

No.A.12031/1/ 2019-UD&PA/Loose
GOVERNMENT OF MIZORAM
URBAN DEVELOPMENT & POVERTY ALLEVIATION DEPARTMENT
MIZORAM NEW CAPITAL COMPLEX (MINECO)

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Dated Aizawl, the 3rd July, 2023

To,

The Controller of Examinations,
Mizoram Public Service Commission,
MINECO, Aizawl.

Subject: ***Syllabus for Direct to Assistant Director (Town Planning) in level 10 of the pay matrix under Urban Development & Poverty Alleviation Department***

Reference: ***No.A.12032/19/2017-MPSC dt. 18.1.2023***

Sir,

With reference to the subject cited above and in pursuant to the decisions of the minutes of Examination Committee meeting held on 17.1.2023, I am directed to inform you that the Department has notified the syllabus for direct recruitment to Assistant Director (TP) in Level 10 of the Pay Matrix under UD&PA Department after obtaining Government approval in DP&AR (GSW). A copy of the same is enclosed herewith for information and necessary action in filling up of the post by direct recruitment.

Enclosed: As above

Yours faithfully,



(ZORAMSIAMA HMAR)

Under Secretary to the Government of Mizoram
Urban Development & Poverty Alleviation Department

**SYLLABUS FOR DIRECT RECRUITMENT TO ASSISTANT DIRECTOR (TOWN PLANNING) IN
LEVEL 10 OF THE PAY MATRIX UNDER URBAN DEVELOPMENT & POVERTY ALLEVIATION
DEPARTMENT**

1	GENERAL ENGLISH	100 MARKS
2	GENERAL STUDIES	100 MARKS
3	TECHNICAL SUBJECT PAPER – I	200 MARKS
4	TECHNICAL SUBJECT PAPER – II	200 MARKS
5	TECHNICAL SUBJECT PAPER – III	200 MARKS
	TOTAL	800 MARKS

DETAILS OF SYLLABUS:

PAPER I	GENERAL ENGLISH	100 MARKS
	a) Precis Writing	14 Marks
	b) Letter Writing	10 Marks
	c) Comprehension of given passages	10 Marks
	d) Grammar: Parts of Speech (MCQ)	30 Marks
	e) Correct usage and Vocabularies (MCQ)	16 Marks
	f) Formation of Sentence (MCQ)	20 Marks
	(i) Verbs Tenses: Present/ past forms, Simple/ continuous forms, Perfect forms, Future time reference	
	(ii) Sentence Structure Connectors Types of sentences: Affirmation/ interrogative sentences, Negation, Exclamations Types of Phrases and Clauses: finite and non-finite subordinate clauses, noun clauses and phrases, adjective clauses and phrases, adverb clauses and phrases Narration (Direct and Indirect Speech)	
PAPER II	GENERAL STUDIES (MCQ)	100 MARKS
	a) Current events of state, national and international importance	12 Marks
	b) History of India and Indian National Movement	12 Marks
	c) Indian and World Geography – Physical, Social, Economic Geography of India and the World	12 Marks
	d) Indian Polity and Governance- Constitution, Political System, Public Policy, Duties & Rights Issues	12 Marks
	e) Economic and Social Development Sustainable Development, Poverty, Inclusion, Demographics Social Sector initiatives, and other related issues	12 Marks
	f) General issues on Environmental Ecology, Bio-diversity and Climate Change - that do not require subject specialization	12 Marks
	g) General Science <i>Model questions for the topics listed above shall be equally distributed covering world, India, and State of Mizoram wherever applicable.</i>	12 Marks
	h) General awareness on Mizo culture, its heritage and society	16 Marks

PAPER III	TECHNICAL PAPER I (MCQ)	200 MARKS
a	<p>Planning Theory and Evolution of Settlement</p> <ul style="list-style-type: none"> • Relevance of the study of Evolution • Hunter gatherer/farmer and formation of organized society • Cosmological and other influences origin & growth of cities, effects of cultural influence on physical form • Human settlements as an expression of civilization • Basic elements of the city, concepts of space, time, scale of cities • Town Planning in ancient India, medieval, renaissance, industrial and post-industrial cities • Contribution of individuals to city planning, Lewis Mumford, Patric Geddes, Peter Hall, Le Corbusier, Ludwig Hilberseimer, Tony Garnier, Ebenezer Howard • Definitions of town and country planning, Orthodoxies of Planning, sustainability and rationality in planning, components of sustainable urban and regional development • Theories of urbanization including Concentric Zone Theory, Sector Theory, Multiple Nuclei Theory, and other latest theories • City as organism: physical, social, economic, and political entity • Emerging Concepts: Global City, inclusive city, Safe city etc. City of the future, future of the city; shadow cities, divided cities; Models of planning Advocacy, and Pluralism in Planning; Systems approach to planning: rationalistic and incremental approaches, mixed scanning and middle range planning, advocacy planning and action planning, equity planning 	50 Marks
b	<p>Planning Techniques</p> <ul style="list-style-type: none"> • Data Base for Physical surveys (including land use/building use/density/building age etc.) and Socio-economic surveys; Survey techniques, etc.; Land use classification • Techniques of preparing base maps - concepts of scales, components and detailing for various levels of plans (regional, city, zone, local area plans) • Spatial standards, performance standards and benchmarks, and variable standards. UDPFI guidelines, zoning regulations and development controls 	25 Marks
c	<p>Planning Process</p> <ul style="list-style-type: none"> • Goals, objectives, goal formulation • Master Plan, Development plan, structure plans, local plans, district plans, sector plans, local area plans, and regional plans, Side plan, public participation • Social research techniques: - social survey land use survey, physical survey, building use, density, age of building. Application aerial/remote sensing/GIS, national policies affecting urban settlement planning 	25 Marks

d	Transport Planning	100 marks
●	<ul style="list-style-type: none"> • Role of transport, types of transport systems, evolution of transport modes, transport problems and mobility issues 	
	<ul style="list-style-type: none"> • Urban form and Transport patterns, land use transport cycle, concept of accessibility 	
	<ul style="list-style-type: none"> • Hierarchy, capacity and geometric design elements of roads and intersections 	
	<ul style="list-style-type: none"> • Basic principles of Transport infrastructure design 	
	<ul style="list-style-type: none"> • Traffic and transportation surveys and studies, traffic and travel characteristics 	
	<ul style="list-style-type: none"> • Urban transport planning process-stages, study area, zoning, data base, concept of trip generation 	
	<ul style="list-style-type: none"> • Mobility planning 	
	<ul style="list-style-type: none"> • Transport, environment, and safety issues 	
	<ul style="list-style-type: none"> • Principles and approaches of Traffic Management, Transport System Management 	
	TECHNICAL PAPER II (MCQ)	200 MARKS
a	Housing and Community Planning	100 Marks
	<ul style="list-style-type: none"> • Housing as social security, role of housing in development of family and community wellbeing, status and prestige related to housing, safety, crime and insecurity, deprivation and social vulnerability, ghettoism, gender issues, housing and the elderly 	
	<ul style="list-style-type: none"> • Contribution of housing to micro and macro economy, contribution to national wealth and GDP, housing taxation, national budgets, fiscal concessions, forward and backward linkages 	
	<ul style="list-style-type: none"> • Understanding housing as an important land use component of city plan/master plan, considerations for carrying out city level. housing studies, projections, land use provisions 	
	<ul style="list-style-type: none"> • Suitability of land for housing stress identification, projecting housing requirements, calculating housing shortages, housing allocation 	
	<ul style="list-style-type: none"> • Approaches to neighborhood living in traditional and contemporary societies, elements of neighborhood structure, Planning and design criteria for modern neighborhoods, norms and criteria for area distribution, housing and area planning standards net residential density and gross residential density, development controls and building byelaws, UDPFI guidelines, NBC 2005 provisions 	
	<ul style="list-style-type: none"> • Case studies of neighborhood planning 	
b	Environmental Planning	100 Marks
	<ul style="list-style-type: none"> • UN/International Conferences/Conventions (Global/National issues) 	
	<ul style="list-style-type: none"> • Environmental Concerns of human settlements 	
	<ul style="list-style-type: none"> • Components, structure and meaning of the urban and regional environment 	
	<ul style="list-style-type: none"> • Environmental surveys-Methods of data collection, interview environment. techniques, analysis 	
	<ul style="list-style-type: none"> • Database for incorporation of environmental concerns in planning analysis 	
	<ul style="list-style-type: none"> • Techniques of resource protection and conservation (land 	

	suitability analysis, carrying capacity, and vulnerability analysis)	
	<ul style="list-style-type: none"> Resources type, scale, inventory 	
	<ul style="list-style-type: none"> Resource Assessment- Land – Topographic analysis Water – Quality Standards Air and Noise – Quality standards basics of floral and fauna diversity assessment 	
	<ul style="list-style-type: none"> Methods of addressing environmental quality 	
	<ul style="list-style-type: none"> Environmental Impact Assessment - an introduction 	
	<ul style="list-style-type: none"> EIA notification as related to human settlement planning 	
	TECHNICAL PAPER III (MCQ)	200 MARKS
a	Planning for infrastructure	
	<ul style="list-style-type: none"> Data requirements for programme planning of urban network and services; feasibility planning studies and structuring the infrastructure systems planning water supply; Resource analysis, quality of water, system design; technological choices and alternatives. Issues related to the choice of centralized city water supply versus decentralized systems 	
	<ul style="list-style-type: none"> Waste generation processes in cities. Waste water disposal system including storm water drainage system, system designs, nodal facilities, technological and environmental considerations 	100 Marks
	<ul style="list-style-type: none"> Solid waste disposal; and management, Resource recovery technology options and determinants of type choice of systems as related to land use density, economy levels and location of urban industrial and commercial activity areas. Planning for fire protection, services, and space standards, fire fighting, renewable energy sources 	
b	Socio-economic Base for Planning	
	<ul style="list-style-type: none"> Nature and scope of sociology sociological concepts and methods-man & environment socio-cultural profile of Indian society, community and settlements, urban sociology-tradition and modernity-social problems of slums and housing-social planning and policy-public participation-poverty in India-social and spatial structure-safety, security, and spatial Planning 	
	<ul style="list-style-type: none"> Basics of economics economic and human settlements-concepts of economic and economic growth-demand and supply-production economic-markets, pricing of public utilities and economic infrastructure-economics of location and planning-internal and external economics and urban and regional growth-economic and its application In physical planning 	50 Marks
	<ul style="list-style-type: none"> Population studies demography; concepts and definitions-population growth-population problem in India-source of demographic data in India-analysis of demographic data and spatial planning-migration and urban growth-migration and its implication in spatial planning-methods of population forecasts and projections 	
c	Project Planning and management	
	<ul style="list-style-type: none"> Introduction to project, Nature of Planning project, Project cycle, Identification of Project 	25 Marks

	<ul style="list-style-type: none"> • Project formulation and appraisal 	
●	<ul style="list-style-type: none"> • Project management, Implementation, monitoring and evaluation 	
d	Legal issues and Professional practice	25 Marks
	<ul style="list-style-type: none"> • Concepts, sources, terminologies, significance of law and its relationship to Urban Planning. Indian Constitution: concept and contents; 73rd and 74th Constitution Amendment Act 	
	<ul style="list-style-type: none"> • Evolution; An over view of legal tools connected with Urban Planning and Development, Land Acquisition Act, Mizoram Urban and Regional Act, Town and Country Planning Act, Improvement Trust Act, Urban Planning and Development Authorities Act objectives, contents, procedures for preparation and implementation of Regional Plans, Master Plans and Town Planning Schemes. Significance of land development control 	
	<ul style="list-style-type: none"> • Aims and objectives of professional Institutes, sister bodies, professional role and responsibility of planning consultants 	