

Planning Assistant, Class III, (Departmental Examination) Rules, 2012

GUJARAT

India

Planning Assistant, Class III, (Departmental Examination) Rules, 2012

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Planning Assistant, Class III, (Departmental Examination) Rules, 2012Published vide Notification No. GH/V/82 of 2012/PRC-102006-1141-5, dated 22.5.2012Last Updated 6th November, 2019No. GH/V/82 of 2012/PRC-102006-1141-V. - In exercise of the powers conferred by the proviso to Art. 309 of the Constitution of India and in supersession of all the rules, made in this behalf, the Governor of Gujarat hereby makes the following rules to provide for regulating the conditions of service of persons appointed to the post of Planning Assistant, Class III, in the Gujarat subordinate service of the Town Planning and Valuation Department, in so far as they relate to passing of the departmental examination, namely:-

1.

(1)These rules may be called the Planning Assistant, Class III, (Departmental Examination) Rules, 2012.(2)They shall come into force from the date of their publication in the Official Gazette.(3)They shall apply to the persons appointed as Planning Assistant, Class-III, in the Town Planning and Valuation Department, whether by promotion or otherwise.

2.

In these rules, unless the context otherwise requires;(a)"Appendix" means Appendix appended to these rules;(b)"appointed date" means the date on which these rules shall come into force;(c)"candidate" means a person who is working as Planning Assistant, Class-III, in the Town Planning and Valuation Department;(d)"examination" means the departmental examination, for promotion to the post of Junior Town Planner, Class-II, prescribed under these rules and specified in the Appendix-'A';(e)"Planning Assistant" means a person appointed as Planning Assistant, Class-III, either by promotion or by direct selection in the Town Planning and Valuation

Department;(f)"specified chances" means the number of chances specified in these rules within which a person is required to pass the examination;(g)"specified Period" means the period specified in these rules within which a person is required to pass the examination.

3.

Every person who is appointed as Planning Assistant, Class III, shall be required to pass the examination within a period of three years (four years in the case of a person belonging to the Scheduled Castes or the Scheduled Tribes) from his regular appointment as Planning Assistant.

4.

The examination required to be passed under Rule 3 shall have to be passed in not more than three chances (four chances in the case of a person belonging to the Scheduled Castes or the Scheduled Tribes) and within the period specified in Rule 3.

5.

Where a candidate fails to pass the examination required to be passed under Rule 3 within the specified period and specified chances under these rules, he shall not be eligible for promotion to the post of Junior Town Planner save as provided in Rule 6.

6.

Where a candidate fails to pass the examination within the specified chances and specified period, he shall notwithstanding such failure be eligible to appear at any time in such examination on payment of an examination fee as may be determined by the Government from time to time and if he passes the examination, he shall be eligible for promotion to the post of Junior Town Planner:Provided that a candidate shall not be entitled to claim seniority over those persons who have been promoted before he became eligible for promotion on account of having passed the examination earlier than him, notwithstanding that he was senior to the persons so promoted in the cadre of Planning Assistant.

7.

A candidate who has passed the examination within the specified period and specified chances shall retain his seniority for the purpose of promotion over a person if any, who although being junior to him has passed the examination earlier and shall on promotion to the post of Junior Town Planner be assigned seniority over a person, if any, although being junior to him in the cadre of Planning Assistant has been promoted as Junior Town Planner earlier by reason of his having passed the examination earlier than him.

8.

(1)The Chief Town Planner, Gujarat State, Gandhinagar, shall hold the examination twice in a year ordinarily in the month of April and October.(2)The Chief Town Planner, Gujarat State, Gandhinagar, shall notify the date, time, and place of the examination.

9.

The syllabus for the examination shall be as specified in the Appendix-'A'.

10.

(1)A candidate who desires to appear at the examination under these rules shall send his application for admission as a candidate for such examination to the Chief Town Planner, Gujarat State, Gandhinagar, in the form specified in Appendix-'B' through the concerned Head of the Office at least 60 (sixty) days before the date of commencement of the examination, which shall be announced by the Chief Town Planner, Gujarat State, Gandhinagar, not less than 3 (three) months prior to it.(2)The concerned Head of the Office shall scrutinize the application with regard to his eligibility for appearing at the examination and forward it to the Chief Town Planner, Gujarat State, Gandhinagar.(3)The Chief Town Planner, Gandhinagar shall admit the candidate to the examination on the basis of the certificate given by the concerned Head of Office that he is eligible to appear at the examination.(4)If the applicant subsequently decides not to appear at the examination, he shall give intimation thereof through the concerned Head of the Office to the Chief Town Planner, Gandhinagar alongwith due reasons, atleast 30(thirty) days before the date of commencement of the examination.(5)In the event of any candidate failing to appear at the examination after having enlisted his name as a candidate for appearing thereat, but without intimating of with drawn of his/her candidature from the examination in time as specified in sub-rule (2), he shall be deemed to have lost one chance to pass the examination:Provided that the Government may condone the failure on the part of any candidate to give intimation related to in sub-rule (4) and the consequences arising therefrom, if the Government is satisfied that the candidate had failed to give intimation within time for reasons beyond his control.

11.

(1)The standard for passing the examination shall be 50% (fifty per cent) of the total marks assigned to each paper.(2)The candidate shall be allowed to answer the papers of all the subjects with the help of the text books.Explanation. - With books means original text book of subjects having bare Acts, rules, text without any commentaries or case laws and manuals published by the Government.(3)An unsuccessful candidate who secured 60% (sixty per cent) or more marks in any one or more papers shall be exempted from appearing in those papers at the subsequent examination.(4)A candidate who secured 80% (eighty per cent) or more aggregate marks in the examination shall be paid cash amount as an incentive as may be determined by the Government.

12.

The Chief Town Planner, Gujarat State, Gandhinagar shall decide all matters relating to the appointment of examiners and conduct of the examination.

13.

The Chief Town Planner, Gujarat State, Gandhinagar shall declare the result of the examination and communicate the same to the Government. Appendix A [See Rule 9] Syllabus for the departmental examination for promotion to the post of Junior Town Planner Class-11 in the Town Planning and Valuation Department Paper-I: Theory' and Practice of Town Planning

Duration -3 hours (with books)

Marks
100

1. Concept of Regional Plan. 2. Functions of Town Planning and Valuation Department, Development Authority and Planning Committee. 3. Development Plan. 4. General Development Control Regulations. 5. Zoning Regulations. 6. Preparation, Publication, Submission and Variation of Development Plan and Town Planning Scheme. 7. Classification of Urban Areas. 8. Pattern of development of a town. 9. Various concepts of town planning.

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Paper -2 : Theory and Practice of Valuation

Duration -3 hours (with books)

Marks
100

1. Methods of Valuation and various terminologies used in valuation including examples of open land as well as built up land, method of calculating depreciation of building. 2. Easement right and its implication on value of a land. 3. Original Plot and Final Plot value in town planning scheme. 4. Process of valuation of Government land. 5. Land Acquisition Act, 1894, its procedure section 4, 6, 9, 23, and 24 of the Act and award procedure, solatium considerations, preparation of case papers under the Land Acquisition Act, 1894, time frame, etc. 6. Freehold and Leasehold property. 7. Valuation Tables.

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Paper -3 : Planning Legislation

Duration -3 hours (with books)

Marks
100

1. The Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (including Amendments). 2. Functions and limitations of Board of Appeal. 3. Procedure for obtaining Non-Agriculture Permission. 4. Functions of Gujarat Housing Board, Gujarat Urban Development Mission, Gujarat State Disaster Management Authority, Gujarat Municipal Finance Board, Urban Development and Urban Housing Department of Government of Gujarat. 5. Provisions, source of income as well as carrying out town development works under Gujarat Provincial Municipal Corporation Act, 1949 and Gujarat Municipalities Act, 1963 and Gujarat Slum improvement (Clearance and

Re-development) Act, 1973.6. Content of draft, preliminary and final town planning scheme.7. Role of Town Planning Officer.8. Illegal construction/unauthorized development in context of various laws and constitutional rights.9. Procedure for obtaining development permission by public, Government and various other organization.10. Implementation of town planning scheme.11. Withdrawal of town planning scheme and variation in town planning scheme.

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Paper -4 : General

Duration - 4 hours (with books)

Marks

100

1. Preparation of layout plan for residential, industrial, all purpose in a land area of around 10 hectares considering various provisions under the Gujarat Town Planning and Urban Development Act, 1976 and General Development Control Regulations.2. Operational construction as defined under the Gujarat Town Planning and Urban Development Act 1976.3. Basic information on the functioning of various courts including preparation of para-wise remarks.4. Principle of natural justice and opportunity of being heard in context of preparation of town planning scheme at various stages.5. Exposure to legal terminology like: C.A., SCA, MCA, PIL, LPA, SLP, etc.6. E-Governance.7. Difference between development charges and betterment charges.8. Special Economic Zone (SEZ).

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Appendix B

[See Rule 10]

Application Form

Application for appearing at the Departmental Examination for the post of Junior Town Planner Class II to be held by the Chief Town Planner, Gujarat State, Gandhinagar.

1. Applicant's name in full (Surname first) :
2. Designation :
3. Name of the Office in which at present serving :
4. Birth date and age at the time of examination :
5. Date of appointed in the Department :
6. Whether he has appeared at the examination previously, If so :
 (a) Month and year of examination at which he appeared, (b) The result thereof (if any Exemptions earned details of Marks, years of examination and subject should be given, (c) Whether he intends to avail himself of exemptions obtained? State 'Yes' or 'No' (The choice will be treated as final and no change will be allowed).
 :
 :
7. Authority or the rule under which he has to appear for the examination. :
8. Number of chances, and time limit within which he has to appear for the :

examination, date of expiry of the period for appearing at the examination should be mentioned.

9. Number of trials exhausted. :
10. Whether additional (Special chances has been granted if so number and date of order by which the additional chances has been granted to him. :
11. Number and date of orders relaxing age and/or service limits from competent authority (copies of orders should be sent). :
12. Purpose of passing the examination :
13. Whether he is eligible to appear at the examination according to rules of the departmental examination? :
14. Whether he intends to answer all his papers in English or in Gujarati? Give details regarding papers which he desires to answer in English and Gujarati. :
15. Remarks, if any. :

Place:

Signature of
the Applicant

Date:

Certificate of Eligibility Certified that the above particulars are verified and found correct, Shri/Smt./Kum is eligible to appear at the examination for Junior Town Planner, Class II, in the Town Planning and Valuation Department to be held on by the Chief Town Planner Gujarat State, Gandhinagar.

Seal Signature and Designation of the Head of the Office