

# सहायक संचालक, नगर रचना, गट- अ (राजपत्रित) नगर विकास विभाग

दर्जा : पदवी

एकूण गुण : २००

माध्यम : इंग्रजी

एकूण प्रश्न : १००

प्रश्नपत्रिकेचे स्वरूप : वस्तुनिष्ठ

वेळ : एक तास

परीक्षेचे स्वरूप :- परीक्षा ऑनलाईन घेण्यात येईल

## अभ्यासक्रम

नगररचना व मुल्यांकन विषयक घटक (विषय सांकेतांक - 922) या विषयामध्ये  
खालील घटक व उपघटकांचा समावेश

1. जागतिक तसेच भारतातील चालू घडामोडी

राजकीय, औद्योगिक, आर्थिक, सामाजिक, शैक्षणिक, भौगोलिक, खगोलशास्त्रीय, सांस्कृतिक, वैज्ञानिक, इत्यादी.

2. माहितीचा अधिकार कायदा -२००५

3. Faculty of Science & Engineering

(1) **Scientific Knowledge:-** Nature of Science, Pre-suppositions of Science, Scientific method.

(2) **Modernisation and Science:-** What is Modernisation (Definition of Modernisation ), Type and Nature of Modernisation, Modernisation and Indian Society (Problems and remedies)

(3) **Scientific and Technological Developments (The World over, particularly in India)**

(4) **Effects of Technological Developments on Urban and Rural Life**

(5) **Various Indian Problems And Their Scientific Solutions :-**

**For Example** - Energy problem, Foodgrains problem, Population problem, Environment Problem, Educational problem, Housing problem, Transport problem, Communication problem, Public Health problem etc.

## **SECTION (I) : PLANNING**

### **01. Theoretical Aspects of Planning :**

- A) Theories governing the Urban Land use Planning, Site Planning, Neighbourhood Planning, Hierarchy of Central Places, zoning, Development Control regulations.
- B) Economic Aspects of Planning.
- C) Demographic projections & methods
- D) Transportation studies, Origin & Destination, Traffic volume survey, modal split.
- E) Industrial Location & Impact assessment
- F) Environmental study & E.I.A. (Environmental Impact Assessment)
- G) Plan Preparation
- H) Study of Urbanization Trends at National and State level.

### **02. Preparation of Regional Plan :**

- A) Need & contents of regional plan
- B) Regional Delimitation
- C) Surveys necessary for Regional plan
- D) Analysis & projection
- E) Alternative plans
- F) Implementation
- G) Necessary steps for starting and ending the process of Regional Planning
- H) Relation with the state plan and surroundings
- I) Metropolitan Area Plans as per 74<sup>th</sup> Constitutional Amendment
- J) Special Township Projects

### **03. Development Plans :**

- A) Legal and administrative processes to initiate preparation of Development Plans
- B) Types of Surveys, durations etc.
- C) Analysis and projections
- D) Planning alternatives goals and objectives & Public Participation
- E) Financial aspects and implementation
- F) Major plans and reports needed for Development Plans
- G) Relation with R.P.

- H) Contents of D.P. (Section 22) - including reservation of sites and Development Control regulations
- I) Modifications (Section 37) purchase notice (Section 49), Notice under Section 127 and appeal (Section 47)

**04 Town Planning Schemes :**

- A) Legal Provisions
- B) Need for T.P. schemes
- C) Terms and concepts - Arbitrator, Tribunal of Appeal, Original Plot, Final Plot, Incremental Contribution
- D) Rational behind charging of incremental contribution
- E) Relation with D.P. & R.P.

**05 Development Control :**

- A) D.C. Regulations
- B) Development charge and concept behind it
- C) Provisions of appeal
- D) Factors to be considered while granting development permission.
- E) Provisions for Action against unauthorised Development
- F) Revocation of Development Permission

**06 Acts & Rules :**

- A) MRTP Act 1966 (with latest amendments)
- B) L.A. Act 1894
- C) Bombay Provincial Municipal Corporation Act 1949
- D) Maharashtra Municipal Council Act, 1965
- E) MLR Code 1965
- F) Bombay Stamp Act 1958
- G) Constitutional Amendments Regarding Town Planning
- H) Special Economic Zones Act 2005

## **SECTION (II) : VALUATION & LAND ACQUISITION**

### **07 Theoretical Aspects of Land Valuation :**

- A) Definition
- B) Various purposes of Valuation
- C) Special characteristics of landed property
- D) Supply of landed property and factors affecting it
- E) Demand for landed property and factors affecting it
- F) Interests in landed property
- G) Market Value
- H) Statutory valuations and non-statutory valuations

### **08 Valuation of Lands and Buildings :**

- A) The Direct comparison or Comparative method
- B) The Contractors method and its weaknesses
- C) The Profit Method
- D) The Residual method
  - i)When to be used
  - ii)Latent value
  - iii)Coat of Development
- E) Income Capitalization method
  - i)Investment
  - ii)Year's Purchase - Single Interest Y.P. and Double Interest Y.P.
  - iii)Estimation of Gross income, outgoings and Net income
  - iv)Rates of Interest for years purchase
  - v)Advantages of Investment in landed property
  - vi) Disadvantages of Investment in landed property
  - vii) Yield and its relationship with price
  - viii)Factors governing investment
- F) Valuation of leasehold properties- Apportionment of interest of lessor and lessee

**09 Rental Value and its Estimation :**

- A) Rent
- B) Demand factors affecting rental value
- C) Supply factors affecting rental value
- D) Methods of estimating rental value
- E) Outgoings
- F) Sinking Fund
- G) Rating

**10 Acquisition of Land and Building :**

- A) Need of compulsory acquisition - Eminent Domain
- B) Procedure of Land Acquisition under L.A. Act 1894
- C) Functions of Land Acquisition Officer
- D) Factors to be taken into account while estimating the compensation
- E) Factors which are not to be taken into account while estimating the compensation
- F) Urgency Clause
- G) Withdrawal of acquisition
- H) Latest proposed Amendments
- I) Various other Acts in Maharashtra for acquisition and method of estimating compensation under those Acts