

नगर रचनाकार, गट-अ (राजपत्रित), महाराष्ट्र नगर रचना व मुल्यनिर्धारण सेवा,

Town Planner, Group-A. (Gazetted)

Maharashtra Town Planning And Valuation Service

सहायक नगर रचनाकार, श्रेणी-१ (गट-ब) (राजपत्रित),

महाराष्ट्र नगर रचना व मुल्यनिर्धारण सेवा

Assistant Town Planner, Grade-I (Group-B) (Gazetted) Maharashtra

Town Planning And Valuation Service

Stages of Exam : 1) Written Exam – 200 Marks

2) Interview – 50 Marks

-: Scheme of Examination :-

Subject & Code No.	Medium	Marks	No. of Questions	Duration	Level	Nature of Paper
Related to the Subject (Code No. - 105)	English	200	100	1hour	Degree	Objective type

Final merit list will be prepared by considering the marks obtained in written test and interview.

-: Syllabus :-

Sr. No.	Topics and Sub-topics
1.	Current events of national and international importance - Political, Industrial, Economic, Social, Educational, Geographical, Astronomical, Cultural, Scientific, etc.
2.	Right to Information Act,2005
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, Food grains problem, Population problem, Environment Problem, Educational problem, Housing problem, Transport problem, Communication problem, Public Health problem etc.
Section - A - Planning	
1.	Regional Plan (R.P)
	Need of contents of Regional Plan
	Regional Delimitation
	Surveys necessary for Regional Plan
	Analysis and Projections
	Necessary Steps for starting and ending the process of Regional Planning
	Relation with the State plan and surroundings

	2.	Development Plan (D.P)
		Surveys, types, duration etc.
		Analysis and Projections
		Demographic Projections
		Goals and objectives, Public Participation
		Implementation and Financial Aspects.
		Delineation
		Relation with R.P.
		Content of DP and Planning norms
		Modifications, purchase notice
		Legal and Administrative process to start D.P.
	3.	Town Planning Scheme
		Concept of T.P.S
		Legal Provision
		Relation with D.P.
		Original Plot, Final Plot, Semi-final Plot
		Incremental Contribution (Betterment charge)
		Rational for charging Incremental Contribution
		Function of Arbitrator
		Advance Possession
		Amenities, Partially beneficial
		Cost of Scheme
	4.	Building Permission
		(a) Building byelaws
		(b) Development
		(c) Document Required for development permission
		(d) Measurement Plan
		(e) Layout of Land
		(f) F.S.I, TDR
		(g) Development charge
		(h) Exemption from development permission
		(i) Matters to be considered while granting development permission
		(j) Appeal under refusal of Building
	5.	Special Townships
		Special Township Policy
		Land requirement, procedures for locational clearance, salient feature
		Responsibilities of developer
	6.	Transportation
		Surveys
		Classification of Roads
		Design and grade separation
		P.C.U.S.
		Public transport needs
		Requirement of civil aviation and Railways

	7.	Environment Aspects
		Environment Protection Acts.
		Global Warming
		Eco - sensitive Zone
		Polluter Pay Principles
	8.	Village Plan
		Surveys
		Water supply, drainage
		Solid waste Management
		Connectivity
		Central and State Scheme related village development and plans.
	9.	Acts and Rules
		Municipal Act
		MR and TP Act 1966
		LA Act. 1894
		MLR code
		Environment Act
		Bombay Stamp Act
Section B - Valuation		
	1.	Value, cost, price
		Purposes of valuation
		Special Characteristics of landed property
		Supply of landed property
		Demand for landed property
		Interest in landed property
	2.	Capital Value & Rental Value
		Rack rent
		Standard rent
		Lease rent
	3.	Valuation Table
		Meaning & utilities of Valuation Tables
		Remuneration rate of Interest
		Accumulation rate of Interest
		Amount of Rs. 1/-
		Present value of Rs. 1/-
		Amount of Rs. 1/- p.a.
		Annual of sinking fund
		Present value of Rs.1/- p.a.
		Annuity of Rs. 1/-
		Single rate & dual rate Tables
	4.	Methods of Valuation
		Comparative methods
		Market approach method

		Contractors method
		Investment method
		Belting method
		Value of land in undeveloped stage
	5.	Value of Agricultural land (Paranjape Committee report)
		Types of crops
		Yield
		Gross income
		Total deductions
		Capitalization
	6.	Annual Statement of rates
		True Market Value
		Procedure for preparing annual Statement of rates
		Bagayat land, jeerayat land, sharpad land
		Valuation for bulk land
	7.	Land Acquisition
		Eminent domain
		Public purpose joint measurement
		Material date of valuation
		Severance of Indurious affection
		Draft L. A. Bill 2011 before parliament
		Matters to be considered while granting compensation.-
		Matters to be neglected while deciding amount of compensation solatium.

Date :- 24/4/2018

**Secretary
Maharashtra Public Service Commission**