





कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

A



1. Urban Remote Sensing is most commonly applied and reviewed in the context of
  - (1) Indoor air quality
  - (2) Underground sewage system
  - (3) Urban ecosystem services, urban land use mapping and green spaces
  - (4) Interior building layout

---

2. The use of 'Drones' in the 'SWAMITVA' – a Scheme of Ministry of Panchayati Raj is primarily for
  - (1) Mapping of land parcels in "Abadi" area to provide record of rights to village household owners
  - (2) Monitoring agricultural activities
  - (3) Conducting household survey
  - (4) Assessing environmental pollution levels

---

3. According to the Drone Rules and Regulations for flying drones, it cannot be flown more than \_\_\_\_\_ feet vertically in India.
  - (1) 200
  - (2) 50
  - (3) 400
  - (4) 250

---

4. Why are total station's essential in planning ?
  - (1) Cost effective and time saver
  - (2) Provides high precision ground points measurements
  - (3) Can operate without intervention
  - (4) Used for aerial photographs

---

5. The strategic components of Area-based development in the Smart City Mission are
  - i. City improvement (retrofitting)
  - ii. City renewed (redevelopment)
  - iii. City extension (greenfield development)
  - iv. Pan-city initiative
  - (1) Only i and ii are correct
  - (2) Only i, iii and iv are correct
  - (3) Only iii is correct
  - (4) All are correct



6. What is the aim of 'Smart City' Mission ?
- (1) To enhance industrial production manually
  - (2) To promote Ribbon development
  - (3) To create land bank for Government
  - (4) Utilization of advanced technology to improve the quality of life for citizens
- 

7. 'Rurban Cluster' would be a cluster of geographically contiguous villages with a population of \_\_\_\_\_ to \_\_\_\_\_ in plain and coastal areas.
- (1) 25,000 to 50,000
  - (2) 5,000 to 15,000
  - (3) 50,000 to 75,000
  - (4) 5,000 to 25,000
- 

8. What are the strategies for implementation of Pradhan Mantri Awas Yojana (Urban) ?
- (1) In-Situ Slum Redevelopment
  - (2) Affordable Housing in Public and Private Sector
  - (3) Beneficiary-led individual house construction
  - (4) All of the above
- 

9. The National Rurban Mission, Shyama Prasad Mukherji Rurban Mission (SPMRM) follows the vision of development of \_\_\_\_\_ that preserve and nurture the essence of rural community life with facilities perceived to be essentially urban in nature, thus creating a cluster of 'Rurban Villages'.
- (1) Cluster of villages
  - (2) Cluster of urban area and villages
  - (3) Cluster of villages surrounding urban area only
  - (4) None of the above
- 

10. Identify correct option for land utilization zone mentioned below as per Draft National Land Utilisation Policy.
- (1) Predominantly Urban areas
  - (2) Predominantly Industrial areas
  - (3) Predominantly Rural and Agriculture areas
  - (4) All of the above
- 

कच्चा कामासाठी जागा / SPACE FOR ROUGH WORK

A



11. The goal of National Land Utilisation Policy is to achieve improvement of livelihood, food and water security, and best possible realisation of various development targets so as to ensure \_\_\_\_\_ in India.
- (1) Infrastructure development
  - (2) Housing development
  - (3) Sustainable development
  - (4) Balanced regional development
- 
12. According to NUTP-2014, which of the following transportation modes should be prioritized first, followed by the next and so on, in descending order ?
- i. Personal motorized transport.
  - ii. Public transport, road, rail and water ways.
  - iii. Walk and non-motorized transport.
- (1) iii, ii, i
  - (2) ii, i, iii
  - (3) i, iii, ii
  - (4) i, ii, iii
- 
13. Which one of the Section of the Maharashtra Right to Public Services Act, 2015 deals with the Constitution of Maharashtra State Commission for Right to Service ?
- (1) Section 10
  - (2) Section 12
  - (3) Section 13
  - (4) None of the above
- 
14. The Chief Information Commissioner and Information Commissioner shall be appointed by the President on the recommendation of a committee consisting of \_\_\_\_\_.
- a. the Prime Minister; who shall be the Chairperson of the Committee;
  - b. the leader of opposition in the Lok Sabha
  - c. the Union Cabinet Minister of Law and Justice
  - d. a Union Cabinet Minister to be nominated by the Prime Minister.
- (1) a and b only
  - (2) b and c only
  - (3) a, b and d only
  - (4) all of the above



15. According to Section 31 of the Right to Information Act, 2005, which Act stands repealed ?

- (1) The Right to Information Act, 2001
- (2) The Freedom of Information Act, 2002
- (3) The Fundamental Information Act, 2004
- (4) None of the above

---

16. According to Garden City concept, population limitation on each town was \_\_\_\_\_.

- |            |            |
|------------|------------|
| (1) 40,000 | (2) 32,000 |
| (3) 28,000 | (4) 65,000 |

---

17. The multiple nuclei model assumes that \_\_\_\_\_.

- (1) cities will develop around one strong centre.
- (2) cities will always grow in multiple concentric rings.
- (3) cities will grow in multiple wedge shaped zones.
- (4) cities will develop around multiple nuclei.

---

18. The entire conception of Garden City is based on one hypothesis which Howard called, '3 magnets', in which first magnet is 'Town', second magnet is 'Country' and third magnet is \_\_\_\_\_.

- |                                     |                    |
|-------------------------------------|--------------------|
| (1) Central Business District (CBD) | (2) Satellite town |
| (3) Industrial development          | (4) Town-country   |

---

19. The concept of GEDDISIAN TRIAD includes \_\_\_\_\_.

- |                                 |                          |
|---------------------------------|--------------------------|
| (1) Transport, core and network | (2) Place, work and folk |
| (3) Town, country, Town-country | (4) None of the above    |

---

20. Who submit Regional Plan to State Government for final approval ?

- (1) Regional Planning Committee
- (2) Planning Authority
- (3) Regional Planning Board
- (4) None of the above

---

कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

A



21. How many maximum members may be appointed by the State Government on the Regional Planning Board, from the two houses of the State Legislature representing the whole or part of the Region ?
- (1) 2                                      (2) 3                                      (3) 4                                      (4) 10
- 
22. Contents of Regional Plan is specified in Section \_\_\_\_\_ of the Maharashtra Regional and Town Planning Act, 1966.
- (1) 11                                      (2) 7                                      (3) 22                                      (4) 14
- 
23. Modification under Section 37(1) of the MR & TP Act, 1966, in Final Development Plan, the Planning Authority shall also serve notice \_\_\_\_\_.
- (1) on all persons affected by the proposed modification.  
(2) to the person who have made an application for such modification.  
(3) to the general public.  
(4) none of the above.
- 
24. Original time limit to prepare existing land use map from the declaration of intention of a planning authority is \_\_\_\_\_.
- (1) Twelve months                                      (2) Six months  
(3) Nine months                                      (4) Twenty four months
- 
25. If at any stage of preparation of the Draft Development plan, the time fixed under Sections \_\_\_\_\_ for doing anything specified in the Sections lapses, the planning authority shall be deemed to have failed.
- (1) 24, 25 and 26                                      (2) 25 and 30  
(3) 25 and 26                                      (4) 25, 26 and 30
- 
26. As per Section of 26 of MR and TP Act, 1966, for the Municipal Corporation having population of 10(Ten) Lakhs or more as per the latest census, the period for inviting objections and suggestions shall be \_\_\_\_\_ days from the date of notice in the official gazette.
- (1) 30 days                                      (2) 45 days  
(3) 60 days                                      (4) 90 days



27. If within a period of six months from the date on which a purchase notice served under Section 49 of the MR & TP Act, 1966, if the State Government does not pass any final order, it means \_\_\_\_\_.

- (1) Notice is rejected.
  - (2) Notice is accepted.
  - (3) Notice shall be deemed to have been confirmed.
  - (4) None of the above.
- 

28. Under Section 30 of MR & TP Act, if the planning authority fails to submit, the draft development plan to the State Government within stipulated time, then who shall complete the remaining work ?

- (1) The Director Town Planning
  - (2) The Director Municipal Administration
  - (3) The Town Planning Officer of Development Plan Unit
  - (4) The concerned Divisional Joint Director or Deputy Director of Town Planning or an Officer nominated by him.
- 

29. Every planning authority constituted after the commencement of the MR & TP Act, 1966 shall not later than \_\_\_\_\_ years from the date of its Constitution declare its intention to prepare a draft development plan.

- |          |           |
|----------|-----------|
| (1) Two  | (2) Three |
| (3) Four | (4) Five  |
- 

30. The notice of substantial modifications for inviting suggestions and objections is published in \_\_\_\_\_.

- (1) Official gazette only
  - (2) Local newspaper only
  - (3) Official gazette and 2 local newspapers
  - (4) Official gazette and local newspapers
- 

कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

A



31. While calculating increment, which date is considered for estimating the market value of any plot included in the Town Planning Scheme ?
- (1) date of sanction of draft TPS
  - (2) date of declaration of intention to make a scheme
  - (3) date of sanction of preliminary TPS
  - (4) date of coming into force of final TPS
- 
32. In case of Town Planning Scheme, if affected person is not satisfied with Arbitrator's decision, then he may appeal to \_\_\_\_\_.
- (1) Central Government.
  - (2) Tribunal of Appeal.
  - (3) State Government.
  - (4) High Court.
- 
33. Cost of infrastructure provided in the area adjacent to the area of the scheme necessary for the purpose of and incidental to the scheme can be included in the cost of scheme upto \_\_\_\_\_ % of the amount of such cost of infrastructure.
- |         |            |
|---------|------------|
| (1) 15% | (2) 25%    |
| (3) 20% | (4) 18.50% |
- 
34. What is the effect of sanction of draft Town Planning Scheme by Government ?
- (1) Land under roads, drainage, water supply and street lighting vests absolutely in the Planning Authority.
  - (2) Planning Authority gets entitlement of selling the final plots to other than land owners.
  - (3) Planning Authority can sell sale component.
  - (4) None of the above.
- 
35. Tribunal of appeal shall consist of following \_\_\_\_\_.
- (1) President and two Assessors.
  - (2) Arbitrator and Assessors.
  - (3) President and Arbitrator.
  - (4) President and Town Planner.



36. What is the maximum contribution towards the cost of the scheme that can be levied by the Planning Authority on each final plot owner in the Final Town Planning Scheme ?
- (1) 25% of the increment value
  - (2) 50% of the increment value
  - (3) 40% of the increment value
  - (4) 60% of the increment value
- 

37. Cost of the Town Planning Scheme includes :
- a. All legal expenses incurred by the Planning Authority in making the scheme.
  - b. All sums payable as compensation for land reserved for public purposes.
  - c. All legal expenses incurred by the residents within the area of the scheme.
  - d. Remuneration of the Tribunal of the Appeal and Arbitrator.

Which of the following statements is true ?

- (1) All statements are true.
  - (2) All statements except statement d are true.
  - (3) All statements except statement c are true.
  - (4) All statements are false.
- 

38. As per the provision of Section 68 of the Maharashtra Regional and Town Planning Act, 1966, the State Government may sanction draft scheme \_\_\_\_\_ from the date of its submission.
- (1) not later than six months
  - (2) not later than three months
  - (3) not later than four months
  - (4) not later than two months
- 

39. The provisions for preparation of Local Area Plan is mentioned in Regulation No. \_\_\_\_\_ of the Unified Development Control Promotion Regulations.
- (1) 15.3
  - (2) 15.4
  - (3) 15.5
  - (4) None of the above
- 

कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

A





40. Local area plan as per Unified Development Control and Promotion Regulations is \_\_\_\_\_.
- a plan for comprehensive development of particular area in the city or town.
  - a plan consisting of planning requirements of micro level addressing the local requirements.
  - a plan prepared by following procedure similar to prescribed u/s 33 of the MR and TP Act, 1966.
  - a plan to be prepared, sanctioned and implemented at Local Authority Level.
- (1) Only i, ii, iii are correct  
(2) Only i, ii, iv are correct  
(3) All i to iv are correct  
(4) Only iii is correct

- 
41. Following factors are considered for delineating the area for LAP
- Purpose of LAP
  - Zone boundaries as identified in development plan
  - Relevant administrative boundaries
  - Man-made and natural existing features

Which are the correct option/options of above ?

- (1) b only  
(2) b and c only  
(3) b, c and d  
(4) all of the above

- 
42. As per UDCPR clause for provision of amenity space, the authority may insist for handing over the amenity space to the authority, if it is required for the six purposes only, find out the odd one out of the option.

- (1) Garden  
(2) Play ground  
(3) Market  
(4) Fire brigade

- 
43. In a building permission of residential house on plot having basic allowed built up area of 200 sqm, maximum ancillary area FSI allowed is

- (1) 20 sqm  
(2) 200 sqm  
(3) 120 sqm  
(4) 160 sqm





44. Consider the following provision under clause 2.4, discretionary powers - relaxation in specific cases and fill in the blanks with appropriate options given.

The Authority may permit any of the dimensions/provisions prescribed by these regulations to be modified provided the relaxation sought does not violate the \_\_\_\_\_, fire safety, \_\_\_\_\_ and public safety of the inhabitants of the building and the neighbourhood.

- (1) Physical safety, structural safety
- (2) Structural safety, environmental safety
- (3) Health safety, structural safety
- (4) Environmental safety, physical safety

- 
45. As per Regulation, 4.2 of Unified Development Control and Promotion Regulations – 2020, Tourism Park shall be treated as equivalent to \_\_\_\_\_.

- (1) Tourism Development Zone
- (2) Regional Park Zone
- (3) Tourism Zone
- (4) None of the above

- 
46. Fill in the blanks :

The areas of plot in low risk category and moderate risk category are \_\_\_\_\_ and \_\_\_\_\_ respectively.

- (1) upto 300 sqm, more than 300 sqm and upto 600 sqm
- (2) upto 400 sqm, more than 400 sqm and upto 800 sqm
- (3) upto 500 sqm, more than 500 sqm and upto 1000 sqm
- (4) upto 150 sqm, more than 150 sqm and upto 300 sqm

- 
47. While granting the development permissions/commencement certificates the development charges required under Sections 124A(1) to 124L of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited to the authority \_\_\_\_\_.

- (1) Before issuing the development permission/commencement certificate.
- (2) After issuing the development permission /commencement certificate.
- (3) At the time of occupancy certificate after development/commencement certificate.
- (4) None of the above.

---

कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

A





48. In any planning authority area for granting commencement certificate/building permission in the vicinity of Rail-way boundary a No Objection Certificate (NOC) is required within a distance of \_\_\_\_\_ from the Rail-way boundary.

- (1) 30.00 m (2) 45.00 m  
(3) 60.00 m (4) 90.00 m

49. The development permission shall be deemed to have been sanctioned if the authority fails to intimate to person who has given the notice/application of development permission along with necessary fees within a period of \_\_\_\_\_.

- (1) Thirty days (2) Forty five days  
(3) Sixty days (4) Ninety days

50. In the development of housing for EWS/LIG as per UDCPR – 2020 forty percent tenements shall be of carpet area not more than

- (1) 50 sqm (2) 27.87 sqm  
(3) 40 sqm (4) 30 sqm

51. As per Regulation 9.22 of Unified Development Control and Promotion Regulation -- 2020, in case of occupancies like educational, health etc. Parapet may be permitted upto \_\_\_\_\_ height.

- (1) 2.20 m (2) 2.00 m  
(3) 1.50 m (4) 1.80 m

52. Consider the following statement :

**Statement – i :** In case of revised permission, the scrutiny fees shall be applicable.

**Statement – ii :** In case of revised permission, where additional development work is proposed without disturbing the already approved development work, then scrutiny fee shall be levied for additional development work.

Which of the above statement is/are correct ?

- (1) Statement i only.  
(2) Statement i and statement ii.  
(3) Statement ii only.  
(4) None of the above.



53. Application of the layout development permission shall be accompanied with the following documents.

- a. latest 7/12 extract
- b. original measurement sheet
- c. layout plan
- d. location map signed by Talathi

Which is/are correct option/options from above ?

- (1) a and c only
- (2) b and c only
- (3) all of the above
- (4) a, b and c

---

54. For which of the following projects, the development charges levied by the Planning Authority can be increased by 100% as per the provisions of MR & TP Act, 1966 ?

- (1) Vital Urban Transport Projects
- (2) Important Urban Housing Projects
- (3) Vital Urban Special Projects
- (4) Important Industrial Projects

---

55. If an amount of development charges mentioned in assessment notice is not paid within 30 days of date of receipts of notice, what rate of a interest is to be charged per annum ?

- (1) 10%                      (2) 18%                      (3) 6%                      (4) 15%

---

56. As per MR & TP Act, 1966 appeal u/s 47 regarding development permission is to be filed within 45 days from \_\_\_\_\_.

- (1) date of plinth checking permission.
- (2) date of commencement of work.
- (3) date of completion certificate.
- (4) date of communication of order granting permission or refusing permission.

---

57. Which Section of the MR & TP Act addresses the removal of unauthorized temporary development and what time frame is allotted for the removal of such structures ?

- (1) Section 53 and 30 days                      (2) Section 54 and 30 days
- (3) Section 55 and 15 days                      (4) Section 53 and 15 days

---

कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

A





58. In which of the following scenarios planning authority can revoke or modify any permission to develop land granted or deemed to be granted as per Section 51 of MR & TP Act, 1966 ?
- If it appears expedient having regards to the development plan prepared.
  - If development is in contravention of any permission which has been duly modified.
  - If it appears expedient having regards to development plan under preparation.
- (1) a and c (2) a and b  
(3) b and c (4) all of the above

59. Consider the following statement :

**Statement I :** The origin and destination (O and D) study is carried out mainly to plan the road network and other facilities for vehicular traffic.

**Statement II :** The origin and destination (O and D) study is carried out mainly to plan the schedule of different modes of transportation for the trip demand of commuters. Which one of the following is correct in respect of above statement ?

- Both statement I and statement II are incorrect
- Statement I is correct and statement II is incorrect
- Statement I is incorrect and statement II is correct
- Both statement I and statement II are correct

60. Which of the following is not the primary objective of speed and delay surveys ?
- To identify bottleneck points
  - To quantify delays and identify factors causing delays
  - To elicit the journey and running speed along the road network
  - To draw the opinion of residents about transportation problems of the city

61. Which of the following method/s is/are commonly adopted for collecting origin and destination data ?
- Licence plate method
  - Return post card method
  - Home interview method
  - Tag on car method
- (1) a only (2) b only  
(3) none of the above (4) a, b, c and d



62. \_\_\_\_\_ studies are predominantly carried out to locate facilities such as bus terminals, bus stops, new bridges, widening of existing bridges, so that the commuters are benefitted to maximum use.

- |              |                            |
|--------------|----------------------------|
| (1) accident | (2) parking                |
| (3) speed    | (4) origin and destination |

63. On which of the following aspects, project proponents are required to submit the Environment Management Plan ?

- Mitigation measures during construction and entire life cycle to minimize adverse environmental impacts due to activities of the project
- To delineate environmental monitoring plan for compliance of various environmental regulations
- Steps to be taken in case of emergency/accidents at site

- |                  |                |
|------------------|----------------|
| (1) b only       | (2) c only     |
| (3) a and c only | (4) a, b and c |

64. Which one among the following is the correct sequential order of steps during the process of obtaining prior environmental clearance for new projects in Category B ?

- Screening, Scoping, Public consultation, Appraisal
- Scoping, Public consultation, Appraisal
- Scoping, Screening, Public consultation, Appraisal
- Screening, Public consultation, Scoping, Appraisal

65. The prior environmental clearance process in India was imposed under which Act ?

- Water Pollution Control Act, 1974
- Forest Conservation Act, 1980
- Air Prevention and Control of Pollution Act, 1981
- Environment (Protection) Act, 1986

66. How many Sections are available in the Maharashtra Land Revenue Code 1966 ?

- |                  |                  |
|------------------|------------------|
| (1) 337 Sections | (2) 338 Sections |
| (3) 339 Sections | (4) 340 Sections |

कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

A



67. Which one of the Sections of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 deals with power to acquire and hold property ?
- (1) Section 85 (2) Section 86  
(3) Section 87 (4) Section 88
- 
68. According to Section 2(1) of the Maharashtra Regional Town Planning Act, 1966, the term 'agriculture' does not include
- (1) Horticulture (2) Poultry farming  
(3) Garden appendage to a building (4) Breeding of livestock
- 
69. Whether all alluvial lands, newly formed islands are liable to land revenue ?
- a. Yes;  
b. No;  
c. It is not vested in anybody;  
d. It belongs to the government
- (1) a only (2) b only  
(3) c only (4) d only
- 
70. According to Section 5 of the Maharashtra Land Revenue Code, 1966, the Chief Controlling Authority of all matters relating to Revenue matters in a division is vested with \_\_\_\_\_.
- (1) Tahshildar (2) Collector  
(3) Commissioner (4) None of the above
- 
71. Which of the following is not the object of the Maharashtra Regional & Town Planning Act, 1966 ?
- (1) For planning the development and use of land in regions established for that purpose  
(2) For the constitution of Regional Planning Boards thereof  
(3) To make better provisions for the preparation of development plans with the help of development authorities  
(4) To make provisions for the compulsory acquisition of land required for private corporations in respect of the plans to discharge their corporate social responsibilities



72. The G. V. K. Rao Committee was appointed by which of the following ?
- (1) Government of Mysore (2) Planning Commission  
(3) Block Development Office (4) President's Office
- 
73. In the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Township Act, 1963 Chapter III explains about the \_\_\_\_\_.
- (1) Director of Municipal Administration and Collector.  
(2) Provisions regarding officers and servants.  
(3) Municipal Councils.  
(4) Duties and functions of the Council and the Municipal Executive.
- 
74. As per Section 5 of the Maharashtra Municipal Corporations Act, 1949, every corporation shall be \_\_\_\_\_.
- (1) The body corporate with perpetual succession.  
(2) The association of persons who undertake the sovereign function.  
(3) Constituted by the majority party having two third of population.  
(4) The body which undertakes a voluntary work to provide for the health safety and welfare of the citizens.
- 
75. Which of the following Sections of the Environment Protection Act, 1986 deals with establishment of environmental laboratories ?
- (1) Section 11 (2) Section 12  
(3) Section 44 (4) Section 37
- 
76. According to the Maharashtra Regional and Town Planning Act, 1966, Section 2(13A) the "floor space index" means the quotient or the ratio of the combined gross floor area to the total
- (1) plantation area (2) public place  
(3) terrace (4) area of the plot
- 
77. How many Sections and Schedules are present in the Maharashtra Regional and Town Planning Act, 1966 ?
- (1) 165 Sections, Two Schedules (2) 166 Sections, Three Schedules  
(3) 167 Sections, Four Schedules (4) 168 Sections, Five Schedules

कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

A



78. As per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013, for which purposes can the urgency clause for land acquisition be invoked ?

- (1) National defence and security purposes
- (2) Emergency arising out of natural calamities
- (3) Both (1) and (2)
- (4) Neither (1) nor (2)

---

79. For determining the market value, as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013, choose the correct criteria among the following for the average sale price for similar type of land situated in the nearest village or nearest vicinity area.

- (1) 1/2 (Half) of the total number of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.
- (2) 1/3<sup>rd</sup> (one third) of the total number of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.
- (3) Minimum 3 sale deeds or the agreements to sell in which the highest sale price has mentioned shall be taken into account.
- (4) None of the above.

---

80. Under Section 127 of the MR and TP Act 1966, the land owner may serve a purchase notice on the Planning Authority if his land which is reserved for any purpose is not acquired within \_\_\_\_\_ years from the date on which final development plan has come into force.

- (1) 5                                      (2) 10                                      (3) 15                                      (4) 20

---

81. If there is dispute in the apportionment of settled compensation, whether fully or partly, then the collector \_\_\_\_\_.

- (1) may conduct an enquiry and decide the apportionment among the interested persons.
- (2) may refer such disputes to the Land Acquisition, Rehabilitation and Resettlement Authority.
- (3) may refer such disputes to the Hon. District Court.
- (4) may refer such disputes to the Hon. High Court.



82. A purchase notice under Section 49 of the MR and TP Act 1966 served by a land owner whose land affected by a reservation in a development plan published under Section 26 of the MR and TP Act was confirmed by the State Government. However, within a year from such confirmation, appropriate authority has failed to apply for acquisition of such land. In this case \_\_\_\_\_.
- (1) the land shall be deemed to have acquired.
  - (2) the land shall be deemed to have released from the reservation.
  - (3) the State Government shall order an enquiry about lapsing.
  - (4) the reservation will be lapsed only if notice under Section 19 of RFCTLARR Act is issued.

- 
83. As per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013, what is the 'solatium' amount awarded in addition to the compensation, payable to any person whose land has been acquired ?
- (1) Amount equivalent to 50% of the compensation amount
  - (2) Amount equivalent to 75% of the compensation amount
  - (3) Amount equivalent to 100% of the compensation amount
  - (4) Amount equivalent to 125% of the compensation amount

- 
84. As per Section 26 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013, following criteria is/are adopted to determine the 'Market Value' of the land : \_\_\_\_\_.
- (1) The market value specified in the Indian Stamp Act 1899, for registration of sale deeds where the land is situated.
  - (2) The average sale price for similar types of land situated in the nearest area.
  - (3) Consented amount of the compensation as agreed upon under Sub-section (2) of Section 2 of above Act in acquisition of lands for private companies.
  - (4) All of the above.

- 
85. The compensation to be paid under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013, for any award or agreement made under this Act, except under Section 46, is
- (1) Leviable for income tax, however is not leviable for stamp duty
  - (2) Leviable for stamp duty, however is not leviable for income tax
  - (3) Not leviable for both income tax on stamp duty
  - (4) Leviable for both income tax or stamp duty

---

कच्चा कामासाठी जागा / SPACE FOR ROUGH WORK

A



86. If while calculating depreciation value, age of property, decay are considered, then in such case, which of the following factor will play key role ?
- (1) Wear and tear (2) Non-maintenance  
(3) Future useful life (4) All of the above

87. Which of the following best describes "reversionary value" in property valuation ?
- (1) The current market value of a property  
(2) The value of improvements made to a property  
(3) The present consideration of the estimated future market value of a property after the life of the building is over  
(4) The rental income generated by a property during the lease period

88. Consider the following statements :

- I. The successors of the free holder have legal right to the property.  
II. A lease holder possesses the occupational right for a specific lease period only.  
III. Lease holder don't have to pay any ground rent for possession of property.  
IV. A free holder can't sell or rent property without consent of private party or person.
- (1) Statements I and II are correct (2) Statements I and III are correct  
(3) Statements III and IV are correct (4) Statements II and IV are correct

89. For the purpose of valuation of a petrol pump properties can be classified in

- i. Investment property  
ii. Marketable non investment property  
iii. Non-marketable, non-investment property
- (1) i and ii only (2) ii and iii only  
(3) i and iii only (4) i, ii and iii

90. Calculate the depreciation rate for a building having a life of 80 years and age of 20 years based on 5% depreciation rate.

[Given :

- a) Sinking fund @ 5% for 80 years = 0.0010  
b) Amount of Re. 1 p.a. in 20 years at 5% = 33]
- (1) 3.03 % (2) 3.3%  
(3) 33% (4) 3.33%

कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

P.T.O.

A



91. In single rate table of year's purchase (present value of Rs. 1/annum)
- (1) rates of interest on capital and that for its redemption are different
  - (2) allowance for sinking fund is not incorporated
  - (3) rates of interest on capital as well as that for its redemption are same
  - (4) none of the above

92. Which expression will be used to find the coefficient of annual sinking fund for Rs. 1/- ?  
Where  $i$  = Rate of interest expressed in decimal  
 $n$  = Number of years

(1)  $\frac{1}{(1+i)^n}$

(2)  $\frac{(1+i)^n - 1}{i}$

(3)  $\frac{i}{(1+i)^n - 1}$

(4)  $\frac{1}{i}$

93. What are plots with a road along both the front and rear boundaries called ?
- (1) Corner plot
  - (2) Double frontage plot
  - (3) Cul-de-sae plot
  - (4) Interior plots

94. Which of the following methods of property valuation involves dividing land into zones based on location and assigning different values to each zone ?
- (1) Comparative method
  - (2) Market approach
  - (3) Contractors method
  - (4) Belting method

95. Which are the branches of Income Capitalization Technique method of valuation ?
- (1) Rental method and Development method
  - (2) Ratable value method, rental method, comparable method
  - (3) Rental method, profit method and ratable value method
  - (4) Flat rate technique and comparable method

96. In the developer's method of valuation, following deductions are to be made
- (1) Present value of cost of development
  - (2) Present value of cost of development deferred for the total period of development
  - (3) Present value of cost of development deferred for half the period of development
  - (4) None of the above

कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK

A



97. Where the market value has been stated in accordance with or more than that prescribed in the annual statement of rates issued by the Chief Controlling Revenue Authority, but the registering offices has reason to believe that the true valuation of the immovable property cannot be arrived at without having recourse to local enquiry or extraneous evidence, he may, before registering such instrument, refer the same to \_\_\_\_\_ for determination of true market value of property ?
- (1) The Chief Controlling Revenue Authority
  - (2) Joint Director of Town Planning and Valuation
  - (3) State Government
  - (4) The Collector of the District
- 
98. Who approves and issue the Annual Statement of Rates ?
- (1) Joint Director Town Planning and Valuation Department
  - (2) Director Town Planning and Valuation Department
  - (3) The Chief Controlling Revenue Authority
  - (4) The Minister of Revenue Department
- 
99. Where a property is purchased or acquired or taken over by Govt. or local authority, the true market value of the subject matter property is \_\_\_\_\_.
- (1) the value mentioned in annual statement of rates issued by Chief Controlling Revenue Authority.
  - (2) the actual value determined as consideration by the said bodies as mentioned in the deed.
  - (3) true valuation of that property by having recourse to local enquiry or extraneous evidence.
  - (4) none of the above.
- 
100. Annual Statement of Rates are published every year on \_\_\_\_\_.
- (1) 1<sup>st</sup> April
  - (2) 31<sup>st</sup> October
  - (3) 31<sup>st</sup> December
  - (4) 1<sup>st</sup> January



**सूचना - (पृष्ठ 1 वरून पुढे.....)**

- (8) प्रश्नपुस्तिकेमध्ये विहित केलेल्या विशिष्ट जागीच कच्चे काम (रफ वर्क) करावे. प्रश्नपुस्तिकेव्यतिरिक्त उत्तरपत्रिकेवर वा इतर कागदावर कच्चे काम केल्यास ते कॉपी करण्याच्या उद्देशाने केले आहे, असे मानले जाईल व त्यानुसार उमेदवारावर शासनाने जारी केलेल्या “परीक्षांमध्ये होणाऱ्या गैरप्रकारांना प्रतिबंध करण्याबाबतचे अधिनियम-82” यातील तरतुदीनुसार कारवाई करण्यात येईल व दोषी व्यक्ती कमाल एक वर्षाच्या कारावासाच्या आणि/किंवा रुपये एक हजार रकमेच्या दंडाच्या शिक्षेस पात्र होईल.
- (9) सदर प्रश्नपुस्तिकेसाठी आयोगाने विहित केलेली वेळ संपल्यानंतर उमेदवाराला ही प्रश्नपुस्तिका स्वतःबरोबर परीक्षा कक्षाबाहेर घेऊन जाण्यास परवानगी आहे. मात्र परीक्षा कक्षाबाहेर जाण्यापूर्वी उमेदवाराने आपल्या उत्तरपत्रिकेचा भाग-1 समवेक्षकाकडे न विसरता परत करणे आवश्यक आहे.

**नमुना प्रश्न**

Pick out the correct word to fill in the blank :

**Q.No. 201.** I Congratulate you \_\_\_\_\_ your grand success.

- (1) for (2) at  
(3) on (4) about

ह्या प्रश्नाचे योग्य उत्तर “(3) on” असे आहे. त्यामुळे या प्रश्नाचे उत्तर “(3)” होईल. यास्तव खालीलप्रमाणे प्रश्न क्र. 201 समोरील उत्तर-क्रमांक “(3)” हे वर्तुळ पूर्णपणे छायांकित करून दाखविणे आवश्यक आहे.

प्र. क्र. 201.

- ① ② ● ④

अशा पद्धतीने प्रस्तुत प्रश्नपुस्तिकेतील प्रत्येक प्रश्नाचा तुमचा उत्तर-क्रमांक हा तुम्हाला स्वतंत्ररीत्या पुरविलेल्या उत्तरपत्रिकेवरील त्या त्या प्रश्न-क्रमांकासमोरील संबंधित वर्तुळ पूर्णपणे छायांकित करून दाखवावा. ह्याकरिता फक्त काळ्या शाईचे बॉलपेन वापरावे, पेन्सिल वा शाईचे पेन वापरू नये.

**कच्च्या कामासाठी जागा / SPACE FOR ROUGH WORK**