

JAMMU AND KASHMIR OFFICIAL GAZETTE

PART III

Laws, Regulations and Rules passed thereunder.

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JAMMU MUNICIPAL CORPORATION TOWN HALL, JAMMU.

Subject:ô Publication of Jammu and Kashmir Unified Building Bye-Laws, 2021 and amendment thereto.

Reference :ô (1) Communication No. JMC/Estt/10545-48 dated 24-12-2021.

(2) No. JMC/Estt/13235-38 dated 09-03-2022.

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Notification

In pursuance to the discussion held in the General House meeting of Jammu Municipal Corporation dated 20-12-2021 followed by Special Session of General House held on and the decisions made therein, the amendments are reflected in Annexure õAö to this Notification.

(Sd.) PANKAJ GUPTA, JKAS,

Joint Commissioner (A), Municipal Corporation, Jammu.

The following amendments shall be part of the UBBL-2021 after notification in the Government Gazette.

(1) The compounding upto 10% of the permissible limits may be allowed in Coverage, FAR, Setbacks and Height of building by BPIA. The land use, No. of floors, approach road and building line from center of the road shall be non-compoundable.

Compounding Charges:

Residential

- * Without permission but raised within building norms @ Rs. 200/-per Sqm.
- * In violation of building norms up to maximum 10% @ Rs. 500/- per Sqm.

Commercial.

- * Without permission but within building norms @ Rs. 1000/- per Sqm.
- * In violation of building norms up to maximum 10% @ Rs. 3000/-per Sqm.

Government, P&SP (Public and Semi Public) and Utilities

- * Without permission but within building norms @ Rs. 250/- per Sqm.
- * In violation of building norms up to maximum 10% @ Rs. 1000/-per Sqm.

Compounding fee for height shall be as per the coverage charges vis-a-vis %age of height in violation.

- (2) JMC shall not collect the Labour cess on behalf of Labour Department.
- (3) The collection of ÷Value Capture Fundø recommended in UBBL-2021 for proposed constructions shall be deferred.
- (4) The decision for existing construction raised in violation of bye-laws requiring future expansion, has been taken in the past in the General

The General House decided that other built-up areas in JMC where approaches are less than 3m shall be identified and the same shall also be notified for relaxation of width of approach road for residential purposes in the due course of time.

- (5) The lane/approach road shall be relaxed in case of plots falling under "Housing for All Scheme" and accommodation for urban poor only (i. e. Economically Weaker Section). The House also decided that no NOC should be sought for this category except for the land title.
- (6) The minimum approach road required for designing a colony up to a plot size of one (1) Ha. shall be 7.5 mts.
- (7) The provision of vehicular elevators/lifts should be made for basement and multi-tier parking in place of ramps as an alternative for creating parking in the residential and commercial buildings. The parking on terrace should also be allowed if required. This can be allowed after seeking a structural stability certificate from the structural engineer.
- (8) Basements shall be allowed in row-houses also however, setbacks of all basements shall be as per JMP-2032.
- (9) The mixed use shall be allowed along all Government notified roads as per Table No. 5.2 (UBBL-2021). The extent of mixed use shall be 2.5 times the existing RoW of the road.
 - (10) Boundary wall if up to 2.0m height shall not require permission.
- (11) The building plans approved by Sainik Colony Society prior to falling in the jurisdiction of JMC shall be considered for the purpose of fee relaxation.

- (12) The validity period of approved plan may be extended to five years. In case of revalidation of already approved plan, only title shall be verified along with the bye-laws in vogue.
- (13) The NOC from Trust regarding land title can be considered if the Trust is affiliated with the Government.
- (14) Ramps should not be allowed beyond drains along the plot boundary. In case there is no drain, ramp should not exceed beyond 0.75m from plot edge.
- (15) The building fee should be Rs. 50 per Sqm. in case of stilt floor for parking in non-residential buildings. The building fee should be exempted in case of stilt floor for parking in residential buildings. However, if a commercial project of multi-tier parking is proposed, the commercial fee shall be charged.
- (16) In case of residential buildings, the building line in case of corner plots shall be maintained from the front side of the plot only. This shall be applied where side lane is not more than 9m wide. The building line is not required in case of approved colonies/layouts and front setback shall be governed as per JMP-2032 in case of approved colonies.
- (17) The stilt floor for parking should be allowed on all roads where construction is allowed. No stilt floor shall be allowed on approach roads below 3m. All parking spaces provided shall not be counted in FAR.
- (18) There shall be no rider of frontage and approach road in case of construction of basement if the other norms of basements are met.
- (19) Basement shall be allowed maximum up to 70% of the plot area if used for parking and services only. However, basements shall be allowed in residential plotted development within building envelop only subject to the basement norms as per JMP-2032.
- (20) The ramps can be provided in setback areas which can be sloped subject to unhindered movement of fire engine and in no case the gradient shall be less than 1: 10. This arrangement shall be allowed for first basement only.

(21) The parking norms for:

1. Hotels:

- (i) 1 ECS for 3 Guest Rooms. 2 ECS/l00 Sqm. for other uses incidental to Hotel like Conference Halls/Party Halls (up to maximum capacity of 100 persons)/Bars/Restaurant (excluding Atrium).
- (ii) 6 ECS/100 Sqm. extra having facility of banqueting more than 100 persons with banqueting area not more than 1000 Sqm/hall. (Capacity standards as per NBC).

2. Mall/Multiplexô

- (i) 1 ECS for 3 seats of Cinema 2 ECS/100 Sqm. for additional area under uses incidental to Malls/Multiplexes.
- (ii) For Party Halls (above 100 person capacity) parking of 6 ECS/100 Sqm. shall be in addition to other parking requirements.

3. Banquet Halls/Janjghar/Community Centre:

- (i) Minimum 150 ECS up to 1000 Sqm. of banquet area.
- (ii) For more than 1000 Sqm. an additional parking @ 6 ECS/100 Sqm. shall be provided.
- (iii) For plots above 10000 Sqm. an additional parking @ 6 ECS/500 Sqm. shall be provided.
- (22) The Industrial areas already developed including private lands under industrial use at Digiana and Gangyal area can be allowed with õas is where is basisö with respect to approach road.
- (23) The green buffer proposed along the different nallahs/water bodies in JMP-2032 report, shall be followed.
- (24) As Municipal Corporation, Jammu has its own Engineering Wing headed by a Superintending Engineer, Joint Commissioner (Works), the

- (25) The Surveyor II shall be allowed to prepare and sign the plans for residential use up to 15 Marlas. Moreover, the plans can be prepared and signed by Surveyor I and Surveyor II as per the construction allowed in UBBL-2021 for the said plot size.
- (26) The Mixed Use shall be allowed in Industrial Zone also, as allowed in Residential and Public and Semi-Public Zone along the Government notified roads.
- (27) The building fee for religious buildings and orphanages shall be exempted. However allied uses of religious use which are revenue generating shall be charged with prescribed building fee.
- (28) The provisions of providing the shelter for urban poor (EWS) or paying of shelter fee in lieu of construction of EWS units in Group Housing Projects as provided in the õJ&K Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy, 2020ö shall be applicable to all such pending and defaulting Group Housing Projects.
- (29) The General House unanimously decided that the building permission cases which are being cleared from Urban Transport Environment Improvement Committee (UTEIC) vide Government Order No. 170-HUD of 2001 dated 14-08-2001 shall henceforth need no UTEIC clearance, as UBBL- 2021 does not have any mention of it.