

Tamil Nadu Public Service Commission

**Syllabus
Town Planning
(PG Degree Standard)**

Code: 519

Unit I: Introduction to Planning – Scope and Content (25 Questions)

Planning System in India, Regional Plan, Master Plan, Structure Plan, Detailed Development Plans, City Corporate Plan and Smart City Plan. New Town concepts, case studies in India & U.K. – Concept of Region, Types of Region, Techniques of Regional Analysis, Growth Model, Regional disparities, Resources in Regional development. Multi-level Planning – Regional Planning in India, Regional Plan case Studies, USA, U.K., Japan.

Unit II: Planning Theory and Techniques (20 Questions)

Process of evolution of human settlement planning – Principles in Planning – Rationality in Planning, Blueprint and Process mode, Disjointed Incremental mode of Planning, Normative versus Functional mode of Planning – Type of planning surveys, data identification for various plan preparation. Delphi, Trade off-game, Simulation models, Gravity analysis, Lowry model, Threshold analysis, Multivariate analysis – Optimization and economic analysis methods in project formulation and implementation, PBBS – URDPFI Guidelines.

Unit III: Urban Sociology, Economics, Geography: Theories and Applications (15 Questions)

Socio-economic groups, structures and Institutions as related to urban and rural communities - Ecological processes and structures in Indian Cities - Social Change & Economic Development - Agglomeration economics- Economics of scale, Multiplier effect concept, scope, limitation – Basic and non-basic activities of economics base, methods of base identification - Land-use determinants, Locational Dynamics of urban Land-use - Spatial organization of Urban settlements - City-region, Urban Sprawl and Fringe - Urbanization in India and Tamil Nadu with reference to settlements and population distribution.

Unit IV: Environmental Issues Related to Planning (15 Questions)

Components of Environment – Classification of Environmental Resources - Purpose and Objectives in Environmental Protection - Institutional and Legal Support in management of the Environment – Environmental Policies, and issues -Environmental Impact Assessment Practice in India - Types, Conceptual Approach and Phases of EIA – Impact Identification - Public Participation in the Process of Environmental Decision Making Process - Environmental Concepts – Sustainable Planning – Eco Cities, Compact Cities, Smart growth, Sponge city, IGBC Rating Systems applicable for Towns.

Unit V: Urban Infrastructure Network Planning Issues (15 Questions)

Obligatory and Discretionary Services, Implication of Urban Form and Size on Services, Norms and Standards, National Building Code, 2016. National and Local guidelines – Demand Strategy, Issues and Tasks, Operation and Management Aspects of each Service - Water Supply, Sewerage / Drainage, Solid Waste Management, Roads and Street Lighting - Priority, Placement Network Options, Effective System Analysis – Private and Public partnership and innovative concepts and practices in Infrastructure Development.

Unit VI: Project Formulation and Implementation (15 Questions)

Types of Project, Project Cycle, Identification, Selection, Preparation – Capital Investment Programme, Internal Rate of Return, Net present Value Cost - Benefit & Analysis, Social Cost Benefit analysis, Budgeting, Tamil Nadu Transparency in Tender Rules – Appraisal techniques –Project Proposal and objectives, Current base line conditions, Financial and Economical Appraisal, Sociocultural assessment – Process Monitoring – Key issues, Monitoring Schedule, Data collection, Design, strategy, Impact Evaluation – Approaches, Key issues, Alternative to large scale qualitative Evaluation designs.

Unit VII: Planning Legislation and Legal Frame Work (25 Questions)

The concept of law, Indian Constitution. Rights of Ownership and development of property. Statutory control as a positive tool in plan preparation and implementation - Evolution, scope and Significance of Planning Legislation. History and survey of development of planning legislation in India - Panchayat Act, Municipality Act, Corporation Act, TNULB Act, Land Acquisition, Rehabilitation and Resettlement Act, 2013. Provisions in the above acts related to functions, powers, role and responsibilities of local bodies including elected representatives and officers - 73rd and 74th CAA and their implications on planning and development. Local Body finance, revenue, expenditure and resource mobilization -T&C Planning Act of Tamil Nadu 1971, The Ancient Monuments and Archaeological Sites and Remains Act, Tamil Nadu Combined Development and Building rules 2019, The Tamil Nadu street vendors scheme, The Tamil Nadu Real Estate (Regulation and Development) Act, 2016.

Unit VIII: Issues in Traffic and Transportation Planning (25 Questions)

Highway classification - Traffic characteristics – Horizontal and Vertical alignment, Land use & Transportation relationships - Sight distance – Cross- sectional elements – at grade and Grade separated intersections - Volume Count – Origin and Destination – Parking and Public Transport - Surveys – Inventory of Transport facilities – Methods of Survey – Different modes – Capacities – Limitations – Planning Aspects - Coordination – Para Transit modes – Private transport – Urban Transportation Planning Process – Trip Generation – Trip Distribution – Modal Split – Trip Assignment, Congestion pricing, Non-Motorized Transport, Transit Oriented Development, Bus Rapid Transit System, Unified Transport Authority

Unit IX: Remote Sensing and G.I.S., in Planning (20 Questions)

Basics of Remote Sensing and GIS - Classification of spatial and non- spatial data - Application of spatial data in urban and regional planning - Identification of required spatial data layers - Coding schemes – digitization of spatial data – editing spatial data usable for the given planning problem – Land use Suitability Analysis, Land use Modeling, Existing Land use Preparation using Mobiles, Satellite Imageries, Aerial Photographs, Drones in Physical Planning.

Unit X: Current Trends and Issues In Planning (25 Questions)

Concepts of sustainable urban development, sustainable Transportation, E–Governance, HRIDAY, Rurban Mission, Swachh Bharat Mission, AMRUT, National Health Mission, Public private partnership, local bodies and urban finance. Land Pooling concept, Transfer of Development Right, Accommodation Reservation, Formulation of Re-development and Urban Expansion Plans - Local Area Plans, Town Planning Schemes - Special Economic Zone, Value Capture Finance Policy Framework – Swiss Challenge Model, Industrial Corridor, Coastal Zone Management Plan.

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