

सहायक नगररचनाकार (श्रेणी-1) गट- ब, नगर रचना महाराष्ट्र नगर व मुल्यनिर्धारण सेवा (अराजपत्रित)

दर्जा : पदवी

एकूण गुण : २००

माध्यम : इंग्रजी

एकूण प्रश्न : १००

प्रश्नपत्रिकेचे स्वरुप : वस्तुनिष्ठ

वेळ : एक तास

परीक्षेचे स्वरुप :- परीक्षा ऑनलाईन घेण्यात येईल

अभ्यासक्रम

नगररचना व मुल्यांकन विषयक घटक (विषय सांकेतांक - 923) 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 - 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.