

PROVISIONAL ANSWER KEY

NAME OF THE POST :

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101. A road having Right of Way 50-60 m designated for intra-urban through traffic with no frontage access is called:
- (A) Collector road (B) Arterial road
(C) Sub-arterial road (D) Freeway
102. A map showing all key features and characteristics of an area and serving as foundation for spatial planning is known as:
- (A) Topo Sheet (B) Mouza Map
(C) Base Map (D) Cartographic Map

103. Which of the following is not included in Basic Services in a developing country?
 (A) Broadband (B) Water supply
 (C) Paved roads (D) Drainage
104. Which of the following is a charge imposed on beneficiaries on the increment in property value accruing as a result of given public investment?
 (A) Development charge (B) Development tax
 (C) Property tax (D) Betterment levy
105. Consider the following statements about cadastral maps:
 1. It indicates property boundaries
 2. It is prepared in a scale of 1:1000 or below
 Which of the above statements is/are correct?
 (A) 1 only (B) 2 only
 (C) Both 1 and 2 (D) Neither 1 nor 2
106. In the context of urban transport, 'bottlenecks' refers to:
 (A) A portion of road with lowest capacity along the route
 (B) An unregulated traffic junction
 (C) A road with excessively high traffic
 (D) A road with railway crossing
107. Which of the following is NOT a purpose for providing landscaped buffer area?
 (A) Separate to incompatible land uses (B) Curtail unwanted noise or dust
 (C) Promoting high density development (D) Improve environmental quality
108. Spatial merging of two or more settlements along a transport corridor is known as:
 (A) Twin city (B) Conurbation
 (C) Megacity (D) Rural – urban continuum
109. Settlements with dispersed pattern of development are generally found in:
 (A) Hilly regions (B) Fertile plains
 (C) Along major roads (D) Along the rivers
110. Consider the following statements about the Primate City settlement system:
 1. At present there is no primate city at national level in India
 2. At the state level, Kolkata is a primate city *par-excellence*
 Which of the above statements is/ are correct?
 (A) 1 only (B) 2 only
 (C) Both 1 and 2 (D) Neither 1 nor 2
111. The right of one property owner to make use of property of another owner to gain access to his own property is called:
 (A) Access facility (B) Easement right
 (C) Right to enter (D) Trespassing
112. Which of the following is a unit used to specify parking norms:
 (A) Equivalent Car Space (ECS) (B) Equivalent Parking Space (EPS)
 (C) Equal Parking Area (EPA) (D) Space for Equivalent Parking (SEP)
113. 1 hectare is equal to :
 (A) 1.0 sq km. (B) 0.1 sq km.
 (C) 0.01 sq km (D) 0.001 sq km

114. Consider the following statements about physical planning:
1. A planning area declared under an act may not have well defined boundary
 2. Physical plan includes land use planning and infrastructure but no components of various socio-economic activities
- Which of the above statements is/are correct?
- (A) 1 only (B) 2 only
(C) Both 1 and 2 (D) Neither 1 nor 2
115. The survey and analyses of vehicle and trip characteristics by the starting and ending points of the trip is called:
- (A) Origin-Destination survey (B) Vehicle to capacity (V/C) count
(C) Transit survey (D) Volume survey
116. The overall density of population of a settlement is the ratio between:
- (A) Total population to total built-up area (B) Adult population to total built- up area
(C) Total population to total residential area (D) Total population to total area
117. Which of the following is a comparatively long term plan providing goals, policies, strategies and program for socio-economic and spatial development?
- (A) Land use plan (B) Perspective plan
(C) Structural plan (D) Zonal plan
118. Which of the following constitutes a component under physical infrastructure?
- (A) Community health center (B) Bank
(C) Power supply (D) Elementary school
119. An unplanned illegal settlement where occupants do not have title to land or permission from land owner is called:
- (A) Urban village (B) Satellite town
(C) Twin settlement (D) Squatter settlement
120. The area around city that supplies resources, agricultural produce and manpower to the city is called:
- (A) Umland (B) Lena land
(C) Rimland (D) Urban fringe
121. Images from which of the following satellites could be used for urban planning?
- (A) Cartosat - 1 (B) Insat 2B
(C) Risat 2 (D) GSAT – 8
122. Functional classification of cities is based on which of the following parameters?
- (A) Location (B) Climate
(C) Predominant activity (D) Population size
123. The theory of rank size rule explaining the progression in settlement system was given by:
- (A) G. K Zipf (B) Francois Perroux
(C) Edwin Lutyens (D) Hauffman
124. The theory envisaging hierarchical structure of settlements with seven or more levels in a meso region is:
- (A) Systems theory (B) Central place theory
(C) Theory of settlement hierarchy (D) Rank size rule

125. The phenomenon related to reduced interaction between city and neighbouring settlements with increased distance is known as:
- (A) Time decay (B) Interrelationship decay
(C) Dependency decay (D) Distance decay
126. In a given city, as the trip length increases, the frequency of trip:
- (A) Increases (B) Decreases
(C) Remains constant (D) Cannot be determined
127. Which of the following is not a characteristic of Rural-Urban fringe?
- (A) Significant presence of agricultural land use
(B) Inadequate urban infrastructure
(C) Very high density of development
(D) Presence of warehouses and godowns
128. The Coastal Regulation Zone restricting development activities in coastal areas is issued by:
- (A) Ministry of Home
(B) Ministry of Environment, Forest and Climate Change
(C) Ministry of Defense
(D) Ministry of Earth Science
129. A countermagnet is used to protect the main city from flow of new immigrants and restricting physical expansion. The counter magnet is located at:
- (A) The city core (B) The urban fringe
(C) The main residential zones of the city (D) A distance of 50 km or more from the city
130. The National Commission on Urbanisation that submitted its report in 1988 was chaired by:
- (A) Charles Correa (B) B V Doshi
(C) M G K Menon (D) Mahesh N Buch
131. Community participation is most important in which of the following stages of plan preparation?
- (A) Conducting transportation survey (B) Visioning and collective decision making
(C) Preparation of technical drawings (D) Final notification of plan
132. Zoning is basic means of land use control employed by local government. Zoning is:
- (A) Legal and enforceable
(B) Only guideline with no legal validity
(C) Only the component of infrastructure is legally enforceable
(D) Based on the discretion of the town planner to enforce or not
133. The 'Right of Way' of a road in terms of its width includes
- (A) Carriage way only
(B) Carriage way including the median
(C) Carriage way plus sidewalks but not the median
(D) Total width of strip designated as road
134. A trip is a journey of an individual in an automobile or a transit vehicle. The travel distance covered in a trip is:
- (A) One way journey
(B) Return journey
(C) A journey including several destinations in a day
(D) Cannot be determined

135. From the perspective of sustainability, the number of people an ecosystem can support indefinitely is called:
- (A) Sustenance capacity (B) Carrying capacity
(C) Development capacity (D) Design capacity
136. In which of the following methods several lots can be combined as one site and units can be developed on zero lot line:
- (A) Public land banking (B) Land pooling
(C) Planned Unit Development (PUD) (D) Land Readjustment
137. According to the 2011 census, approximately what percentage of Indian population lives in rural areas?
- (A) 73% (B) 71%
(C) 69% (D) 67%
138. Which of the following is NOT a purpose of urban planning?
- (A) Promote public health (B) Public safety
(C) Social welfare (D) Maximising benefits to a given social class
139. A dead end street with designed area at the end for turnaround is called:
- (A) Alley way (B) Cul-de-sac
(C) One way street (D) Round about
140. The National Land Records Modernisation Programme is implemented by:
- (A) TCPO, Ministry of Urban Development (B) DOLR, Ministry of Rural Development
(C) DST, Ministry of Science and Technology (D) ISRO, Department of Space
141. The UN World Commission on Environment and Development is also known as:
- (A) Hoover Commission (B) The Bruntland Commission
(C) The Green Commission (D) The Hope Commission
142. Which of the following tool facilitates public authority in creation of land bank at minimal or no cost?
- (A) Land acquisition (B) Site and service scheme
(C) Planned Unit Development (PUD) (D) Land Pooling
143. In India, the satellite images in digital and analog format are collected and distributed by:
- (A) IIRS, Dehradun (B) SAC, Ahmedabad
(C) NBSSLUP, Nagpur (D) NIO, Goa
144. Which of the following is not an accepted method for Municipal Solid Waste disposal?
- (A) Sanitary land fill (B) Open dump disposal
(C) Conversion of waste to compost (D) Recycling
145. Identify the correct sequence of open recreational space from lower to higher.
- (A) Neighbourhood park – Community park – City park
(B) Neighbourhood park – City park – Community park
(C) City park – Community park – Neighbourhood park
(D) Community park – Neighbourhood park – City park
146. The boundaries of individual land parcels of land (lots) is precisely defined in:
- (A) Zonal Map (B) Master Plan
(C) Comprehensive development plan (D) Perspective plan

147. The Concentric Zone theory proposed by E W Brugges explains spatial pattern on the basis of:
 (A) Land prices (B) Social area
 (C) Transport routes (D) Municipal wards
148. The 'National Building Code of India' is prepared by:
 (A) Quality Council of India
 (B) Town and Country Planning Organisation, Ministry of Urban Development
 (C) Institute of Town Planners, India
 (D) Bureau of Indian Standards
149. The plan for city of Barcelona was prepared by:
 (A) Auguste Perret (B) C. D. Harris
 (C) Ildefons Cerda (D) E. L. Ulman
150. Which of the following maintains strong economic ties based on dependency with nearby major city:
 (A) Twin city (B) Satellite town
 (C) Counter magnet (D) Independent new town
151. Which body/institution is responsible for consolidation of plans of urban and rural local bodies to formulate Draft District Development Plan?
 (A) District Planning Committee (B) District Planning Board
 (C) Office of the District Collector (D) Zila Parishad
152. As per the NUIS Classification, industrial areas in a land use map are denoted by which colour?
 (A) Red (B) Violet
 (C) Blue (D) Brown
153. Which of the following is an example of a grade separator?
 (A) An over bridge above railway line (B) A railway crossing
 (C) A round about (D) Junction with traffic signals
154. Which model on travel demand is modeled after the laws of physical science?
 (A) Demand determination model (B) Multiple routes model
 (C) Sector model (D) Gravity mode
155. The Sector Theory of urban structure was proposed by:
 (A) Edwin Lutyens (B) Otto Konigsberger
 (C) H. Hoyt and M. R. Davie (D) Le Corbusier
156. Problems of urban flooding can be mitigated by:
 1. Preservation of natural drains
 2. Construction of retention ponds
 3. Construction over low lying areas
 Which of the above statements are correct?
 (A) 1 and 3 only (B) 2 and 3 only
 (C) 1 and 2 only (D) 1, 2 and 3
157. In a traffic survey the term internal trip refers to:
 (A) Trip within survey area (B) Trip towards city center
 (C) Trip using public transport (D) Non-motorised trip

158. Spaces for street vendors and squatters should be incorporated in the designs for:
 (A) Alleys (B) Collector road
 (C) Sub-arterial road (D) Arterial road
159. Sidewalks are important design elements in:
 (A) Freeway (B) Express way
 (C) Arterial road (D) Local streets
160. Which of the following survey is required to plan for the maximum threshold level of traffic?
 (A) Peak time traffic survey (B) Off peak time traffic survey
 (C) Average daily traffic (D) Hourly average traffic
161. The first urban rail transportation in India was introduced in:
 (A) Mumbai (B) Kolkata
 (C) Delhi (D) Chennai
162. Which of the following provides regular revenue to local government?
 (A) Off street parking (B) On street parking
 (C) Shared parking (D) None of the above
163. With reference to town planning, 'Charrette' is:
 (A) A type of elevated parking (B) Pedestrian side walk
 (C) A public design exercise (D) Flood embankment
164. The concept of Rural-Urban Continuum was given by:
 (A) Everett Le (B) Zelinsky
 (C) Trewartha (D) Louis Wirth
165. Which of the following are goals of transportation planning at metropolitan scale?
 1. Safety 2. Saving travel time 3. Congestion 4. Reducing operating cost
 (A) 1, 2 and 4 (B) 1, 3 and 4
 (C) 2, 3 and 4 (D) 1 and 3
166. Which of the following cities does NOT have a plan for metro railway for urban transport?
 (A) Jaipur (B) Kochi
 (C) Puduchcherri (D) Bangalore
167. In the land pooling method of land development the plots of individual owners are:
 (A) Completely acquired after providing compensation
 (B) Readjusted after some deduction for public use
 (C) Transferred to the development authority
 (D) Transferred to any large private developer
168. While preparing a development plan, the sites and buildings having exceptional historical value should be:
 (A) Redeveloped justifying the high land value
 (B) Integrated in the overall plan without any special treatment
 (C) Allowed to develop as per market forces
 (D) Identified and preserved through special development norms
169. External Cordon Survey and Internal Cordon Survey are techniques for conducting:
 (A) Environmental survey (B) Socio-economic survey
 (C) Traffic survey (D) Income survey

170. Which of the following is a convenient location for setting up of heavy industries in city region?
 (A) Along the outer ring road
 (B) In commercial area of the city
 (C) Along the water bodies
 (D) Anywhere as per availability of suitable land
171. The city of Bhubaneswar was planned by:
 (A) Patrick Geddes (B) Le Cobusier
 (C) H. Hoyt (D) Otto Konigsberger
172. The Urban and Regional Development Plan Formulation and Implementation Guidelines are prepared by:
 (A) School of Planning and Architecture, Delhi
 (B) National Institute of Urban Affairs
 (C) Bureau of Indian Standards
 (D) Town and Country Planning Organisation, MoUD
173. How many earth quake zones are mapped in India and which amongst them is the most severe:
 (A) Zone 1 to Zone 5 and Zone 5 being the most severe
 (B) Zone 1 to Zone 5 and Zone 1 being the most severe
 (C) Zone 2 to Zone 5 and Zone 5 being the most severe
 (D) Zone 2 to Zone 5 and Zone 2 being the most severe
174. Under the current urban development programmes/missions, GIS based master plan is a component under which of the following?
 (A) Smart Cities Mission (B) AMRUT Mission
 (C) HRIDAY (D) None of the above
175. All of the following Indian towns are ancient cities EXCEPT:
 (A) Madurai (B) Jaipur
 (C) Kancheepuram (D) Varanasi
176. In the coastal towns, the adverse impact on account of cyclone, tsunami and tidal surge can be mitigated by:
 (A) Mangrove plantation (B) Sand bars and mud flats
 (C) Constructing Jetties (D) Dredging
177. SCADA is an advanced technology used in several cities. In which of the following sector does it find its application?
 (A) Centralised heating and cooling (B) Water supply and sewage management
 (C) Transportation planning (D) GIS and remote sensing
178. Wetlands provide benefits that have monetary value, like ground water recharge, fishes, drinking water, support trees etc. These benefits/services are known as:
 (A) Environmental services (B) Wetland services
 (C) Economic services (D) Ecological services
179. Identify the pair of city and the urban wetland that is NOT correctly matched:
 (A) Dal Lake - Srinagar (B) Bhoj Wetland - Bhopal
 (C) Hussain Sagar - Bangalore (D) Deeporbil - Guwahati

180. Which of the following can be determined through Remote Sensing?
1. Population Density
 2. Tree cover
 3. Agricultural land
 4. Lakes and wetlands
 5. Transportation network
- Which of the above statements are correct?
- (A) 1, 2, 4 and 5 (B) 2, 3, 4 and 5
(C) 1, 3, 4 and 5 (D) 1, 4 and 5
181. Which of the following is a natural hazard but its frequency is aggravated on account of ill conceived human actions?
- (A) Land Slide (B) Cyclone
(C) Earth quake (D) Tsunami
182. Which among the following is a framework for disaster risk reduction under the United Nations?
- (A) Nagoya Framework (B) Sendai Framework
(C) Geneva Framework (D) Chiang Mai Framework
183. Which of the following can be provided with tertiary treatment for recycle and reuse?
- (A) Municipal Solid Waste (B) Suspended Particulate Matter
(C) Waste water (D) Biomass
184. In the context of urban development, Special Purpose Vehicle is resorted to on many instances. This is useful for:
- (A) Accessing otherwise inaccessible areas
(B) Technological upgradation for solid waste collection
(C) Improvement in urban transportation through specialized buses
(D) Improved management and administration of a particular project
185. The capital city of Amravati in Andhra Pradesh is planning by mobilizing land through which of the model?
- (A) Land Pooling
(B) Land Acquisition by consensus
(C) Planned Unit Development
(D) Formation of land owners company by proportionate shareholding
186. Which of the following cities has been nominated by India for recognition under the UNESCO's 'World Heritage City' list?
- (A) Agra (B) Varanasi
(C) Ahmedabad (D) Delhi
187. Which of the following helps in reduction of rain water runoff and mitigating of urban flooding?
1. Tree cover 2. Permeable concrete blocks 3. Lawns 4. Paver blocks
- Which of the above statements are correct?
- (A) 1, 2 and 4 (B) 1, 3 and 4
(C) 1, 2, 3 and 4 (D) 1, 2 and 3
188. The District Disaster Management Authority is chaired by:
- (A) District collector (B) President Zila Parishad
(C) Municipal commissioner (D) Mayor

189. In the context of Smart City Mission, ABD means:
- (A) Alternative Building Design (B) Allowance for Building Development
(C) Area Based Development (D) None of the above
190. Which of the following is a water pollutant found in urban areas and not found in water from natural sources?
- (A) Fluoride (B) Fecal Coliform
(C) Chloride (D) Arsenic
191. Watershed is an important parameter in spatial planning. It stands for:
- (A) A spatial unit with common drainage (B) Areas having different drainage
(C) An area devoid of drainage (D) Areas taken up for linking rivers
192. NAQI is a method used by Central Pollution Control Board to indicate the extent of a specific pollution in urban areas. It stands:
- (A) National Air Quality Index (B) Natural Air Quality Information
(C) New Areas Quality Index (D) Natural Air Quality Index
193. Which of the following conventions enlists and requires the steps for conservation of wetlands of international importance?
- (A) Rotterdam Covention (B) Ramsar Convention
(C) Basel Convention (D) Prague Convention
194. The town of Auroville was planned by:
- (A) Roger Anger (B) Oscar Nimayer
(C) B V Doshi (D) Chsistopher Benninger
195. Building heights in some parts of urban areas are restricted by:
- (A) Transit corridor in the city (B) Archaeological Survey of India
(C) Geological Survey of India (D) Central Pollution Control Board
196. The Institute of Town Planners, India is:
- (A) A Statutory organisation
(B) A Constitutional organisation
(C) Both Statutory and Constitutional organsition
(D) Neither Statutory nor Constitutional organisation
197. Which of the following planned town/city is largest in size?
- (A) Navi Mumbai (B) Lavasa City
(C) Magarpatta (D) Noida
198. Which of the following is an Indian portal catering to requirements of satellite imagery?
- (A) Gagan (B) Glonass
(C) Bhuvan (D) Galileo
199. For any construction is undertaken in the vicinity of sites and monuments of national importance, clearance is required from:
- (A) Development Authority (B) Geological Survey of India
(C) UNESCO (D) National Monuments Authority

200. Under the 74th Constitutional Amendment, the umbrella organization of UMTA is proposed. This stands for:
- (A) Unified Mobility and Travel Agency
(B) Unified Metropolitan Transportation Authority
 (C) Unique Mobility and Travel Area
 (D) Unified Mass Transport Authority
201. A price under which a property can be transacted between two persons not under any obligation is called:
- (A) Cost (B) Price
(C) Fair Market Value (D) Stamp value
202. A property held by an owner free of any duty with complete rights to transfer or sell called:
- (A) Possession (B) Tenancy
 (C) Leasehold **(D) Freehold**
203. While undertaking valuation of any immovable property, the price fetched in its auction sale
- (A) Should be considered**
 (B) Should not be considered
 (C) Considered only if auction price is not very high
 (D) It cannot be determined
204. Which method of valuation recognizes that property is purchased not for occupation but to receive income from rent:
- (A) Rental Method (B) Residual Method
(C) Investment Method (D) Comparative Method
205. Seller and purchaser resort to an unscrupulous practice in order to incur less stamp duty. This is known as:
- (A) Hidden valuation (B) Disclosure of rental value
 (C) Overvaluation **(D) Undervaluation**
206. The amount that a normal seller would reasonably expect from a prudent and willing purchaser is called:
- (A) Speculation (B) Transaction cost
 (C) Cost **(D) Market value**
207. Consider the following statements:
1. Value of a property is time dependent
 2. Assigned Floor Space Index has no implication on land value
- Which of the above statements are correct?
- (A) 1 only** (B) 2 only
 (C) Both 1 and 2 (D) Neither 1 nor 2
208. Under the Income Tax Rules 1962, the government undertaking pre-emptive sale would pay the price:
- (A) As registered in the recent sale deed**
 (B) As assessed by an authorized valuer
 (C) As negotiated with the owner
 (D) As decided by the arbitrators from case to case

209. Which of the following is an example of 'defect in property'?
- (A) Tree cover
 (B) Rocky soil
 (C) Underground culvert running through property
 (D) Presence of buildings on three sides
210. Consider the following statements:
1. Value of a property can be precisely and mathematically arrived
 2. Comparative sales method is the most precise method
- Which of the above statements is/are correct?
- (A) 1 only (B) 2 only
 (C) Both 1 and 2 (D) Neither 1 nor 2
211. Which method gives distorted figures for value in case of old buildings on rent since long duration?
- (A) Rent capitalisation (B) Comparative method
 (C) Residual method (D) Investment method
212. While arriving at the value of a plot of land, its future potential:
- (A) Should be factored in
 (B) Should be omitted as values reflect the present situation
 (C) Should be left to the arbitrator, if any
 (D) Should be left to the buyer
213. In the rent capitalization method, what amount is deducted from the calculation of annual income from property?
- (A) Wealth tax (B) Cost of maintaining property
 (C) Both wealth and property tax (D) Stamp duty
214. Which of the following is an example of 'defect in title'?
- (A) Unavailability of water (B) Easement rights
 (C) Noisy neighbourhood (D) Encumbrances
215. Which of the following belies the idea that the title holder of a property may not be its actual user?
- (A) Co-ownership (B) Benami ownership
 (C) Joint ownership (D) Dual ownership
216. Which of the following acts deal with the market value of a property
1. Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
 2. Income Tax Act 1961
 3. Transfer of Property Act 1882
- (A) 1 and 2 only (B) 2 and 3 only
 (C) 1, 2 and 3 (D) 1 and 3 only
217. Joint tenancy of a property entails:
- (A) More than one owner of a property (B) More than one tenants of a property
 (C) Joint contract of the owner and a tenant (D) Tenant's lease contract with the state
218. In case the deal does not materialize for the fault of purchaser, the earnest money paid to the seller is:
- (A) Returned without interest (B) Returned with interest
 (C) 40% of the actual value is returned (D) Forfeited

219. Which of the following is not included in immovable property?
 (A) Land (B) Benefits that arise out of land
 (C) Things attached to the earth (D) Standing timber
220. Which of the following co-ownership type is related to ownership within family?
 (A) Equitable ownership (B) Tenancy in common
 (C) Coparcenary (D) Joint tenancy
221. Which of the following is not a feature of legal possession of property?
 (A) Power to acquire at will neighbouring property
 (B) Having owner's title
 (C) Power to exclude others from enjoying property
 (D) Power to partly or completely sell the property
222. Which of the following has a positive impact on value of a residential property?
 1. Location on very busy road
 2. Garden adjacent to property
 3. Easy availability of public utilities
 4. Disturbing smell from nearby neighborhood
 (A) 1, 2 and 3 (B) 2, 3 and 4
 (C) 1, 2, 3 and 4 (D) 2 and 3
223. Consider the following statements:
 1. Valuation of a property is different for fire insurance than from market value
 2. Detailed structural survey is conducted before valuation
 Which of the statements is/are correct?
 (A) 1 only (B) 2 only
 (C) Both 1 and 2 (D) Neither 1 nor 2
224. Ownership by adverse possession is created when a possessor continually and peacefully possesses an immovable property for a period of:
 (A) 3 years or more (B) 6 years or more
 (C) 9 years or more (D) 12 years or more
225. With regards to the matters of property sale, 'Reconveyance' refers to:
 (A) Seller's option to buyback the property
 (B) Buyers right to get compensation for defects in property
 (C) Exemption of stamp duty by state in specific cases
 (D) Name transfer of property within family without financial transactions
226. When an immovable property is transacted, mutation is required in records of:
 (A) Local body only (B) Revenue records only
 (C) Both local body and revenue records (D) Neither local body nor revenue records
227. Which part of the in and around the city generally has the highest land values?
 (A) Residential belt (B) Commercial areas
 (C) Urban fringe (D) Institutional zone
228. The increased demand and value of land motivated by expected profits at some future date is called :
 (A) Increase in genuine demand (B) Valuation
 (C) Price determination (D) Speculation

229. Which of the factors brings down rental and urban land value?
 (A) Improved quality of environment (B) Better quality urban amenities
 (C) Increased pollution (D) Increased accessibility
230. The aim of valuation is to assess:
 (A) Perceived value (B) Market value
 (C) Cost (D) Arrive at predetermined desired figure
231. Which of the following statements about valuation is INCORRECT?
 (A) It is based on an opinion or estimate
 (B) It is determined by many factors
 (C) Depreciation is applicable to certain values
 (D) Value can be exactly determined
232. Which of the following properties are best suited for profit method of valuation?
 (A) Old age home (B) Residential house
 (C) Hotels and Cinemas (D) Fire station
233. Which of the following does NOT affect the value of an urban land plot?
 (A) Shape (B) Size
 (C) Access (D) Public or private ownership
234. Which of the following statements regarding the rate of depreciation of building is INCORRECT?
 (A) Depreciation factor changes with type of building materials
 (B) Inferior quality buildings depreciate faster
 (C) Lime mortar and teakwood construction depreciate slower
 (D) In some cases depreciation increases value of property
235. Which of the following can be used for ascertaining value of a property using comparison method?
 (A) Distress sale
 (B) Offer price awaiting transaction
 (C) Genuine transactions in open market
 (D) Abnormally high or insignificantly low value properties
236. Which of the following indicates the actual expenditure in construction of a property including labour and material?
 (A) Cost (B) Price
 (C) Value (D) Investment
237. Which of the following factors have a perceptible impact on land value?
 1. Inflation
 2. Interest rates by bank
 3. Black money
 4. Improvements in telecommunications
 5. Government policies
 (A) 1, 2, 3 and 5 (B) 1, 2, 4, and 5
 (C) 2, 4, and 5 (D) 1, 2, 3, 4 and 5
238. The capital gains tax is a tax under which of the following acts?
 (A) Wealth Tax Act, 1957 (B) Income Tax Act, 1961
 (C) Transfer of Property Act, 1882 (D) GTPUD Act, 1976

239. Value of a property at the end of the period it was intended to last is known as:
- (A) Product value (B) Lifecycle cost
(C) Inherent value (D) Salvage value
240. Consider the following statements:
- (1) The value of agricultural land increases with its productivity
(2) The value of urban land decreases with increase in potential for business and employment
- Which of the above statements is/are true?
- (A) 1 only (B) 2 only
(C) Both 1 and 2 (D) Neither 1 nor 2
241. The power of state to acquire any private property for a public purpose on payment of compensation to owner as per the Act is called:
- (A) Primary ownership (B) Primary rights
(C) Easement right (D) Eminent domain
242. As per the provisions in the Indian Constitution, the subject of 'Local Government' is listed under:
- (A) Union list (B) State List
(C) Concurrent list (D) Residual list
243. 'Article 243 W' of the Constitution of India empowers the state government to provide authority and responsibility for undertaking planning to:
- (A) State planning board (B) Municipalities
(C) Any Parastatal agencies (D) Private sector
244. Property tax is levied and collected by:
- (A) Urban or Rural Local Body (B) Urban Development Authority
(C) State government (D) Office of the sub registrar
245. The Draft Development Plan is primarily required to be published in:
- (A) The official gazette
(B) On the authority's website
(C) In two vernacular newspapers
(D) On the website of state department of urban development
246. The Draft Development Plan is accorded sanction by:
- (A) Chief Town Planner (B) Chairman of Area Development Authority
(C) CEO, Area Development Authority (D) State Government
247. Any changes made in the final development plan after its publication is known as:
- (A) Aberration (B) Variation
(C) Modification (D) Alterations
248. The Development Plan after coming to force should be revised once in at least:
- (A) Five years (B) Ten years
(C) Fifteen years (D) Twenty years
249. As provided in the GTPUD Act, the Town Planning Scheme should be implemented in an approximate area of:
- (A) 50 hectares (B) 100 hectares
(C) 1000 hectares (D) There is no restriction on size

250. For a municipal corporation, taking initiatives for slum clearance and redevelopment of an area is:
- (A) Obligatory function (B) Discretionary function
(C) Regulatory function (D) Deregulatory function
251. When a portion of land with constructed platform/step is in the line of public street, the municipality may take its possession after tendering a notice of:
- (A) 15 days (B) 30 Days
(C) 45 Days (D) 60 Days
252. At which of the following stages of TP Scheme the State Government appoints a Town Planning Officer?
- (A) Declaration of intention (B) Preparation of Preliminary Scheme
(C) Publication of Draft TP Scheme (D) Publication of Final Scheme
253. With regards to the TP Scheme any appeal against the decision of Town Planning Officer can be made to:
- (A) The Chief Town Planner
(B) CEO, Area Development Authority
(C) Chairman, Area Development Authority
(D) The Board of Appeal constituted for this purpose
254. In the TP Scheme process, the lands required for public purpose are transferred to the Appropriate Authority at the stage of:
- (A) Declaration of intentions (B) Draft TP Scheme
(C) Preliminary Scheme (D) Final Scheme
255. In the preparation of a TP Scheme, increment in market value of land is calculated between which of the two stages?
- (A) Draft Scheme and Final Scheme
(B) Declaration of Intentions and the Final Scheme
(C) Preliminary Scheme and Final Scheme
(D) Declaration of Intentions and Draft Scheme
256. For which of the following matters provisions can NOT be made in Town Planning Scheme?
- (A) Acquiring land for private purposes
(B) Laying out on vacant/built land
(C) Filling up swampy areas
(D) Alterations and removal of buildings and bridges
257. In a Town Planning Scheme, land is reserved for SEWS housing to an extent of about:
- (A) 5% (B) 10%
(C) 15% (D) 20%
258. After declaration of intention for making a Town Planning Scheme (TPS), the Draft TPS is to be made in a period of :
- (A) 6 months (B) 9 months
(C) 12 months (D) 15 months
259. What additional item is published along with the draft TP Scheme?
- (A) Draft Rules (B) Draft Bylaws
(C) Draft Act (D) Draft Regulations

260. Which of the following can be designated as Area Development Authority under the GTPUD Act by the State Government?
- (A) Office of the District Collector (B) Zila Parishad
(C) Municipal Corporation (D) Office of the Sub Registrar
261. The Town Planning Scheme in a given development area are prepared and executed by:
- (A) Office of the Chief Town Planner (B) Revenue department
 (C) State Department of Urban Development **(D) Respective Development Authority**
262. Consider the following statements regarding proposals in draft TP Scheme:
1. It can include transfer of ownership of a plot from one person to another
 2. A final plot could be allotted to an owner dispossessed of land in furtherance of the scheme
- Which of the above statements are correct?
- (A) 1 only (B) 2 only
(C) Both 1 and 2 (D) Neither 1 nor 2
263. Which of the following is not indicated in the Draft Development Plan?
- (A) Financial Inclusion Plan** (B) Transport network
 (C) Urban amenities (D) Reserved land
264. At which stage of the development plan preparation suggestions and objections are invited from general public:
- (A) Conceptual Development Plan **(B) Draft Development Plan**
 (C) Final Development Plan (D) Delineation of Development Area
265. The Right to Fair Compensation and Transparency in Land Acquisition , Rehabilitation and Resettlement Act 2013 covers which of the following issues:
- (1) Fair compensation
 - (2) Transparency
 - (3) Resettlement and Rehabilitation
 - (4) Public health
- (A) 1 and 4 (B) 1, 3 and 4
 (C) 2, 3 and 4 **(D) 1, 2 and 3**
266. Which of the following statements regarding land acquisition as per the Act of 2013 is FALSE?
- (A) Acquisition process is undertaken in consultation with Local Self Government
 (B) There is provision for rehabilitation for all the affected families
 (C) The purposes for which land can be acquired has been mentioned
(D) Central Government directly acquires the land and transfers it to concerned agency
267. Consider the following statements regarding the provisions in Bombay Land Revenue Code:
- (1) Land owned by the State Government can be set aside for municipal use.
 - (2) The power to set aside this land lies with the District Collector.
- Which of these statements is/are correct?
- (A) 1 only (B) 2 only
(C) Both 1 and 2 (D) Neither 1 nor 2

268. If a land parcel that is ordinarily used for agricultural purpose is to be put to other use which of the following action is required?
- (A) Payment of a prescribed amount according to new land use
 (B) Should apply for alternate use after environmental clearance
 (C) In a land with clear title the owner can undertake any development
 (D) The agricultural use should continue as it cannot as other use is not possible
269. Which agency/body is responsible for altering the extent and limits of a municipal area
- (A) State government
 (B) The municipality itself
 (C) Ministry of Urban Development, Government of India
 (D) The District Collector
270. In case a Social Impact Assessment (SIA) is required for a land acquisition, the SIA report is appraised by:
- (A) District collector
 (B) Ministry of Environment and Forest
 (C) State level Authority on Land Acquisition
 (D) An independent multidisciplinary expert group
271. The Municipal body does not levy tax on which of the items?
- (A) Buildings (B) Vehicles
 (C) Animals (D) Non-commercial trees
272. Obstructions and encroachment in public place/streets can be
- (A) Removed by municipal body along with levying fines
 (B) Be always regularized after levying penalty
 (C) Should ask the District Collector to remove encroachments
 (D) Such matters are insignificant and can be avoided
273. As per the GTPUD Act 1976, agriculture includes all of the following EXCEPT:
- (A) Horticulture (B) Livestock rearing
 (C) Farming (D) Gardens in appendage to building
274. According to the GTPUD Act 1976, which of the following is not included under development operations?
- (A) Subdivision of land (B) Civil Engineering Works
 (C) Alterations in existing building (D) Mining
275. All lands which are not the property of private entities can be disposed off by:
- (A) District Collector (B) Chairman, Zila Parishad
 (C) Mayor (D) District Inspector of Land Records
276. Which of the following is an example of land under public use?
- (A) Freehold Agricultural Land (B) Cooperative Dairy Farm
 (C) Free Pasture in village (D) Land under family owned industry
277. Who is responsible for maintaining the land records of small farmers in a taluka?
- (A) Talati (B) Mamlatdar
 (C) Resident Commissioner (D) District Collector

278. The free pasture in the village can be used by:
- (A) The people of any village
(B) Only by the people of villages to whom it has been assigned
 (C) The shepherds only of that village
 (D) The shepherds only of any village
279. Who regulates and prohibits the use of land for specific purposes in a district:
- (A) The town planner (B) CEO, Area Development Authority
(C) District Collector (D) Municipal Commissioner
280. For consideration of taxation on land etc, in the absence of a document proof, the tenancy is considered to end on:
- (A) 31st December **(B) 31st March**
 (C) 31st August (D) 31st October
281. Which of the following is not a basis for grouping of land for determination of standard rates for land revenue?
- (A) Physical Configuration **(B) Social Profile**
 (C) Climate (D) Yield
282. Under the orders of the government, who determines what lands are included within sites of a village, town or city and fixes the limits of the same?
- (A) Chairman, Zila Parishad (B) District Planning Board
(C) District Collector (D) District Planning Committee
283. The *sanand* issued by the Collector in the form of 'Schedule H' under BLRC 1879 contains information on:
- (A) Plan, description, extent and condition of building of a holder**
 (B) The history of ownership of the land
 (C) Various crops cultivated in a year and extent there of
 (D) Rights of the access to water
284. In the view of public convenience, health and safety, works for repair and upkeep of which of the streets can be undertaken by municipality?
- (A) Public streets (B) Private streets
(C) Both public and private (D) Neither public nor private
285. Any private vacant land in the regular line of Public Street can be taken over for public use after giving a notice of:
- (A) 60 days (B) 45 days
 (C) 30 days **(D) 15 days**
286. Which of the following activities in a public area does NOT invite a punishment of fine?
- (A) Setting up a wall (B) Placing a box, bale or package
(C) Undertake paving (D) Construction over open drain
287. Under which of the following circumstances the Collector can prohibit the execution of municipal work?
- (A) If the work may cause annoyance to public**
 (B) It overshoots the municipal budget
 (C) It causes unwanted urban expansion
 (D) It involves reclamation works

288. The provisions of the Right to Fair Compensation, and Transparency in Land Acquisition Rehabilitation and Resettlement Act of 2013 shall apply when land is acquired for:
- (A) Public propose (B) Public Sector Undertakings (PSU)
 (C) Strategic purposes (D) All private corporations
289. Under the RFCTLARR Act of 2013, which of the following can NOT be termed as a project affected family?
- (A) That loses its immovable property
 (B) Family dependent on area for income since last two years
 (C) Artisans settled since one generation with source of livelihood in acquired land
 (D) A family who has been assigned land by the state government
290. Who of the following can be considered as 'land owner' under the RFCTLARR Act 2013?
- (1) Who is entitled to be granted Patta rights
 (2) A person who is legally granted forest rights
 (3) A part owner of building as per the records of authority concerned
- (A) 1 (B) 1 and 3
 (C) 1 and 2 (D) 1, 2 and 3
291. As per the RFCTLARR 2013, a person to qualify a marginal farmer he must have possessions not more than:
- (A) Un-irrigated land up to 1 hectare or irrigated land upto 0.5 hectare
 (B) Un-irrigated land up to 4 hectare or irrigated land upto 2 hectares
 (C) Un-irrigated land up to 8 hectare or irrigated land upto 4 hectares
 (D) Un-irrigated land up to 10 hectare or irrigated land upto 5 hectares
292. Which of the following is a predominant population in a Scheduled Area as per the Panchayat (Extension to Scheduled Ares) Act of 1996?
- (A) Agricultural labourers (B) Tribals
 (C) Fishermen (D) Communities practicing transhumance
293. The declaration of a 'resettlement area' is made by the appropriate Government along with :
- (A) Publication of preliminary notification
 (B) Transfer of land title from owners to Government
 (C) Declaration of any land needed for public purpose
 (D) Provision of monetary compensation to the affected families
294. On the basis of the various legally prescribed methods, which of the market value is considered final?
- (A) Whichever is higher (B) Whichever is the least
 (C) The average of all methods (D) 75% of the average of all
295. While calculating the compensation of land during acquisition, which of the following is NOT considered?
- (A) Wells and tubewells (B) Trees
 (C) Standing crops (D) Livestock

296. With reference to the process of Land Acquisition, 'Solatium' means:
- (A) The power of state to acquire land
 - (B) The inalienable right of owners to land
 - (C) The payment provided to land owners in addition to compensation**
 - (D) The judicial powers of Collector in during the process
297. A Rehabilitation and Resettlement Committee is formed when the land to be acquired by Government is equal to or more than:
- (A) 50 Acres
 - (B) 100 Acres**
 - (C) 500 Acres
 - (D) 1000 Acres
298. Consider the following statements regarding RFCTLARR Act 2013:
- (1) Income Tax and Stamp Duty is levied on award under this Act
 - (2) Change of purpose for which land is acquired shall be allowed only with the prior permission of the government
- Which of the above statements is/are correct?
- (A) 1 only
 - (B) 2 only
 - (C) Both 1 and 2
 - (D) Neither 1 nor 2**
299. Once the preliminary notification of land acquisition is announced, which of the following is not allowed without the permission of Government?
- (A) Cultivation of fresh crops
 - (B) Digging of wells
 - (C) Change of ownership**
 - (D) Construction of buildings
300. What is the period for conducting of Social Impact Assessment under the RFCTLARR Act 2013 for the non-exempted projects?
- (A) 3 months
 - (B) 6 months**
 - (C) 1 year
 - (D) 2 years

