



Government of Jammu & Kashmir
Jammu Municipal Corporation
Town Hall, Jammu



ORDER

Reference:- 1. Building Permission Authority Decision Dated 07.01.2019.
2. Resolution passed by General House Meeting held on 17th & 18th of July 2019.

Having regard to above quoted references and resolution, it is hereby ordered to observe following in the subsequent meetings of BOCA, while considering application for building permission of upper floors where existing floor construction is in violation of building norms:-

- i. Building permission could be granted in such cases where existing construction is in violation of building norms and applicant wants to construct upper floors for residential purposes. Such cases shall be charged for the portion which was not approved by the competent authority, but within the building norms @ Rs. 20/- per sft. for residential building and Rs. 200/- per sft. for commercial building. Besides, this before undertaking construction over the existing ground floor, the applicant shall submit an affidavit in the shape of undertaking to be attested by the 1st Class Judicial Magistrate that he shall remove/dis-mantle the existing construction raised by him in violation before undertaking new construction.
- ii. The minimum width of 10 feet for granting building permission in Ward no. 1 to 11 and Ward no. 15 of old city shall not be insisted upon in residential building permissions.
- iii. The repair of structures in the old city i.e. Ward No. 1 to 11 and Ward No. 15 in form of retrofitting, change of old roof and change of rolling shutters can be considered in BOCA without changing the height, elevation, existing coverage and F.A.R after charging requisite fee.



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- iv. The above decisions are purely an interim arrangement and in no way shall be considered as regularization, which can be done only under the rules/policy laid down by the Government.
- v. The cases under litigation shall not be considered under above norms.

(Pankaj Magotra), KAS
Chairman BOCA
(Commissioner)
Municipal Corporation
Jammu

Not Jmc/BS/579-82
Dated: 14/08/2019

Copy to the:-

1. Principal Secretary to Govt., Housing & Urban Development Department, Civil Secretariat, Srinagar for information please.
2. All BOCA Members for information and n/a.
3. Pvt. Secretary to Hon'ble Mayor, JMC for the information of Hon'ble Mayor.
4. Pvt. Secretary to Hon'ble Dy. Mayor, JMC for the information of Hon'ble Dy. Mayor.

(4)

Government of Jammu and Kashmir
Housing and Urban Dev. Department

No:-LSG(J) 55/ 2008
Dated:- 13-06- 2008

1. The Commissioner,
Municipal Corporation,
Jammu/ Srinagar.
2. Director,
Urban Local Bodies,
Kashmir/Jammu.
3. Vice-Chairman,
Dev. Authority,
Srinagar/ Jammu

Subject:- Charging of commercial fee for basement.

- Ref:- i. Dev. Commissioner, Town Planning Org. Jammu's letter
No.DCTP/BOCA/2007-08/2235 dated 27-03-2008.
ii. Applications of S/Sh. Raju Chowdhary, Sanjay Mahajan
and Ankur Mahajan.

Sir,

The matter regarding charging of commercial fee for basement of Shopping/Commercial Complexes was discussed in thread-bare manner with the various Officers of the Municipal Corporations and Town Planning Organizations of the State in the Office Chambers of the Commissioner/ Secretary, Housing and Urban Dev. Department on 08-05-2008 and it was decided in the meeting that there should not be total exemption of building fee on the basement parking, but BOCA could charge at a lower rate viz. Rs. 5/- (Rupees five only) per Sft. for the basement parking whereas, for the rest of the building, the fee will be charged on the basis of the commercial rate.

I am accordingly directed to convey the decision of the Government to the charging of Rs. 5/- (Rupees five only) per Sft. for the basement parking of Shopping/Commercial complexes. However, while charging the concessional rate for basement parking, it should be ensured that the owners do not convert such basement parking for any other use. For this purpose an undertaking should be taken from the owner that under no circumstances the facility should be used for any other purpose and the same should be monitored on regular basis by the field agencies to ensure that basement parking is used for the purpose it has been kept in the building plan.

The applications under reference should be disposed off accordingly.

Yours faithfully,

Deputy Secretary to Government
Housing and Urban Dev. Department

Government of Jammu and Kashmir
Housing and Urban Development Department.



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The Commissioner,
Municipal Corporation,
Srinagar/Jammu

No:-LSG(J)188/2006

Dated:- 09-07-2009.

Subject:- Charging of building permission fee from Government Departments.

Sir,

I am directed to convey agreement of the Government to the charging of building permission fee at the uniform rate of Rs.10.00 per square feet in the case of the following:-

- i) Government Hospital Buildings.
- ii) Government school buildings; and
- iii) Urban Local Body buildings.

It is accordingly requested that the necessary amendments in the relevant regulations may kindly be made accordingly.

Yours faithfully,

(Mohammad Yasin), KAS
Deputy Secretary to Government,
Housing and Urban Development Department.

Copy for information and similar necessary action to the:-

1. Vice Chairman, Srinagar/Jammu Development Authority.
2. Director, Urban Local Bodies, Jammu/Kashmir.

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for review
in consultation

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THE
JAMMU & KASHMIR GOVERNMENT GAZETTE

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

PART II-B

Notifications, Notices and Orders by Heads of Departments.

OFFICE OF THE BUILDING OPERATIONS CONTROLLING
AUTHORITY, JAMMU MUNICIPAL AREA.

Notification

Sub:— Revision of Building Permission fee, etc.

Ref:— Approval conveyed vide Housing and Urban Dev. Deptt's
No. LSG(J)98/71 dated 2-12-1999.

In exercise of powers conferred under section 19(g) of the
Control of Building Operations Act, 1938, the Building Operations
Controlling Authority, Jammu Municipal Area, hereby
fixes the building permission fee as under:—

No.	Nature of Building	Present rates	Proposed rates
1	2	3	4

1. Const. of residential
buildings.

Rs. 200/- upto 1000 Sft.

(i) Ground floor

Rs. 3/- per Sft.

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1	2	3	4
(ii)	If the area exceeds 1000 sq. ft.	Rs. 200/- + 0.50 per Addl. Sft. of area,	
(iii)	1st floor & subsequent floor (s)	do.	Rs. 2/- per Sft.
2.	Const. of commercial buildings		
(i)	Ground floor	Rs. 3/- per Sft.	Rs. 25/- per Sft.
(ii)	1st floor and subsequent floor (s)	Rs. 3/- per Sft.	Rs. 20/- per Sft.
3.	Approval of layout plan of colonisers intending to develop Colony (s)	Rs. 1/- per Sft.	Rs. 10/- per Sft.
✓ 4.	Balcony fee	Rs. 100/- per Sft.	Rs. 300/- per Sft.
5.	Mulba security fee (refundable in case the Const. shall be completed within two years from the date of permission granted otherwise the mulba security will be forfeited). In case of renewal of plan after two years the Mulba security already deposited shall be construed to have been forfeited and Mulba security shall be charged as per rate in vogue at the time of renewal.		

Residential buildings on lane (

(i)	Upto 1000 Sft. built up area.	Rs. 1000/-	Rs. 1000/-
(ii)	If the built up area exceeds 1000 Sft. but does not exceed 1500 Sft.	Rs. 1000/-	Rs. 2000/-
(iii)	If the built up area exceeds 1500 Sft.	Rs. 1000/-	Rs. 3000/-
(iv)	Commercial buildings on main road (s).	Rs. 3000/-	Rs. 6000/-
(v)	Commercial building in other areas.	Rs. 3000/-	Rs. 5000/-

1	2	3	4
6.	Cost of application form	Rs. 25/- per form	Rs. 100/- per form.
7.	Architect Licence fees	Rs. 1000/- P. A.	Rs. 3000/- P. A.
8.	Draftsman Licence fees	Rs. 500/- P. A.	Rs. 2000/- P. A.

In addition, it is also ordered that development charges from the people constructing their buildings in the areas where necessary infrastructure i.e. lanes and drains are not existing, the slab of betterment charges shall be charged as under:—

- (a) Plot width upto 30 feet lump sum = Rs. 3000/-
 (b) Plot when width exceeds 30 feet but does not exceed 50 feet in lump sum. = Rs. 5000/-
 (c) Plot when width exceeds 50 feet in lump sum = Rs. 7000/-

(Sd.) ... - - - -

Chairman,
 (Administrator, Jammu Municipality)
 Building Operations Controlling Authority,
 Jammu Municipal Area, Jammu.

OFFICE OF THE ASSESSING AUTHORITY,
 SALES TAX CIRCLE 'H' JAMMU.

Notification under R 1: 6 (1) of the
 CST Act, J&K GST Rules, 1953.

It has been reported by M/s Gulsaran Dass Malhotra & Co.,
 Wine Shop Patta Paloura, Jammu bearing registration No. 101130
 that the 'A' form bearing No. mentioned below has been lost in
 transit. The matter has been published in the following newspapers.—

1. The Indian Express (J&K News Line)
2. State Times.

Hence the said forms are declared invalid for purpose of
 sub-section 4 of section 8 of the CST Act. Any one fraudulently
 using this form will render himself liable for penal action as per law.

The person who finds out the form will please return the
 same to the undersigned.

No. of 'A' form lost 17160 and from S. No. 4339 to 4353
 Name and address of the M/s Gulsaran Dass Malhotra & Co.
 Dealer to whom the 'A' Forms Wine Shop, Patta Paloura, Jammu.
 were issued by the department.