

## **Syllabus for Assistant Planner & Planning Assistant Grade - I**

### **1) Planning History & Theory:**

Evolution of human settlements ; Indus Valley civilization River Valley Civilization in Tamil Nadu; Ancient Cities developed by Hindu and Mughal Kingdoms; Town Planning during British Raj; Contributions of scholarly Town Planners to Town planning in India; Urban planning theories.

### **2) Urban and Regional Planning in India:**

Urban and Regional Planning Post Independence; Five Year Plans; National Commission on Urbanization; URDPFI Guidelines; Shyama Prasad Mukherji Rururban Mission 2016; IDSMT; JNNURM; Smart Cities Program; Regional Plans; Master Plans; Structure Plans; New Town Development Plans; Satellite Town Plans; Grown Centre Plans; City Corporate Plans; Strategic Spatial Plans and District Development Plans.

### **3) Planning Law & Legislation :**

Evolution of Town Planning Legislations, Indian Constitution; 73<sup>rd</sup> and 74<sup>th</sup> Amendments; Policies; Acts and Regulatory Frameworks related to Land Development; Town and Country Planning Acts; Land Acquisition Act 1894; Land Acquisition; Rehabilitation and Resettlement Act 2013; Environmental Protection Act. Policies of Ministry of Housing and Urban Affairs.

### **4) Urban Governance :**

Organizations involved in Planning, Devolution of powers to local bodies, District Planning Committee, Metropolitan Planning Committee, Status of implementation of 73<sup>rd</sup> and 74<sup>th</sup> Amendments, Private Participation, Public Private Partnership, Contributions of International Agencies, Viz World Bank, IFC, ADB, JICA UN Habitat.

### 5) Metropolitan Planning :

Delineation of Planning Area; Techniques for Delineation; Hierarchy of Plans; Detailed Development Plans; Redevelopment Plans / Local Area Plans; Town Planning Schemes; Master Plans Vs Strategic Spatial Plans; Preparation of Maps; Demography; Socio Economic Surveys; Statistical Analysis; Inclusive Planning; Utilities and Social Infrastructure Planning; Land Use Planning; Zoning Regulations; Building Regulations; Economic Evaluation of Projects; Financing; Budgeting; Monitoring Implementation; Review of Plans; Innovative Methods for Financing Urban Development.

### 6) Housing :

Policies (National, State and United Nations), Housing Legislations (Housing Board Act; Slum Clearance Act; Rent Control Act; Apartment Ownership Act; RERA); Housing Demand and Supply; Affordability; Social Housing; Housing Finance and Management.

### 7) Environmental Planning :

Climatology; Effects of Micro climate in Habitat Planning, Planning for Climate Change; Sustainable Development and Planning; Efforts of United Nations; Protection Ecological Assets; Blue Green Infrastructure Planning; Environmental Impact Assessment; Coastal Zone Regulations and Management Plans; Rain Water / Solar Energy Harvesting; Grey Water Recycling; Green Buildings; Carbon Pricing; Carbon Fund; City Sanitation Plans; Solid Waste Management Plan.

### 8) Traffic and Transportation Planning :

Traffic and Transportation statistics; Traffic Surveys; Speed and delay studies Trip Cost; OD Surveys; Parking; Transportation Planning process (Trip Generation, Distribution, Assignment, Modal split); Land use Transport Models; Geometric Design of roads and Intersections; Hierarchy of Roads; Comprehensive Mobility Plans; Mass Transit Systems; Transit Oriented Development; Air and Noise Pollution; Impact of Disruptive Technology; Congestion Pricing; Economic Evaluation of Transport Projects;

BT, BOT, BOOT, BOO, ROOT, DBFO models of PPP, Unified Metropolitan Transport Authority.

9) Disaster Management :

Natural Disasters and Risks Forecasting and Early Warning Systems; Disaster Management Policies and Initiatives; Disaster Management Plans; Resilient Building and Zoning Regulations.

10) Real Estate:

Ownership of Property; Transfer of Property; Public Ownership; Rental / Leasing of Properties; Taxes; Betterment Levy; Development Charges of Properties, Asset Management; Insurance; Market Surveys and Research; Geofencing; High and Best Use Studies; Valuation of Properties; Cost Benefit Analysis; FDI Regulations, RERA.

11) Urban Information Systems:

Use of Big Data for Urban Planning; Mapping Techniques and Software; GIS; Enterprise GIS; Remote Sensing - Satellite Images; Drone Images; Interpretation of Images; Total Station Survey; DGPS; Geo Tagging; Geo Coding – Address Matching; DTM & DEM; Application Software.