



JAMMU DEVELOPMENT AUTHORITY

VIKAS BHAWAN RAIL HEAD COMPLEX, JAMMU

NOTIFICATION

Permission for Change of Land Use in Master Plan Area.

In exercise of powers conferred by section 11-A of the Jammu and Kashmir Development Act, 1970, the Government of UT of J&K has notified vide SO No. 439 dated 24-12-2021 the scheme for levy of charges for use of land as permitted in the Master Plan Areas.

Extent of application :- This scheme shall apply to all areas where a master plan or a zonal plan notified in terms of the Jammu and Kashmir Development Act, 1970 has come into force. The permission for land use granted in terms of this scheme shall be strictly in accordance with permitted land use under such Master plan or Zonal plan.

Authority for granting permission for change of land use in Jammu Master Plan(JMP) Area:- The Jammu Development Authority shall be the Competent Authority to grant the permission for Change in Land Use and levy charges therefor in the entire local planning area of Jammu Master Plan 2032 including JMC, Municipal Committees of Bari Brahmna, Vijay Pur, Gho-Manhasan, Bishnah and rural areas falling in JMP 2032 limits.

Who can apply:- Any owner or his authorised person desirous of getting land use of his land changed to the one prescribed in the Jammu Master Plan 2032 irrespective of whether he intends to undertake construction immediately thereafter or later.

How to apply:- Applicant has to apply through online portal by logging at www.jkhuddobps.in or through JDA's website www.jda.jk.gov.in by clicking Online Building Permission /CLU Permission option on E-Services tab of the website.

Documents required to be uploaded :-

- * Jamabandi (latest)
- * Mutation
- * Takseem Intkal
- * Aks-shajra Plan issued by Halka Patwari.
- * Copy of Sale Deed
- * Key Plan and Site Plan
- * Google Map with Co-ordinates
- * KML file of the land patch.

Features:-

- * Change of land use (CLU) shall be given for Residential/Industrial/Public & Semi Public/Commercial use as per land use permissible in Jammu Master Plan 2032 for that particular piece of land. However CLU of a plot measuring less than 1 kanal for residential purposes is not required.

Disclaimer:-

- * Change of land use permission does not mean approval or sanction of building permission on the land. For building activity, applicant has to separately apply before Competent Building Permission Issuing Authority through Online Building Permission System (OBPS).
- * CLU permission certificate cannot be used as a proof of title ownership of the land.
- * The CLU permission, shall be issued solely on the declaration of the applicant and entirely on his risk and responsibility. JDA reserves the right to withdraw/ cancel the CLU permission attained on the basis of mis-representation/concealment of correct facts, at any time.