

**Mumbai Metropolitan Region Development Authority
BKC, Bandra**

Deputy Planner

-: syllabus -:

1. Theories of Planning
 - Garden City Concept, Gedidian Trio Concept, Concentric zone model, Sector Theory, Multi-nuclei theory, Neighborhood Concept
 - Central Place Theory by Christaller and Losch
2. Urbanisation, Govt. Schemes and Missions
 - Atal Mission for Rejuvenation and Urban Transformation, Shyama Prasad Mukherjee Rurban Mission, Pradhan Mantri Awas Yojna, Smart City
 - National Urban Information System, National Natural Resources Management System, India Urban Observatory, Various schemes for financial assistance, to Municipal Councils under plan schemes
3. Policies in India and Maharashtra
 - National Urban Transport Policy, National Land-utilisation policy, National Housing Policy National Energy Policy. The Street Vendors Act, 2014
4. Various Planning Authorities in Maharashtra
 - MMRDA, PMRDA, CIDCO, MSRDC, MADC, MIDC-Functions, roles, responsibilities, and projects
5. Regional Plan
 - Need of Regional Plan, Delineation of Region, Types of Regions, Contents of Regional Plan, Surveys necessary for Regional Plan, Analysis and Projections,
 - Process of preparation of Regional Plan as per provisions of MR and TP Act, 1966, Relation with State Plan and surroundings,
 - National Capital Region
 - Role of Metropolitan Planning Committee, Hill Station Regulations
6. Development Plan
 - Difference between Structure Plan and Development Plan
Classification of Towns, Surveys, Analysis and Projections, Demographic projections,
 - Public participation in DP,
 - Implementation and financial aspects, Relation with Regional Plan, Contents of D.P., Planning norms, Modifications to sanctioned DP, Modifications of substantial nature, Notices under section 49 and 127, Process of DP and preparation, publication, submission approval as per provisions of MR and TP Act 1966.
 - GIS based Development Plans under AM RUT
7. Town Planning Scheme
 - Concept, Preparation of TP Scheme as per provisions of MR and TP Act, 1966,
 - Amendments in Act in 2014 with respect to TPS
 - TPS Rules

- Relation with DP, Original Plot, Final Plot, Semi-final plot, Incremental contribution, and rationale for charging it, Contents of TPS, Cost of TPS, Advance possession,
 - Functions of Arbitrator, Functions of Tribunal of Appeal
8. Local Area Plan
- Concept, Objectives, Delineation of LAP boundary, Methodology of preparation,
 - Case studies in India,
 - Provision in UDCPR
9. Unified Development Control Regulations
- Procedure for obtaining development permission/building permission, Grant/refusal of permission, deemed permission, Approvals on risk based categorization, Commencement of works, General land development requirements, Land-Use Classification and equivalency of zones, concept of p-line, Ancillary FSI, TDR, AR, Reservation Credit Certificate, Removal of difficulties, of Redevelopment dilapidated/dangerous buildings, housing for EWS/LIG, Incentive for green buildings, Off-street parking requirements, Affordable housing, Voluntary TP Schemes, Heritage list card, premiums and their payment, Integrated Township, Transit oriented development.
 - SRA
 - Urban Renewal Schemes
 - City Specific Regulations for CIDCO area
10. Development Charges and Appeals
- Levy and assessment Development charges
 - Applicability of development charges and its exemption
 - Revocation of permission, Provisions of appeal under section 47 and 126, Actions against unauthorized development
11. Implementation of Projects & Land Sharing
- PPP models - BOT, BOO, BOOT, BOLT
 - Special Purpose vehicles
 - Land sharing modules, Plans for resettlement and rehabilitation
12. Transportation
- Transportation Studies, Origin and Destination, traffic volume survey, modal split, transport System
 - Public transport, BRT, Metro/ Mono Rail, Intelligent Transport System, and its applications
 - Comprehensive Mobility Plan, Urban Transport Planning Process
13. Environment
- Environment Clearance, Environmental Impact Assessment.
 - Eco-sensitive zones, Sustainable development SDG goals related to spatial planning, Disaster resilient planning. CRZ Regulations
14. Acts and Rules
- Maharashtra Regional Town Planning Act, 1966 and rules there under
 - Maharashtra Municipal Corporations Act, 1949.
 - Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965
 - Maharashtra Land Revenue Code, 1966

- Environment Protection Act, 1986
- 73rd and 74th Constitutional Amendment Act
- Maharashtra Metropolitan Planning Committees (Constitution and Functions) Act, 1999 and rules thereunder
- Maharashtra Metropolitan Region Development Authority Act, 2016
- Real Estate (Regulation and Development) Act. 2016

15. Land Acquisition

- Need of compulsory acquisition.
- Functions of Land Acquisition officer
- Right to Fair Compensation and Transparency In Land Acquisition, Rehabilitation and Resettlement Act, 2013
- Various other acts in Maharashtra for acquisition and method of estimating compensation under such Acts (MIDC Act, MHADA Act, Highways Act)
- Land Acquisition model in CIDCO area

16. Development Models

- Entire development under public control (e.g. NTDA in Maharashtra, DDA in Delhi), various public private partnership in developing city (e.g. Gurgaon, Naya Raipur, New Kolkata), traditional development on master plan /development plan where authority places reservations and realizes the community facilities and amenities, TP scheme model and variants of land pooling land readjustment model where community facilities remain the responsibility of public authorities while it only controls the built space for other land uses.

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