

TOWN PLANNING

MPSC Assistant Town Planning Exam (ATP)

SEC-1

Fully Updated & Revised

AS PER 2022 NEW SYLLABUS

M RTP Act, 1966

UDCPR

R PB Rules, 1967

DP Rules, 1970

TPS Rules, 1974

Development Charge Rules, 1994

Compounded Structure Rules, 2017

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2024

Our Selections in ATP Exam



Selections in 2022

83 / 138 Posts

Selections in 2018

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Town Planning

MPSC Assistant Town Planning Exam (ATP)



Book Highlights

1

100% Updated & Revised

As per 2022 Syllabus

2

New Addition

UDCPR & MRTTP Rules & Amendment

3

Previous Year Exam Insights

PYQ indicated within relevant Topics

4

Weightage Indicator

Previous exam's chapter-wise weightage provided

5

Your All in One Guide

No need for additional study materials

6

QR Code for Free PDF's

Scan for Extra Material

100%

Exam Readiness

User friendly format (Simplified for Easy Grasp)



Author's Note

Welcome to Section 1 of our town planning books. We're starting with the **MRTP Act, 1966** - presented exactly as it is, emphasizing the importance of studying the original. (as MRTP Act is the legal backbone of town planning (ATP exam)).

We've made it easy for you by indicating the **Year Of Previous Exam Questions** within the respective section of the Act. This helps you to understand about when specific sections were queried in past exams and might pop up in your upcoming exams.

Moreover, recognizing the need for a **Consolidated Resources**, we have included the **MRTP Rules** within this section. This comprehensive approach ensures that you have all the necessary components at your disposal, eliminating the need to consult multiple sources.

And guess what ? We've added a new gem to the syllabus - **UDCPR** - shared in its pure form, making sure you get a solid grip on it.

Why is this section a big deal ? Well, almost **1/3 rd** of past exams leaned on these topics. So, gear up! Let's master the MRTP Act, explore the **MRTP Rules & Amendment**, and conquer the world of **UDCPR** together. Your journey to acing **Town Planning Exams starts here!**

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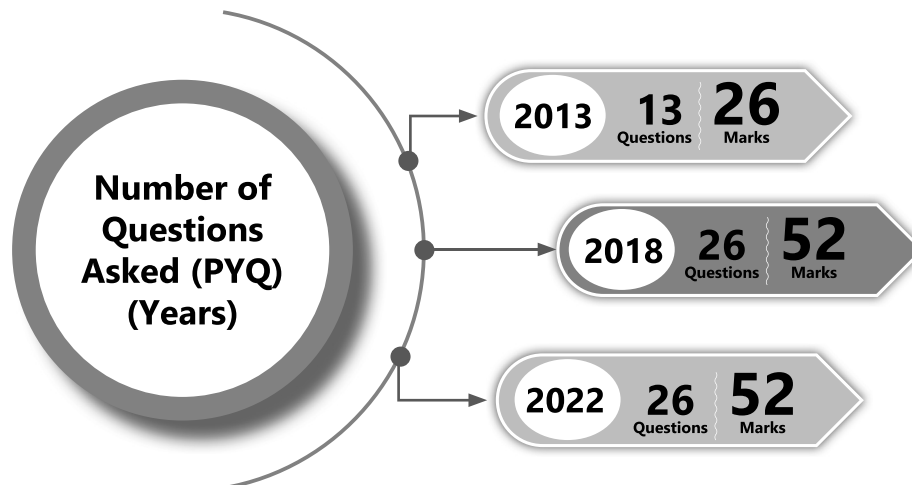
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Assistant Town Planning Exam (ATP)

01

The Maharashtra Regional and Town Planning Act, 1966



Assistant Town Planning Exam (ATP)

02

The Maharashtra Regional and Town Planning Rules

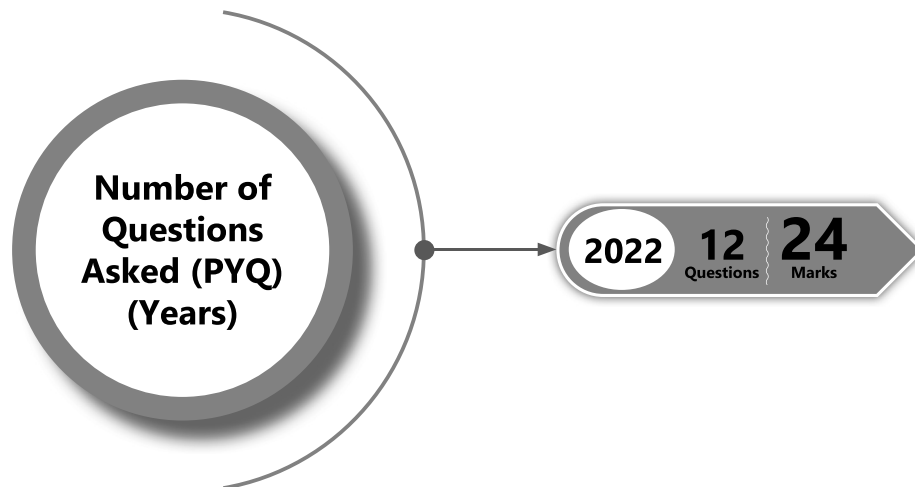
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Assistant Town Planning Exam (ATP)

03

Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR)



TOWN PLANNING

MPSC Assistant Town Planning Exam (ATP)

SEC 2

Fully Updated & Revised

AS PER 2022 NEW SYLLABUS

RTI Act & RTS Act

EP Act & EIA, EC

Planning Legislation in India

73rd & 74th Amendment Act

Maharashtra Stamp Act 1958

Maharashtra Land Revenue Code

Municipal Corporation Act 1949

Municipal Council Act 1965

RERA

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New Addition

RTS Act, EIA, EC, 73rd-74th, Planning Legislation

3

Previous Year Exam Insights

PYQ indicated within relevant Topics

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Weightage Indicator

Previous exam's chapter-wise weightage provided

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Author's Note

Welcome to Section 2, of our MPSC ATP (Assistant Town Planning) books. We've gathered a comprehensive compilation of various acts, excluding the MRTTP Act covered in the previous section.

Let's start with the **RTI Act 2005**, presented in its original form along with a touch of historical context. Following our official syllabus sequence, we then navigate through the **RTS Act 2015**, a newly added topic in recent exams, presented just as it is.

The Evolution of Planning Legislation in India, another fresh addition is explored in depth. The **Environment Protection Act of 1986**, along with topics like **Environmental Clearance and Environment Impact Assessment** from the official document, **EIA notification 2006**, is also covered.

Now, for the **73rd -74th Constitutional Amendment Act**, We provide it in its original state, highlighting Key points for a quick revision. Recognizing the vastness of the **Municipal Corporation & Municipal Council Acts**, we've included starting chapters, focusing later on essential chapters and sections. And for those interested in the complete acts, worry not.....we've provided a **QR Code For Free Access** to the PDF format of complete Act.

Moving on to the **Bombay stamp Act & MLRC**, somewhat complicated and challenging to grasp, we've simplified the important information to ensure easy understanding. And yes you'll also get PDF of the detailed act. We wrap it up with **RERA**, not in the syllabus but included for better understandings.

Just like in the Section 1, we've mentioned the years of previous exam questions within respective topics. This helps you know when specific sections were asked in past exams.

I hope you find this section useful, making it easy to learn and thoroughly understand the concept.

I n d e x

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SEC 3

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AS PER 2022 NEW SYLLABUS

Technology

Urbanization

Govt. Schemes & Missions

Polices in India & Maharashtra

Theories of Planning

Regional Plan

Development Plan

Town Planning Schemes

Local Area Plan

Development Charges & Appeal

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2

New Addition

Technology, Policies, Schemes, LAP, Theories of Planning

3

Previous Year Exam Insights

PYQ indicated within relevant Topics

4

Weightage Indicator

Previous exam's chapter-wise weightage provided

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Author's Note

Welcome to Section 3, of our town Planning books. This section dives into non-technical topics that are recently added in the syllabus as well as planning topics.

We start by exploring the technology part from **GIS to GPS, Drones, Total Station, Remote Sensing & CAD**, we're going beyond the basics. Our insights are drawn from trusted NCERT textbooks, ensuring a thorough understanding of these essential tools.

Then we peek into urbanisation, sharing quick glimpses and examples of urban development projects from India as well as Maharashtra. Ever wondered about the details of government schemes like **PMAY, AMRUT, SMART CITY, SPMRM, HRIDAY**, etc. we've got you covered. Our goal is to simplify these complex schemes & explaining them in easy language and occasionally referring to official Pdf's for accuracy.

Our journey then takes a turn towards policies, both **National & State Policies**. Turning to the planning domain, we delve into the **Planning theories** presented by renowned Planning Architects. All theories are illustrated with diagrams. Now let us delve into the specifics of town planning with an extensive specific glossary of terms- **RP, DP, TPS, LAP and Development Charge**. We'll explain these terms in simple language and for MRTD terms we've got them covered too, breaking them down for easy understanding.

LAP (Local area plan)- a newly added topic and we're going to dive into it perfectly. And to make it more practical we'll be presenting Case studies from India to understand the concepts better. Similar to Section 1 & Section 2, we've included a **Previous Year Exam** trend within the respective topics.

So, there you have it – an in-depth overview of what Section 3 has to offer. Our aim is to make this section informative, engaging, and, above all, valuable for your town planning journey. We hope you find it both Interesting and beneficial!

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AS PER 2022 NEW SYLLABUS

Transportation

Land Acquisition

Valuation

Valuation Tables

Methods of Valuation

Annual Statement Of Rates

3rd EDITION
2024

Property Value

Location →

Condition →

Market →



← Neighborhood

← Age

← Energy Efficiency

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New Addition

Transportation, Model Split, Valuation of Bulk Land

3

Previous Year Exam Insights

PYQ indicated within relevant Topics

4

Weightage Indicator

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Author's Note

Welcome to Section 4, the final section in our comprehensive town planning exam book series. In this section, we've Meticulously covered all remaining topics outside of planning and non-technical domains. Let's take a closer look at What section 4 entails

We commence with an in-depth exploration of **Transportation**, covering all syllabus points extensively from **standard reference books**.

Shifting our focus, we delve into the **Land Acquisition, Act**. We present a historical overview, highlighting the need and objectives of the act & introduce some Landmark Cases. The act is then explained in simple terms before presenting the official version as is.

Now let's shift our attention to the important topic of **Valuation**. We cover every part mentioned in the syllabus and we go further by adding extra insights explained in easy terms to make it easier for you, we've added **Numerical with Explanations**, ensuring you understand the details. The **Valuation Tables** are explained thoroughly for easy understanding & We've covered all the **Methods of Valuation** in detail.

Now, we arrive at the pinnacle - **ASR**. The procedure for preparing the ASR is outlined in detail. We've gone a step further by providing the latest **ASR of 2023-24** in its original form & for your convenience, we've included an English translation, incorporating the valuation of bulk land. As with previous sections, we've included **insights from previous years**, aiding your preparation.

As We wrap up Section 4, and indeed, the entire series, we extend our best wishes for your assistant town planning (ATP) exam journey. We trust that this series not only serve as a valuable exam resource but also enhances your Overall knowledge in the field. Thank you for choosing our books, and best of luck in in your endeavours!

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