

**PAPER-II STUDY PLAN | 8 WEEKS****TGPSC ADTP 2026 — Town & Country Planning**

*Paper-II = 300 marks (66.7% of the 450 total) · exam Oct 2026 (tentative)*

**Quick answer:** Paper-II decides your rank, so this plan front-loads the highest-weight units, gives a full week to Telangana-specific legislation (your local edge), and ends with full-length mocks. Target ~3–4 focused hours/day.

**How Paper-II is scored**

- 150 questions · 300 marks · English · objective (OMR/CBRT)
- Qualifying: OC/EWS 40%, BC 35%, SC/ST/PwD 30% — but 10 seats mean rank, not just cut-off
- Multi-session tests are normalised on a percentile basis → be consistent across all units

**Week 1 — Planning theory + techniques (high yield)**

- Unit 1: settlement evolution & planning theory (Howard, Geddes, Le Corbusier, Doxiadis)
- Unit 2: surveys, census, sampling, URDPFI guidelines, zoning & development control

**Week 2 — Socio-economic base + planning process**

- Unit 3: sociology & economics for planning; land economics, real estate
- Unit 4: planning process; structure vs master vs development plan; RS & GIS

**Week 3 — Infrastructure + transportation (high yield)**

- Unit 5: water supply, sewerage, storm-water, solid-waste management
- Unit 6: TOD, BRT, Metro/MMTS, Comprehensive Mobility Plan, trip generation

**Week 4 — Housing + metropolitan / regional planning**

- Unit 7: NBC 2016, affordable/low-cost housing, slum redevelopment, PPP
- Unit 8: Christaller, rank-size rule, growth centres, core-periphery

**Week 5 — Spatial analysis + environment + governance**

- Unit 9: GIS & remote sensing, NUIS, Bhuvan, geo-database, image interpretation
- Unit 10: EIA, sustainability, carrying capacity, climate adaptation
- Unit 11: 74th CAA, DPC/MPC, RTI, citizen charter, World Bank/ADB

**Week 6 — Legislation + design + projects + disaster + trends**

- Unit 12: planning legislation (core — expanded in Week 7)
- Unit 13: urban design & conservation (Lynch, ASI/INTACH, landscape)
- Unit 14: PERT/CPM/LOB, IRR, NPV, cost-benefit, R&R policy
- Unit 15: disaster mitigation (Sendai/Kyoto, DM Act, land-use safety)
- Unit 16: Smart Cities, AMRUT, PMAY, HRIDAY, PRASAD, TOD, circular economy

**Week 7 — THE TELANGANA EDGE (do not skip)**

- TS-bPASS (Building Permission Approval & Self-Certification System)
- GHMC / Hyderabad Municipal Corporation Act, 1955
- HMDA (Hyderabad Metropolitan Development Authority) & UDA framework
- Telangana Municipalities Act 2019; RERA; Town Planning Act 1920; UDA Act 1975
- In the news: Hyderabad Metro, Musi Riverfront, Regional Ring Road, Warangal & Karimnagar Smart City

**Week 8 — Full-length mocks + revision**

- 3–4 full 150-question timed mocks; analyse errors by unit
- Revise one-liners: theories, Acts, standards (NBC/URDPFI), scheme facts
- Weakest 3 units → targeted re-read

**Read the actual bare acts — free, no sign-up.** The Week-7 statutes (Town Planning Act 1920, Telangana Municipalities Act 2019, GHMC Act, RERA & Urban Development Authority Act) are online in full at [edufestacademy.in/study-material/bare-acts](https://edufestacademy.in/study-material/bare-acts). Study the source, not just summaries — that is the local-candidate edge.

### High-yield anchors to memorise cold

- URDPFI 2015 norms & hierarchy of plans
- NBC 2016 housing / fire / space standards
- 74th Constitutional Amendment (12th Schedule, DPC/MPC)
- Central place theory (Christaller), rank-size rule, concentric/sector/multiple-nuclei
- TOD principles & norms; Comprehensive Mobility Plan
- Telangana Acts: TS-bPASS, GHMC Act 1955, HMDA

### Daily rhythm (~3–4 hrs)

2 hrs new Paper-II unit → 45 min previous-unit MCQs → 30 min GS / current affairs (Telangana) → 15 min one-liner revision.

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