

ASSISTANT TOWN PLANNER – ELIGIBILITY

1. Minimum Educational Qualification:

Post Graduate Degree in Town / City / Urban / Housing / Country / Regional / Transport / Rural / Infrastructure / Environmental Planning from a recognized University (OR) Bachelors of Planning from a recognized University.

2. Age Limit:

Should have attained the age of 21 years, but should not have exceeded 40 years as on

ASSISTANT TOWN PLANNER – SYLLABUS

PAPER	SUBJECT	MARKS	DURATION (HOURS)
PAPER - I	GENERAL ENGLISH & GENERAL KNOWLEDGE	100 (MCQ & CONVENTIONAL)	1 HOURS
PAPER - II	TOWN PLANNING	300 (MCQ & CONVENTIONAL.) (50:50)	3 HOURS

VIVA-VOCE/PERSONALITY: 50 MARKS

PAPER-I: GENERAL ENGLISH & GENERAL KNOWLEDGE

The question will be designed to test the candidate's understanding and command over English language.

ENGLISH (MCQ & CONVENTIONAL)

Candidates will be required to answer questions designed to test their understanding of English and workman-like use of words. The pattern of questions would be broadly as follows:

1. Comprehension of given passage.
2. Grammar.
3. Usages and Vocabulary
4. Report writing, essay writing or précis writing.

GENERAL KNOWLEDGE (MCQ)

1. Events of regional, national and international importance and its current affairs.
2. National level Schemes & Projects undertaken by Government of India.

PAPER-II: TOWN PLANNING

The question will be MCQ & CONVENTIONAL TYPE (50:50) and will cover areas of knowledge of the following subjects and topics.

1. **History of Town planning:** Principles of town Planning, Town planning in ancient India, Indus valley Civilization, medieval period, Necessity of town planning, Growth and forms of towns, site selection for an ideal town, Urbanization and, industrialization and its effects on town planning.
2. **Density gradient / distribution for carrying capacity analysis** in relation to utilities and services.
3. **Urban design considerations in Urban planning theory and practice.**

- **Planning techniques:** Basic methods of various types of surveys, – Geographic Information System (GIS) collection of data, methods adopted to collection of data standards for development and re- development of residential, commercial, industrial and re-creational areas, land use planning, socio- economic data for urban planning, inclusive planning and sustainable development.

4. **Master planning and Zoning:** Objects and necessity of Master plan, stages in preparation of master plan, principles of zoning, objects and importance of zoning, development control regulations, site plans /area plans. Physical and social infrastructure.

- **Used**

- ii. **Slum and re-development of existing towns:** Causes, growth, characteristics, effects of slums, slum clearance and re-habilitation, presentation of slum formation, compensation for slum clearance, objects of development, Urban renewal.

iii.

iv.

- : vulnerability profile, prevention and mitigation strategies, application of Remote Sensing and GIS in the assessment of Disaster.

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5. **Housing:** Housing policy, different types of housing Agencies involved in housing, infrastructure planning for housing

, requirements and classification of residential buildings. Fundamentals of Development Control Norms / Regulations, ECBC Norms and GRIHA relating systems, concepts behind development of area specific byelaws (for e.g. in Heritage & Conservation areas).

6. **Parks and Playgrounds:** Selection of site for parks, forms of recreational grounds planning standards for parks / open spaces, sports stadiums.
7. **Industrial planning:** Classification of industries, selection of site/location for industries, planning of industrial estate, Industrial wastes, treatment.
8. **Traffic and Transportation planning:** Principles of traffic and transportation planning, classification of roads, principles of segregation of traffic, types of streets, road system, road junctions, parking facilities, traffic signals, street lightings, traffic management.
9. **Town planning legislations:** Sikkim Town and Country Planning Act, 2024 and other relevant Acts.
10. **Environmental Management:** Resource Planning, Sustainable Development & Environmental Economics, Biodiversity conservation and Management, Environmental impact studies, Environmental policies and awareness, introduction to climate change, climate change and related sectoral issues, urban climate change, climate change impact assessment, mitigation and adaptation to climate change, climate change and governance / legislation.

11. Planning principles for eco-sensitive zones (hill towns, riverfront, etc): Bio-climatic considerations at neighborhood level to city level.
12. Planning & Management for Disasters: Disaster risk, vulnerability and capacity assessment (concepts and methodology), Disaster management and Planning, Hazard safety legislations, role of various stakeholders and community-based disaster risk management, integration of disaster mitigation strategy in urban planning.

Financing and Institutional Mechanisms for Projects Municipal Finance, Polity support and budgetary allocations for implementation & Financing of urban projects.

VIVA-VOICE

The candidates will be interviewed by the Commission who will have before them a record of her/his career. They will be asked questions on matters of general interest. The object of the interview is to assess the personality suitability of the candidate for the service post. The test is intended to judge the mental caliber of the candidate. In broad terms, this is really an assessment of not only their intellectual qualities but also social traits and their interest in current affairs. Some of the qualities to be judged are mental alertness, critical powers of assimilation, care and logical exposition, the balance of judgment, variety and depth of interest, ability for social cohesion and leadership, intellectual and moral integrity.

13. additional funding sources, resources based on achievement of urban reforms, implementation of urban projects, institutional capacity enhancement, issues on privatization, plan forms and indices.
14. Urban Governance & Management: Governance and Government, Concepts, Scope of Governance, Evolution of Governance, History of Urban Local Bodies in India and structural, Determines and indenture of good governance, reforms and policies in governance, determinants and indices.

