

જાહેરાત ક્રમાંક: ૪૬/૨૦૧૭-૧૮, નગર નિયોજક, વર્ગ-૧ ની જગ્યા પર ભરતી

માટેની પ્રાથમિક કસોટીમાં ભાગ-૧ અને ભાગ-૨ ના ૧૮૦ મિનિટના સંયુક્ત

પ્રશ્નપત્રનો અભ્યાસક્રમ

પ્રાથમિક કસોટીનો અભ્યાસક્રમ		
ભાગ-૧		
માધ્યમ: ગુજરાતી	કુલ પ્રશ્નો -૧૦૦	કુલ ગુણ :૧૦૦
૧	ભારતની ભૂગોળ- ભૌગોલિક, આર્થિક, સામાજિક, કુદરતી સંસાધન અને વસ્તી અંગેની બાબતો- ગુજરાતના ખાસ સંદર્ભ સાથે	
૨	ભારતનો સાંસ્કૃતિક વારસો- સાહિત્ય, કલા, ધર્મ અને સ્થાપત્યો- ગુજરાતના ખાસ સંદર્ભ સાથે	
૩	ભારતનો ઇતિહાસ- ગુજરાતના ખાસ સંદર્ભ સાથે	
૪	ભારતની અર્થવ્યવસ્થા અને આયોજન	
૫	ભારતીય રાજનીતિ અને ભારતનું બંધારણ: (૧) આમુખ (૨) મૂળભૂત અધિકારો અને ફરજો (૩) રાજ્યનીતિના માર્ગદર્શક સિદ્ધાંતો (૪) સંસદની રચના (૫) રાષ્ટ્રપતિની સત્તા (૬) રાજ્યપાલની સત્તા (૭) ન્યાયતંત્ર (૮) અનુસૂચિત જાતિ, અનુસૂચિત જનજાતિ અને સમાજના પછાત વર્ગો માટેની જોગવાઈઓ (૯) એટર્ની જનરલ (૧૦) નીતિ આયોગ (૧૧) પંચાયતી રાજ (૧૨) નાણા પંચ (૧૩) બંધારણીય તથા વૈધનિક સંસ્થાઓ- ભારતનું ચૂંટણી પંચ, સંઘ લોક સેવા આયોગ, રાજ્ય લોક સેવા આયોગ, કોમ્પ્યુટર એન્ડ ઓડિટર જનરલ; કેન્દ્રીય સતર્કતા આયોગ, લોકપાલ તથા લોકાયુક્ત અને કેન્દ્રીય માહિતી આયોગ	
૬	સામાન્ય બૌદ્ધિક ક્ષમતા કસોટી	
૭	સામાન્ય વિજ્ઞાન, પર્યાવરણ અને ઇન્ફર્મેશન એન્ડ કોમ્યુનિકેશન ટેકનોલોજી	
૮	ખેલ જગત સહિત રોજબરોજના પ્રાદેશિક, રાષ્ટ્રીય અને આંતરરાષ્ટ્રીય મહત્વના બનાવો	

Syllabus of Preliminary Test

Part-1

Medium: Gujarati

Total Questions: 100

Total Marks- 100

1	Geography of India-Physical, Economic, Social, Natural Resources and population related topics- with special reference to Gujarat
2	Cultural heritage of India-Literature, Art, Religion and Architecture- with special reference to Gujarat
3	History of India with special reference to Gujarat
4	Indian Economy and Planning
5	<u>Indian Polity and the Constitution of India:</u> (1) Preamble (2) Fundamental Rights and Fundamental Duties (3) Directive Principles of State Policy (4) Composition of Parliament (5) Powers of the President of India (6) Powers of Governor (7) Judiciary (8) Provisions for Scheduled Castes, Scheduled Tribes and backward classes of the society (9) Attorney General (10) NITI Aayog (11) Panchayati Raj Institutions (12) Finance Commission (13) Constitutional and Statutory Bodies: Election Commission of India, Union Public Service Commission, State Public Service Commission, Comptroller and Auditor General; Central Vigilance Commission, Lokpal and Lokayukta, Central Information Commission
6	General Mental Ability
7	General Science, Environment and Information & Communication Technology
8	Daily events of Regional, National and International Importance including Sports

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**Syllabus of the Preliminary Examination for the recruitment  
of Town Planner, Class-I (Advt. No: 46/2017-18)**

**PART-2**

**Total questions: 200                      Medium: English                      Total Marks: 200**

**1.     **Planning History and Theory****

Evolution of City Building, Planning History, Definitions and Objectives of Planning, Theories of City Development and Planning Theories.

**2.     **Socio - Economic Basis for Planning****

Nature and Scope of Sociology, Community and Settlements, Elements of Micro and Macro Economics, Development Economics and Lessons from Indian Experiences.

**3.     **Planning Techniques****

Survey Techniques and Mapping, Analytical Methods, Demographic Methods, Planning Standards, GIS Mapping and GIS Applications, Remote Sensing, Statistical Applications, Research Design and implementation, Presentation and Report Writing.

**4.     **Housing Environments and Planning****

Concepts and Definitions, Social and Economic Dimensions, Housing and the City Housing Environments, Urban Housing and Housing for special areas.

**5.     **City and Metropolitan Planning****

Urban Growth and System of Cities, City – Region Linkages, Metro and Mega Cities: Problems and Issues, Human Settlement Planning, Urban Development Policies and Programs, Urbanization in India and Gujarat, Urbanization and sustainable development.

**6.     **Inclusive Urban Planning****

Introduction, Stakeholders Profile and Needs, Access to Shelter, Services and Livelihoods, Participatory Planning Process and Policies, Programs and Legislation, Planning interventions.

**7. Urban Development and Management**

Introduction, Urban Development Management: Strategies, Tools and Techniques; organizations involved, Land and Real Estate Development, Information System and Urban Reforms.

**8. Urban Heritage Conservation**

Introduction, Heritage Conservation, Heritage and Tourism, Policies and Programs, Legislation, Design in Human Habitation.

**9. Project Planning and Management**

Project planning, Project Formulation and Appraisal, Project Management and Implementation, Project Evaluation and Monitoring, Regulatory Frameworks Governing Projects, National Rehabilitation and Resettlement Policy (2007) - Social Impact mitigation; National Environmental Policy (2006) – Environmental Impact Assessment (EIA) and Environmental Management Plan (EMP).

**10. Urban Governance**

Overview of Urban Governance, Legislations pertaining to Urban Governance: Institutional frame and mechanism for urban governance as envisaged in the 73<sup>rd</sup> and 74th Constitution Amendment Acts. Institutions and Organizations, Urban Local Governance and Participatory Processes.

**11. Development Finance**

Overview of Development Finance, State Finance, Municipal Finance Investment Planning and Financing Mechanism.

**12. Planning for Regions**

Concepts and Typology of Regions and Regional Dynamics, Regions in India and Its Planning, Resource Regions in India, Core and Periphery in a Region in Indian Context.

**13. Land Markets and Management**

Land Economics, Land Policy and Land Markets, Supply Side Management, Demand Side Management, Land Pricing and Real Estate Markets.

**14. Infrastructure Planning**

Role of Infrastructure in Development, Planning and Management of Water, Sanitation and Storm Water Planning and Management of Municipal Wastes, Power and Fire, Transport Infrastructure Planning, Management and Design, Water Supply and Sanitation, Solid Waste Disposal and Management, Fire and Electrification, Disaster Mitigation, Social Infrastructure, Infrastructure Planning and Importance of Regional Infrastructure, Regional Roads and Energy.

**15. Environment and Development**

Emerging Concepts, Environmental Management, Environmental Risks, Impact and Role of Institutions in Environment Management, Disaster Preparedness, Prevention, Mitigation and Management. Planning for Disaster Prone Areas, Disaster Resistant Housing, Various Acts. Non Conventional sources of Energy, Waste to energy.

**16. Environmental Design**

Evolution of Environmental Design, Theory and Practice, Approach of Environmental Design as Applicable to Built Environment, Approach of Environmental Design as Applicable to Landscape Development, Urban Climatology, Acoustics and Climate Change.

**17. Energy, Climate Change and Urban Development**

Introduction, Energy Generation and Consumption, Energy Planning and Management, Mitigation and Adaptation to Climate Change Plans, Policies and Strategies.

**18. Resettlement and Rehabilitation**

Land Development and Resultant Resettlement, Impact of Resettlement and Rehabilitation (R and R) Plan, Rehabilitation, Participation as an Important Tool for Resettlement and Rehabilitation.

**19. Housing Finance and Project Formulation**

Financial Environment, Sources and Methods of Financing, Roles of Organizations like HUDCO, NHB, HFIs, various international donor/financing agencies, micro finance institutions, rural housing

finance. Projects and Financial Feasibility, Modes and Modalities of Loan Finance

Local Government Reforms and Finance, PPP as a Funding Option and PPP Management.

**20. Materials, Technology and Infrastructure**

Introduction to Materials and Technology, Prefabrication and Industrialization and Construction Industry, Cost Optimization, Alternative Technologies.

**21. Urbanization and Land Management**

Overview of Urbanization, Peculiarities of Land in India, Land Policies, Types of Land Management. Indian Contract Act, 1872.

**22. Traffic Engineering**

Basic Concepts, Design of Urban Road Infrastructure, Design of Intersections, Traffic Management Systems and Safety.

**23. Public Transport Planning**

Introduction, Public Transport Performance and Economic Aspects, Public Transport Network Planning and Scheduling, Bus Stops, Terminals and Depot Infrastructure, Urban Transport Trends and Policies, Urban Transport and Land Use, Transport Planning Surveys and Studies, Transport Demand Modeling.

**24. Intelligent Transport System**

Definitions and Concepts, Application in Transport Infrastructure Management, Economics of ITS, Implementation.

**25. Advanced Transport Economics**

Concepts of Engineering Economics, Estimation and Costing of Transport Infrastructure, Economic feasibility of transport projects, financial feasibility of transport projects.

**26. Pavement Materials and Design**

Materials and Pavement Types, Rigid Pavement, Flexible Pavement Design, Pavement Evaluation and Strengthening.

**27. Valuation of properties**

Theories of Value, Market Value, Methods of Valuation, Construction, Application and use of Valuation Tables, Various purpose of Valuation under different status.

**28. Planning Legislation – Acts and Policies**

Concept of Arbitration; Betterment levy; development charges and public participation in statutory planning process. Land Acquisition Rehabilitation and Resettlement Act 2013. The Gujarat Town Planning & Urban Development Act 1976, (As modified from time to time) & Gujarat Town Planning & Urban Development Rules 1979. Land Acquisition Act. 1894 (As modified from time to time). Guideline of NUIS, JNURM, UISSDMT, AMRUT and Smart Cities, SEZ, CRZ. 73rd and 74th Constitutional Amendment Act, 1992. Real Estate (Regulation and Development) Act, 2016. Policies and programs of Ministry of Housing and Urban Affairs. (MOHUA).

**29. Current Trends and Recent Advancements in Town Planning.**