

## KP GATE CLASSES, NEW DELHI – INDIA'S No. 1 GATE AR COACHING

### Contents

<b>PART I. SURVEYS &amp; REMOTE SENSING .....</b>	<b>1</b>
1. PLANNING SURVEYS .....	3
1.1 Components of Planning Survey.....	4
1.2 Techniques of preparing Base Maps.....	4
1.3 Land Use Survey.....	5
1.4 Land Use Classification .....	6
1.5 Sub Classification of Land uses .....	6
1.7 Survey of community facilities .....	8
1.8 Household sample survey for gathering.....	8
1.9 Socio-Economic Survey.....	9
1.10 Infrastructure Surveys.....	9
1.11 Transportation survey .....	9
1.12 Density Surveys .....	10
1.13 Non-Residential Density .....	11
TYPES OF SURVEY BASED ON THE FREQUENCY .....	11
1.14 Cross-sectional surveys:.....	11
1.15 Longitudinal surveys:.....	12
2. STAGES OF CONDUCTING SURVEY .....	13
2.1 Primary survey technique .....	13
2.1.1 Visual surveys / Reconnaissance survey.....	14
2.1.2 Inspection.....	14
2.1.3 Personal Interview/Dialogue.....	15
2.1.4 Focused Group Discussion (FGD).....	15
2.1.5 Participatory Rapid Appraisal .....	15
2.1.6 Self-Survey .....	16
2.2 Secondary Data Collection techniques .....	16
2.2.1 Published Sources .....	16
2.2.2 Unpublished Sources.....	17
3. TYPES OF QUESTIONS FOR A SURVEY .....	18
3.1 Closed-Ended Questions .....	18
3.2 Open-Ended Questions .....	18
3.3 Matrix Questions.....	19

## KP GATE CLASSES, NEW DELHI – INDIA'S No. 1 GATE AR COACHING

3.4 Contingency Questions .....	19
3.5 Level of measurement.....	19
3.5.1 Nominal scale.....	20
3.5.2 Ordinal scale .....	20
3.5.3 Interval scale .....	20
3.5.4 Ratio scale.....	21
3.5.5 Comparative analysis of all four scales.....	21
4. TYPES OF SAMPLING.....	22
4.1 Probability Sampling .....	22
4.1.1 Simple Random Sampling .....	22
4.1.2 Stratified Random Sampling.....	23
4.1.3 Systematic Sampling.....	24
4.1.4 Cluster Sampling.....	24
4.1.5 Stratified sampling Vs cluster sampling .....	25
4.1.6 Multi-stage Sampling.....	25
4.2 Non-Probability Sampling .....	26
4.2.1 Purposive Sampling or Judgmental Sampling .....	26
4.2.2 Convenience Sampling .....	27
4.2.3 Snow-ball Sampling.....	27
4.2.4 Quota Sampling .....	27
4.2.5 Sample Size.....	28
5. OTHER SOURCES OF COLLECTING DATA .....	29
5.1 Topo Sheets.....	29
5.2 Aerial Photography .....	29
5.3 Satellite Images.....	30
5.4 Geological Survey of India .....	30
5.5 Bhuvan GeoPortal for Planning .....	31
5.6 Data Compilation & Analysis Techniques.....	32
5.7 Map Analysis Techniques .....	32
6. REMOTE SENSING .....	33
6.1 Basic components of Remote Sensing .....	34
6.1.1 Electromagnetic Radiation .....	34
6.1.2 Electromagnetic Spectrum .....	34
6.1.3 Major regions of the electromagnetic spectrum.....	35

## KP GATE CLASSES, NEW DELHI – INDIA'S No. 1 GATE AR COACHING

6.1.4 Electromagnetic radiation quantities.....	35
6.1.5 Interaction of EMR with atmosphere and earth surface.....	36
6.1.6 Data detection and output .....	37
6.2 Remote Sensing Systems .....	37
6.3 Platforms and Sensors.....	37
6.3.1 Geostationary satellites .....	37
6.3.2 Polar orbiting or Sun-synchronous satellites.....	38
6.4 Types of Remote Sensing .....	39
6.4.1 Optical Remote Sensing.....	39
6.4.2 Thermal Infrared Remote Sensing .....	39
6.4.3 Microwave Remote Sensing .....	39
6.5 Elements of image interpretation .....	40
6.6 Resolution of Satellite Images .....	40
6.6.1 Spectral Resolution .....	41
6.6.2 Radiometric Resolution.....	41
6.6.3 Spatial Resolution .....	41
6.6.4 Temporal Resolution.....	41
7. GPS .....	42
8. GEOGRAPHIC INFORMATION SYSTEM .....	43
8.1 Components of GIS.....	43
8.1.1 Software .....	43
8.1.2 Hardware.....	44
8.1.3 Data .....	44
8.1.4 Users .....	44
8.1.5 Methods.....	44
8.2 How GIS Works.....	44
8.2.1 Geographic References .....	44
8.2.2 Vector and Raster Models.....	45
8.3 Functions of GIS .....	46
8.3.1 Input .....	46
8.3.2 Manipulation .....	46
8.3.3 Management.....	46
8.3.4 Query and Analysis.....	46
8.3.5 Visualization .....	47

## KP GATE CLASSES, NEW DELHI – INDIA'S No. 1 GATE AR COACHING

8.4 Geographic Referencing Concepts.....	48
8.4.1 Geographic Coordinate System .....	48
8.4.2 Projected Coordinate System.....	49
8.4.3 Cylindrical Projections.....	49
8.4.4 Mercator Projection.....	50
8.4.5 Transverse Mercator Projection .....	51
8.4.6 Universal Transverse Mercator Coordinate System .....	51
8.4.7 Conic Projections .....	52
8.4.8 Azimuthal Projections.....	53
8.5 Digital Elevation Model (DEM) .....	54
8.6 Digital Surface Model (DSM).....	55
8.7 Digital Terrain Model (DTM).....	56
8.7.1 Elevation Data Sources .....	57
8.8 Land information system .....	57
9. AERIAL PHOTOGRAPHY .....	58
9.1 Basic Concepts of Aerial Photography .....	58
9.1.1 Film:.....	58
9.1.2 Focal length:.....	58
9.1.3 Scale:.....	58
9.1.4 Large Scale.....	59
9.1.5 Small Scale - .....	59
9.1.6 Fiducial marks:.....	59
9.1.7 Overlap:.....	59
10. SCALE.....	60
10.1 Types of Scale.....	60
10.1.1 Verbal Scale .....	60
10.1.2 Representative Fraction.....	60
10.1.3 Graphic Scale .....	60
10.1.4 Formulae to calculate scale of the Map.....	61
11. POPULATION PYRAMID .....	62
11.1 How to Read an Age-Sex Pyramid Graph? .....	62
11.2 Rapid Growth.....	63
11.3 Slow Growth.....	63
11.4 Negative Growth.....	64

## KP GATE CLASSES, NEW DELHI – INDIA'S No. 1 GATE AR COACHING

11.5 Related Glossary .....	65
12. POPULATION FORECASTING .....	74
12.1 Arithmetical Increase Method.....	74
12.2 Geometrical Increase Method .....	75
12.2 Incremental Increase Method.....	77
PRACTICE QUESTIONS .....	78
PAST GATE Questions (One Mark Qs).....	78
PAST GATE Questions (Two Mark Qs) .....	81
ANSWERS: .....	90
PAST GATE Questions (One Mark Qs).....	90
PAST GATE Questions (Two Mark Qs) .....	92
<b>PART II. PLANNING LEGISLATION &amp; GUIDELINES .....</b>	<b>98</b>
1. TOWN PLANNING LEGISLATION IN INDIA.....	100
1.1 Broad provisions of the model act .....	102
1.2 Model Law provided 3 steps for the administration of this law: .....	102
1.3 Status of town and country planning acts and master plans.....	102
2. LAND .....	103
2.1 Land as a Resource .....	103
2.2 Land Economics.....	103
2.3 The right to fair compensation and transparency in land acquisition, rehabilitation, and resettlement act, 2013 (RFCLARR Act, 2013).....	104
2.3.1 scope of the act.....	104
2.3.2 Definition of Public Purpose.....	104
2.3.3 Consent clause .....	104
2.3.4 Limits on acquisition.....	104
2.3.5 Minimum compensation package shall constitute of following.....	105
2.3.6 Land Acquisition, Rehabilitation and Resettlement Authority .....	105
2.3.7 Social Impact Assessment.....	105
2.3.8 Land left unused after acquisition .....	105
2.3.9 Special provision for Schedules Castes and Scheduled Tribes .....	105
3. LAND ASSEMBLY .....	106
3.1 Land Acquisition.....	106
3.2 Land Pooling.....	106
3.3 Land Reservations.....	107

## KP GATE CLASSES, NEW DELHI – INDIA'S No. 1 GATE AR COACHING

3.4 Transferable Development Rights (TDR).....	107
3.5 Guided Land Development .....	108
3.6 Inclusive Land Development .....	108
3.7 Inclusion of Poor into the Formal Land / Housing Market.....	109
3.7.1 Increasing supply of land for the poor includes following: .....	109
3.7.2 The strategy of increasing effective demand for land for the poor: .....	110
4. LOCAL GOVERNMENTS IN INDIA.....	111
4.1 The 73rd Constitutional Amendment Act.....	111
4.2 Type of urban local bodies.....	112
4.2.1 Municipal Corporation .....	112
4.2.2 Municipalities .....	113
4.2.3 Notified Area Committee .....	113
4.2.4 Town Area Committee.....	113
4.2.5 Cantonment Boards.....	113
4.2.6 Townships.....	114
4.2.7 Port trusts .....	114
4.2.8 Special purpose agencies .....	114
4.3 Seventy Forth Amendment Act, 1992.....	114
4.3.1 Wards Committees:.....	114
4.3.2 Large, small and transitional urban area are defined as per the .....	114
4.3.3 Composition of Urban Local Governments .....	115
4.3.4 Functions of Urban Local Governments .....	115
4.3.5 Reservation of Seats.....	116
4.3.6 Powers, Authority and Responsibilities of Municipalities.....	116
4.4 74th Constitution Amendment Act and its implication on the statutory process in town and country planning .....	117
4.5 Revision of URDPFI guidelines .....	118
4.6 Planning System.....	118
4.6.1 The Core Area Planning could comprise a set of 4 interdependent plans:.....	118
4.6.2 The Specific and Investment Planning could comprise a set of three plans, .....	119
4.7 Regions .....	119
4.7.1 Administrative Regions.....	119
4.7.2 Functional regions.....	119
4.7.3 Investment regions .....	119

## KP GATE CLASSES, NEW DELHI – INDIA'S No. 1 GATE AR COACHING

4.7.4 special regions.....	119
5. STANDARDS.....	120
5.1 Developed Area Average Densities .....	120
5.2 Land use Structure for Developable Area in Urban Centers.....	120
5.3 Land use structure for hill towns.....	121
5.4 Land use structure for industrial towns.....	121
5.5 Land use structure for Heritage/ Religious/ Tourism City .....	121
5.6 Land use structure for Port City .....	122
5.7 Accessibility of Public Transport at Neighborhood Level.....	122
5.8 Distance of Different Areas from Industrial Site .....	122
5.9 Hierarchy of Infrastructure Development .....	122
5.10 Design consideration of urban roads.....	123
5.11 Carriageway Width for each type of road.....	123
5.12 Capacity of Footpath & Design .....	124
5.13 Required width of footpath as per adjacent land use .....	124
5.14 Carriageway width in Hilly areas.....	124
5.15 PCU Standards .....	124
5.16 Design Service Volume Standards.....	125
5.17 Recommended ECS for various types of vehicles .....	125
5.18 Permissible ECS for different land uses .....	125
5.19 Space standards for Parking.....	126
5.20 Water Supply Standards.....	126
5.21 Water requirements for Institutional Buildings.....	126
5.22 Physical Parameters of Drinking Water .....	127
5.23 Waste Generation Per Capita per Day .....	127
5.24 Norms for Pre Primary to Secondary Education.....	128
5.25 Norms for Higher Education Facilities .....	129
5.26 Health Care Facilities.....	131
5.27 Norms for Organized Green for Plain Areas.....	132
5.28 Norms for Organized Green for Hilly Areas.....	132
5.29 Norms for Sports Facilities .....	132
5.30 Norms for Police Facilities .....	133
5.31 Norms for Safety Facilities .....	134
5.32 Norms for Commercial Centers .....	134

## KP GATE CLASSES, NEW DELHI – INDIA'S No. 1 GATE AR COACHING

5.33 Norms for Cremation/ Burial Ground.....	134
5.34 Distances from Electric Lines .....	135
PRACTICE QUESTIONS .....	136
PAST GATE Questions (One Mark Qs).....	136
PAST GATE Questions (Two Mark Qs) .....	138
ANSWERS .....	140
PAST GATE Questions (One Mark Qs).....	140
PAST GATE Questions (Two Mark Qs) .....	141
<b>PART III. URBAN ECONOMICS &amp; INFRASTRUCTURE MANAGEMENT .....</b>	<b>143</b>
1. URBAN ECONOMICS .....	145
1.1 Bid-Rent Curve .....	146
1.1.1 Bid-Rent Curve with multiple use.....	147
1.2 Monocentric City Model.....	147
1.2.1 Characteristics of Circlopolis.....	148
1.3 Concentration of Economic Activities .....	148
1.3.1 Why do firms cluster?.....	148
1.4 City Size.....	148
1.4.1 Trading Cities.....	149
1.4.2 The Factory Town.....	149
1.4.3 Technological Innovation .....	149
1.5 Rise and demise of the Monocentric City .....	151
2. CERTAIN KEY ECONOMIC THEORIES AND CONCEPTS .....	152
2.1 Export base model.....	152
2.2 Economic base theory .....	153
2.2.1 Base Multiplier.....	153
2.2.2 Determination of base sector.....	153
2.2.3 The Level Base of Product: Level base example of a product.....	154
2.2.4 The difference base between city and region behind .....	154
2.2.5 Economic base analysis .....	154
2.2.6 Formula for computing locational quotients .....	154
2.4 Input – output model / analysis .....	155
2.4.1 Features .....	155
2.4.2 Assumptions.....	155
2.4.3 Technical Coefficient.....	155

## KP GATE CLASSES, NEW DELHI – INDIA'S No. 1 GATE AR COACHING

2.4.4 Importance .....	156
2.4.5 Shortcomings .....	156
2.5 Discrete choice model/analysis .....	156
2.5.1 Applications .....	157
2.5.2 Common features of discrete choice models .....	158
2.5.3 Prominent types of discrete choice models .....	158
2.6 Backwash effect & Spread effect .....	159
2.6.1 Counter to the Backwash Effect is the Spread effect .....	159
2.7 Bulk share of work force in Urban Economics .....	160
2.8 Multiplier effect .....	161
2.8.1 Aggregate Supply .....	163
2.8.2 Short run aggregate supply .....	164
2.8.3 Long run aggregate supply .....	164
2.9 Lorenz Curve .....	164
2.10 Indifference curve .....	166
2.11 Kuznets Curve or Inverted U curve .....	166
3. THE RANK-SIZE RULE .....	167
3.1 Factors affecting the Rank Size Rule .....	168
3.2 The Rule .....	169
4. SUPPLY AND DEMAND .....	170
4.1 The Law of Demand .....	170
4.2 The Law of Supply .....	170
4.3 Equilibrium .....	171
4.4 Disequilibrium .....	171
4.4.1 Excess Supply .....	171
4.4.2 Excess Demand .....	171
4.5 Price Elasticity .....	172
4.5.1 Midpoint method to calculate elasticity .....	173
4.5.2 Point elasticity of demand to calculate elasticity .....	173
4.6 Elastic Demand .....	174
4.7 Inelastic Demand .....	174
4.8 Unit Elastic Demand .....	174
4.9 Price Elasticity of Supply .....	174
5. FISCAL RESOURCE MOBILIZATION .....	175

## KP GATE CLASSES, NEW DELHI – INDIA'S No. 1 GATE AR COACHING

5.1 Traditional and Innovative approaches for Fiscal Resource Mobilization .....	176
5.1.1 Taxes .....	176
5.1.2 Charges and fees .....	178
5.1.3 Grants and Subsidies .....	178
5.1.4 Loans from financial institutions .....	179
5.1.5 Funding by Bilateral and Multilateral Agencies .....	179
5.1.6 Foreign Direct Investment .....	180
5.1.7 Pooled Finance Development Fund (PFDF) Scheme of Government of India.....	181
5.1.8 Municipal Bonds and Debentures .....	181
5.2 Public Private Partnership.....	182
5.2.1 Systems of Participation.....	182
6. FINANCIAL APPRAISAL .....	187
6.1 Static approach.....	188
6.1.1 Static Payback Period.....	188
6.1.2 Payback on Marginal investment .....	189
6.1.3 Return on Investment (ROI) .....	189
6.2 Dynamic Payback Period.....	190
6.2.1 Net Present Value (NPV) .....	190
6.2.2 Internal Rate of Return.....	192
6.3 Life Cycle Costing .....	194
6.4 Valuation Mathematics - Capitalization and other computations .....	195
6.4.1 Income flows.....	195
6.4.2 Capital expenditure .....	195
6.4.3 Capital value .....	195
6.4.4 Capital sums.....	195
6.4.5 Yield.....	195
6.4.6 Net Yield.....	196
6.4.7 Years purchase (YP) in perpetuity (perp) .....	197
6.4.8 The multiplier.....	197
6.4.9 Capitalization .....	197
6.9.10 Sinking Fund .....	197
6.5 Cost–benefit analysis .....	198
6.5.1 Social CBA .....	198
6.5.2 Social return on investment (SROI) .....	199