

## Assistant Town Planner

Each Question carries one mark. Tick the right answer  
Total Marks : 100      Time allowed : one hour

### Section 1 : General Knowledge

**1. An application under Right to Information Act 2005 to provide information available in a document of a ministry is to be filed before an officer of the ministry, who is:**

- a. Secretary
- b. Joint Secretary dealing with the subject
- c. Public Relations officer
- d. Central Public Information Officer

**2. No fee is to be charged from a person seeking information under section 6(1) of Right to Information Act, 2005, if the person seeking information is :**

- a. above 65 years of age
- b. a member of armed forces
- c. below poverty line
- d. physically disabled

**3. 2012-Summer Olympics were held in 2012 in :**

- a. Paris
- b. Moscow
- c. Beijing
- d. London

**4. Total No. of Permanent members of the UN Security Council is :**

- a. ten (10)
- b. five (05)
- c. three (03)
- d. eight (08)

**5. State / UT Assembly Elections are due to be held in late 2013 in :**

- a. Orissa
- b. West Bengal
- c. National Capital Territory of Delhi
- d. none of these

- 6. Tenure of office of Comptroller and Auditor General (CAG) in India is :**
- a. five years
  - b. six years
  - c. three years
  - d. none of the above
- 7. Which leader from People's Republic of China visited India in May, 2013?**
- a. President
  - b. Premier
  - c. Head of Communist Party
  - d. none of these
- 8. Who is the current Union Minister for Housing and Urban Poverty alleviation?**
- a. Shri Ajay Maken
  - b. Ms. Selja Kumari
  - c. Ms Girija Vyas
  - d. none of the above
- 9. Level of urbanization in India, as per Census- 2011, is closest to :**
- a. 28%
  - b. 30%
  - c. 31%
  - d. 35%
- 10. Number of towns in India with a population of one million or more in Census-2011 was:**
- a. 50
  - b. 51
  - c. 52
  - d. 53
- 11. A rainbow in the sky is explained by a phenomenon of light, namely :**
- a. reflection
  - b. refraction
  - c. diffraction
  - d. diffusion
- 12. Which of the following is present in air in the highest proportion ?**
- a. oxygen
  - b. nitrogen
  - c. carbon-di-oxide
  - d. methane

**13. A blue litmus paper turns red when dipped in :**

- a. acid
- b. alkali
- c. common salt solution
- d. in sugar solution

**14. Normal atmospheric pressure, at mean sea level, expressed in terms of height of mercury column, is closest to :**

- a. 36 inches
- b. 34 inches
- c. 32 inches
- d. 30 inches

**15. High tides in sea are caused by gravity of :**

- a. the moon
- b. the sun
- c. the earth
- d. none

**16. When ranked by their direct contribution to green house effect, the most important substance is:**

- a. water vapour /cloud
- b. carbon di oxide
- c. methane
- d. ozone

**17. For propagation of electromagnetic waves, which medium is essential ?**

- a. air
- b. water
- c. solid
- d. none

**18. During electrolysis of water, hydrogen gas collects at :**

- a. cathode
- b. anode
- c. wall of the container
- d. surface of water

**19. Frequency of alternating currents used most commonly in India is:**

- a. 60 cycles/sec
- b. 50 cycles /sec
- c. 24 cycles /sec
- d. none

**20. Who invented durable carbon filament electric light bulbs?**

- a. Faraday
- b. Ampere
- c. Ohm
- d. Thomas Alva Edison

**21. The circumference of the earth, along the equator, measures closest to :**

- a. 30,000 km
- b. 35,000 km
- c. 40,000 km
- d. 50, 000 km

**22. Indian Standard Time (IST) is ahead of Greenwich Mean Time (GMT) by:**

- a. 0600 hrs
- b. 0500 hrs
- c. 0530 hrs
- d. 0430 hrs

**23. Heavy hydrogen differs from normal hydrogen by virtue of :**

- a. an additional atom of hydrogen in the molecule
- b. a neutron in the nucleus of hydrogen atom
- c. an additional electron in hydrogen atom
- d. an additional proton in the nucleus of hydrogen atom

**24. When uranium breaks into lighter elements, the phenomenon is called:**

- a. fusion
- b. fission
- c. physical change
- d. none of these

**25. Which of the following does NOT come under the category of renewable sources of energy?**

- a. Bio-Gas
- b. thermal power
- c. hydel power
- d. wind energy

**Section 2. Planning**

**26. Regional Plan of Mumbai Metropolitan Region (1991- 2011) was guided by the development growth strategy of :**

- a. Mono centric structure
- b. Poly-nucleated structure
- c. Axial structure
- c. Sector structure

**27. Population of a city grew from 50,505 to 65,080 in ten years. Annual rate of growth of population is :**

- a. 2.6 %
- b. 3.4 %
- c. 26 %
- d. 34 %

**28. Functional region is also called :**

- a. Formal region
- b. Natural region
- c. Nodal region
- d. Planning region

**29. Income inequality across population is expressed through :**

- a. Inverted U-curve
- b. Lorenz curve
- c. Fuzzy curve
- d. Indifference curve

**30 Which of the following is NOT a mandatory requirement in publication of regional plan ?**

- a. Land Use Survey
- b. Preparation of Draft Plan
- c. Inviting objections to draft plan
- d. Approval by the State Legislature

**31. In urban planning 'cohort' refers to:**

- a. Contours level in slope analysis
- b. Land use classification of public and semi public place
- c. Age-sex classification of population
- d. Soil layer classification

**32. Density of population in an urban area comes under the category of :**

- a. Nominal data
- b. Ordinal data
- c. Ratio data
- d. Interval data

**33. The length of a river on a map is measured by :**

- a. Planimeter
- b. Opisometer
- c. Lactometer
- d. Anemometer

**34. For estimating housing demand, which of the following information is required :**

- a. Number of dilapidated residential houses
- b. Number of livable residential dwelling units
- c. Number of vacant dwelling units
- d. All the above

**35. Which of the following plan is required for a city under JNNURM project?**

- a. Comprehensive Development Plan
- b. Zonal Development Plan
- c. City Development Plan
- d. Outline Development Plan

**36. In an ideal situation, correct sequencing is :**

- a. Regional Plan should precede development plan
- b. Development Plan should precede Regional Plan
- c. Both should be prepared simultaneously
- d. Both should be prepared independently

**37. 'Desires Lines' are associated with:**

- a. Origin-Destination analysis in Transport Planning
- b. Cut and Fill analysis in Landscape Planning
- c. Income analysis in Financial Planning
- d. Demand and Supply analysis in Economic Planning

**38. A multi- storey or high rise building is a building which is :**

- a. 3 stories and height below 15 meters above the average level of front road.
- b. 4 stories and height below 15 meters above the average level of front road.
- c. 4 stories and height exceeding 15 meters above the average level of front road.
- d. 5 stories and height above 20 meters above the average level of front road.

**39. A 'household' in census operation is defined as:**

- a. Persons sharing common kitchen
- b. Persons staying in a dwelling unit
- c. Persons staying in a building
- d. Adult members of a family occupying a dwelling unit

**40. Which of the following is NOT an urban utility?**

- a. Electricity
- b. Education
- c. Water supply
- d. Sewerage

**41. Which of following Acts enabled the Planning Authorities to undertake Town Planning Schemes for the first time in Maharashtra?**

- a. Bombay Improvement Trust Act 1898
- b. Bombay Town Planning Act 1915
- c. Maharashtra Regional and Town Planning Act 1966
- d. Maharashtra Housing and Area Development Act 1976

**42. Which of the following is NOT a Land Assembly Technique?**

- a. Plot Reconstitution
- b. Town Planning Scheme
- c. Land Pooling
- d. Land Commission

**43. After declaring the intention to prepare a Town Planning Scheme under MR&TP Act 1966, draft scheme is to be submitted within:**

- a. 30 days
- b. 6 months
- c. 12 months
- d. 18 months

**44. Under MR&TP Act 1966 a Planning Authority may take advance possession of land from owner (before finalization of town planning scheme) only in case when :**

- a. There is a public interest
- b. Part of land is disputed
- c. There is a joint interest of two Planning Authorities
- d. Affected person has changed the use of land

**45. In a Town Planning Scheme under MR&TP Act 1966 the amount of compensation for reduction in size of plot is reflected in the difference between**

- a. Original Value of plot and Semi Final Value
- b. Semi Final Value and Final Value
- c. Original Value and Final Value
- d. None of the above

**46. Functions of an Arbitrator under MR&TP Act 1966 include :**

- a. Decides the share of persons if ownership of plot is Joint
- b. Estimates the value of original plots and the values of the final plots
- c. Decides upon the area reserved for public purpose
- d. All the above

**47. Cost of Town Planning Scheme does NOT include:**

- a. Legal expenses incurred by the Planning Authority
- b. Legal expenses incurred by the persons affected
- c. Compensation paid for land allotted for public purpose
- d. Remuneration of the Arbitrator defrayed

**48. In Town Planning Scheme while calculating the incremental cost the following is NOT taken into consideration:**

- a. Market value of the Original plot
- b. Market value of the Final Plot
- c. Structures erected on the Original Plot
- d. All the Above

**49. In a Town Planning Scheme, the original values of plot are determined with reference to the value on the day on which :**

- a. Intention to make scheme was declared
- b. Sanction was granted by the State Government
- c. Draft Scheme was submitted
- d. Final Scheme was submitted

**50. In Town Planning Scheme, the betterment charge, as percentage of incremental cost, levied on the owner of a plot has to be a maximum of :**

- a. 50%
- b. 60%
- c. 75%
- d. 25%



**51. Per capita daily water requirement for a residential area as per model building bye laws circulated by TCPO, Ministry of Urban Development is:**

- a. 135 litre
- b. 100 litre
- c. 150 litre
- d. 250 litre

**52. Diameter of a spiral staircase in a building, as per TCPO Model Byelaws, should not be less than:**

- a. 250 cms
- b. 100 cms
- c. 225 cms
- d. 150 cms

**53. Stipulated maximum net density of tenements per hectare in Resettlement and Jhuggi Jhopri *in situ* upgradation scheme, as per TCPO Model Bye laws, is :**

- a. 150
- b. 250
- c. 300
- d. 225

**54. Site plan for obtaining building permission of a plot size up to 500 sq m is to be drawn on a scale of :**

- a. 1:100
- b. 1:250
- c. 1:500
- d. 1:50

**55. Maximum ground coverage in a plot for a community center, as per TCPO model Bye-Laws is :**

- a. One- half
- b. One- fourth
- c. One- third
- d. Three- fourths

**56. According to MR&TP Act 1966, which of the following documents is NOT required for obtaining development permission:**

- a. Copy of letter of allotment
- b. Site plan
- c. Copy of demarcation plan
- d. Copy of Norms and Standard

**57. An area zoned for a four-to-one floor area ratio would permit the development of:**

- a. A six story building covering the entire plot
- b. An eight story building covering half of the plot
- c. A four story building covering half the entire plot
- d. An eight story building covering one fourth of the plot

**58. As per the National Building Code 2005, the minimum size of a habitable room in sq. m is :**

- a. 9.5
- b. 10.5
- c. 12.5
- d. 15.5

**59. The scheme in which additional FSI is provided to the owner of the plot in lieu of the land acquired, which can be used elsewhere, is called :**

- a. Guided Urban Development
- b. Transfer of Development Rights
- c. Eco Mark Scheme
- d. Inclusionary Scheme

**60. Area of a plot is 800 sq m. The maximum permissible FAR is 150 and maximum ground coverage is 50%. Utilising full permissible ground coverage and assuming all floors of same area, how many storeys can be built on the plot?**

- a. 3
- b. 4
- c. 6
- d. 8

**61 In Maharashtra, for a Special Township Project spread over more than 200 hectares, permissible FSI for saleable residential plot is:**

- a. 1.0
- b. 1.5
- c. 1.6
- d. 1.7

**62. The minimum requirement of the contiguous land excluding forest, river, creek etc by a developer of special township project in Maharashtra is :**

- a. 40 ha
- b. 50 ha
- c. 75 ha
- d. 100 ha

**63. In Maharashtra, how much of built-up area for low cost housing is to be handed over to State Government in lieu of concessions provided to a developer of special township projects:**

- a. 10%
- b. 20%
- c. 25%
- d. 30%

**64. At an intersection of road where vehicles from converging areas are forced to move around the central island in a clockwise direction is called :**

- a. Rotary Intersection
- b. Channelization
- c. Grade Separated Intersection
- d. Staggered Intersection

**65. Term 'Roadway' is used for :**

- a. Paved surface of road
- b. Carriageway of road
- c. Carriageway and shoulders of road
- d. RoW of Road

**66. For analysing the cause of accidents at a particular road and identifying relation between speed and accidents following data is most essential:**

- a. Spot Speed
- b. Journey Speed
- c. Trip Generation
- d. Average Annual Daily Traffic

**67. The Origin-Destination Survey is conducted in order to :**

- a. determine amount of by-passable traffic that enters a city
- b. develop trip generation and trip distribution models
- c. prepare Development Plan
- d. do all the above

**68. Traffic signs triangular in shapes with red boarder are :**

- a. Warning Signs
- b. Mandatory Signs
- c. Over Head Signs
- d. Informatory Signs

**69. As per Eco-sensitive Zone Guidelines 2011 of Ministry of Environment and Forest commercial mining in protected area will be considered as**

- a. Prohibited activity
- b. Regulated activity
- c. Permitted activity
- d. Tolerable activity

**70. The total amount of greenhouse gas produced in an activity, usually expressed in equivalent tons of carbon dioxide is called :**

- a. Carbon Credit
- b. Carbon Trading
- c. Carbon Footprints
- d. Carbon Sequestration

**71. The maximum permissible level of noise in residential area during day time in decibels is:**

- a. 55 dB
- b. 75 dB
- c. 35 dB
- d. 85 dB

**72. Nirmal Bharat Abhiyan (NBA) Scheme, which aims at facilitating better access to sanitation in villages, provides incentive to construct toilet to:**

- a. APL Households restricted to SC/STs
- b. All BPL Households
- c. Woman Headed Households
- d. All the above

**73. Under PM Grameen Sadak Yojna (PMGSY) , which of the following roads are covered ?**

- a. Village Roads
- b. Major District Roads
- c. State Highway falling within rural areas
- d. All roads falling within rural areas

**74. According to the Maharashtra Land Revenue Code, construction of farm building is NOT permissible on an agriculture land when:**

- a. Area of land holding is less than 0.4 ha
- b. Area of land holding is more than 5 ha
- c. Land holding consists of alluvial soil
- d. Land holding has irrigation facility available

**75. A owes B Rs. 1,00,000. A sells a property to B, the consideration of the property being Rs. 1,25,000/-for repayment of debt. Stamp duty payable on registration of sale deed is on :**

- a. Rs. 1,25,000
- b. Rs. 25,000
- c. Rs. 1,00,000
- d. None of the above

### **Section 3: Valuation**

**76. Estimating the spot price of a plot of land or building is called :**

- a. Appraisal
- b. Valuation
- c. Worth
- d. Speculation

**77. A landed property will be in high demand if it has :**

- a. Transferability
- b. Accessibility
- c. clear title
- d. All the above

**78. Circle Rates of land are notified by the local collector/deputy commissioner with a view to:**

- a. protect the interest of the farmers
- b. protect the interest of purchasers
- c. to reduce possibility of stamp duty evasion
- d. to keep track of market price of land

**79. A rent which is fixed by a competent person under a law and is subject to stipulations made by him is called:**

- a. Rack Rent
- b. Standard Rent
- c. Lease Rent
- d. Rent free

**80. A legally imposed upper limit on a price is called:**

- a. An excise price
- b. A government price
- c. A floor price
- d. A price ceiling

**81. Presuming an interest rate of 10% , Net Present Value of Rs. 100/ receivable at the end of two years from now is closest to :**

- a. Rs 90
- b. Rs 85
- c. Rs 80
- d. Rs 75

**82. Which of the following amount is closest to the future value of Rs. 100 after a period of 3 years, when interest rate is 10%?**

- a. Rs. 125
- b. Rs. 135
- c. Rs. 140
- d. Rs. 145

**83. In valuation Tables “ amount which needs to be invested at the present time, at a given rate of interest in order to accumulate to Rs 1 by the end of the given period of time” is termed as:**

- a. Present value of Rupee 1/-
- b. Annuity of Rupee 1/-
- c. Amount of Rupee 1/-
- d. Investment of Rupee 1/-

**84. Which of the following statements is true with reference to "Amount of Rs 1/- per annum (pa) Table of Valuation" :**

- a. Interest rate varies every year
- b. Payment is made once only
- c. The last installment of payment earns no interest
- d. None of the above

**85. Amount which must be kept apart at the end of each year to give a specified corpus at the end of a given period to account for costs which cannot be retrieved at the end of the project , is known as :**

- a. Annual depreciation
- b. Annuity on Investment
- c. contribution to Risk Fund
- d. contribution to Sinking fund

**86. Which of the following is an investment analysis approach to determining real estate values?**

- a. The cost approach
- b. The net present value approach
- c. The comparative sales approach
- d. The income approach

**87. The market value method of valuation differs from investment analysis method in all the following ways except:**

- a. It is prospective rather than retrospective
- b. It is impersonal rather than personal
- c. It is unleveraged rather than leveraged
- d. It focuses on net operating income rather than after-tax cash flows

**88. Which method of valuation is generally practised for those properties which are not bought and sold in the market but valuation is done for technical or accounts purposes only?**

- a. Contractors Method
- b. Residual Method
- c. Developmental Method
- d. Comparative Method

**89. Belting method of valuation is generally practiced when :**

- a. building is of public use and is not salable in the market
- b. information available on transaction of properties in the same area is weak
- c. the plot size is big and has less frontage and more depth
- d. the real estate market is volatile

**90. If the real estate market in a zone is very active and the quality of information on transactions is good, which of the following is best suited for valuation ?**

- a. Residual Method
- b. Comparative method
- c. Belting Method
- d. Projective Method

**91. Coconut plantation comes under the following category of crops:**

- a. Khariff
- b. Rabi
- c. Summer(Zaid)
- d. none

**92. What is the prescribed number of years of net income taken into account for estimating capitalized value of land for purposes of determining compensation ?**

- a. 50 yrs
- b. 40 yrs.
- c. 30 yrs
- d. none

**Q. 93 Minimum support price of wheat is fixed by :**

- a. Central government
- b. State government
- c. Commission on Agricultural Costs and Prices
- d. by none

**94. If the original cost of a building is Rs 30,00,000 and its scrap value after 50 years is 50,000, then its annual depreciation using straight line method is closest to :**

- a. Rs 59,000
- b. Rs. 60,000
- c. Rs. 69,000
- d. Rs 70,000

**95. Assessment of annual value of a building, for calculation of property tax, is generally based on:**

- a. Year of construction
- b. Nature of use of property
- c. self-occupied or rented
- d. All of above

**96. Jeerayat land is :**

- a. Where cultivation depends on rainfall
- b. Where cultivation depends on irrigation facilities
- c. Where productivity is very poor
- d. Where no crop can be cultivated

**97. Terms "Motashal" and "Patashal" are categories of :**

- a. Warkhas
- b. Bagayat
- c. Masal
- d. Gonikal

**98. In Maharashtra if agricultural land, held by a tribal is to be transferred for non agricultural purpose to a non- tribal, the power to accord sanction lies with:**

- a. Block Development Officer
- b. Divisional Commissioner
- c. Collector
- d. Tehsildar



**99. Draft Land Acquisition, Rehabilitation and Resettlement Bill 2011 before parliament stipulates consent of a minimum percentage of affected families before undertaking land acquisition, which is :**

- a. 50%
- b. 75%
- c. 80%
- d. 100%

**100. Under Land Acquisition Act which of the following matter is taken into account while determining compensation to be paid ?**

- a. Urgency of acquisition
- b. Disinclination of the person interested to part with the land
- c. Increase in the value of other plots of the concerned person
- d. Person interested is compelled to change his residence or place of business,