

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

Notification
Srinagar, the 13th October, 2022

S.O. 518. In exercise of the powers conferred by Section 11-A of the Jammu and Kashmir Development Act, 1970, the Government hereby makes the following amendments in the scheme for levy of charges for use of land as permitted in the master plan or the zonal plan notified vide S.O. 439 of 2021 dated 24-12-2021, namely:-

1. In Clause 4.-

- i. **In sub-clause (a)**, after the words “land use” the words and sign “which shall be calculated separately for different use types if a given plot of land is to be used for more than one use type given in sub-clause ‘e’ below. In the case of mixed vertical development, the land area shall be proportionately divided between these different use types so as to match the proportion of the super built-up area of the completed development on that portion of the plot, meant for these different use types” shall be added;
- ii. **In sub-clause (b)**, for the words “the highest value, in hundreds of rupees”, the words “the higher of the value of the land or half of the highest value, as divided by one hundred in either case” shall be substituted; and,
- iii. **In sub-clause (c)**, after the word “Kanals” the words “in case of use types other than residential and area of the land in kanals as reduced by one kanal in case of residential use type” shall be added.

2. In the Illustration to Clause 4.-

- i. for the words “these two values” the words “the value of the land or half the highest value of land in the area of that Authority” shall be substituted;
- ii. for the words and figures “Rs 80 lakh per kanal” appearing in the 7th line, the words and figures “Rs 160 lakh per kanal” shall be substituted;



- iii. for the words and figures "Rs 50 lakh per kanal" the words and figures "Rs 100 lakh per kanal" shall be substituted; and,
- iv. for the figure "4" in the second calculation in the illustration, the figure "3" shall be substituted.

3. In Clause 7.-

- i. In sub-clause (1), for the words "plots" and "which are", the words "a plot or part thereof" and "which is" shall be substituted respectively; and,
- ii. After sub-clause (4), the following shall be added as sub-clause (5), namely:-
"(5). No charges shall be payable for change of land use for already approved colonies, for development as per the approved layouts."

4. In Annexure-I.-

- i. after the words "ownership documents" at S. No. 7 thereof, the words and parenthesis "(any of the following)" shall be added; and,
- ii. entries appearing after the end of entry at S. No. 22 thereof shall be omitted.

This notification shall come into force from the date of its publication in the official Gazette.

By order of the Government of Jammu and Kashmir

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(Dheeraj Gupta)

Principal Secretary to the Government
Housing & Urban Dev. Department


Dated: 13-10-2022

No.: HUD/63/2021 (C. No. 94128)

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(Kashif Altaf Bhat) JKAS, 12.10.2022
Under Secretary to the Government.