

Assistant Town Planner

Each Question carries one mark. Tick the right answer
Total Marks : 100 Time allowed : one hour

Section 1 : General Knowledge

1. An application under Right to Information Act 2005 to provide information available in a document of a ministry is to be filed before an officer of the ministry, who is:

- a. Secretary
- b. Joint Secretary dealing with the subject
- c. Public Relations officer
- d. Central Public Information Officer

2. No fee is to be charged from a person seeking information under section 6(1) of Right to Information Act, 2005, if the person seeking information is :

- a. above 65 years of age
- b. a member of armed forces
- c. below poverty line
- d. physically disabled

3. 2012-Summer Olympics were held in 2012 in :

- a. Paris
- b. Moscow
- c. Beijing
- d. London

4. Total No. of Permanent members of the UN Security Council is :

- a. ten (10)
- b. five (05)
- c. three (03)
- d. eight (08)

5. State / UT Assembly Elections are due to be held in late 2013 in :

- a. Orissa
- b. West Bengal
- c. National Capital Territory of Delhi
- d. none of these

6. Tenure of office of Comptroller and Auditor General (CAG) in India is :

- a. five years
- b. six years
- c. three years
- d. none of the above

7. Which leader from People's Republic of China visited India in May, 2013?

- a. President
- b. Premier
- c. Head of Communist Party
- d. none of these

8. Who is the current Union Minister for Housing and Urban Poverty alleviation?

- a. Shri Ajay Maken
- b. Ms. Selja Kumari
- c. Ms Girija Vyas
- d. none of the above

9. Level of urbanization in India, as per Census- 2011, is closest to :

- a. 28%
- b. 30%
- c. 31%
- d. 35%

10. Number of towns in India with a population of one million or more in Census-2011 was:

- a. 50
- b. 51
- c. 52
- d. 53

11. A rainbow in the sky is explained by a phenomenon of light, namely :

- a. reflection
- b. refraction
- c. diffraction
- d. diffusion

12. Which of the following is present in air in the highest proportion ?

- a. oxygen
- b. nitrogen
- c. carbon-di-oxide
- d. methane

13. A blue litmus paper turns red when dipped in :

- a. acid
- b. alkali
- c. common salt solution
- d. in sugar solution

14. Normal atmospheric pressure, at mean sea level, expressed in terms of height of mercury column, is closest to :

- a. 36 inches
- b. 34 inches
- c. 32 inches
- d. 30 inches

15. High tides in sea are caused by gravity of :

- a. the moon
- b. the sun
- c. the earth
- d. none

16. When ranked by their direct contribution to green house effect, the most important substance is:

- a. water vapour /cloud
- b. carbon di oxide
- c. methane
- d. ozone

17. For propagation of electromagnetic waves, which medium is essential ?

- a. air
- b. water
- c. solid
- d. none

18. During electrolysis of water, hydrogen gas collects at :

- a. cathode
- b. anode
- c. wall of the container
- d. surface of water

19. Frequency of alternating currents used most commonly in India is:

- a. 60 cycles/sec
- b. 50 cycles /sec
- c. 24 cycles /sec
- d. none

20. Who invented durable carbon filament electric light bulbs?

- a. Faraday
- b. Ampere
- c. Ohm
- d. Thomas Alva Edison

21. The circumference of the earth, along the equator, measures closest to :

- a. 30,000 km
- b. 35,000 km
- c. 40,000 km
- d. 50, 000 km

22. Indian Standard Time (IST) is ahead of Greenwich Mean Time (GMT) by:

- a. 0600 hrs
- b. 0500 hrs
- c. 0530 hrs
- d. 0430 hrs

23. Heavy hydrogen differs from normal hydrogen by virtue of :

- a. an additional atom of hydrogen in the molecule
- b. a neutron in the nucleus of hydrogen atom
- c. an additional electron in hydrogen atom
- d. an additional proton in the nucleus of hydrogen atom

24. When uranium breaks into lighter elements, the phenomenon is called:

- a. fusion
- b. fission
- c. physical change
- d. none of these

25. Which of the following does NOT come under the category of renewable sources of energy?

- a. Bio-Gas
- b. thermal power
- c. hydel power
- d. wind energy

Section 2. Planning

26. Regional Plan of Mumbai Metropolitan Region (1991- 2011) was guided by the development growth strategy of :

- a. Mono centric structure
- b. Poly-nucleated structure
- c. Axial structure
- c. Sector structure

27. Population of a city grew from 50,505 to 65,080 in ten years. Annual rate of growth of population is :

- a. 2.6 %
- b. 3.4 %
- c. 26 %
- d. 34 %

28. Functional region is also called :

- a. Formal region
- b. Natural region
- c. Nodal region
- d. Planning region

29. Income inequality across population is expressed through :

- a. Inverted U-curve
- b. Lorenz curve
- c. Fuzzy curve
- d. Indifference curve

30 Which of the following is NOT a mandatory requirement in publication of regional plan ?

- a. Land Use Survey
- b. Preparation of Draft Plan
- c. Inviting objections to draft plan
- d. Approval by the State Legislature

31. In urban planning 'cohort' refers to:

- a. Contours level in slope analysis
- b. Land use classification of public and semi public place
- c. Age-sex classification of population
- d. Soil layer classification

32. Density of population in an urban area comes under the category of :

- a. Nominal data
- b. Ordinal data
- c. Ratio data
- d. Interval data

33. The length of a river on a map is measured by :

- a. Planimeter
- b. Opisometer
- c. Lactometer
- d. Anemometer

34. For estimating housing demand, which of the following information is required :

- a. Number of dilapidated residential houses
- b. Number of livable residential dwelling units
- c. Number of vacant dwelling units
- d. All the above

35. Which of the following plan is required for a city under JNNURM project?

- a. Comprehensive Development Plan
- b. Zonal Development Plan
- c. City Development Plan
- d. Outline Development Plan

36. In an ideal situation, correct sequencing is :

- a. Regional Plan should precede development plan
- b. Development Plan should precede Regional Plan
- c. Both should be prepared simultaneously
- d. Both should be prepared independently

37. 'Desires Lines' are associated with:

- a. Origin-Destination analysis in Transport Planning
- b. Cut and Fill analysis in Landscape Planning
- c. Income analysis in Financial Planning
- d. Demand and Supply analysis in Economic Planning

38. A multi- storey or high rise building is a building which is :

- a. 3 stories and height below 15 meters above the average level of front road.
- b. 4 stories and height below 15 meters above the average level of front road.
- c. 4 stories and height exceeding 15 meters above the average level of front road.
- d. 5 stories and height above 20 meters above the average level of front road.

39. A 'household' in census operation is defined as:

- a. Persons sharing common kitchen
- b. Persons staying in a dwelling unit
- c. Persons staying in a building
- d. Adult members of a family occupying a dwelling unit

40. Which of the following is NOT an urban utility?

- a. Electricity
- b. Education
- c. Water supply
- d. Sewerage

41. Which of following Acts enabled the Planning Authorities to undertake Town Planning Schemes for the first time in Maharashtra?

- a. Bombay Improvement Trust Act 1898
- b. Bombay Town Planning Act 1915
- c. Maharashtra Regional and Town Planning Act 1966
- d. Maharashtra Housing and Area Development Act 1976

42. Which of the following is NOT a Land Assembly Technique?

- a. Plot Reconstitution
- b. Town Planning Scheme
- c. Land Pooling
- d. Land Commission

43. After declaring the intention to prepare a Town Planning Scheme under MR&TP Act 1966, draft scheme is to be submitted within:

- a. 30 days
- b. 6 months
- c. 12 months
- d. 18 months

44. Under MR&TP Act 1966 a Planning Authority may take advance possession of land from owner (before finalization of town planning scheme) only in case when :

- a. There is a public interest
- b. Part of land is disputed
- c. There is a joint interest of two Planning Authorities
- d. Affected person has changed the use of land

45. In a Town Planning Scheme under MR&TP Act 1966 the amount of compensation for reduction in size of plot is reflected in the difference between

- a. Original Value of plot and Semi Final Value
- b. Semi Final Value and Final Value
- c. Original Value and Final Value
- d. None of the above

46. Functions of an Arbitrator under MR&TP Act 1966 include :

- a. Decides the share of persons if ownership of plot is Joint
- b. Estimates the value of original plots and the values of the final plots
- c. Decides upon the area reserved for public purpose
- d. All the above

47. Cost of Town Planning Scheme does NOT include:

- a. Legal expenses incurred by the Planning Authority
- b. Legal expenses incurred by the persons affected
- c. Compensation paid for land allotted for public purpose
- d. Remuneration of the Arbitrator defrayed

48. In Town Planning Scheme while calculating the incremental cost the following is NOT taken into consideration:

- a. Market value of the Original plot
- b. Market value of the Final Plot
- c. Structures erected on the Original Plot
- d. All the Above

49. In a Town Planning Scheme, the original values of plot are determined with reference to the value on the day on which :

- a. Intention to make scheme was declared
- b. Sanction was granted by the State Government
- c. Draft Scheme was submitted
- d. Final Scheme was submitted

50. In Town Planning Scheme, the betterment charge, as percentage of incremental cost, levied on the owner of a plot has to be a maximum of :

- a. 50%
- b. 60%
- c. 75%
- d. 25%

51. Per capita daily water requirement for a residential area as per model building bye laws circulated by TCPO, Ministry of Urban Development is:

- a. 135 litre
- b. 100 litre
- c. 150 litre
- d. 250 litre

52. Diameter of a spiral staircase in a building, as per TCPO Model Byelaws, should not be less than:

- a. 250 cms
- b. 100 cms
- c. 225 cms
- d. 150 cms

53. Stipulated maximum net density of tenements per hectare in Resettlement and Jhuggi Jhopri *in situ* upgradation scheme, as per TCPO Model Bye laws, is :

- a. 150
- b. 250
- c. 300
- d. 225

54. Site plan for obtaining building permission of a plot size up to 500 sq m is to be drawn on a scale of :

- a. 1:100
- b. 1:250
- c. 1:500
- d. 1:50

55. Maximum ground coverage in a plot for a community center, as per TCPO model Bye-Laws is :

- a. One- half
- b. One- fourth
- c. One- third
- d. Three- fourths

56. According to MR&TP Act 1966, which of the following documents is NOT required for obtaining development permission:

- a. Copy of letter of allotment
- b. Site plan
- c. Copy of demarcation plan
- d. Copy of Norms and Standard

57. An area zoned for a four-to-one floor area ratio would permit the development of:

- a. A six story building covering the entire plot
- b. An eight story building covering half of the plot
- c. A four story building covering half the entire plot
- d. An eight story building covering one fourth of the plot

58. As per the National Building Code 2005, the minimum size of a habitable room in sq. m is :

- a. 9.5
- b. 10.5
- c. 12.5
- d. 15.5

59. The scheme in which additional FSI is provided to the owner of the plot in lieu of the land acquired, which can be used elsewhere, is called :

- a. Guided Urban Development
- b. Transfer of Development Rights
- c. Eco Mark Scheme
- d. Inclusionary Scheme

60. Area of a plot is 800 sq m. The maximum permissible FAR is 150 and maximum ground coverage is 50%. Utilising full permissible ground coverage and assuming all floors of same area, how many storeys can be built on the plot?

- a. 3
- b. 4
- c. 6
- d. 8

61 In Maharashtra, for a Special Township Project spread over more than 200 hectares, permissible FSI for saleable residential plot is:

- a. 1.0
- b. 1.5
- c. 1.6
- d. 1.7

62. The minimum requirement of the contiguous land excluding forest, river, creek etc by a developer of special township project in Maharashtra is :

- a. 40 ha
- b. 50 ha
- c. 75 ha
- d. 100 ha

63. In Maharashtra, how much of built-up area for low cost housing is to be handed over to State Government in lieu of concessions provided to a developer of special township projects:

- a. 10%
- b. 20%
- c. 25%
- d. 30%

64. At an intersection of road where vehicles from converging areas are forced to move around the central island in a clockwise direction is called :

- a. Rotary Intersection
- b. Channelization
- c. Grade Separated Intersection
- d. Staggered Intersection

65. Term 'Roadway' is used for :

- a. Paved surface of road
- b. Carriageway of road
- c. Carriageway and shoulders of road
- d. RoW of Road

66. For analysing the cause of accidents at a particular road and identifying relation between speed and accidents following data is most essential:

- a. Spot Speed
- b. Journey Speed
- c. Trip Generation
- d. Average Annual Daily Traffic

67. The Origin-Destination Survey is conducted in order to :

- a. determine amount of by-passable traffic that enters a city
- b. develop trip generation and trip distribution models
- c. prepare Development Plan
- d. do all the above

68. Traffic signs triangular in shapes with red boarder are :

- a. Warning Signs
- b. Mandatory Signs
- c. Over Head Signs
- d. Informatory Signs

69. As per Eco-sensitive Zone Guidelines 2011 of Ministry of Environment and Forest commercial mining in protected area will be considered as

- a. Prohibited activity
- b. Regulated activity
- c. Permitted activity
- d. Tolerable activity

70. The total amount of greenhouse gas produced in an activity, usually expressed in equivalent tons of carbon dioxide is called :

- a. Carbon Credit
- b. Carbon Trading
- c. Carbon Footprints
- d. Carbon Sequestration

71. The maximum permissible level of noise in residential area during day time in decibels is:

- a. 55 dB
- b. 75 dB
- c. 35 dB
- d. 85 dB

72. Nirmal Bharat Abhiyan (NBA) Scheme, which aims at facilitating better access to sanitation in villages, provides incentive to construct toilet to:

- a. APL Households restricted to SC/STs
- b. All BPL Households
- c. Woman Headed Households
- d. All the above

73. Under PM Grameen Sadak Yojna (PMGSY) , which of the following roads are covered ?

- a. Village Roads
- b. Major District Roads
- c. State Highway falling within rural areas
- d. All roads falling within rural areas

74. According to the Maharashtra Land Revenue Code, construction of farm building is NOT permissible on an agriculture land when:

- a. Area of land holding is less than 0.4 ha
- b. Area of land holding is more than 5 ha
- c. Land holding consists of alluvial soil
- d. Land holding has irrigation facility available

75. A owes B Rs. 1,00,000. A sells a property to B, the consideration of the property being Rs. 1,25,000/-for repayment of debt. Stamp duty payable on registration of sale deed is on :

- a. Rs. 1,25,000
- b. Rs. 25,000
- c. Rs. 1,00,000
- d. None of the above

Section 3: Valuation

76. Estimating the spot price of a plot of land or building is called :

- a. Appraisal
- b. Valuation
- c. Worth
- d. Speculation

77. A landed property will be in high demand if it has :

- a. Transferability
- b. Accessibility
- c. clear title
- d. All the above

78. Circle Rates of land are notified by the local collector/deputy commissioner with a view to:

- a. protect the interest of the farmers
- b. protect the interest of purchasers
- c. to reduce possibility of stamp duty evasion
- d. to keep track of market price of land

79. A rent which is fixed by a competent person under a law and is subject to stipulations made by him is called:

- a. Rack Rent
- b. Standard Rent
- c. Lease Rent
- d. Rent free

80. A legally imposed upper limit on a price is called:

- a. An excise price
- b. A government price
- c. A floor price
- d. A price ceiling

81. Presuming an interest rate of 10% , Net Present Value of Rs. 100/ receivable at the end of two years from now is closest to :

- a. Rs 90
- b. Rs 85
- c. Rs 80
- d. Rs 75

82. Which of the following amount is closest to the future value of Rs. 100 after a period of 3 years, when interest rate is 10%?

- a. Rs. 125
- b. Rs. 135
- c. Rs. 140
- d. Rs. 145

83. In valuation Tables “ amount which needs to be invested at the present time, at a given rate of interest in order to accumulate to Rs 1 by the end of the given period of time” is termed as:

- a. Present value of Rupee 1/-
- b. Annuity of Rupee 1/-
- c. Amount of Rupee 1/-
- d. Investment of Rupee 1/-

84. Which of the following statements is true with reference to "Amount of Rs 1/- per annum (pa) Table of Valuation" :

- a. Interest rate varies every year
- b. Payment is made once only
- c. The last installment of payment earns no interest
- d. None of the above

85. Amount which must be kept apart at the end of each year to give a specified corpus at the end of a given period to account for costs which cannot be retrieved at the end of the project , is known as :

- a. Annual depreciation
- b. Annuity on Investment
- c. contribution to Risk Fund
- d. contribution to Sinking fund

86. Which of the following is an investment analysis approach to determining real estate values?

- a. The cost approach
- b. The net present value approach
- c. The comparative sales approach
- d. The income approach

87. The market value method of valuation differs from investment analysis method in all the following ways except:

- a. It is prospective rather than retrospective
- b. It is impersonal rather than personal
- c. It is unleveraged rather than leveraged
- d. It focuses on net operating income rather than after-tax cash flows

88. Which method of valuation is generally practised for those properties which are not bought and sold in the market but valuation is done for technical or accounts purposes only?

- a. Contractors Method
- b. Residual Method
- c. Developmental Method
- d. Comparative Method

89. Belting method of valuation is generally practiced when :

- a. building is of public use and is not salable in the market
- b. information available on transaction of properties in the same area is weak
- c. the plot size is big and has less frontage and more depth
- d. the real estate market is volatile

90. If the real estate market in a zone is very active and the quality of information on transactions is good, which of the following is best suited for valuation ?

- a. Residual Method
- b. Comparative method
- c. Belting Method
- d. Projective Method

91. Coconut plantation comes under the following category of crops:

- a. Khariff
- b. Rabi
- c. Summer(Zaid)
- d. none

92. What is the prescribed number of years of net income taken into account for estimating capitalized value of land for purposes of determining compensation ?

- a. 50 yrs
- b. 40 yrs.
- c. 30 yrs
- d. none

Q. 93 Minimum support price of wheat is fixed by :

- a. Central government
- b. State government
- c. Commission on Agricultural Costs and Prices
- d. by none

94. If the original cost of a building is Rs 30,00,000 and its scrap value after 50 years is 50,000, then its annual depreciation using straight line method is closest to :

- a. Rs 59,000
- b. Rs. 60,000
- c. Rs. 69,000
- d. Rs 70,000

95. Assessment of annual value of a building, for calculation of property tax, is generally based on:

- a. Year of construction
- b. Nature of use of property
- c. self-occupied or rented
- d. All of above

96. Jeerayat land is :

- a. Where cultivation depends on rainfall
- b. Where cultivation depends on irrigation facilities
- c. Where productivity is very poor
- d. Where no crop can be cultivated

97. Terms "Motashal" and "Patashal" are categories of :

- a. Warkhas
- b. Bagayat
- c. Masal
- d. Gonikal

98. In Maharashtra if agricultural land, held by a tribal is to be transferred for non agricultural purpose to a non- tribal, the power to accord sanction lies with:

- a. Block Development Officer
- b. Divisional Commissioner
- c. Collector
- d. Tehsildar

99. Draft Land Acquisition, Rehabilitation and Resettlement Bill 2011 before parliament stipulates consent of a minimum percentage of affected families before undertaking land acquisition, which is :

- a. 50%
- b. 75%
- c. 80%
- d. 100%

100. Under Land Acquisition Act which of the following matter is taken into account while determining compensation to be paid ?

- a. Urgency of acquisition
- b. Disinclination of the person interested to part with the land
- c. Increase in the value of other plots of the concerned person
- d. Person interested is compelled to change his residence or place of business,