**

Any person aggrieved by an order passes by the authority under section \_\_\_\_\_ of MRTP Act 1966, may prefer an appeal to the State Government.

**Options :**

1. ✘ 124 G

2. ✘ 124 H

3. ✔ 124 E

4. ✘ 124 A

**Question Number : 54 Question Id : 630680159318 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 as a result of an appeal order, the assessment is enhanced, the appellant is entitled to get the refund amount with an interest at the rate of \_\_\_\_\_ per annum.

**Options :**

1. ✘ 15%

2. ✓ 18%

3. ✘ 20%

4. ✘ 11%

**Question Number : 55 Question Id : 630680159319 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 MRTP Act 1966, for the purpose of assessing the development charges, the user of the land and building, shall be classified under \_\_\_\_\_ categories.

**Options :**

1. ✘ 3

2. ✓ 4

3. ✘ 5

4. ✘ 6

**Question Number : 56 Question Id : 630680159320 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 states that ‘No development charge shall be levied on the institution of use or of change of use, or development of, any land or building vested in or under the control or possession of the Central or State Government or of any local authority’?

**Options :**

1. ✓ 124 F (1)

2. ✘ 124 G

3. ✘ 124 H

4. ✘ 124 I

**Question Number : 57 Question Id : 630680159321 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**

Gantt Chart is a tool used in project management for developing:

**Options :**

1. ✓ project schedule

2. ✘ project cost control

3. ✘ project schedule and cost control

4. ✘ project organisational structure

**Question Number : 58 Question Id : 630680159322 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 project management, a project should be implemented if the value of Benefit Cost Ratio (BCR) is:

**Options :**

1. ✓ 1.5

2. ✘ 0.75

- 3. ✘ 0.5
- 4. ✘ 0.25

**Question Number : 59 Question Id : 630680159323 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 PCU value of a large bullock cart?

**Options :**

- 1. ✔ 8
- 2. ✘ 6
- 3. ✘ 3
- 4. ✘ 9

**Question Number : 60 Question Id : 630680159324 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 typical four-legged intersection of two way – two lane roads of the same hierarchy has \_\_\_\_\_ number of diverging conflict points.

**Options :**

- 1. ✘ 32
- 2. ✔ 8
- 3. ✘ 16
- 4. ✘ 12

**Question Number : 61 Question Id : 630680159325 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 is NOT a part of the core principles of TOD?

**Options :**

- 1. ✘ High density development
- 2. ✘ Mixed land use
- 3. ✔ High value of land
- 4. ✘ Pedestrian oriented

**Question Number : 62 Question Id : 630680159326 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 method of origin and destination survey?

**Options :**

- 1. ✘ Return post card method
- 2. ✘ Roadside traffic survey
- 3. ✔ Trapezoidal method
- 4. ✘ Tag on the vehicle method.



**Question Number : 63 Question Id : 630680159327 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 National Environment Policy in India was implemented in the year:

**Options :**

1. ✘ 2003
2. ✘ 2004
3. ✘ 2005
4. ✔ 2006

**Question Number : 64 Question Id : 630680159328 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 Brunt land commission is associated with:

**Options :**

1. ✘ the world commission on economic growth
2. ✘ the world commission on worldwide neo-liberal reform
3. ✔ the world commission on environment and development
4. ✘ the world commission on trade and development

**Question Number : 65 Question Id : 630680159329 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 Headquarter of the Intergovernmental Panel on Climate Change (IPCC) is located in:

**Options :**

1. ✘ New York
2. ✘ Prague
3. ✘ Paris
4. ✔ Geneva

**Question Number : 66 Question Id : 630680159330 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 the Environmental Impact Assessment (EIA) notification on 14th September 2006, preparation of EIA is NOT required for the projects falling in the:

**Options :**

1. ✘ Category 'A' Projects
2. ✘ Category 'B' Projects
3. ✘ Category 'B<sub>1</sub>' Projects
4. ✔ Category 'B<sub>2</sub>' Projects

**Question Number : 67 Question Id : 630680159331 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 reservation for SC-ST according to their population in a municipal area is regulated through:

**Options :**

1. ✘ Article 243 J
2. ✘ Article 243 Q
3. ✔ Article 243 T
4. ✘ Article 243 P

**Question Number : 68 Question Id : 630680159332 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 which institution are the executive and deliberative functions separated?

**Options :**

1. ✔ Municipal Corporation
2. ✘ Municipal Council
3. ✘ Cantonment Board
4. ✘ Notified Area Committee

**Question Number : 69 Question Id : 630680159333 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 resolution is known as the 'Magna Carta of Local Self-Government' in India?

**Options :**

1. ✘ Lord Mayo's resolution
2. ✔ Lord Ripon's resolution
3. ✘ RD Oldham's resolution
4. ✘ WM Davis's resolution

**Question Number : 70 Question Id : 630680159334 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 system of democratic decentralisation was recommended by which committee?

**Options :**

1. ✘ LM Singhvi Committee
2. ✘ Dantwala Committee
3. ✔ Balwant Rai Mehta Committee
4. ✘ Ashok Mehta Committee

**Question Number : 71 Question Id : 630680159335 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 Constitution of Regional Planning Boards is dealt in \_\_\_\_\_ of the Maharashtra Regional Town Planning Act (MRTP), 1966

**Options :**

1. ✘ Section 12
2. ✘ Section 9
3. ✔ Section 4
4. ✘ Section 2

**Question Number : 72 Question Id : 630680159336 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**

Section 25 of the Maharashtra Regional Town Planning Act (MRTP), deals with the \_\_\_\_\_

**Options :**

1. ✘ election of the members of the urban local body
2. ✘ interim development plans
3. ✘ disbursement of the funds received
4. ✔ preparation of existing-land-use map

**Question Number : 73 Question Id : 630680159337 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 Maharashtra Regional and Town Planning Act, 1966, the possession of land from the landowner may take place before the implementation of the town planning scheme, only in case of:

**Options :**

1. ✘ there is an interest of the town planning authorities
2. ✔ the land is to be used for public interest
3. ✘ change in use of the land without the approval from the competent authority
4. ✘ part and parcel of the land is disputed

**Question Number : 74 Question Id : 630680159338 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 land revenue assessed by the Collector, as per Maharashtra Land Revenue Code 1966, is fixed for a maximum period of:

**Options :**

1. ✘ 5 years
2. ✘ 10 years
3. ✘ 30 years
4. ✔ 99 years

**Question Number : 75 Question Id : 630680159339 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 Maharashtra Land Revenue Code, 1966, the powers of the Collector have already been vested with the:

**Options :**

1. ✘ District Commissioner

2. ✓ Sub Divisional Officer
3. ✘ Circle Officer
4. ✘ Block Development Officer

**Question Number : 76 Question Id : 630680159340 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**

Chapter XV of Maharashtra Municipal Corporations Act, 1949, is associated with the:

**Options :**

1. ✘ water supply
2. ✘ sewerage and drainage
3. ✓ building regulations
4. ✘ solid waste management

**Question Number : 77 Question Id : 630680159341 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**

For altering the extent and limits of municipal area, the \_\_\_\_\_ is the competent authority.

**Options :**

1. ✘ central government
2. ✓ state government
3. ✘ municipality itself
4. ✘ district collector

**Question Number : 78 Question Id : 630680159342 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**

After how many years from the date of taking over the possession, if the project does NOT start, the land acquired has to be returned to the original owner?

**Options :**

1. ✘ 3 years
2. ✓ 5 years
3. ✘ 7 years
4. ✘ 10 years

**Question Number : 79 Question Id : 630680159343 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 LARR 2013 deals with the "Publication of preliminary notification and power of officers thereupon" for land acquisition?

**Options :**

1. ✘ Section 09
2. ✓ Section 11
3. ✘ Section 15

4. ✘ Section 37

**Question Number : 80 Question Id : 630680159344 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 determines the market value of land under the LARR Act 2013?

**Options :**

1. ✔ Collector
2. ✘ Circle officer
3. ✘ Tehsildar
4. ✘ Municipal Commissioner

**Question Number : 81 Question Id : 630680159345 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**

While calculating the compensation of the land during acquisition, which of the following issues is NOT taken into account?

**Options :**

1. ✘ Fair compensation
2. ✘ Transparency
3. ✔ Public health
4. ✘ Resettlement and rehabilitation

**Question Number : 82 Question Id : 630680159346 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**

With reference to the LARR Act 2013, what is the meaning of the term 'Solatium'?

**Options :**

1. ✘ The judicial powers of collector during the process of acquisition
2. ✘ The power of the state to acquire land
3. ✘ The inalienable right of owners to land
4. ✔ The payment provided to landowners in addition to compensation

**Question Number : 83 Question Id : 630680159347 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 'Rehabilitation and Resettlement Committee' is formed when the land to be acquired by government is equal to or more than:

**Options :**

1. ✘ 50 acres
2. ✘ 75 acres
3. ✘ 80 acres
4. ✔ 100 acres

**Question Number : 84 Question Id : 630680159348 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 land is the subject matter of the:

**Options :**

1. ✓ state government
2. ✗ central government
3. ✗ urban local body
4. ✗ owner of the land

**Question Number : 85 Question Id : 630680159349 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 method of valuation based on 'profit' is most suitable for:

**Options :**

1. ✗ residential property
2. ✓ commercial property
3. ✗ industrial property
4. ✗ institutional property

**Question Number : 86 Question Id : 630680159350 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 is the 'non-irrigated land but is otherwise cultivable' in Maharashtra?

**Options :**

1. ✗ Bagayat
2. ✓ Jirayat
3. ✗ Sanad
4. ✗ Lavani Patta

**Question Number : 87 Question Id : 630680159351 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 for valuation of a 'Temple', which is a specified property is:

**Options :**

1. ✓ contractor's method
2. ✗ income capitalization method
3. ✗ development method
4. ✗ belting method

**Question Number : 88 Question Id : 630680159352 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 purpose of valuation?

**Options :**

1. ✘ Tax fixation
2. ✔ Safety charges
3. ✘ Purchase for investment or for occupation
4. ✘ Rent fixation

**Question Number : 89 Question Id : 630680159353 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 leasehold property is to produce a net annual income of ₹1,00,000 for the next 20 years. The owner expects a return of 10% on his capital and also sets apart a sinking fund instalment to accumulate at 5% annually to replace the capital. What will be the value of the property if Year's Purchase (Y.P) can be assumed as 10.567?

**Options :**

1. ✔ ₹10,56,700
2. ✘ ₹1,05,670
3. ✘ ₹10,567
4. ✘ ₹1,05,67,000

**Question Number : 90 Question Id : 630680159354 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 Present Value of the right to receive ₹10,000, after 5 years if the rate of interest is 6% per annum?

**Options :**

1. ✘ ₹6,455
2. ✔ ₹7,472
3. ✘ ₹7,742
4. ✘ ₹8,569

**Question Number : 91 Question Id : 630680159355 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 the original lease holder sublets the property under lease at a lower rent than the original rate, the rent of the lease is known as Head Rent:

**Options :**

1. ✔ improved rent
2. ✘ modified rent
3. ✘ revised rent
4. ✘ updated rent

**Question Number : 92 Question Id : 630680159356 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 value of property recorded in the register of a municipality in order to determine the amount of municipal taxes to be collected from the owner of the property is the:

**Options :**

1. ✘ municipal tax value
2. ✘ book value
3. ✘ potential value
4. ✔ assessed value

**Question Number : 93 Question Id : 630680159357 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 loss of value of an asset due to accident is called:

**Options :**

1. ✘ physical depreciation
2. ✘ functional depreciation
3. ✔ contingent depreciation
4. ✘ absolute depreciation

**Question Number : 94 Question Id : 630680159358 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 whose owner is in absolute possession of the property, and the owner can utilize the same in any manner he likes subject to the rules and regulations of Government and local authorities is known as:

**Options :**

1. ✘ leasehold property
2. ✘ saleable property
3. ✔ freehold property
4. ✘ absolute property

**Question Number : 95 Question Id : 630680159359 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**

Which of the following statements in relation to valuation of a building is FALSE?

1. Valuation is done either for buying or selling of the property.
2. By conducting valuation the future value of the property is determined.
3. Valuation is done for rent fixation or mortgaging.

**Options :**

1. ✔ Only 2
2. ✘ Only 1
3. ✘ Both 1 and 3
4. ✘ Only 3

**Question Number : 96 Question Id : 630680159360 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 rents is the maximum permissible rent for a building in a state which can be challenged in a court of law?

**Options :**

1. ✓ Standard rent
2. ✗ Fair rent
3. ✗ Rack rent
4. ✗ Lease rent

**Question Number : 97 Question Id : 630680159361 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 the sinking fund coefficient for a given life of the property is 0.05 and the rate of interest is 15%, then the value of the Year's Purchase will be:

**Options :**

1. ✗ 20
2. ✗ 10
3. ✓ 5
4. ✗  $\frac{1}{5}$

**Question Number : 98 Question Id : 630680159362 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 the annual percentage depreciation of a property using the constant percentage method if the purchase cost is ₹12,000 and scrap value is ₹3000 and the life of the property is 4 years.

**Options :**

1. ✗ 2.93%
2. ✓ 29.3%
3. ✗ 70%
4. ✗ 7%

**Question Number : 99 Question Id : 630680159363 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 capital sum required to be invested in order to receive a net annual income as an annuity of ₹1 at a certain rate of interest is called:

**Options :**

1. ✗ sinking fund
2. ✗ capitalised value
3. ✗ book value
4. ✓ year's purchase

**Question Number : 100 Question Id : 630680159364 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 residential building is constructed at a cost of ₹1,75,000. The total outgoing including the sinking fund is ₹11,500 per annum. If the owner desires a 5% return on construction, then the gross monthly rent of the property is:

**Options :**

1. ✘ ₹730.00
2. ✔ ₹1,687.50
3. ✘ ₹8,750.00
4. ✘ ₹20,250.00