



Government of Jammu and Kashmir
Housing and Urban Development Department
Civil Secretariat, Jammu

NOTIFICATION

Subject: Notification of Auto Scrutiny Fee applicable to Building Permission Applicants for using Auto Scrutiny based Building Permission & CLU Portal.

The Housing & Urban Development Department (H&UDD), J&K has introduced an Auto Scrutiny-based Online Building Permission and Change of Land Use (CLU) Portal (<https://obps.jk.gov.in>).

This initiative aims to ease and fast-track the building permission process by leveraging automated rule-based scrutiny and bye-law verification through the latest Auto Scrutiny technology, ensuring accuracy, transparency, efficiency, and time-bound service delivery in accordance with the provisions of the J&K Unified Building Bye-Laws, 2021 as amended from time to time and the Public Services Guarantee Act (PSGA).

Accordingly, in exercise of the powers conferred under the provisions mentioned in chapter 2 & 3 of the J&K Unified Building Bye-Laws, 2021, the Housing & Urban Development Department (H&UDD) hereby notifies an Auto Scrutiny Fee as under:

1. Auto Scrutiny Fee for Building Permissions

An Auto Scrutiny Fee of Rs. 18.25 per Square Meter (Plus applicable GST) of built-up area shall be applicable to all building permission applicants submitting plans through the Auto Scrutiny Portal across all Urban Local Bodies (ULBs) and Development Authorities functioning under the H&UDD in addition to the existing fees/charges.

2. Auto Scrutiny Fee for Layouts and Change of Land Use (CLU)

For Layouts Scrutiny and Change of Land Use (CLU) cases, software processing fee of Rs. 1.82 per Square Meter (Plus applicable GST) shall be charged in addition to the existing fees/charges.

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3. Auto Scrutiny Fee for Special Cases

In the following special cases, an Auto Scrutiny Fee of Rs. 9.12 per Square Meter (Plus applicable GST) shall be charged in addition to the existing fees/charges.

- i. Building plans submitted by any Government Department for official or departmental use.
- ii. Buildings having Built-Up Area (BUA) less than 200 Square Meter, where no CAD-based scrutiny of building plans is required.

4. Implementation and Compliance

This fee structure shall come into effect from the date of issuance of this notification. All Urban Local Bodies (ULBs), Development Authorities, and concerned stakeholders shall:

- Display this notification prominently on their official websites,
- Ensure that all applicants are informed of the applicable Auto Scrutiny Fee during online submission of plans, and
- Ensure strict compliance and uniform application of these provisions across all subordinate organizations of J&K, H&UDD.

By Order of the Government of Jammu & Kashmir.

Sd/-

(Mandeep Kaur) IAS

Commissioner/ Secretary to the Government

No. JMC-ITC/2/2023 (7301251)

Dated: 27-11-2025

Copy to the :-

1. Principal Secretary to the Government, Finance Department.
2. Joint Secretary (JK&L), Ministry of Home Affairs, Government of India.
3. Commissioner/Secretary to the Government, General Administration Department.
4. Secretary to the Government, Information Technology Department.
5. All Heads of Departments of H&UDD.
6. Director, Archives, Archaeology and Museums, J&K.
7. OSD/Private Secretary to Hon'ble Chief Minister, J&K.
8. Private Secretary to Commissioner/Secretary to the Government, H&UDD.
9. I/c Website, H&UDD.
10. Notification file/Stock file.

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(Pran Singh) JKAS

Special Secretary to the Government