

**SYLLABUS FOR ASSISTANT DIRECTOR(TOWN
PLANNING) EXAMINATION UNDER URBAN
DEVELOPMENT & POVERTY ALLEVIATION
DEPARTMENT-2018**

General English Paper - I (3 hours duration)

ESSAY TYPE
(Full Marks : 100)

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| a) Essay Writing : | 25 Marks |
| b) Précis Writing : | 15 Marks |
| c) Letter Writing : | 15 Marks |
| d) Idioms & Phrases : | 14 Marks |
| e) Expansion of passages : | 15 Marks |
| f) Comprehension of given passages : | 16 Marks |

General English Paper - II (2 hours duration)

(MCQ)
(Full Marks : 100)

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| a) Grammar : Parts of Speech,
Nouns, Adjective, Verb,
Adverb, Preposition, Etc. : | 40 Marks |
| b) Compositions : | 30 Marks |
| i) Analysis of complex and compound sentences. | |
| ii) Transformation of sentences. | |
| iii) Synthesis of sentences. | |
| d) Correct usage and vocabularies. : | 30 Marks |

PLANNING THEORY AND HISTORY(Planning Paper-I)

Full Mark-100

1. Planning Theory and Evolution of Settlement : 26 Marks

- * 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

2. Planning Techniques : 26 Marks

- * Data Base for Physical surveys (incl. land use/building use/density/building age etc.) and Socio-economic surveys; Survey techniques, etc.; Land use classification/coding; expected outputs.
- * 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.

3. Transport Planning : 16 Marks

- * Role of transport, types of transport systems, evolution of transport modes, transport problems and mobility issues.
- * Urban form and Transport patterns, land use – transport cycle, concept of accessibility.
- * Hierarchy, capacity and geometric design elements of roads and intersections.
- * Basic principles of Transport infrastructure design.
- * Traffic and transportation surveys and studies, traffic and travel characteristics.
- * Urban transport planning process-stages, study area, zoning, data base, concept of trip generation.
- * Mobility planning.
- * Transport, environment and safety issues.
- * Principles and approaches of Traffic Management, Transport System Management.

4. Housing and Community Planning : 16 Marks

- * Housing as social security, role of housing in development of family and community well being, status and prestige related to housing, safety, crime and insecurity, deprivation and social vulnerability, ghettoism, gender issues, housing and the elderly.
 - * Contribution of housing to micro and macro economy, contribution to national wealth and GDP, housing taxation, national budgets, fiscal concessions, forward and backward linkages.
 - * Understanding housing as an important land use component of city plan/master plan, considerations for carrying out city level housing studies, projections, landuse provisions.
 - * Suitability of land for housing stress identification, projecting housing requirements, calculating housing shortages, housing allocation.
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- * 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.

- * Case studies of neighborhood planning.

5. Environmental Planning : 16 Marks

- * UN/International Conferences/Conventions (Global/National issues)
- * Environmental Concerns of human settlements.
- * Components, structure and meaning of the urban and regional environment.
- * Environmental surveys-Methods of data collection, interview techniques, analysis.
- * Database for incorporation of environmental concerns in planning analysis.
- * Techniques of resource protection and conservation (land suitability analysis, carrying capacity, vulnerability analysis.
- * Resources type, scale, inventory.
- * Resource Assessment-
 - Land - topographic analysis
 - Water - quality standards
 - Air and Noise - quality standards
 - Biodiversity - basics of floral and fauna diversityAssessment
- * Methods of addressing environmental quality.
- * Environmental Impact Assessment – an introduction.
- * EIA notification as related to human settlement planning.

PLANNING PROCESS AND PRACTICES(Planning Paper –II)

Full Mark-100

1. Planning process : 20 Marks

- * 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.

2. Socio-economic Base for Planning : 20 Marks

- * 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.
- * 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.
- * 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.

3. Project Planning and management: 20 Marks

- * Introduction to project, Nature of Planning project, Project cycle, Identification of Project.
- * Project formulation and appraisal.

- * Project management, Implementation, monitoring and evaluation.

4. Planning for Infrastructure : 20 Marks

- * 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.
- * Waste generation processes in cities. Waste water disposal system including storm water drainage system, system designs, nodal facilities, technological and environmental considerations.
- * 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.

5. Legal issues and Professional practice : 20 Marks

- * Concepts, sources, terminologies, significance of law and its relationship to Urban Planning. Indian Constitution: concept and contents; 73rd and 74th Constitution Amendment Act.
- * 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.
- * Aims and objectives of professional Institutes, sister bodies, professional role and responsibility of planning consultants, professional ethics, code of conduct and scale of professional charges; .