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सहायक नगर नियोजक (राजस्थान)

The Assistant Town Planner is the officer occupied with deciding in which direction and in what manner a city should grow. The work covers preparing master plans and zonal plans, settling land use, examining new residential and...



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वरिष्ठ व्याख्याता, डाइट बाड़मेर (सहयोग)
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सुरेश कुमार सैन

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वनिता कुमारी

व्याख्याता (इतिहास) · रा.उ.मा.वि. रामसीन मूंगड़ा



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व्याख्याता (राजनीति विज्ञान) · रा.उ.मा.वि. टापरा

करियर मार्गदर्शन कार्यशाला, डाइट बाड़मेर (14-17 जुलाई 2026) में विकसित व लोकार्पित
Developed & unveiled at the Career Guidance Workshop, DIET Barmer (14-17 July 2026)

यह एक स्वतंत्र परियोजना है, जो सरकार की आधिकारिक करियर-मार्गदर्शन सामग्री पर आधारित है। · An independent project based on the Government's official career-guidance content.

1 About this career

The Assistant Town Planner is the officer occupied with deciding in which direction and in what manner a city should grow. The work covers preparing master plans and zonal plans, settling land use, examining new residential and commercial schemes, scrutinising layouts and building plans, planning roads and traffic, and giving technical opinion on cases of unauthorised construction and illegal colonies. The post begins from a degree in engineering or architecture, but it requires a postgraduate qualification in town planning on top of that — and this is what separates it from a civil engineer's post. The engineer settles how something is built; the planner settles where, how much and for whom. Given the speed at which Jaipur, Jodhpur, Kota and Ajmer have spread, that question grows more consequential in Rajasthan every year.

2 At a glance

Minimum qualification	A Bachelor degree in Engineering (Civil) / Architecture / Planning + a postgraduate degree in Urban, Regional or Traffic Planning (M.Tech Planning or M.Plan) — Service Rules 1966, Schedule
Recruiting body	Rajasthan Public Service Commission (RPSC), Ajmer — department: Urban Development & Housing / Town Planning
Age limit	20 to 40 years, reckoned on the 1st of January following the last date for applications (Service Rules 1966) — the upper limit is relaxed for reserved categories and for women (detail below)
Starting salary	The pay matrix level is not given in the service rules — see the advertisement
Demand	75% by direct recruitment, 25% by promotion

3 What you need

INTERESTS

- Cities, maps, and the question of how space should be used
- Technical work tied to public interest and policy
- A mix of design and analysis

ABILITIES

- Spatial imagination — seeing the map on the ground and the ground on the map
- Holding to a technical opinion between competing interests
- Drawing conclusions from data and population trends

KEY SKILLS

- Preparing master plans and zonal development plans
- Scrutiny of layouts, sub-divisions and building plans
- Knowledge of urban development and building regulations
- Survey work, demographic data and report writing
- Land-use planning and cases of change of land use
- GIS, AutoCAD and mapping software
- Traffic and transportation planning

4 How to get there

- 1 Pass Class 12 — the engineering or architecture route needs science with physics, chemistry and mathematics. The separate Planning Research stream can be reached from the arts side as well; that is set out in its own point below.
- 2 Take a B.Tech in Civil Engineering, or a B.Arch in Architecture, or a B.Plan in Planning.
- 3 Take a postgraduate qualification in Urban, Regional or Traffic & Transportation Planning — an M.Tech (Planning) or an M.Plan (Urban / Regional / Traffic & Transport / Environment). This is the degree that separates this post from civil engineering posts, and it is the real gate to it.

- 4 The rules record a second route as well — a Bachelor degree in Planning or Architecture from a recognised institute or a university established by law in India, together with two years of experience in the field of Town Planning. This route is for those without the postgraduate qualification but with working experience in the field. It is set out in that cycle's advertisement.
- 5 Planning Research is a separate stream with different conditions — a postgraduate degree in Geography, Economics or Sociology, together with a postgraduate degree or diploma in Town or Regional Planning. The Commission has advertised it separately ("ASST. TOWN PLANNER (PR) 2011"), so this is a genuinely distinct route and not a paper distinction.
- 6 Your age must be between 20 and 40, and a working knowledge of Hindi in Devanagari script and a knowledge of Rajasthan culture are mandatory conditions in the rules as well.

MAIN EXAMS

- Recruitment is by the Rajasthan Public Service Commission. The post is filled 75% by direct recruitment and 25% by promotion — promotion comes from the post of Town Planning Assistant or Head Draftsman on two years of experience. Which means every fourth post is filled from inside the department, so the posts advertised for direct recruitment are fewer than the total vacancies.
- The Commission's advertisement list confirms three cycles for this post — "ASST. TOWN PLANNER 2018" (latest document 13-09-2019), "ASST. TOWN PLANNER 2022" (04-10-2022) and "ASST. TOWN PLANNER (PR) 2011". That recruitment does not come at regular intervals is plain from those dates alone.
- The qualification condition is taken from column 4 of the Schedule to the service rules, and that text carries the substituted-in marker, meaning it is the current one; the older text — "Degree in Architecture ..." — is quoted in the footnote below it and does not apply.
- Keep one thing clear: a civil engineering degree on its own is not enough for this post. The postgraduate planning qualification has to be there too. If you hold only a B.Tech in civil, the Junior Engineer and Assistant Engineer route is the appropriate one, not this.

- Note — this post is not in the Schedules to the CET Rules 2022, so a CET score is not required for it.
- Relaxation in the upper age limit — 5 years for male candidates of the Scheduled Castes, Scheduled Tribes, Backward Classes, More Backward Classes and Economically Weaker Sections; 5 years for women candidates of the General category; and 10 years for women candidates of those same categories. Which means plainly that the bare figure printed against a post understates a reserved-category woman's eligibility by a decade — if you are in that category, work out your eligibility only after adding the relaxation. In Rajasthan, 30% of the posts in direct recruitment are reserved category-wise for women candidates. Widows and divorced women have no upper age limit at all — the rules say it in those words. It is Rule 13(9) of the Rajasthan State and Subordinate Services (Direct Recruitment by Combined Competitive Examination) Rules 1999, it appears again as the same proviso in the Rajasthan Medical & Health Subordinate Service Rules, and RPSC advertisements reproduce it. A widow must furnish a certificate of the death of her husband from the competent authority, and a divorced woman the proof of divorce. The exact terms of relaxation and reservation are given in that recruitment's own advertisement.

5 Where to study

GOVERNMENT INSTITUTES

- Malaviya National Institute of Technology (MNIT) — B.Arch and M.Plan / M.Tech Planning — Jaipur, Rajasthan (<https://mnit.ac.in/>)
- MBM University, Jodhpur — Civil Engineering and Architecture — Jodhpur, Rajasthan (<https://mbm.ac.in/>)
- School of Planning and Architecture (SPA) — the country's specialist government planning schools — New Delhi, Bhopal and Vijayawada (<https://spa.ac.in/>)
- Government Engineering Colleges, Rajasthan — B.Tech Civil — Jaipur, Kota, Ajmer, Bikaner, Udaipur (<https://dte.rajasthan.gov.in/>)

ONLINE

- नगरीय विकास एवं आवासन विभाग, राजस्थान — This is the department the post belongs to (<https://urban.rajasthan.gov.in/>)
- Town Planning Department, Rajasthan — master plans of the state's cities — The state's city master plans are published here (<https://urban.rajasthan.gov.in/>)
- Institute of Town Planners, India — the profession's national body — New Delhi (<https://itpi.org.in/>)
- स्वयं (SWAYAM) — नगर नियोजन एवं जी.आई.एस. के निःशुल्क पाठ्यक्रम — Government of India (<https://swayam.gov.in/>)
- आर.एस.एस.बी. — पिछले प्रश्न-पत्र, उत्तर कुंजी व पाठ्यक्रम (निःशुल्क) — The Staff Selection Board's own site — the most reliable free preparation material there is (https://rsmssb.rajasthan.gov.in/show_archived?menuName=Xj4lCb9vGxpQnfls%2FxlZ2g%3D%3D)
- विभागीय सेवा नियम (कार्मिक विभाग) — पद की योग्यता व आयु मूल दस्तावेज़ में पढ़ें — The Department of Personnel publishes the service rules for every cadre. Read these before any coaching material — qualification, age and the method of recruitment are settled here and nowhere else. (<https://dop.rajasthan.gov.in/>)
- स्वयं (SWAYAM) — भारत सरकार के निःशुल्क ऑनलाइन कोर्स — Free (<https://swayam.gov.in/>)
- राष्ट्रीय डिजिटल पुस्तकालय (NDLI) — Free books and study material (<https://ndl.iitkgp.ac.in/>)
- एन.सी.ई.आर.टी. — निःशुल्क पाठ्यपुस्तकें — The foundation for general knowledge, maths and science (<https://ncert.nic.in/>)

FEES

The B.Tech, B.Arch and B.Plan are available at government institutions at far lower fees than private colleges. The postgraduate planning qualification is taught at government institutions such as MNIT Jaipur and the Schools of Planning and Architecture, where admission on GATE marks can carry a scholarship — the most practical point on this route, because that is where the cost of five or six years of study falls most. Training in GIS and AutoCAD is available free on SWAYAM and other government platforms. The examination fee is a few hundred rupees with a concession for reserved categories.

SCHOLARSHIPS

- Mukhyamantri Anuprati Coaching Yojana (free coaching, apply via SSO) (<https://sso.rajasthan.gov.in/signin>)
- Rajasthan Social Justice and Empowerment Dept scholarships (<https://sje.rajasthan.gov.in/>)
- National Scholarship Portal (NSP) (<https://scholarships.gov.in/>)
- Buddy4Study scholarship search (<https://www.buddy4study.com>)

6 What the work is like

WHERE YOU WORK

District and divisional offices of the Town Planning department, urban improvement trusts and development authorities such as the Jaipur Development Authority, municipal corporations and councils. Much of the work is in the office over maps and case files, with site inspection running alongside.

WORK CULTURE

This is a post for giving technical opinion, and that opinion is usually asked on questions where large financial interests are at stake — change of land use, approval of layouts, regularisation of illegal colonies. Pressure is therefore a permanent feature of the work, and for that same reason written record and reference to the rules matter enormously here: an opinion written with the rule and the map cited behind it is the one that holds. On the other side, the satisfaction in this profession is long-run — a master plan is made for twenty years, and the road, park or green belt whose place is settled on paper today will be seen by the next generation. It is one of the few government posts where the result of the work is recorded permanently on the map of a city.

WHO HIRES

- Town Planning Department, Rajasthan
- Development authorities and urban improvement trusts
- Rajasthan Housing Board
- Urban Development & Housing Department
- Municipal corporations, councils and municipalities

DEMAND (2026)

Rajasthan is urbanising quickly and the work of making, revising and enforcing master plans is under way in every large city in the state, so the need for this cadre persists. But the cadre is small and recruitment is irregular: the Commission's list shows cycles for this post in 2011, 2018 and 2022. The 2022 advertisement (No. 10/Exam/A.T.P/EP-I/2022-23 dated 04-10-2022) carried 43 posts in all, which gives a fair sense of the size of this cadre. Practically, that means waiting only for this post is unwise — a postgraduate planning qualification also works in development authorities, the Housing Board, municipal corporations, consultancies and the planning services of other states, and the same qualification carries into private-sector planning and infrastructure projects. Keep in mind too that 25% of posts are filled by promotion, so advertised vacancies are fewer than total posts, and that the number of posts describes the department's requirement, not your chances. One thing to be clear about — the "demand" described above counts posts, not your chance of getting one. Selection is by open competition and the number of applicants runs to many times the number of posts, so most candidates are not selected in any given recruitment. That is not an argument against this career; it is an argument against making it your only plan. Keep studying or building a skill alongside your preparation, so that the year is not lost whichever way the result goes.

7 Career growth

- 1** Town Planning Assistant / Head Draftsman — a subordinate-service post, from which two years of experience gives promotion into the 25% quota of Assistant Town Planner posts
- 2** Assistant Town Planner — 75% by direct recruitment; five years on this post is the condition for the next promotion
- 3** Deputy Town Planner and Senior Town Planner level posts
- 4** Chief Town Planner — the senior-most technical post in the department

EARNINGS

Starting	विज्ञप्ति में घोषित पे मैट्रिक्स स्तर के अनुसार
Mid level	₹60,000 – ₹80,000 (भत्तों सहित, कुछ वर्षों बाद)
Senior level	₹95,000 से अधिक (भत्तों सहित, वरिष्ठ एवं मुख्य नगर नियोजक स्तर पर)

The 1966 service rules do not give a pay matrix level, so no starting figure is printed on this page — it will be in that cycle's advertisement. This is a gazetted-level post requiring a postgraduate qualification, so it sits above posts that ask only for a graduation. The mid-level and senior figures above are approximate and are not confirmed from any official document; read them as a direction, not a promise. The starting figure is BASIC PAY, so that it can be compared directly against other careers. Dearness allowance (60% of basic since 1 January 2026) and house rent allowance are added on top of it, so take-home pay is appreciably higher. The mid-level and senior figures are approximate monthly income including allowances, not basic pay. Note — in Rajasthan a direct recruit is a probationer-trainee for the first 2 years and is paid a fixed remuneration, not the pay scale; dearness allowance and house rent allowance are not payable in those two years (Rajasthan Service Rules, rule 7(30A)). The full pay scale applies once probation is completed. The pay matrix level for this post could not be confirmed on this page from an official document — it is not in the service rules and not in the CET Rules 2022 schedule. No level is therefore stated here. The correct figure is printed in the official advertisement for the recruitment; check it there before applying. The figures above rest on the Rajasthan 7th pay matrix, which is what applies as of 17 August 2026. The Terms of Reference of the 8th Central Pay Commission were approved on 28 October 2025 and it must report within 18 months of its constitution. State governments normally adopt a Central Pay Commission with modifications, and later than the Centre does — so Rajasthan pay will be revised too, though by how much and when is not yet settled.

8 The good parts · The challenges

The good parts

- The result of the work stays visible on the map of a city for a long time
- The qualification is specialised, so the competition is not as vast as on general graduate-entry posts
- The same degree also works in development authorities, other states and the private sector
- Work that is both design and analysis, not only one of them

The challenges

- A postgraduate qualification is needed on top of the degree — that is five to six years of study
- Recruitment is irregular; the Commission's list shows cycles in 2011, 2018 and 2022
- Pressure from interests in land and construction cases is a permanent part of the work
- The cadre is small, so promotion opportunities are limited and slow

9 Sources & further reading

1. Department of Personnel, Rajasthan — Rajasthan Town Planning Service Rules, 1966 — <https://dop.rajasthan.gov.in/writereaddata/modulCategory/20230201011657680091715town1966.pdf>
2. Rajasthan Public Service Commission — advertisements — <https://rpsc.rajasthan.gov.in/advertisements>
3. Urban Development & Housing Department, Rajasthan — <https://urban.rajasthan.gov.in/>

4. Institute of Town Planners, India — <https://itpi.org.in/>
5. Rajasthan Staff Selection Board (official) — <https://rssb.rajasthan.gov.in/>
6. Department of Personnel, Rajasthan — service rules — <https://dop.rajasthan.gov.in/>
7. 8th Central Pay Commission — Cabinet approval of the Terms of Reference (PIB, 28 October 2025) — <https://www.pib.gov.in/PressReleasePage.aspx?PRID=2183289>

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