



PUBLIC NOTICE

Subject :- Unauthorized Colonies.

1. Whereas, various complaints are being received regarding the mushrooming of unauthorised colonies, in the rural areas in the jurisdiction of the Jammu Development Authority specially in Harsh Dabur, Kotli Charkha, KotliMianFateh, R.SPura, Mehamoodpur, Deoli, Tehsil Bishnah, Chowadhi, Birpur, Bahu, Bari Brahmana, Vijaypur, Samba, Nikki Tawi Area, Barn, ChakBhalwal, KangerMorh, alongside Ring Road Gharota, Baryuon, Ghaink, Barn, Pouni Talab near Seri, Kirpalpur Charkan, Tehsil Phallian Mandal, Nandni Tehsil Jammu West etc. Many of these residential colonies are located in areas which have been reserved as open spaces in the land use Plan of Jammu Master Plan-2032 on which no building activity can be undertaken, rendering layout and carrying of such plots liable for action under J&K Development Act 1970 which also includes demolition and sealing besides getting ineligible for grant of housing loan; water and electricity connections etc.
2. Whereas, as per Regulation 4 of the Control of Building Operation Regulations 1998, every person intending to undertake or carry out the development of any site, or erect or re-erect any building or make or extend any excavation or lay out any means of access to the road have to apply to the Chairman of the concerned Authority and get approval under Regulation 7.
3. Whereas, Section 13 of the Development Act 1970, inter-alia, provides as under:-
 - i. *After a notice approving the date of operation of plan is published under Section 11, the authority may, with prior permission of the Government and by notification in the Official Gazette, declare any zone or part thereof as development area for the purposes of this Act.*
 - ii. *Notwithstanding anything to the contrary contained in any law for the time being in force, consequent upon such notification, no person including a Department of the Government shall undertake or carry out development of any land or building in the zone unless permission for such development has been obtained in writing from the authority in accordance with the provision of the Act:*
 - iii. *No person or entity, whether private or public, including a Department of the Government or any authority, shall undertake the implementation of any street or layout plan, in any form whatsoever, in the local area outside the limits of a Municipal Corporation established under the provisions of the Jammu and Kashmir Municipal corporation Act, 2000, without the prior written permission of the Authority:*
4. Whereas, the Jammu Development Authority has already initiated the action against many of such colonizers under Control of Building Operation Act, which requires developers of all such residential colony to have proper permission from the Authority which none of them has taken. A list of such illegal colonies in the local Planning Area of Jammu Master Plan-2032 shall soon be placed on and can be accessed from JDA's official website www.jda.jk.gov.in.
5. Through the medium of this public notice while the public at large is hereby advised in their own interest not to purchase any plot/house/ flat in such illegal colonies which are not approved by the Jammu Development Authority for the reasons mentioned above, all such Colonizers, Developers are directed to seek proper permission from the Authority and follow the norms laid out in J&K Building Bye Laws 2021 including land use compliance before selling the plots to gullible buyers, else they shall face legal action.
6. The persons who wish to purchase any residential plot can confirm from the official website of the JDA as to whether the residential colony layout in which they wish to purchase a plot is approved by the Jammu Development Authority and also whether the land-use of the said colony is residential. For this matter they can use **"Know your land use option"** on e-services tab of official website of Jammu Development Authority.

Sd/-

(Pankaj Magotra), JKAS

Vice Chairman,

Jammu Development Authority