



### NOTIFICATION

Following is notified for the information of the General Public in terms of various provisions of J&K Unified Building Bye Laws 2021, so far as these pertain to issuance of Building Permissions by Jammu Development Authority in its jurisdiction.

- (i) **Bye Law 1.2(8) Authority having jurisdiction** :- Vice Chairman, JDA shall be the Authority for administering the Bye-Laws.
- (ii) **Bye Law 1.2(11) Building Permit Issuing Authority (BPIA)** :- Vice Chairman, JDA shall be the BPIA
- (iii) **Bye Law 1.2 (34) Designated persons** :- Following shall be the designated persons for receipt of documentation and clearances on behalf of Development Authority through OBPS.

Level	Zone A	Zone B	Zone C	Zone D
1	ABO/Surveyor/ Planning Asstt./ Commercial Artist/ Dealing Asstt.	ABO/Surveyor/ Planning Asstt./ Commercial Artist/ Dealing Asstt.	ABO/Surveyor/ Planning Asstt./ Commercial Artist/ Dealing Asstt.	ABO/Surveyor/ Planning Asstt./ Commercial Artist/ Dealing Asstt.
2	Asstt. Architect /Asstt. Town Planner		Asstt. Architect /Asstt. Town Planner	
3	Chief Town Planner, JDA			
4.	Vice Chairman, JDA			

- (I) **Bye Law 2.1 Jurisdiction of Building Bye Laws** :- These building Bye Laws shall apply to Building activity in the entire area of jurisdiction of Jammu Development Authority.
- (ii) **Bye Law 2.10(c) Fees for permission**:- Fee for Building permission shall be Rs. 3 per Sft of built up area for residential irrespective of whether it is for individual house or group housing Building fee. For carving housing Colonies the building permission fee shall be Rs 4000/- per kanal. The fee in respect of other uses shall be Rs. 25 per sft of the built up area.
- (iii) **Bye Law 2.14.2 (b) (iii) Process and Penalties for failure to discharge responsibilities as Registered Technical Person (RTP):**
  - **Process**:- Site inspection by CTP, JDA viz-a-viz approved drawing and checking of drawings construction under the building norms (Bye laws)
  - **Penalties**:- Penalty for failing to discharge responsibilities shall be as under: -
    - On failure in discharging the responsibilities first time; the RTP shall be suspended for six months with a penalty of Rs. 5000/-..
    - On failure in discharging the responsibilities second time; the RTP shall be suspended for one year with a penalty of Rs. 10000/-.
    - On failure in discharging the responsibilities third time; the RTP shall be suspended perpetually and his case recommended to other ULB and UDA for blacklisting.
- (iv) **Bye Law 2.14.2 (C) (v) Appellate Authority**:- The Appellate authority shall be Chairman, Jammu Development Authority Jammu.
- (v) **Bye Law 2.19 (b) Listing Fees and Security Deposit**:- Listing fee for Persons on Record with BPIA shall be one-time Rs.10000 and one time Security Deposit of Rs.10000/-.
- (vi) **Bye Law 4.1.8 Notice for Commencement of Construction**:- The format for Notice for Commencement of Construction shall be as per Annexure 'A'-9(i).
- (vii) **Bye Law 4.1.9 Authority to be Notified of Progress of Construction**:- The format of the Notice shall be as per Annexure 'A'-9(ii).
- (viii) **Bye Law 4.1.10 Permit to Proceed with Construction Required**:- The format for Permit to Proceed with Construction shall be as per Annexure 'A'-9(iii)
- (Ix) **Bye Law 5.1.3 Note v Permissible & Non-Permissible Uses as per use Zones as per the existing Road width**

The Mixed-Use Zone as per table 5-2 shall be allowed along Govt. Notified roads up to a depth of 2.5 times of the RoW of the approach road.