

પ્રશ્નપત્ર-૧		
કુલ પ્રશ્નો-૧૦૦	માધ્યમ: ગુજરાતી	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, કોમ્પ્ટ્રોલર એન્ડ ઓડિટર જનરલ; કેન્દ્રીયસતર્કતા આયોગ, લોકપાલ તથા લોકાયુક્ત અને કેન્દ્રીય માહિતી આયોગ	
૬	સામાન્ય બૌદ્ધિક ક્ષમતા કસોટી	
૭	સામાન્ય વિજ્ઞાન, પર્યાવરણ અને ઈન્ફર્મેશન એન્ડ કોમ્યુનિકેશન ટેકનોલોજી	
૮	ખેલ જગત સહિત રોજબરોજના પ્રાદેશિક, રાષ્ટ્રીય અને આંતરરાષ્ટ્રીય મહત્વના બનાવો	

Syllabus of Preliminary Test

Paper-1

Medium: Gujarati

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) NITIAayog (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

SYLLABUS FOR JUNIOR TOWN PLANNER (CLASS-II)

PART – 1 URBAN PLANNING

Weightage 50%

- (i) **Definition; Scope and Operation of Town and Country Planning.**
- (ii) **Planning, Process and Planners skill in the field of Planning.**
- (iii) **Visual Presentation of Planning Problem and proposals :**
 - a) Maps and Diagrams;
 - b) Methods of three dimensional presentation.
 - c) Reproduction of Drawings.
- (iv) **Planning of Towns and cities**
 - a) Growth and change;
 - b) Texture and street pattern;
 - c) Distribution of land uses;
 - d) Town Planning Theories;
 - e) The current situation;
 - f) The Planning Balance sheet
- (v) **Local Surveys :**
 - a) Land Use survey;
 - b) Density survey;
 - c) Age and condition of Buildings;
 - d) Factors limiting Development;
 - e) Catchment areas;
 - f) Relationship of place of work and Tenure;
 - g) Traffic Census;
 - h) Research and Social Survey;
 - i) Detailed survey;
- (vi) **Preparation of Development Plans:**
 - a) Definition;
 - b) Introductory;
 - c) Stage of preparation;
 - d) Presentation;
 - e) Report
- (vii) **Preparation of Town Planning Schemes:**
 - a) Definition;
 - b) Method of preparing Draft Town Planning Schemes;
 - c) Role of Town Planning Department, Local Authority, Government and people at various stages of town planning schemes;
 - d) Duties and functions of Town Planning Officer;
 - e) Implementation process by way of Town Planning Schemes.
- (viii) **Development Control And Planning Regulations :**
 - a) General;
 - b) Zoning Regulations;
 - c) Building Byelaws and Regulations;
 - d) Regulations for special structures;

- e) Regulations for preparation of natural hazards, earthquake, cyclone, flood etc.
- f) Ribbon Development Rules;
- (ix) **Residential Accommodation, Density and Layout:**
- (x) **Residential Neighbourhood Unit:**
- (xi) **Commercial Areas:**
 - a) Location, space needs and layout;
 - b) Town Centre;
 - c) Neighbourhood Centre;
 - d) District Centre;
 - e) Local Commercial Areas;
- (xii) **Industrial Areas :**
 - a) Location;
 - b) Space needs;
 - c) Layout;
- (xiii) **Transport System :**
 - a) General;
 - b) Roads and their hierarchy;
 - c) Traffic Surveys;

SYLLABUS FOR JUNIOR TOWN PLANNER (CLASS-II)**PART – II VALUATION OF PROPERTIES** **Weightage 20%**

1. Value, Theories of Value, Market Value, Rent
2. Security, Year's Purchase, Interest.
3. Sales, evidence of Values, offers.
4. Methods of Valuation :
 - a) Rental Method;
 - b) Land and Building Method;
 - c) Development Method;
 - d) Hypothetical Method;
 - e) Other Methods
5. Valuation of Building Estates;
6. Valuation of Leasehold Interest
7. Construction, Application and use of Valuation Tables;
8. Various purpose of Valuation under different status.

SYLLABUS FOR JUNIOR TOWN PLANNER (CLASS-II)**PART - III LEGISLATION****Weightage 30%**

- (A) (i) The Gujarat Town Planning & Urban Development Act 1976. (As modified from time to time) & Gujarat Town Planning & Urban Development Rules 1979
- (ii) Land Acquisition Act. 1894 (As modified from time to time).
- (B) Acts related to the working of Town Planning and Valuation Department.
Note :- Relevant sections of the following Acts shall be included.
- (i) The Gujarat Municipality Act 1963, Section No.4, 69, 87, 91-D, 99 to 117, 146 to 150, 151 to 159, 175, 185, 258, 259, 272, 275
- (ii) The Bombay Provincial Municipal Corporation Act 1948 section 3, 4, 5, 76 to 81, 129 to 141, 202 to 233, 253 to 283, 284A to 284T, 372 to 375, 453, 458 to 464.
- (iii) The Bombay Land Revenue Code 1879 (as amended from time to time) section 37 to 39/A, 45 to 48, 83 to 86, 105, 106, 117G, 126 to 134.
- (iv) The Bombay Land Revenue Rule 1921 (As amended from time to time) Rules 42, 43, 43A, 43B, 45, 46, 47, 47A, 80A, 80B, 81, 82, 82A, 84 to 86, 86A, 87, 87A, 87B, 90, 99, 101, 104.