

GOVERNMENT OF JAMMU AND KASHMIR
Housing & Urban Development Department
Civil Secretariat
Jammu/Srinagar

NOTIFICATION
Jammu, the 1st of December, 2025

S.O. 304—In exercise of the powers conferred by Clause d of Section 395 of the Jammu and Kashmir Municipal Corporation Act, 2000 (Act No. XXI of 2000), Sections 202 of the Jammu and Kashmir Municipal Act, 2000 (Act No. XX of 2000), the Government hereby notifies the following amendments to the Jammu & Kashmir Unified Building Bye-Laws, 2021 (UBBL-2021), namely:—

1. Clause 1.2 shall be replaced with the following:

“Registered Technical Person (RTP)” means a duly qualified professional possessing the prescribed educational qualification, technical competence, and registration as specified under these Bye-Laws, and registered with the Architects Organization or such other authority as notified by the Housing & Urban Development Department (H&UDD) on its Designated Building Permission Portal, for the purpose of preparation, signing, and submission of building plans, structural drawings, supervision of construction, and certification of works in accordance with the provisions of these Bye-Laws.”

2. Clause 2.6.1 shall be replaced with the following

“Notice /Application: An online application through the designated Building Permission Portal of the Housing & Urban Development Department (H&UDD), Government of Jammu and Kashmir, along with AUTO CAD Based building all requisite plans and with all other relevant documents as required, in prescribed digital formats, shall be uploaded by the owner through the empanelled Technical Registered Person for obtaining Building Permission. All communications, scrutiny observations, and approvals issued through the said online portal shall have the same legal validity and enforceability as those submitted or granted through physical means.”

3. Clause 2.6.2 replaced with the following:

Online Auto Scrutiny of Application:

Auto scrutiny system shall:

- a) Automatically verify uploaded building and site plans against provisions of the Master Plan / Zonal Plan, Unified Building Bye-Laws, Development Control Regulations, and other applicable norms.
- b) Check mandatory parameters including plot size, setbacks, ground coverage, FAR/F.S.I, height restrictions, parking requirements, and permissible land use.
- c) Generate a Scrutiny Report highlighting compliance and deviations, if any, for applicant and authority review.
- d) In case of any deficiencies, discrepancies, or shortfalls observed during automated scrutiny, the system shall communicate the same online to the applicant through the Building Permission Portal. The applicant shall be required to submit the compliances or rectify the shortfalls within fifteen (15) days from the date of such online intimation.
- e) If the applicant fails to respond or submit the required compliances within the stipulated period of fifteen (15) days, the online application shall stand auto-rejected by the system with the provision for revival of application within 90 days, after that the application shall be closed, with liberty to application to submit fresh application.
- f) Enable digital submission of revised plans in response to auto-generated observations.

Processing Workflow:

- a) Applications passing all automated checks shall be auto-forwarded for digital approval and issuance of building permit by the BPIA.
- b) Applications flagged for deviations shall be routed to the respective Town Planning / Building Cell for manual scrutiny and decision.
- c) Incomplete/deficient application shall be reverted by the BPIA to the concerned applicant to complete the application and resubmit within a

further period of ninety (90) days from the date of such auto-rejection. Failure to do so within this extended period shall result in the permanent rejection of the application, and a fresh application shall be required thereafter in the prescribed manner..”

- d) The system shall record all actions and communications in a tamper-proof digital log.

Integration with GIS and Land Records:

The Auto-Scrutiny System shall progressively integrate with GIS based Land Use maps, approved layouts, and online land record databases to ensure site verification and prevention of encroachments or misuse.

Accountability and Transparency:

All auto-scrutiny reports, decisions, and timelines shall be digitally traceable and accessible to applicants to ensure transparency, accountability, and reduction of discretion in plan approval

4. Clause 2.6.3 shall be substituted with the following:

Grant or Refusal of a Building Permit:

1. Automated Decision Process:

After completion of the auto-scrutiny process, the system shall generate a Compliance Report based on conformity of the proposed building plan with the provisions of the Master Plan / Zonal Plan, Unified Building Bye-Laws and Development Control Regulations, 2021 as amended from time to time and other applicable statutory requirements.

2. Grant of Building Permit:

a) Where the system determines full compliance with all applicable provisions, the application shall be auto-forwarded to the Competent Authority for digital approval and grant of Building Permission through the online Portal.

b) The permit shall be issued electronically with digital signatures of the BPIA, accompanied by the approved building plan and relevant conditions of sanction.

c) The approval shall be deemed valid only for the plot and parameters verified under the online portal and linked land records, if any.

3. Refusal of Building Permit:

a) If BPIA identifies deviations, deficiencies, or non-conformities with the provisions of the bye-laws, it shall generate a Deviation Report and notify the applicant or architect to correct and re-submit the plan.

b) Where deviations remain unresolved or non-compliance persists, the BPIA may refuse the building permission, recording reasons for such refusal in the portal.

c) A digitally signed Refusal Order with reasons, if any, shall be issued through the system and communicated to the applicant electronically.

4. Record and Transparency:

All building permits, refusal orders, and related scrutiny reports shall be stored in a tamper-proof digital repository, accessible to both applicants and the approving authority for audit and monitoring purposes.

5. Sub clause 2.7.1: Notice/Application shall be replaced as under:

Notice/Application for revised building permits:

Application for Revising a Building Permit shall be made by the Owner of the plot through Registered Technical Person via designated online Building permission portal of H&UDD.

6. Clause 2.8.3 shall be replaced by the following:

Notice/Application:

Application for Revalidating a Lapsed Building Permit shall be made by the owner of the plot on which building is proposed through the Designated online

Building Permission Portal of the Housing & Urban Development Department (H&UDD).

7. Clause 2.9.1 shall be replaced with the following:

Notice of Completion of Construction and Application for Occupancy-cum-Completion Certificate:

The applicant shall apply online for the Occupancy-cum-Completion Certificate through the Designated Building Permission Portal of the Housing & Urban Development Department (H&UDD), Government of Jammu & Kashmir, upon completion of construction of the building along with the following details:

- i. A certificate of completion duly signed by the owner and the registered professional certifying that the construction has been carried out in conformity with the sanctioned plan and structural safety norms.
- ii. As-built drawings in digital format, showing any minor deviations (if within permissible limits).
- iii. Photographic evidence of the completed structure and mandatory on-site facilities such as parking, setbacks, rainwater harvesting, sanitation, and fire safety provisions.
- iv. Certificate of structural stability and compliance with energy efficiency and green building norms, wherever applicable

The BPIA shall, after conducting field verification of the site and obtaining the digital inspection report from the designated inspection team, issue the Occupancy-cum-Completion Certificate online through the same portal within 15 days of the application submission.

The digital issuance of the Occupancy-cum-Completion Certificate by the BPIA shall have the same legal validity as a physically signed certificate and shall be deemed a conclusive proof of completion of construction and authorization for occupancy as per the approved building plans.

Temporary Occupancy:

Where only a part of the building has been completed and is fit for occupation, the BPIA may grant a temporary occupancy certificate for such part, subject to fulfilment of all safety and utility requirements.

Refusal of Occupancy / Building Use Permit:

If the construction is found in violation of the sanctioned plan or provisions of these bye-laws, the Competent Authority may refuse to issue the Occupancy / Building Use Permit, recording reasons in writing and notifying the applicant through the designated Online Building Permission Portal.

8. Sub-Clause 2.9.2 shall be replaced as following:

Final Inspection:

Following receipt of the Notice of Completion of Construction, the BPIA shall undertake final inspection of construction for ensuring compliance to sanctioned design and specifications. The BPIA shall communicate the date and time of inspection to the owner within 15 working days of receipt of Notice of Completion of Construction, through designated online Building Permission Portal. The inspection shall be recorded digitally along with geo-tagged photographs. The report shall be uploaded along with geo-tagged photographs and final decision within 15 days from the date of inspection shall be communicated through system. Non-submission of the inspection report within the stipulated period shall be deemed as no objection from the BPIA.

If, on inspection, BPIA is satisfied that the construction of the building complies with the sanctioned design and specifications, it shall grant a Building Use Permit and sanctioned use may be made of the building strictly within 30 days .

9. In clause 2.9, a new sub clause shall be inserted after 2.9.2 as “sub clause 2.9.2 A” as under:

2.9.2 A: Third-Party Verification, Inspection and Certification”

a. The Registered Technical Person (RTP) shall act as a Third-Party Agency for the purposes of coordinating joint inspections, field verifications, and other



technical procedures required for grant of Building Permission and Occupancy-cum-Completion Certificates under these Bye-Laws.

b. Once registered on the Designated online Building Permission Portal of H&UDD, the RTP shall be eligible to apply for and undertake building permission-related activities in any Urban Local Body (ULB), Development Authority, or agency functioning under the administrative control of the Housing & Urban Development Department, without the need for separate registration in individual jurisdictions

1. Chief Architect, Architects Organization or notified Authority by Housing and Urban Development Department ARTP prescribed .

2. Scope of Third-Party Functions:

The RTPs may be assigned any or all of the following functions—

- (i) Pre-Approval Site Verification: Verification of site boundaries, existing structures, and access before plan approval.
- (ii) Technical Scrutiny Support: Verification of scrutiny reports in complex or high-rise projects.
- (iii) During Construction Inspection: Periodic field checks to ensure conformity of construction with sanctioned plans and building bye-laws.
- (iv) Completion / Occupancy Verification: Independent inspection before grant of Completion or Occupancy Certificate.

3. Integration with designated online building permission portal:

(a) The designated online building permission portal shall include a Third-Party Inspection Module for automated assignment of inspection tasks to empanelled RTPs/recognized institutes through random or rotational allocation.

(b) RTPs shall upload digitally signed, time-stamped, and geo-tagged inspection reports directly into the designated online building permission portal, linked with the unique application ID.

(c) The inspection report shall form part of the final approval record of the BPIA.

4. Accountability and Independence:

- a) RTPs shall have no conflict of interest in the projects they inspect.
- b) Any misconduct, collusion, or negligence shall invite suspension, debarment, and other disciplinary or legal action as per Government guidelines.

5. Validity of Third-Party Certificates: Certificates or reports issued by empanelled RTPs in the prescribed format shall be valid for the purpose of granting Building Permission, Completion or Occupancy Certificates, and may be relied upon as technical evidence in audits, appeals, or dispute resolution.

6. Government Guidelines:

BPIA may, by order, issue detailed guidelines or Standard Operating Procedures (SOPs) for:

- a) Empanelment and monitoring of RTPs,
- b) Standard formats of inspection reports and certificates,
- c) Integration of RTPs with online system, and
- d) Disciplinary mechanism for defaulting agencies.

10. Clause 2.9.3: Communication of Queries shall be deleted.

11. Clause 2.9.4 Grant or Refusal of Building Use Permit shall be deleted.

12. Clause 2.14.1 shall be replaced with the following:

Responsibilities of owner and Registered Technical Person:

1. Responsibility of the Owner:

- a. Be responsible for ensuring that the building compliances with the Building Byelaws, master plan/zonal development plan.
- b. Shall make the application for a Building Permit.
- c. As prescribed appoint Registered Technical Person to undertake third-party verification of the structural design and specifications of the proposed building and, to verify and certify that the design and specifications compliance with these Building Byelaws as prescribed.
- d. As prescribed, Appoint an Engineer/Architect on Record to certify that the

construction of the building has been undertaken as per detailed design and specifications stipulated by the R.T.P. and the Structural Engineer on Record as per clause 2.19.

e. Submit a Notice of Commencement of Construction, Plinth level inspection, Notices of Progress of Construction, and a Notice of Completion of Construction to the BPIA.

f. Inform the BPIA within 7 working days if for any reason he ceases to be the Owner of the plot for which the Building Permit has been issued or granted, regardless of whether building has commenced or not.

g. Inform the authority within 7 working days if for any reason, any of the Registered Technical Person appointed by him has been relieved of their responsibilities.

h. Ensure that no construction is undertaken during the period that the Building Permit has lapsed or has been revoked. no construction without building permission.

i. The owner or lessee of the plot shall be fully responsible for the correctness of ownership title, authenticity of documents submitted, and adherence to the sanctioned plan and provisions of these bye-laws.

j. The owner shall ensure that the construction is carried out strictly as per the approved building plan and that no unauthorized development, encroachment, or deviation is made during the course of construction.

k. The owner shall not occupy or permit occupation of the building or any part thereof without obtaining a valid Building Use / Occupancy Certificate from the Competent Authority.

l. The owner shall, during construction, allow access to authorized officers of the BPIA for site inspections and shall comply with directions issued for correction of deviations or violations.

m. The owner shall remain jointly and severally responsible along with the RTP

for any structural failure, deviation, or violation from the sanctioned plan, as per the provisions of these bye-laws and the Jammu & Kashmir Development / Municipal Acts.

2. Responsibility of Registered Technical Person

(RTP):

- a. The Registered Architect / Engineer / Structural Engineer / Supervisor engaged for preparation and supervision of the building plan shall be responsible for ensuring compliance with the Master Plan / Zonal Plan, Unified Building Bye-Laws and Development Control Regulations, and all applicable building standards.
- b. The RTP shall certify that:
 - i. The drawings submitted for building permission conform to all relevant bye-laws and regulations;
 - ii. The structural design has been prepared in accordance with the latest Bureau of Indian Standards (BIS) codes for safety against structural failure, fire, seismic, and wind loads;
 - iii. The construction is being executed under his/her supervision as per the sanctioned plan and approved structural drawings.
- c. The RTP shall submit a Progress Report / Supervision Certificate at stages as prescribed by the Competent Authority and shall notify any violation or unauthorized construction immediately to the Authority.
- d. On completion of construction, the RTP shall issue a Completion Certificate confirming that the building has been completed in accordance with the sanctioned plan and all safety norms.
- e. Any RTP found guilty of professional misconduct, negligence, or issuing false certificates shall be liable for disciplinary action, including suspension or cancellation of registration, blacklisting, and initiation of legal proceedings as per law.

3. Joint Liability:

The owner and the concerned RTP(s) shall be jointly and severally responsible for:

- i. Any deviation from the sanctioned plan,
- ii. Violation of these bye-laws,
- iii. Structural instability due to defective design or construction,
- iv. Misrepresentation of facts or submission of false documents.

4. Change of RTP:

a. The owner may, during construction, change the appointed RTP with prior intimation to the BPIA through the designated online Building Permission portal system, with a consent letter from the new RTP.

b. The outgoing RTP shall be relieved of responsibility only after submission of a formal notice of disengagement and acceptance thereof by the BPIA.

13. Clause 2.14.2 shall be replaced as follows:

1. Grounds for Revocation:

The Competent Authority may, at any time, revoke a building permit issued under bye-laws, if it is found that:

- (a) The permit has been obtained by misrepresentation of facts, submission of false documents, or suppression of material information;
- (b) The approval has been granted due to clerical error, misinterpretation, or technical defect the scrutiny process;
- (c) The construction is being carried out in deviation from the sanctioned plan, or in contravention of the Master Plan / Zonal Plan, these Bye-Laws, or any other applicable law; or

- (d) The owner or Registered Technical Person (RTP) has violated the conditions of the sanction, or failed to rectify deviations despite due notice.

2. Procedure for Revocation:

(a) Before revoking any building permit, the BPIA shall issue a show-cause notice to the owner and the concerned RTP, specifying the grounds and providing a reasonable opportunity of being heard within a stipulated period.

(b) If, after considering the reply and available evidence, the BPIA is satisfied that the permit was obtained or used in violation of law or bye-laws, an order of revocation shall be issued digitally through the designated online Building permission Portal, clearly stating the reasons.

(c) Upon revocation, all construction activities on the site shall be deemed unauthorized and shall cease immediately.

(d) The Authority may direct removal or demolition of such unauthorized construction at the cost of the owner, as per the provisions of the Jammu & Kashmir Development Act / Municipal Act.

3. Penal Action for Misrepresentation or Unauthorized Construction:

(a) Any owner or RTP found guilty of misrepresentation, falsification of documents, or wilful violation of these bye-laws shall be liable for penal action, including but not limited to:

- i. Blacklisting or cancellation of registration of the concerned RTP;
- ii. Forfeiture of security deposit and imposition of fine as prescribed by the BPIA;
- iii. Initiation of prosecution under relevant provisions of the Jammu & Kashmir Development Act, 1970 or Municipal Acts;
- iv. Disconnection of utilities (electricity, water, sewerage) and sealing of premises until compliance or removal of unauthorized work.

4. Restoration of Permit:

Where a building permit has been revoked due to procedural error or inadvertent

discrepancy not amounting to willful misrepresentation, the BPIA may, after due rectification and payment of prescribed fees, restore or revalidate the permit.

5. Record and Transparency:

All revocations, penal orders, and disciplinary actions shall be maintained in a digital register within the designated online Building permission Portal and linked to the profiles of the owner and RTP for future reference and monitoring.

14. Clause 2.15: Procedure for Building Permission of Residential Use Building shall be deleted.

15. Clause 2.16: Procedure for Building Permission of Non-Residential Use Building shall be deleted.

16. Clause 2.17, Timelines for clearance from various agencies as specified in sub clause 2.17, wherein the duration for clearance of NOC as mentioned in Para C , D and E of Table 2-3 as “15/30 days” shall be replaced as “21 days”.

17. Clause 2.18 shall be replaced with the following:

No Objection Certificates (NOCs) Required for Building Permission:

1. Title Verification:

The No Objection Certificate (NOC) from the **Revenue Department** shall be mandatory for all plots other than Government colonies and shall be processed only online through the Designated Building Permission Portal of the Housing & Urban Development Department strictly within the stipulated time frame.

2. Fire and Emergency Services:

The NOC from the Fire and Emergency Services Department shall be required for Assembly and Intensive Commercial and Residential Use Buildings, which inter alia include land use categories Group Housing, Commercial and Public semi public or as otherwise notified by the concerned Urban Local Body (ULB) or Urban Local Authority (ULA).

3. Integration of NOCs from Line Departments:



The NOC requirements from all concerned line departments shall be processed only online through the Designated Building Permission Portal of the Housing & Urban Development Department strictly within the stipulated time frame to enable seamless, digital, and time-bound processing of building permission applications.

The departments whose clearances shall be integrated online include:

Revenue Department, Public Health Engineering (PHE), Power Development Department (PDD), Public Works Department (PWD), Sewerage & Drainage, Jammu Development Authority (JDA), Srinagar Development Authority (SDA), Lakes Conservation & Management Authority (LCMA), Town Planning Organisation Jammu/Kashmir (TPOJ/K), J&K Housing Board, J&K Sainik Cooperative Society, Custodian Department, PRO Department, J&K Co-operative Society, Heritage Department, Forest Department, Indian Railways, Airports Authority of India (AAI), Fire & Emergency Services, National Highways Authority of India (NHAI), Pollution Control Board, and Irrigation & Flood Control Department.

4. Common Application Form :

The concerned Local Bodies and Authorities shall ensure that the applicants are required to fill only single Common Application Form (CAF) through online mode and all requisite NOCs required from the above Line departments are processed only online through the Designated Building Permission Portal of the Housing & Urban Development Department in coordination with the respective agencies, ensuring that no physical submission of NOC requests shall be required from the application.

18. Clause 2.19 shall be replaced by the following:

Qualifications for Registered Technical Persons:

a) Minimum Qualifications and Competence Requirements:

The authority shall empanel Town Planners, Architects, Civil Engineers,

Structural Engineers, Geotechnical Engineers, Urban Designers, Landscape Architects, Electric Engineers as Town Planners on Record, Architects on Record (AoR), Engineers on Record (EoR), Structural Engineers on Record (SEoR), Geotechnical Engineers on Record (GTEoR), Urban Designers on Record (UDoR), Landscape Architects on Record (LAoR), Electric Engineers on Record (EEoR), Surveyor I & Surveyor II etc respectively. Applications for empanelment should be made through online designated building permission portal to Chief Architect, Architects Organization, Jammu and Kashmir or as any other authority as notified by the Housing and Urban Development Department.

In Section 2.19 – Qualifications for Registered Technical Persons, under Table 2-4: Minimum Qualifications and Competence Requirements, after the existing entry at S. No. 12 (Fire Consultant on Record - FCoR), the following new entry shall be inserted:

In Section 2.19 – Registration of Technical Personnel, in sub-clause (a),

S. No.	Professional Category	Qualification / Eligibility	Competence / Functions
13	Others	As may be notified by Architects organisation or authority notified by the Housing & Urban Development Department (H&UDD) from time to time.	The inclusion of such professionals or authorities under this category shall be at the discretion of the designated authority notified by H&UDD. These professionals shall be eligible for registration as Registered Technical Persons (RTPs) on the Designated Building Permission Portal, subject to prescribed qualification, role, and scope of work as may be notified by the authority



S. No.	Professional Category	Qualification / Eligibility	Competence / Functions
			designated by the Department.

Explanation: The “Others” category shall allow the H&UDD to include or designate, by notification or circular, any other relevant professional, technical expert, or authority deemed necessary for building plan scrutiny, certification, or approval functions, to be registered and recognized as Registered Technical Persons (RTPs) within the Online Building Permission System (OBPS).

18. A Section 2.19 – Registration of Technical Personnel, in sub-clause (b), for the words “Listing Fee” wherever they occur, the words “Registration/Empanelment Fee” shall be substituted, and the following proviso shall be added at the end of the clause:

“Provided that, the Registration Fee for all categories of Registered Technical Persons (RTPs) shall be notified by the Chief Architect, Architects Organization, Jammu and Kashmir or as any other authority as notified by the Housing and Urban Development Department.

For any clarification Standardized Development and Building Regulations, 2023 prepared by BIS may be referred to.

19. Clause 3.2, for the existing provision shall be deleted:

20. Clause 3.3, for the existing provision shall be deleted:

21. Clause 4.1.1, : Right. to inspect construction at any time shall be replaced as under:

1. Requirement of Plinth Inspection:

No construction shall proceed beyond plinth level without a Plinth Level Inspection by the BPIA. The inspection is mandatory to verify compliance with the sanctioned plan, setbacks, floor levels, and structural safety parameters.

2. Submission of Request for Inspection:

(a) The owner or Registered Technical Person (RTP) shall submit a Plinth Inspection Request through the designated online Building permission Portal once the plinth work is completed.

(b) The request shall include:

- a. Photographs of the plinth from multiple angles and As-built plinth level drawings
- b. Certification from the RTP confirming adherence to the sanctioned plan and structural norms.

3. Digital Scheduling and Inspection:

(a) The Competent Authority shall schedule the inspection through the portal and notify the applicant digitally.

(b) Where available, mobile inspection teams may upload real-time observations and approve plinth compliance on the portal.

4. Auto-verification:

The portal shall auto-check plinth level parameters such as height, setbacks, alignment, and footprint against the sanctioned plan using GIS/plan integration. Deviations shall be flagged for manual verification.

5. Approval for Further Construction:

(a) Upon satisfactory inspection and verification, the Competent Authority shall



digitally approve continuation of construction above plinth level via the portal.

(b) If deviations are observed, the portal shall notify the applicant and RTP to rectify discrepancies before proceeding further. Construction beyond plinth without digital approval shall be treated as unauthorized.

6. Record Keeping:

All plinth inspection reports, photographs, and approvals shall be stored digitally in the designated online Building permission Portal and linked to the building permit record for accountability and audit purposes.

22. Clause 4.1.8, shall be replaced with the following:

Notice for Commencement of Construction

The Owner of the building shall notify the authority through designated online Building permission Portal of H&UDD of his intention to commence construction at least 7 days prior to commencing construction of Commencement of Construction. This shall not be applicable to self-use homes.

23. Clause 4.1.10,: Permit to proceed with construction required shall be deleted.

24. Clause 4.1.11: Grant or refusal of permit to proceed with construction required shall be deleted.

25. Clause 5.1.1, shall be substituted with the following:

Clause 5.1.1 Land-Use & Uses Permitted, after point 2, point 3 shall be inserted as: “In case of towns not having even the structure plan, towns should have a Local Area Notified which shall be the local area of concerned authority.”

26. Clause 5.1.2, shall be replaced with the following:

5.1.2 Proposed Zoning: Proposed Land Use Zoning shall be as per Master Plan which is in vogue. In absence of Master Plan, the land use classification as per existing Right of Way(RoW) shall prevail.

27. Clause 5.1.3, shall be replaced with the following:

Clause 5.1.3 Permissible & Non-Permissible Uses as per the Use Zone as per the Existing Road Width (Table 5-2) shall be deleted. The negative list of permissible uses shall prevail as per master plans of respective towns and other conditions enclosed as Annexure-A to the Bye laws.

28. Clause 5.2 Development Control Regulations shall be replaced.

Clause 5.2.1.1, shall be replaced with the following:

Development Control Regulations: the contents of Table No. 5-3 shall be replaced as under and shall not be applicable to Govt. approved housing colonies where approved layout and type design shall be followed.

Table No. 5-3 The regulations for Residential Use in terms of Plot area, FAR & Setbacks shall be as given below:

A. Minimum Setbacks & other regulations for Residential Use.							
S. No	Area (Sq. m)	Building line	RoW (In mts.)	FAR	Type of Const.	Set back Limits (min. in mts.) %age	
						Front	Setbacks other than front setback
1.	Up to 75	2/5 of RoW up to 6 m of RoW+1/2 of RoW and 1/5 of RoW +1/2 of RoW beyond 6m of RoW	Min 1.5M	220	Row	Front setback as per building line	Nil
2.	Above 75 - 125				Row	Nil	
3.	Above 125 - 275				Row	10%	
4.	Above 275 - 350				Semi-detached	10%	
5.	Above 350 - 450				Semi-detached	10%	
6.	Above 450 - 600				Detached	10%	

7.	Above 600 - 1000			Detached	15%
8.	Above 1000			Detached	25%

Notes:

1. There shall not be any ground coverage restriction.
2. To cater to parking requirement in individual plotted residential houses, stilt floor shall be allowed within the building envelope and shall be exclusively used for parking for roads 6m and above.
3. Any area within building envelope provided for parking on ground shall not be counted in covered floor area and the same area shall be allowed for habitable purpose on 3rd floor.
4. In case stilt parking is provided within building envelope in combination with ground floor, the area under parking shall be allowed for habitation on 3rd floor. Height of stilt floor in this case shall not be more than 3m.
5. Basements in individual plotted housing shall be counted towards FAR and ground coverage.
6. Single basement shall be allowed within the building envelope ensuring structural safety with maximum height of 3.0 m from finished floor to soffit of beam.
7. Porches up to an area of 17 Sqm shall be allowed in side setbacks only and no construction over such porches shall be allowed.
8. Areas under porch shall be calculated @ 50% for coverage.
9. Attic/Truss Height shall not be included in the permissible height and shall be in addition to permissible FAR.
10. It is mandatory to provide parking space for as many cars as owned by the plot owner or the residing family, inside the plot premises, failing which the building plan permission shall be rejected. The plot owner shall submit the car ownership details at the time of building plan permission.

11. Minimum setback of 1.5m shall be required for having windows/openings on all sides excluding front side for plot sizes upto 125 sq.m.

B. Regulations for Group Housing (Flatted Development)

S.No.	Plot Area (Sq. m)	Max. FAR	Min. ROW In mt	Max. Height (m)	Building Line	Front setback	Min. Setbacks Rear & Both sides (Each Side)	Tower to Tower Distance
1	2000 to 3000	300	Min. 9	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L.	1/5 of ROW +1/2 of ROW	1/5 of ROW	Side setback Min 3mts. on each side	Minimum 6M all around up to 40 m height. and minimum 9 m all-round above 40 m height.
2.	Above 8000	300						Minimum 6 M all around up to 40 m height. and minimum 9 m all-round above 40m height.

Note:-

- I. The Group Housing Scheme shall be subject to Reservation Policy for EWS/LIG Housing for Urban Poor as per J&K Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy, 2020.
- II. RERA approval mandatory for all Group Housing Schemes.
- III. Bye-laws for affordable housing shall be as per J&K Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy, 2020.
- IV. Maximum Commercial/Public, Semi-public use in Group Housing/Flatted Development shall be 10% of the total site/scheme area.
- V. Security room may be allowed at the entrance gate up to a maximum built up area of 30 Sqm (up to 3.5m height) after maintaining the RoW of road and shall be counted as FAR.
- VI. Minimum floor height from finished floor for any habitable space shall be 2.75m.
- VII. Built up area (Unit Area) of apartment for calculation of ECS shall be excluding common service areas. Any service area within apartment shall be counted in built up area. Balconies and Verandas shall be counted @ 50% in FAR.
- VIII. If there are any bends or curves on the approach road within the plot, a sufficient width shall be provided at the curve to enable the fire tenders to turn, the turning circle being at least of 9.0 m radius. Where entry to the plot is through a slip road the gate width shall not be less than 9.0 m for entry of the fire fighting appliances.
- IX. The internal access to the building within the plot and open spaces on its all sides shall not be less than 6 m width and the layout for the same shall be done in consultation with Chief Fire Officer, Fire Service and the same shall be reinforced to ensure safety of the fire equipment and capable of taking the weight of Fire Engine, weighing up to 45 tons. The said open space shall be kept free of obstructions and shall be motorable.
- X. Main entrances to the premises shall be of 9.0 m width to allow easy access to the fire engine and in no case, it shall measure not less than 6 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire

service vehicles. If archway is provided over the main entrance the height of the archway shall not be at a height less than 5m.

- XI. The catalogue for sale of apartments shall be similar to the basic plan approved by the Authority.
- XII. No deviation in the plan shall be allowed once the apartments are sold in part or whole.
- XIII. No common areas like corridors, stairs, lifts, lobbies shall be allowed to be sold to a particular person or a group of persons after the apartments are sold in part or whole.
- XIV. No apartment holder shall be allowed to have extra rights or common spaces.
- XV. Common green spaces shall include all green spaces, children's parks, play grounds, open sports facilities, areas which are of common use of the apartment owners forming part of the sanctioned plan under bye-laws of the Authority.
- XVI. Any additional space not counted in the permissible floor space shall also be treated as common areas.
- XVII. Designated parking spaces shall be allotted to apartment holders.
- XVIII. Height Exemptions
 - a. Roof tanks and their supports not exceeding 1.0 m in height.
 - b. Ventilating, air conditioning and lift rooms and similar service equipment.
 - c. Stair covered with monty not exceeding 3.00 m in height.
 - d. Chimneys and parapet wall and architectural features not exceeding 1.50 m. in height unless the aggregate area of such structures exceeds 1/3rd of the roof area of the building on which they are erected. All such appurtenant structures shall be camouflaged to achieve streamlined aesthetics.
- XIX. Dedicated private green area shall be min. 10% of plot size. This is provided other than setback area and can be provided on podium or terrace.
- XX. Passages, turning radius and entry shall be in conformity with fire safety norms.
- XXI. No projections shall be allowed in the setback area
- XXII. The distance between building blocks shall be such as to mandatorily have min 2hr of direct sunlight in habitable area.

C. Regulations for Housing Colonies (plotted):



- I. A group or a group of persons or a co-operative society or firm intending to plot out an estate into more than 4 plots shall give notice in writing to the BPIA which will be accompanied by a layout plan of entire land showing the areas allotted for roads, open spaces, plot and public buildings, the specification of the roads, drains and other infrastructures.
- II. RERA approval is mandatory for all plotted housing colonies.
- III. Roads, drains, water mains and electric lines required for the colony shall be constructed by the developer at his own cost and no plot shall be eligible for any services and utilities by the govt. and/or Municipal Corporation unless the colony is developed properly and approved by the BPIA, and no building plan shall be considered by the municipality or prescribed authority in any plot of such a colony which has not received the prior approval of the BPIA. Developer in this case will mean the person, co-operative or the firm intending to plot out the land into **more than 4 plots**.
- IV. Land use of the layout plan approved by the BPIA shall not be changed unless with the prior consent of the BPIA.
- V. Open spaces allocated for parks, playfields, utility sites/buildings in a colony shall be deemed to have been sold along with the plots as amenity of the colony by the developer to the plot holders of the colony. The development of such open spaces shall be the responsibility of the developer.
- VI. No permission shall be accorded for construction of a building in any notified area which shall cause nuisance by way of odour, smoke, noise or disturbance to inhabitants of the locality or be injurious to health of the residents of the buildings or to the inhabitants in the surrounding areas.
- VII. Norms for Colonies up to 4.0 Hectare:

Land Distribution		
1.	Min. Approach Road	9.0 M
2.	Internal Roads	
	Width of Means of Access (m)	Length of Means of Access (m) Max
	6.0	75
	7.5	150
3.	Area under Roads	Min. 10 %
4.	Area under Green	Min. 15%

5.	Residential Area	Max. 60%
6.	Commercial/PSP Area	Max. 15 %

Note: Beyond 4 hectares of area, the Integrated Township as per the provisions laid down in the Jammu and Kashmir Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy 2020 shall be applicable. Other norms shall remain same as applicable for Housing colony/Group Housing.

Sub Clause 5.2.1.2, the table No. 5-4 shall be replaced with the following:

Table 5-4 The regulations for Commercial use are as under:

S. No.	Building Use	Plot area (Sq. m)	Existing RoW	Building Line	Max FAR	Height	Minimum setbacks (Meters)			
							Front	Rear	Side	Side
1.	Single Shop	Up to 100	6 m	1/5 th of RoW+	210	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L	1/5 th of RoW	N	N	N
2.	Shopping Cluster/ Commercial Complex	Above 100 - 750	9 m	1/2 of the RoW	300			1/3 of the building height	N	N
3	Shopping Cluster/ Commercial Complex	Above 750	9m		300			1/3 of the building height		

Notes:

- a. Single Basement within the building envelope shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed for parking only
- b. Double basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed.



Special Commercial Buildings

S.N o.	Building Use	Plot area (in sq. mts.)	Existin g ROW	Building Line	Ma x. FA R	Height	Min. setbacks				
							Front	Rear	Side	Side	
4	Cinemas/ Cineplex	Min. 1000	12 m	1/3 rd of RoW+ ½ of the RoW	400	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L.	1/3 rd of RoW	1/3 rd of the building height			
<p>Note:- Three basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed. Canteen/food court up to 15% of FAR shall be allowed.</p>					400		As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L.	1/3 rd of RoW	1/3 rd of the building height		
5	Hotel	Min. 1000	12 m						400	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L.	1/3 rd of RoW
<p>Note:-5% of permissible FAR for party hall and 3% permissible FAR for Conference hall shall be allowed. For Conference halls/party halls/bars/restaurants etc. (Excluding entrance hotel lobby/atrium) min parking @ 1.5 ECS for 10 Sqm shall be provided. Double basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed.</p>					400		As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L.	1/3 rd of RoW			
6	Mall cum Multiplex	Min. 2000	12 m	400		As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L.			1/2 nd of RoW	1/3 rd of the building height	
<p>Note:- For halls/party halls min parking @ 1.5 ECS for 10 Sqm shall be provided. Three level basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed.</p>					100		As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L.	1/3 rd of RoW		1/3 rd of the building height	
7	Janjghar/ Community Center/ Banquet Hall	Min. 1000 Sq. M	12 mts.	100		As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L.			1/3 rd of RoW	1/3 rd of the building height	

<p>Note:- Double basements shall be allowed. Basements should be allowed for parking only. In case of sloping roof, no activity shall be allowed in the attic space. Security room may be allowed at the entrance gate up to a maximum built up area of 15 Sqm (up to 3.5 M height) after maintaining the RoW of road and shall be included in FAR. Parking shall not be allowed in proposed RoW of roads. Bore-wells and power-driven water pumps shall not be allowed in construction sites or in any building without license and proper permission from the competent authorities.</p>								
8	Ware Housing, Storage Vegetables & Fruit Mandis	Min. 1250 0	12 m	300		1/2 nd of RoW	1/3 rd of the building height	
9	Multi-Level Parking	No limit	6 m	No limit		1/3 rd of RoW	1/3 rd of the building height	
<p>Note:- Terrace/Roof Top Parking shall be allowed with proper protection to the satisfaction of concerned Authority. In order to compensate the cost of Multi-Level Parking, a maximum 25% of Gross Permissible Floor Area may be utilized as Commercial/Office space. Maximum FAR proposed for commercial spaces shall be 100 (excluding parking areas). In addition to requisite parking space required for commercial developed within the Multi-Level Parking complex (@ 3 ECS/100 Sq. m). Three times additional space for parking components shall be provided. Three</p>								

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	basements shall be allowed for parking as specified in the basement norms. Maximum height shall be restricted to permissible height of the land use in which the plot falls. In case of Government comprehensive schemes, development controls including height shall be as pre-approved scheme.							
10	Tourist Huts	Min. 750	9m		200			1/3 rd of the building height
11	Integrated Tourist Resort *	Min 2000	12 m		400			1/3 rd of the building height
<p>*Integrated Tourist Resort: Premises having variety of activities and services such as hotels, huts, restaurants, banquet hall, swimming pools, Cafeteria, gymnasium, conference halls and other recreational activities for accommodating tourists and such other activities/services as forming integral part of any hotel or building meant for tourism. The parking space shall be exclusive of requisite setbacks. Minimum 20% of plot area shall be developed as dedicated green space.</p>								

The regulations for Industrial use in terms of Space/Plot area, Existing ROW, FAR & Setback/s shall be as under:

- Reduction of these categories to Industrial Estates Use only.
- Industries and Commerce Department shall formulate its own Development Control Regulation applicable for Industrial Estates and other designated land uses.
- The guidelines/ Development Control Regulations for various activities as prescribed in policy of Industry and Commerce Department in vogue shall be applicable.

Table No. 5-4 : Regulations for Public & Semi-Public activities

PUBLIC AND SEMI PUBLIC/ INSTITUTIONAL USE										
S.No.	Use	Plot	FAR	ROW	B/Lin e	Heigh t	Setbacks			
							F	R	S 1	S 2
12	Offices: General/ Governme nt Offices/ Integrated Office Complex	300	6m	1/5 th of ROW+1/2 of ROW	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L	1/5 th of ROW	3.0 m	3.0 m	3.0 m	3.0 m

Education and Research										
S.No.	Use	Plot Area (Sq. m)	Min. Public Open Space+ (%)	FAR	RoW	Height (mts)	Front (mts)	Rear (mts)	Sid e (mt s)	Side (mt s)
13	Pre-Nursery/ Creches	As per Residential use Norms. Pre-Primary Schools/ Nursery Schools/ Montessori Schools/Creche, Play Schools are permissible in residential use.								
14	Nursery School	500	10	100	9m	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L	0	3.0	3.0	3.0
Note: Stilt floors within the building envelope shall be allowed. Basements shall not be allowed.										

15	Primary School	1000	10	120	9.0	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L	0	3.0	3.0	3.0
		Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.								
16	Middle School	2000	10	120	9.0	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L	0	3.0	3.0	3.0
		Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.								
17	High/ Higher Secondary School	3000	20	150	9.0	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L	0	4.0	4.0	4.0
		Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.								
18	College	5000	10	300	12.0	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L	0	3.0	3.0	3.0

		Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.								
19	Educational and Research Centre/Universities	7500	-	400	12.0	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L	0	6.0	6.0	6.0
		Parks and Landscape Areas (min. 20% public green of the total land area). Suitable landscape plan to be prepared for this area.								
		Note Stilt floors within the building envelope shall be allowed. Double basement within the building envelope shall be allowed for parking as specified in the basement norms.								

22

HEALTH											
S. No.	Use	Plot	FAR		B.L	ROW	Height	F	R	S	S
20	Hospital	1000	400	10 (for plots up to 2000)	NS	12.0	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L	0			As per fire safety norms
				20 (for plots above 2000)	NS						
<p>Notes:</p> <p>a. Maximum 10% Ground coverage shall be allowed for providing atrium and shall be free from FAR. In case, additional ground coverage for atrium is utilized 25% of the utilized ground coverage shall be counted toward FAR. If atrium has free 24hr public passage, then atrium shall be counted for open space. Common areas such as waiting halls, reception and fire staircases shall be allowed free from FAR. Service floor of height. 1.8m shall not be counted in FAR. The setbacks regulations are subject to fire safety norms.</p> <p>b. Multi-Level Parking shall be Permissible to the extent of building Envelope lines, free from FAR (upto 50%) to facilitate ample parking in spaces, subject to structural safety. This parking shall have public entry as well and shall be operational 24hrs. 50% of total parking spaces shall be common public parking. Ground level vehicular parking shall not be permissible in the plot, only bicycle parking and vehicular drop-off facilities are permitted.</p>											
21	Health Centre/ Nursing Home	1000	400		NS	9.0	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L	0	3.0	3.0	3.0

		Notes: a. Multilevel basements within the building envelope shall be allowed as specified in the basement norms. Basements/Stilt floors if used for parking shall not be counted in FAR. b. For all other parameters, spatial norms of the concerned department shall apply. c. Environment clearances shall be made mandatory considering that bio-wastes are generated. Environment clearances are mandatory as per the prevailing regulations related to the environment. d. Zero discharge for sewerage shall be enforced at the cost of the promoters and post treatment water can be used by premises for its needs of horticulture, flushing, coolant tower, washing or disposal to other construction sites. These issues concerned the local bodies and can be dealt accordingly as per existing regulations as the time of sanctioning the plan.							
22	Radio Diagnostic Centre/ Micro biological / Pathological Laboratories	500	NS	10	400	9.0	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable and W.E.I.L	0	1/3 rd of the building height
		Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.							

Petrol Pumps:									
S.No.	Use	Plot Area	FAR	R o W	Building line	Setbacks			
						Front	Rear	Side	Side
23	Filling Station	Plot Size as allotted by concerned oil companies OR Ministry of Petroleum and Natural Gas OR MoRTH Guidelines whichever is applicable	100	9 m	1/5 th of RoW+	1/5 th of RoW	N	N	N
	Filling Cum Service Station		200	12m	1/2 of ROW		N	N	N
	Compressed Natural Gas (CNG) Mother Station		200	12m			N	N	N

Note: Minimum distance from junction/intersection of two or more roads shall be 300 m. Distance from nearest residential house/School/Health Centre shall be 30 m from the nearest plot edge. Minimum Distance between filling stations shall be 300 m.

29. Clause 5.2.4.5 “Premium on Parking”, for the existing provision shall be deleted:

30. After chapter-14: General References, a new Chapter 15 shall be inserted as “Green building Norms and energy Efficiency” as under:-

GREEN BUILDING NORMS AND ENERGY EFFICIENCY

15.1 Applicability:

These provisions shall apply to:

- All new commercial buildings or building complexes having a connected load of 100 kW or more or contract demand of 120 kVA or more.
- All group housing projects, Commercial Buildings institutional buildings, or mixed-use developments with total built-up area $\geq 2,000$ sq.m.. and certain categories of buildings such as Public Buildings, Multiplexes, Hospitals, Hotels, and Convention Centres irrespective of their built-up area.
- Any building other than mentioned herein above, if seeking green building incentives-additional FAR, or fast-track approvals under state schemes.

15.2 Compliance with ECSBC:

All buildings covered under Clause 1 herein above shall comply with the provisions of the Energy Conservation Sustainable Building Code ECSBC 2024 as notified by the Bureau of Energy Efficiency (BEE), Government of India, and as may be adopted or amended by the Government of Jammu & Kashmir from time to time.

15.3 Minimum Environmental Provisions:

The following minimum green building and sustainability measures shall be mandated:

a) Building Envelope:

- Compliance with ECSBC-specified U-values for walls, roofs, and glazing as per ECSBC climate zone (composite).
- Maximum Window-to-Wall Ratio (WWR) shall not exceed 40%.
- Use of shading devices, reflective roofing, or green roofing.

b) Lighting and Electrical Systems:

- Use of LED lighting in all common and exterior areas.
- Provision of automatic lighting controls in spaces ≥ 25 m² or as defined in ECSBC 2024 whichever is more.
- Sub-metering for major energy-consuming systems.

c) HVAC and Hot Water Systems:

- HVAC systems shall meet minimum energy performance standards and use temperature controls.
- Mandatory solar water heating systems in hotels, hospitals, and hostels.

d) Renewable Energy Integration:

- Provision for rooftop solar photovoltaic system in buildings with built-up area $\geq 2,000$ sq.m., covering at least 1% of the connected load.

e) Water Efficiency:

- Use of low-flow plumbing fixtures (flush ≤ 6 L, faucets ≤ 6 L/min).
- Dual plumbing systems where non-potable water is used for flushing or landscaping.
- Mandatory rainwater harvesting structures

f) Construction and Demolition Waste Management:

- Mandatory submission of a construction & demolition waste management plan.
- At least 50% of the generated waste shall be reused or recycled onsite or offsite.

15.4 Compliance Methods:

Compliance with the above may be demonstrated through:

- The Competent Authority (ULB/Development Authority/ TPO / JKECSBC/JKPDD) may issue a Green Performance Compliance Certificate based on ENS/ECSBC and such certificate shall be treated as equivalent to IGBC/GRIHA/LEED/EDGE for the purpose of incentives

OR

- **Third-party certification** (e.g., GRIHA, IGBC, LEED) achieving a minimum 3-star rating, in lieu of separate compliance documentation.
- The concerned Authority shall levy a Certification Fee for scrutiny and issuance of the Green/ENS Compliance Certificate in case of 1.3 (a) herein above. The certification fee for scrutiny and issuance shall be uniform at UT J&K level and notified by the Housing and Urban Development Department, J&K time to time.

15.5 Incentives:

Projects achieving higher green standards (e.g., **GRIHA 3-star, 4-star and 5-star or IGBC Silver, Gold and Platinum**) shall be eligible for additional floor area and incentives as per following matrix:

Rating		Incentives			
IGBC	GRIHA	Additional Free FAR / FSI (%)	CLU Fee Rebate	Building Permit Fee Rebate	Annual Property Tax Rebate (if applicable)
Silver	3 star	+7%	1%	10%	Up to 5%
Gold	4 Star	+10%	1.5%	15%	Up to 7%
Platinum	5 Star	+15% (cap)	2%	20%	Up to 8%

15.6 Terms and conditions for above mentioned incentives ECSBC/other rating systems:

The incentives shall be subject to following terms and conditions:

- I. Grant of incentive of additional FAR (Floor Area Ratio) shall be provisional till final completion certificate is obtained by the applicant within the prescribed period.
- II. Grant of incentive of additional FAR shall not be in contravention of any byelaws/rules.
- III. Grant of incentive of property tax /additional FAR shall be reviewed every 5 years. In case of non-compliance of the above conditions or upon failure to obtain/retain the minimum rating prescribed above, a penalty equivalent to 5 times the collector rate of land proportional to the 5% additional FAR shall be imposed for the buildings availing additional
- IV. In case of buildings obtaining more than one green building certifications from ECSBC and other rating systems, then only one of the incentives at a time shall be applicable.

15.7 Optional Eco Niwas Samhita (ENS) Compliance for Residential Buildings (individual) :

- a) Adoption of **Eco Niwas Samhita (ENS) – Part I: Building Envelope** shall be **optional** for all residential buildings, including standalone houses, apartments, flatted development, and group housing schemes.
- b) Residential buildings that voluntarily adopt and comply with ENS shall be eligible for incentives as under:

c) Incentives Linked to Rating Levels (Residential Buildings)

Green Level	Incentive			Remarks
	FAR	Building Permit Fee Rebate	Annual Property Tax Rebate (if applicable)	
Level-0 (ENS Only)	Up to 3% additional FAR	10%	Up to 5%	For ENS-compliant envelope
Level-1 (Silver / 3-Star)	Up to 5% additional FAR	15%	Up to 7%	Entry-level certification
Level-2 (Gold / 4-Star)	Up to 7% additional FAR	20%	Up to 8%	High performance
Level-3 (Platinum / 5-Star)	Up to 10% additional FAR	25%	Up to 10%	Maximum incentive

Note:



- FAR incentives are optional and granted only upon submission of **final certification**.
- Structural safety and planning norms must not be compromised.

15.8 Building Plan Approval and Completion

- a) Applications for building permission under this chapter shall include:
 - Energy Compliance Report
 - Green Building Declaration Form
 - Solar Layout Plan
 - Water and Waste Management Plan
- b) Completion Certificate shall be issued only upon:
 - Submission of a **Green Building Compliance Report**, and
 - Verification of installed systems.

Review and Update

The Government may periodically revise or update these provisions to align with the latest versions of the ECSBC, national policies, or climate commitments.

31. Clause 27 Appendix D shall be replaced with following except prescribed compounding fee

Appendix D: Penal Action for violation of provisions of Master Plan, Zonal Plans and Building Byelaws.

1. Following violations shall be compoundable subject to the condition that the construction is in conformity with the master plan/building bye laws in vogue at the time of compounding.
 - a. The buildings/structure constructed after obtaining Building Permission from the competent authority as per the norms in vogue at the time of approval.
 - b. The buildings/structure constructed without obtaining Building Permission from the competent authority prior to the approval of JKUBBL 2021
 - c. Following excess construction is compoundable beyond permissible limits prescribed in JKUBBL-21
 - a. Coverage upto 10%
 - b. Setbacks upto 10%
- **Compounding authority shall be the same as BPIA as notified under the UBBL**

The built-up area constructed in violation of the Master Plan/JKUBBL-21 norms in excess of above compoundable construction, shall be demolished by the applicant at their own cost.

By Order of the Government of Jammu and Kashmir.



Mandeep Kaur, IAS
Commissioner/Secretary to the Government

No. HUD-LSG/39/2025 (E-7682821)

Dated: 01.12.2025

Copy to the:

1. All Financial Commissioners (Additional Chief Secretaries).
2. Director General of Police, J&K.
3. Director General, J&K Institute of Management, Public Administration and Rural Development.
4. All Principal Secretaries to the Government.
5. Principal Secretary to Hon'ble Lieutenant Governor.
6. Joint Secretary (JKL), Ministry of Home Affairs, GoI.
7. All Commissioner/Secretaries to the Government.
8. Principal Resident Commissioner, J&K Government, New Delhi.
9. Chief Electoral Officer, J&K.
10. Divisional Commissioner, Jammu/Kashmir.
11. Secretary to Government, Department of Law, Justice and Parliamentary Affairs.
12. Chairman, J&K Special Tribunal.
13. All Heads of Departments/Managing Directors.
14. Commissioner, Municipal Corporation, Jammu/Srinagar.
15. All Deputy Commissioners (District Panchayat Election Officers).
16. Director Information, J&K, Srinagar.
17. Special Secretary to Chief Secretary, J&K.
18. Director Archives, Archaeology and Museums, J&K.
19. General Manager, Ranbir Government Press, Jammu.
20. All Secretary to Corporation/Secretary to the Government.
21. Incharge Website, H&UDD.
22. Notification File/Stock File.

NEGATIVE LIST :

ANNEXURE –A

Negative list under BRAP Reforms plays a critical role in improving transparency, predictability and efficiency in permission systems. It clearly specifies which activities, land uses or building types are not permitted, thereby removing ambiguity for Architects/Registered technical persons, Applicants and ULB officials. It protects environmentally and culturally sensitive areas such as water bodies, wetlands river banks etc. Authorities have explicit guidelines on what cannot be permitted as such reduces subjective decision-making. It enables early screening, saving time and cost. It removes uncertainty, accelerates approvals, protect sensitive zones, strengthens governance and enhances transparency, thereby directly improving the Ease of Doing Business and the efficiency of permitting system like Auto-DCR and JKUBBL.

I. NEGATIVE LIST FOR RESIDENTIAL ZONE:

1. COMMERCIAL ACTIVITIES NOT PERMITTED.

- Shopping Malls
- Convention Centers
- Entertainment and Amusement Centers
- Exhibition Centers
- Cinema and Multiplexes
- Banquet Halls
- Hotels with 4- and 5-Star Ratings
- Restaurants with Bar
- Wholesale Markets
- Timber Mart
- Commercial Complexes (except single convenient shop with maximum built up area 500 Sq feet)
- Auditoriums
- Planetariums
- Financial Institutions (except small-scale/local branches)
- Nightclubs / Discotheques / Dance Bars
- Funeral Homes / Mortuaries
- Burial/ Cremation Grounds (except designated areas)

2. INDUSTRIAL AND PROCESSING UNITS NOT PERMITTED

- Slaughter Houses
- Meat Processing Units
- Leather Processing Units
- Flour Mills
- Textile Units
- Stone Cutting and Polishing Units
- Stone Crushers
- Concrete Batching Plants / Ready-Mix Concrete (RMC) Plants
- Small Factories
- Dyeing Industries
- Power Looms (including up to 10HP)
- Newspaper Printing Presses
- Thermal Power Plants
- Power Plants (Any Type)
- Gas Plants
- Storage of Hazardous Materials
- Hazardous, Red and Orange Category Industries
- Battery Storage and Recycling Units
- E-Waste Processing Units
- Marble Cutting and Polishing Units

3. HEALTH, SAFETY AND SENSITIVE FACILITIES NOT PERMITTED.

- Hospitals for Infectious Diseases
- Mental Hospitals
- Solid Waste Dumping Grounds / Sites
- Liquor Shops
- Petrol Pumps / CNG Stations / Large EV Battery Charging Stations
- Storage Depots for Inflammable Substances

4. LOGISTICS, STORAGE AND TRANSPORT ACTIVITIES NOT PERMITTED.

- Integrated Freight Complexes (Wholesale Shops and Logistics Hubs)
- Truck Terminals
- Storage Depots / Container Yards
- Warehouses
- Weigh Bridges

- Service/Repair Facilities for LMV/HMV
- Workshops and Garages (Heavy Vehicle Focused)
- Cold Storage (Large-Scale)

5. ENVIRONMENTALLY HAZARDOUS OR EXTRACTIVE USES NOT PERMITTED.

- Quarrying of Stone / Gravel / Clay
- Mining and Extractive Industries
- Chemical Industries
- Activities Causing Air, Water or Noise Pollution
- Vehicle Dismantling / Scrap Yards

6. PUBLIC AND INSTITUTIONAL USES NOT PERMITTED.

- Jails
- Police Headquarters
- High-rise Institutional Campuses
- Military / Paramilitary Camps (Non-Essential)

II. COMMERCIAL NEGATIVE LIST

1. INDUSTRIAL AND MANUFACTURING UNITS.

- The following industrial activities are not permitted in commercial areas:
- Heavy, Extensive, Noxious, Obnoxious, Hazardous, and Extractive Industrial Units.
- Tanneries and Leather Processing Units.
- Battery Manufacturing and Recycling Units.
- Firecracker Manufacturing and Storage Units.
- Explosives Manufacturing, Handling, and Storage Facilities, including Ammunition Depots.

2. WASTE MANAGEMENT AND SANITATION FACILITIES.

- The following uses related to waste and sanitation are prohibited:
- Slaughterhouses.
- Sewage Treatment and Disposal Sites.
- Solid Waste Transfer Stations and Processing Units.
- Bio-Medical Waste Treatment or Incineration Facilities.
- Scrap Yards, Junkyards, and Vehicle Dismantling Yards.

3. STORAGE AND HANDLING OF HAZARDOUS OR PERMISSIBLE COMMODITIES.

- The following storage activities are not permitted:
- Storage and warehousing of highly inflammable commodities such as

petroleum, LPG, chemicals, and other hazardous materials.

- Storage of perishable commodities in bulk, which may cause odor or pose health risks.

4. AGRICULTURE AND ANIMAL BASED USES.

- Animal Slaughter and Meat Processing Units.
- Agricultural Uses (excluding horticulture nurseries or floriculture units that may be permitted in peri-urban areas with prior approval of the Competent Authority).

5. SENSITIVE OR INSTITUTIONALLY INCOMPATIBLE USES.

- Research Laboratories handling contagious or hazardous biological agents.
- Forensic Science Laboratories (unless specifically certified as non-noxious and permitted within planned Institutional Zones).
- Cremation Grounds and Burial Grounds.
- Prisons, Detention Centres, and Juvenile Homes.

6. ENVIRONMENTALLY AND ECOLOGICALLY INCOMPATIBLE USES.

- Quarrying, Mining, and Cutting of Gravel, Sand, Clay, or Stone.
- Bird Sanctuaries (to be regulated under Environmentally Protected Zones; not applicable to commercial zoning).

7. OTHER PROHIBITED ACTIVITIES.

- Any activity which emits excessive smoke, dust, fumes, noise, vibration, glare, or odor.
- Any use that may cause nuisance, health hazard, or is otherwise declared noxious, obnoxious, or hazardous by the Competent Authority.

III. TRAFFIC AND TRANSPORTATION_NEGATIVE LIST

- Concrete, Batching Plant
- Stone cutting and polishing
- Stone crushers
- Thermal Power Plant
- Power Plant
- Hazardous Industries
- Chemical Industries
- Obnoxious and Hazardous Uses
- Dying House, butcheries, tanneries
- Poultry Farm, Dairy
- Slaughter House,
- Assembly Plant, Textile Units
- Leather Processing Units

Airport/Aero Drome influence zone:

- Activity should strictly follow DGCA/AAI guidelines

IV. INDUSTRIAL USE_ NEGATIVE LIST

- There shall be no negative list.

V. PUBLIC-SEMI-PUBLIC / INSTITUTIONAL (PSP)_NEGATIVE LIST

1.. INDUSTRIAL AND MANUFACTURING UNITS (PROHIBITED IN PSP ZONES)

- Power looms and textile units
- Leather processing units.
- Meat processing units and slaughterhouses.
- Stone cutting/polishing, stone crushers.
- Dying industries.
- Concrete batching plants.
- Ice factories, flour mills.
- Assembly plants and integrated manufacturing units.
- Chemical, thermal power, or gas-based plants.
- Plastic, paint, rubber, or fireworks manufacturing units.
- All industries classified under Orange and Red Category of Pollution Control Board.
- Obnoxious and hazardous industries.

2. STORAGE, HANDLING AND WAREHOUSING (PROHIBITED)

- Godowns (above 1 kanal) and commercial warehouses.
- Cold storages (except institutional/research-based).
- Storage of hazardous/inflammable materials.
- LPG refilling plants, gas plants.

3. LOGISTICS, FRIEGHT AND TRANSPORT HUBS(PROHIBITED)

- Integrated freight complexes.
- Truck terminals, weighbridges.
- Workshops and garages for LMV & HMV.
- Repair yards, scrap yards, junk yards.
- Heavy goods markets and wholesale mandis.

4. INCOMPATIBLE COMMERCIAL AND PUBLIC USES (PROHIBITED)

- Liquor shops, bars, gambling/casino establishments.
- Timber mart and saw mills.
- Agro-mandis in urban PSP areas.
- Animal-based commercial uses: poultry farms, dairy farms,

5. OTHER NUISANCE -PRONE OR SENSITIVE USES

- Cremation/burial grounds (unless demarcated for public utility).
- Bio-medical waste treatment plants.
- Activities emitting high noise, dust, odor, fumes, or risk of fire/explosion.

VI. AGRICULTURE, RECREATIONAL AND ALLIED USE_NEGATIVE LIST

- Commercial Activity except petrol filling stations as per prescribed norms
- Residential Activity except dwelling unit as per residential norms for Bonafide Residents of the village.
- Industrial Activity
- Public and Semi-public Activity
- All uses which tend to commercialize the uses in the zone and change the basic character of Agricultural and Allied Use Zone with or without construction.
- In recreation category, **No permanent construction except toilets, cafeteria of not more than 5% of the total area of facility**

VII. WATERBODY USE_NEGATIVE LIST

All Permanent structures except kiosks, cafeteria, toilet units or any other public utilities.

VIII. RESTRICTED USE

As per Norms of restricted used such as: Defense norms, Forest and Wild life reserve, Archaeology survey of India, heritage or any other catagory where special provisions of approval exist.

AMS