

EXTRAORDINARY

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THE

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Separate paging is given to this part in order that it may be filed as a separate compilation

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 ôAö to this Notification.

(Sd.) PANKAJ GUPTA, JKAS,
Joint Commissioner (A),
Municipal Corporation,
Jammu.

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2 The J&K Official Gazette, 9th March, 2022/18th Phal., 1943. [No. 49-3
Annexure-“A”

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 Fund 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

No. 49-3] The J&K Official Gazette, 9th March, 2022/18th Phal., 1943. 3
House of the Jammu Municipal Corporation. It was also decided earlier that the Ward No. 1-11 and Ward No. 15 of old city shall be exempted from the rider of approach road in case of residential houses. Order in this regard was issued by Commissioner, JMC vide No. JMC/BS/579-82 dated 14-08-2019. The same shall continue.

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.

6 The J&K Official Gazette, 9th March, 2022/18th Phal., 1943. [No. 49-3
comments/observations regarding the unsafe buildings can be sought from
the Engineering Wing of JMC.

(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 **“J&K Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy, 2020”** 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.