

૧.	ગુજરાતની ભૌગોલિક, આર્થિક અને સામાજિક ભૂગોળ
૨.	ગુજરાતનો સાંસ્કૃતિક વારસો - સાહિત્ય, કલા, ધર્મ, અને સ્થાપત્યો
૩.	ભારતની ભૂગોળ-ભૌગોલિક, આર્થિક, સામાજિક, ખેતી, કુદરતી સંશાધનો અને વસતી અંગેની બાબતો
૪.	વિશ્વ ભૂગોળની સામાન્ય ભૌગોલિક માહિતી
૫.	<p><u>ભારતનું બંધારણ</u></p> <ol style="list-style-type: none"> <li>૧) આમુખ</li> <li>૨) મૂળભૂત અધિકારો અને ફરજો</li> <li>૩) રાજ્ય નીતિના માર્ગદર્શક સિદ્ધાંતો</li> <li>૪) સંસદની રચના</li> <li>૫) રાષ્ટ્રપતિની સત્તા</li> <li>૬) રાજ્યપાલની સત્તા</li> <li>૭) ન્યાયતંત્ર</li> <li>૮) અનુ, જાતિ, જનજાતિ અને સામાજના પછાત વર્ગો માટેની જોગવાઈઓ</li> <li>૯) એટર્ની જનરલ</li> <li>૧૦) નીતિ આયોગ</li> <li>૧૧) પંચાયતી રાજ.</li> <li>૧૨) નાણા પંચ.</li> <li>૧૩) બંધારણીય સંસ્થાઓ - ભારતનું ચૂંટણી પંચ, સંઘ લોક સેવા આયોગ, રાજ્ય સેવા આયોગ, કોમ્પ્ટ્રોલ અને ઓડિટ જનરલ.</li> </ol>
૬.	ભારતની અર્થવ્યવસ્થા.
૭.	ભારતનો ઇતિહાસ
૮.	સામાન્ય વિજ્ઞાન, પર્યાવરણ તથા ઇન્ફર્મેશન એન્ડ કોમ્યુનિકેશન
૯.	સામાન્ય બૌદ્ધિક ક્ષમતા કસોટી
૧૦.	ખેલ જગત
૧૧.	માહિતી (મેળવવાનો) અધિકાર અધિનિયમ, ૨૦૦૫
૧૨.	<p><u>ગુજરાતી વ્યાકરણ</u></p> <ol style="list-style-type: none"> <li>૧) જોડણી</li> <li>૨) સમાનાર્થી- વિરુદ્ધાર્થી શબ્દો</li> <li>૩) સંધિ</li> <li>૪) સમાસ</li> <li>૫) રૂઢિપ્રયોગ અને કહેવતો</li> </ol>
૧૩.	<p><u>English Grammar</u></p> <ol style="list-style-type: none"> <li>૧) Tenses, Gerund and Participles</li> <li>૨) Agreement between Verb and Subject, order of words, punctuations etc.</li> <li>૩) Usage of Articles, Nouns, Pronouns, Adjectives, Prepositions, Auxiliaries, Conjunctions and Question Tag etc.</li> <li>૪) Idioms and Phrasal Verbs.</li> <li>૫) Active and Passive Voice.</li> <li>૬) Common Errors of Usage.</li> </ol>
૧૪.	પ્રાદેશિક, રાષ્ટ્રીય અને આંતરરાષ્ટ્રીય મહત્વના બનાવ.

**SYLLABUS FOR CHIEF TOWN PLANNER, ADDL. CHIEF TOWN PLANNER,  
SR. TOWN PLANNER AND TOWN PLANNER (CLASS-I)**

**Weightage 60%**

**PART - 1 URBAN PLANNING**

- (i) **Definition; Scope and Operation of Town and Country Planning.**
- (ii) **Planning, Process and Planners skill in the field of Planning.**
- (iii) **Visual Presentation of Planning Problem and proposals :**
  - a) Maps and Diagrams;
  - b) Methods of three dimensional presentation.
  - c) Reproduction of Drawings.
- (iv) **Regional Planning**
  - a) Definition;
  - b) Distribution and sizes of settlements;
  - c) Factors in Regional Planning e.g. coastal, tribal , High density special zone;
- (v) **Regional Surveys:**
  - a) Preliminary;
  - b) Physical factors;
  - c) Socio-economic factors;
- (vi) **Preparation of Regional Plans:**
  - a) Content;
  - b) Presentation;
  - c) Phases and methods of implementation
- (vii) **Planning of Towns and cities**
  - a) Growth and change;
  - b) Texture and street pattern;
  - c) Distribution of land uses;
  - d) Town Planning Theories;
  - e) The current situation;
  - f) The Planning Balance sheet
- (viii) **Local Surveys :**
  - a) Land Use survey;
  - b) Density survey;
  - c) Age and condition of Buildings;
  - d) Factors limiting Development;
  - e) Catchment areas;
  - f) Relationship of place of work and Tenure;
  - g) Traffic Census;
  - h) Research and Social Survey;
  - i) Detailed survey;
- (ix) **Preparation of Development Plans:**
  - a) Definition;
  - b) Introductory;
  - c) Stage of preparation;
  - d) Presentation;

- e) Report
- (x) **Preparation of Town Planning Schemes:**
  - a) Definition;
  - b) Method of preparing Draft Town Planning Schemes;
  - c) Role of Town Planning Department, Local Authority, Government and people at various stages of town planning schemes;
  - d) Duties and functions of Town Planning Officer;
  - e) Implementation process by way of Town Planning Schemes.
- (xi) **Urban Policy :**
  - a) National Urban Policy
  - b) Five Year plans
  - c) Habitate policy / Heritage policy
  - d) New Township
- (xii) **Development Control And Planning Regulations :**
  - a) General;
  - b) Zoning Regulations;
  - c) Building Byelaws and Regulations;
  - d) Regulations for special structures;
  - e) Regulations for preparation of natural hazards, earthquake, cyclone, flood etc.
  - f) Ribbon Development Rules;
- (xiii) **Residential Accommodation, Density and Layout:**
- (xiv) **Residential Neighbourhood Unit:**
- (xv) **Commercial Areas:**
  - a) Location, space needs and layout;
  - b) Town Centre;
  - c) Neighbourhood Centre;
  - d) District Centre;
  - e) Local Commercial Areas;
- (xvi) **Industrial Areas :**
  - a) Location;
  - b) Space needs;
  - c) Layout;
- (xvii) **Public and Semi-public Areas:**
- (xviii) **Transport System :**
  - a) General;
  - b) Roads and their hierarchy;
  - c) Traffic Surveys;
  - d) Technical Consideration in design of roads;
  - e) Preparation of Traffic improvement schemes;
  - f) Traffic Operation Plan;
  - g) Comprehensive Traffic and Transportation Plan.

**SYLLABUS FOR CHIEF TOWN PLANNER, ADDL. CHIEF TOWN PLANNER,  
SR. TOWN PLANNER AND TOWN PLANNER (CLASS-D)**

**PART - II VALUATION OF PROPERTIES**

**Weightage 10%**

1. Value, Theories of Value, Market Value, Rent
2. Security, Year's Purchase, Interest.
3. Sales, evidence of Values, offers.
4. Methods of Valuation :
  - a) Rental Method;
  - b) Land and Building Method;
  - c) Development Method;
  - d) Hypothetical Method;
  - e) Other Methods
5. Valuation of Building Estates;
6. Valuation of Leasehold Interest
7. Construction, Application and use of Valuation Tables;
8. Various purpose of Valuation under different status.
9. Preparation of Valuation Report, Maps, presentation of sales etc.
10. Preparation and scrutiny of Land Acquisition Award as per Land Acquisition Act, 1894.

**SYLLABUS FOR CHIEF TOWN PLANNER, ADDL. CHIEF TOWN PLANNER,  
SR. TOWN PLANNER AND TOWN PLANNER (CLASS-I)**

**Weightage 30%**

**PART - III LEGISLATION**

- (A) (i) The Gujarat Town Planning & Urban Development Act 1976. (As modified from time to time) & Gujarat Town Planning & Urban Development Rules 1979
- (ii) Land Acquisition Act. 1894 (As modified from time to time).
- (B) Acts related to the working of Town Planning and Valuation Department.  
Note :- Relevant sections of the following Acts shall be included.
- (i) The Gujarat Municipality Act 1963, Section No.4, 69, 87, 91-D, 99 to 117, 146 to 150, 151 to 159, 175, 185, 258, 259, 272, 275
- (ii) The Bombay Provincial Municipal Corporation Act 1948 section 3, 4, 5, 76 to 81, 129 to 141, 202 to 233, 253 to 283, 284A to 284T, 372 to 375, 453, 458 to 464.
- (iii) The Bombay Land Revenue Code 1879 ( as amended from time to time) section 37 to 39/A, 45 to 48, 83 to 86, 105, 106, 117G, 126 to 134.
- (iv) The Bombay Land Revenue Rule 1921 (As amended from time to time) Rules 42, 43, 43A, 43B, 45, 46, 47, 47A, 80A, 80B, 81, 82, 82A, 84 to 86, 86A, 87, 87A, 87B, 90, 99, 101, 104.
- (v) Guideline of NUIS, JNURM, UISSDMT, SEZ, CRZ
- (vi) Constitution Amendment - 73 and 74