



OFFICE OF THE VICE CHAIRMAN, JAMMU DEVELOPMENT AUTHORITY

Vikas Bhawan, Rail Head, Complex, Jammu

NOTICE

Subject :- Notice under section 10(1) of the J&K Development Act 1970 read with Rule (6) of the development rules.

The govt. intends to incorporate some alterations/ modifications in the regulations of Jammu Master Plan-2032 governing residential apartments. Following regulations are intended to be made part of Jammu Master Plan-2032.

Development Control Regulations-by laws for Residential Apartments :-

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A) THE CORE CITY AREA :

- Minimum approach road (ROW) of 6 meters shall be required in this category.
- Minimum Plot Size shall be 500 Sqm
- Maximum Ground Coverage shall be 35%
- Maximum FAR shall be 140
- Density shall be 120 Dwelling Units/ Hectare
- Maximum Height shall be 17 Mts.

B) OUTSIDE CORE CITY AREA

- i)
- Minimum approach road (ROW) of 10 meters shall be required in this category.
 - Plot Size shall be 500 Sqm - 2000 Sqm
 - Maximum Ground Coverage shall be 35%
 - Maximum FAR shall be 140
 - Density shall be 120 Dwelling Units/ Hectare
 - Maximum Height shall be 17 Mts.
- ii)
- Minimum approach road (ROW) of 12 meters shall be required in this category.
 - Plot Size shall be More than 2000 Sqm Less than 4000 Sqm
 - Maximum Ground Coverage shall be 25%
 - Maximum FAR shall be 150
 - Density shall be 120 Dwelling Units/ Hectare
 - Maximum Height shall be 20 Mts.

SET BACKS

- Front Building line of the road or 1/3rd of height of building whichever more
- Sides min. 3 meters on both sides
- Rear min. 3 meters

PARKING REQUIREMENT

- a. 2 ECS per Dwelling unit shall be provided.
- b. In case parking is provided under stilts, extra building height of 3 meters shall be allowed and the stilt area shall not be counted in FAR.
- c. The height of Stilt floor shall not be more than 2.4 meters from finished floor to underside of beam.
- d. Stilts shall be allowed within the building envelope only.
- e. Single Basement upto Max. 50% of plot area shall be allowed for parking and services, subject to service area for Power backup, AC Plant etc. not more than 15% of carpet area of basement.
- f. Basements shall be allowed after leaving at least 3 meters setback from plot line and shall not be allowed in the proposed RoW and building line of the abutting road.

EXPLANATION :-

- a) For plots allotted by Government/ PSUs/ Government Agencies, division of plots shall in no case be allowed. However, amalgamation and pooling in such colonies shall be allowed and this amalgamation of plots shall be subject to necessary amendments in the lease deed and terms of allotment letter.
- b) The Owner/ Developer of the Apartments shall make provisions for Urban poor (EWS/ LIG) as per J&K Dev. Act 1970 & J&K Municipal Corporation Act 2000.
- c) The Owner/ Developer of the Apartments shall have an option to pay shelter fee in lieu of the Housing to be provided for EWS/ LIG as per the policy of the Government.

The draft document for insertion in the Jammu Master Plan-2032 shall be available on the web page of the Jammu Development Authority and shall also be uploaded on the website of the Housing and Urban Development Department (jkhudd.gov.in).

Anybody having any objection/ suggestions in this regard, may submit the same to The Secretary, Jammu Development Authority Jammu or through e-mail (vcjada@rediffmail.com), before 9th of Sept. 2017 along with his/ her name, address, e-mail and telephone number.

Sd/-

R.K. Shavan (KAS)

Vice Chairman

Jammu Development Authority, Jammu

DIP/J /17

Dt :- 14-07-2017