

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

Notification,

Jammu, the 26th of February, 2026

S.O. 58:- In exercise of the powers conferred by Clause (d) of Section 395, read with Section 260 of the Jammu and Kashmir Municipal Corporation Act, 2000 (Act No. XXI of 2000), Sections 202 of the Jammu and Kashmir Municipal Act, 2000 (Act No. XX of 2000), Section 52 of Jammu and Kashmir Development Act, 1970, in modification of SO 304 dated 1st December 2025 the Government hereby notifies the following amendments to the Jammu & Kashmir Unified Building Bye-Laws, 2021 (UBBL-2021),

1. In clause 1.2,

(a) after sub-clause 88, following sub-clause shall be inserted namely,

“88-A Retail Shop: The below mentioned shall be categorized as Retail Shops: Bakery/Confectioneries items, Grocery/General Store, Daily Products, Stationary/Books/Gifts/Book binding, Cyber Café/Phone booth, L.P.G. booking office/L.P.G. showroom excluding cylinder, Pan shop, Laundry/Dry-cleaning/Ironing shop, Sweet Shop/Tea Shop excluding seating provisions, Chemists/Medicine shop, Optical shop, Home Appliances/Electronic Repair shop, Photo Studio, Cable/DTH office, Cycle Repair shop, Under Public Distribution System shops for Ration & Kerosine Distribution Shop, Vegetables/Fruits/Flower shops, Photocopy/Fax/STD-PCO, Haircutting/Beauty, Parlour, Tailor shop/Boutique, Coffee shop/Snack bar or any other related activity.

(b) Sub clause

“93 Registered Technical Person (RTP)” means a duly qualified professional possessing the prescribed educational qualification, technical competence, and registration as specified under these Bye-



Laws, and registered with the Architects Organization or such other authority as notified by the Housing & Urban Development Department (H&UDD) on its Designated Building Permission Portal, for the purpose of preparation, signing, and submission of building plans, structural drawings, supervision of construction, and certification of works in accordance with the provisions of these Bye-Laws.”

2. Clause 2.6.1 shall be substituted as, namely.-

“2.6.1 Notice /Application: An online application through the designated Building Permission Portal of the Housing & Urban Development Department (H&UDD), Government of Jammu and Kashmir, along with CAD Based building all requisite plans and with all other relevant documents as required, in prescribed digital formats, shall be uploaded by the owner through the empanelled Technical Registered Person for obtaining Building Permission. All communications, scrutiny observations, and approvals issued through the said online portal shall have the same legal validity and enforceability as those submitted or granted through physical means.”

3. Clause 2.6.2 shall be substituted as, namely:-

“2.6.2. (1) Online Auto Scrutiny of Application

Auto scrutiny system shall-

- a) Automatically verify uploaded building and site plans as per provisions of the Master Plan / Zonal Plan, Unified Building Bye-Laws, Development Control Regulations, and other applicable norms.
- b) Check mandatory parameters including plot size, setbacks, ground coverage, FAR/F.S.I, height restrictions, parking requirements, and permissible land use.
- c) Generate a Scrutiny Report highlighting compliance and deviations, if any, for applicant and authority review.
- d) In case of any deficiencies, discrepancies, or shortfalls observed during automated scrutiny, the system shall communicate the same online to the applicant through the Building Permission Portal. The applicant shall be required to submit the compliances or rectify the shortfalls



- within fifteen (15) days from the date of such online intimation.
- e) If the applicant fails to respond or submit the required compliances within the stipulated period of fifteen (15) days, the online application shall stand auto-rejected by the system with the provision for revival of application within 90 days, after that the application shall be closed, with liberty to application to submit fresh application.
 - f) Enable digital submission of revised plans in response to auto-generated observations.

(2) Processing Workflow

- a) Applications passing all automated checks shall be auto-forwarded for digital approval and issuance of building permit by the BPIA.
- b) Applications flagged for deviations shall be routed to the respective Town Planning / Building Cell for further scrutiny and decision.
- c) Incomplete/deficient application shall be reverted by the BPIA to the concerned applicant to complete the application and resubmit within a further period of ninety (90) days from the date of such auto-rejection. Failure to do so within this extended period shall result in the permanent rejection of the application, and a fresh application shall be required thereafter in the prescribed manner.”
- d) The system shall record all actions and communications in a tamper-proof digital log.

(3) Integration with GIS and Land Records

The Auto-Scrutiny System shall progressively integrate with GIS based Land Use maps, approved layouts, and online land record databases to ensure site verification and prevention of encroachments or misuse.

(4) Accountability and Transparency

All auto-scrutiny reports, decisions, and timelines shall be digitally traceable and accessible to applicants to ensure transparency, accountability, and reduction of discretion in plan approval.”



4. After Clause 2.6.5, following new clause shall be inserted namely:-

“2.6.6 Risk-based Classification for Self-Certification and Auto Approval

On the basis of self-certification and third party certification, the submission shall be compliant for the purpose of technical scrutiny under these building bylaws:

Risk-based classification for determining self-certification and Auto Approval

Sl. No.	Risk-based Classification			Building Permit	Completion /Occupancy Certificate
	Residential	Commercial	Industrial		
Low Risk Buildings					
1	G+2 and plot size \leq 500 SQM	Height up to 15M and plot size \leq 300 SQM	NA	Self-certification and Auto Approval	By Authority on Self-certification

2.6.6.1 Exemption from Routine Site Visits

Upon acceptance of a complete application accompanied by a valid Self-Certification and Auto Approval Certificate, the Competent Authority shall be exempted from conducting mandatory pre-construction or during-construction site visits for verification of parameters certified in the certificate for low risk buildings stated above.

2.6.6.2 Rights and Checks of the Competent Authority

- a) The acceptance of a Self-Certification and Auto Approval Certificate shall not absolve the owner or the Certifying RTP from ultimate responsibility for compliance.
- b) The Competent Authority reserves the right to conduct random checks, spot verifications, or investigative visits in cases of specific complaints, suspicion of fraud on 10% of the Building permission cases to ensure integrity of the self-certification system.



2.6.6.3 Consequences of False Self-Certification and Auto Approval

If, at any stage, it is found that the Self-Certification and Auto Approval Certificate contains false or misleading information, or that the constructed building deviates materially from the certified plans:

- a) The building permit/occupancy certificate shall be suspended or revoked.
- b) The owner shall be liable for punitive action including demolition, sealing, and penalties as per these bylaws.
- c) The Certifying RTP shall be blacklisted from submitting any self-certified drawings, structural certifications, or related documents to the Authority for a minimum period of five (5) years.
- d) In cases involving gross negligence, fraudulent certification, or intentional misrepresentation, the blacklisting period may be extended or made permanent.
- e) A detailed report, along with all evidence of misconduct, shall be forwarded to the relevant licensing council or board for stringent disciplinary action.
- f) Such action may include:
 - i. Suspension or cancellation of professional license/registration
 - ii. Monetary penalties
 - iii. Mandatory retraining or re-certification
 - iv. Professional censure or restrictions on practice
- g) The RTP may also face civil liability claims from affected parties for damages arising from false certification.

5. Clause 2.7. shall be substituted as under:-

“Application for Revising a Building Permit shall be made by the Owner of the plot through Registered Technical Person or directly via designated online Building permission portal of H&UDD.”

6. Sub-Clause 2.9.1 :Notice of Completion of Construction and Application for Building Use Permit shall be replaced with the following:

“(1) Notice of Completion of Construction and Application for Occupancy-cum-Completion Certificate:



The applicant shall apply online for the Occupancy-cum-Completion Certificate through the Designated Building Permission Portal of the Housing & Urban Development Department (H&UDD), Government of Jammu & Kashmir, upon completion of construction of the building along with the following details:

- i. A certificate of completion duly signed by the owner and the registered professional certifying that the construction has been carried out in conformity with the sanctioned plan and structural safety norms.
 - ii. As-built drawings in digital format, showing any minor deviations (if within permissible limits).
 - iii. Photographic evidence of the completed structure and mandatory on-site facilities such as parking, setbacks, rainwater harvesting, sanitation, and fire safety provisions.
 - iv. Certificate of structural stability and compliance with energy efficiency and green building norms, wherever applicable
- 1) The BPIA shall, after conducting field verification of the site unless exempted under clause 2.6.6.1 and obtaining the digital inspection report from the designated inspection team, issue the Occupancy-cum-Completion Certificate online through the same portal within 15 days of the application submission.
 - 2) The digital issuance of the Occupancy-cum-Completion Certificate by the BPIA shall have the same legal validity as a physically signed certificate and shall be deemed a conclusive proof of completion of construction and authorization for occupancy as per the approved building plans.
 - 3) Temporary Occupancy- Where only a part of the building has been completed and is fit for occupation, the BPIA may grant a temporary occupancy certificate for such part, subject to fulfilment of all safety and utility requirements.
 - 4) Refusal of Occupancy / Building Use Permit- If the construction is found in violation of the sanctioned plan or provisions of these bye-laws, the Competent Authority may refuse to issue the Occupancy / Building Use Permit, recording reasons in writing



and notifying the applicant through the designated Online Building Permission Portal.”

7. Sub-Clause 2.9.2, shall be substituted as follows:-

“(1) Following receipt of the Notice of Completion of Construction, the BPIA shall undertake final inspection of construction for ensuring compliance to sanctioned building plan unless exempted under clause 2.6.6.1. The BPIA shall communicate the date and time of inspection to the owner within 15 working days of receipt of Notice of Completion of Construction, through designated online Building Permission Portal.

(2) The inspection shall be recorded digitally along with geo-tagged photographs. The report shall be uploaded along with geo-tagged photographs and final decision within 15 days from the date of inspection shall be communicated through system.

(3) Non-submission of the inspection report within the stipulated period shall be deemed as no objection from the BPIA.

(4) If, on inspection, BPIA is satisfied that the construction of the building complies with the sanctioned building plan, it shall grant a Building Completion/Occupancy Certificate within 15 days.”

8. In clause 2.9, after sub-clause 2.9.2, following new clause shall be inserted namely:-

“2.9.2 A Third-Party Verification, Inspection and Certification

- a) The Registered Technical Person (RTP) shall act as a Third-Party Agency for the purposes of inspections, field verification, technical procedure required for grant of Completion or occupancy certificate unless exempted under clause 2.6.6.1.
- b) Once registered on the Designated online Building Permission Portal of H&UDD, the RTP shall be eligible to apply for and undertake building permission-related activities in any Urban Local Body (ULB),



Development Authority, or agency functioning under the administrative control of the Housing & Urban Development Department, without the need for separate registration in individual jurisdictions.

- c) Chief Architect, Architects Organization or notified Authority by Housing and Urban Development Department shall be prescribed Authority for registration of RTPs.
- d) Scope of Third-Party Functions:

The RTPs may be assigned any or all of the following functions—

- (i) Pre-Approval Site Verification: Verification of site boundaries, existing structures, and access before plan approval.
 - (ii) Technical Scrutiny Support: Verification of scrutiny reports in complex or high-rise projects.
 - (iii) During Construction Inspection: Periodic field checks to ensure conformity of construction with sanctioned plans and building bye-laws.
 - (iv) Completion / Occupancy Verification: Independent inspection before grant of Completion or Occupancy Certificate.
- e) Integration with designated online building permission portal:
 - (i) The designated online building permission portal shall include a Third-Party Inspection Module for automated assignment of inspection tasks to empanelled RTPs/recognized institutes through random or rotational allocation.
 - (ii) RTPs shall upload digitally signed, time-stamped, and geo-tagged inspection reports directly into the designated online building permission portal, linked with the unique application ID.
 - (iii) The inspection report shall form part of the final approval record of the BPIA.
 - f) Accountability and Independence:
 - (i) RTPs shall have no conflict of interest in the projects they inspect.



- (ii) Any misconduct, collusion, or negligence shall invite suspension, debarment, and other disciplinary or legal action as per Government guidelines.
- g) **Validity of Third-Party Certificates:** Certificates or reports issued by empanelled RTPs in the prescribed format shall be valid for the purpose of granting Building Permission, Completion or Occupancy Certificates, and may be relied upon as technical evidence in audits, appeals, or dispute resolution.
- h) **Government Guidelines**

BPIA may, by order, issue detailed guidelines or Standard Operating Procedures (SOPs) for:

- (i) Empanelment and monitoring of RTPs,
- (ii) Standard formats of inspection reports and certificates,
- (iii) Integration of RTPs with online system, and
- (iv) Disciplinary mechanism for defaulting agencies.

9. In Clause 2.14, sub-clause 2.14.1,(d) shall be substituted as under-

- d) On completion of construction, the RTP shall issue a Compliance Certificate confirming that the building has been completed in accordance with the sanctioned plan and all safety norms.

10. In Clause 2.17, Timelines for clearance from various agencies

- a) duration for clearance of NOC as mentioned in Para C & D of Table 2-3 as “15/30 days” shall be replaced as “21 days”.
- b) duration for building permit issue as mentioned in Para E of Table 2-3 as “15/30” shall be replaced as ‘30 days’.

11. In Clause 2.18, sub clause (3) shall be replaced as following:

3. Integration of NOCs from Line Departments:

The NOC requirements from all concerned line departments shall be processed only online through the Designated Building Permission Portal of the Housing & Urban Development Department strictly within the stipulated time frame to enable seamless, digital, and time-bound processing of building permission applications.



The departments whose clearances shall be integrated online, as applicable on a case-to-case basis, include-

- a. Revenue Department
- b. Public Health Engineering (PHE)
- c. Power Development Department (PDD)
- d. Public Works Department (PWD)
- e. Sewerage & Drainage
- f. Jammu Development Authority (JDA)
- g. Srinagar Development Authority (SDA)
- h. Lakes Conservation & Management Authority (LCMA)
- i. Town Planning Organisation Jammu/Kashmir (TPOJ/K)
- j. J&K Housing Board
- k. J&K Sainik Cooperative Society
- l. Custodian Department
- m. PRO Department
- n. J&K Co-operative Society
- o. Heritage Department
- p. Forest Department
- q. Indian Railways
- r. Airports Authority of India (AAI)
- s. Fire & Emergency Services
- t. National Highways Authority of India (NHAI)
- u. Pollution Control Board,
- v. Irrigation & Flood Control Department.

12.In Clause 2.19,

(a) sub clause (a) shall be replaced by the following:

a) Minimum Qualifications and Competence Requirements

The authority shall empanel Town Planners, Architects, Civil Engineers, Structural Engineers, Geotechnical Engineers, Urban Designers, Landscape Architects, Electric Engineers as Town Planners

onRecord,ArchitectsonRecord(AoR),EngineersonRecord(EoR),Str
ucturalEngineers on Record (SEoR), Geotechnical Engineers on
Record (GTEoR), Urban Designers on Record



(UDoR), Landscape Architect on Record (LAoR), Electric Engineers on Record (EEoR), Surveyor I & Surveyor II etc respectively. Applications for empanelment should be made through online designated building permission portal to Chief Architect, Architects Organization, Jammu and Kashmir or any other authority as notified by the Housing and Urban Development Department.

(b) In the table 2-4, Minimum Qualifications and Competence Requirements, after the existing entry at S. No. 12 (Fire Consultant on Record - FCoR), the following new entry shall be inserted:

S. No.	Professional	Qualification	Competence / Functions
13	Others	As may be notified by Architects organisation or authority notified by the Housing & Urban Development Department (H&UDD) from time to time.	The inclusion of such professionals or authorities under this category shall be at the discretion of the designated authority notified by H&UDD. These professionals shall be eligible for registration as Registered Technical Persons (RTPs) on the Designated Building Permission Portal, subject to prescribed qualification, role, and scope of work as may be notified by the authority designated by the Department.

Explanation: The “Others” category shall allow the H&UDD to include or designate, by notification or circular, any other relevant professional, technical expert, or authority deemed necessary for building plan scrutiny, certification, or approval functions, to be registered and recognized as Registered Technical Persons (RTPs) within the Online Building Permission System (OBPS).

(c) Sub clause (b) shall be substituted as follows:-

“(b) Registration/Empanelment Fee

Registration/Empanelment Fee for all categories of Registered technical persons with the BPIA shall be determined by authority and notified by the Housing and Urban Development Department.”

13. Clause 5.1.1 shall be substituted as following:

- a) The Proposed Land-use Plan in the respective Master Plans/Zonal Development Plans should be referred for the land use of a given land parcel.
- b) All the towns should have a master plan and in case of towns not having even the draft master plans, towns should have a coarse land use plan which will be called a structural plan. The structural plan will also delineate the core area of all towns/municipalities/development authorities.
- c) In case of towns not having even the structural plan, towns should have a Local Area Notified which shall be the local area of concerned authority.

14. Clause 5.1.3, shall be substituted as following:

“Clause 5.1.3 Permissible & Non-Permissible Uses as per the Use Zone as per the Existing Road Width (Table 5-2) shall be deleted. The negative list of permissible uses shall prevail as per Annexure A/master plans/Zonal plans of respective towns and other conditions.”

15. In Section 5.2.1.1, Table 5-3 and respective sub-notes shall be substituted as under:

A. Minimum Setbacks & other regulations for Residential Use.

S. No.	Area (Sq. m)	Building line	RoW (In mts.)	Building Height	FAR	Type of Const.	Set back Limits %age of size of the plot	
							Front	Setbacks (Aggregate)
1.	Up to 75	NS	Min 3m	Maximum 1.5 times of RoW or G+2 whichever is higher	220	Row	Front setback as per building line	Nil

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2.	Above 75 - 125				Row	Nil
3.	Above 125 - 275				Row	10%
4.	Above 275 - 350				Semi- detached	10%
5.	Above 350 - 450				Semi- detached	10%
6.	Above 450 - 600				Detached	10%
7.	Above 600 - 1000				Detached	10%
8.	Above 1000				Detached	10%

Notes:

- I. There shall not be any ground coverage restriction.
- II. To cater to parking requirement in individual plotted residential houses, stilt floor shall be allowed within the building envelope and shall be exclusively used for parking for roads 6m and above.
- III. Any area within building envelope provided for parking on ground shall not be counted in FAR(floor area ratio) and the same area shall be allowed for habitable purpose on top floor.
- IV. In case stilt parking is provided within building envelope in combination with ground floor, the area under parking shall be allowed for habitation on top floor. Height of stilt floor in this case shall not be more than 3m.
- V. Basements in individual plotted housing shall be counted towards FAR and ground coverage.
- VI. Single basement shall be allowed within the building envelope ensuring structural safety with maximum height of 3.0 m from finished floor to soffit of beam.
- VII. Porches up to an area of 17 Sqm shall be allowed in side setbacks only and no construction over such porches shall be allowed.
- VIII. Areas under porch shall be calculated @ 50% for coverage.



- IX. Attic/Truss Height shall not be included in the permissible height and shall be in addition to permissible FAR.
- X. It is mandatory to provide parking space for as many cars as owned by the plot owner or the residing family, inside the plot premises, failing which the building plan permission shall be rejected.
- XI. Fire norms shall be adhered to.
- XII. All buildings shall be designed as per structural safety standards for the seismic zone (Zone VI) as prescribed by NBC and BIS and the same shall be submitted by certified structural engineer.
- XIII. Municipal Corporations/Councils/Committees shall ensure provision of fire hydrants at suitable locations in areas where fire-tender movement is not possible due to inadequate road width. The Municipal Corporations/ Councils/ Committees shall prepare a Fire Evacuation Plan and a Fire & Emergency Infrastructure Plan for all parts of the city and implement the same, ensuring that all parts of the city cater to prescribed emergency response time.
- XIV. In case, in a corner plot both the roads are equal, the front set-back norm shall apply to both sides. The level of front setback to match with the level of the footpath. No ramps or obstructions allowed in the front setback.
- XV. In local areas where mixed land use zones are not defined in the Master Plan, vertical mixed use shall be permitted along notified public roads having an existing RoW 6m and above, whereas horizontal mixed use shall be permitted along notified public roads having a RoW 12 m and above.

B. Regulations for Group Housing (Flatted Development)

S.No.	Plot Area (Sq. m)	Max. FAR	Min. ROW In mt	Max. Height (m)	Building Line	Front setback	Min. Setbacks Rear & Both sides (Each Side)	Tower to Tower Distance
1	2000 to 3000 8000		Min. 9	Max. 2 times the existing RoW	2m +1/2 of ROW	NS	Min.6m on each side	Minimum 6M all around up to 40 m

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								height. and minimum 9 m all-round above 40 m height.
2.	Above 8000	300	Min. 12m					Minimum 6 M all around up to 40 m height. and minimum 9 m all-round above 40m height.

Notes-

- I. The Group Housing Scheme shall be subject to Reservation Policy for EWS/LIG Housing for Urban Poor as per J&K Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy, 2020 as amended from time-to-time.
- II. For Buildings that attract RERA registration, A copy of the Building Permission shall automatically be forwarded to RERA through online portal.
- III. Bye-laws for affordable housing shall be as per J&K Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy, 2020.
- IV. Maximum Commercial/Public, Semi-public use in Group Housing/Flatted Development shall be 10% of the total site/scheme area.
- V. Security room may be allowed at the entrance gate up to a maximum built up area of 30 Sqm (up to 3.5m height) after maintaining the RoW of road and shall be counted as FAR.



- VI. Minimum floor height from finished floor for any habitable space shall be 2.75m.
- VII. Built up area (Unit Area) of apartment for calculation of ECS shall be excluding common service areas. Any service area within apartment shall be counted in built up area. Balconies and Verandas shall be counted @ 50% in FAR.
- VIII. If there are any bends or curves on the approach road within the plot, a sufficient width shall be provided at the curve to enable the fire tenders to turn, the turning circle being at least of 9.0 m radius. Where entry to the plot is through a slip road, the gate width shall not be less than 9.0 m for entry of the fire fighting appliances.
- IX. The internal access to the building within the plot and open spaces on its all sides shall not be less than 6 m width and the layout for the same shall be done in consultation with Chief Fire Officer, Fire Service and the same shall be reinforced to ensure safety of the fire equipment and capable of taking the weight of Fire Engine, weighing up to 45 tons. The said open space shall be kept free of obstructions and shall be motorable.
- X. Main entrances to the premises shall be of 9.0 m width to allow easy access to the fire engine and in no case, it shall measure not less than 6 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If archway is provided over the main entrance the height of the archway shall not be at a height less than 5m.
- XI. The catalogue for sale of apartments shall be similar to the basic plan approved by the Authority.
- XII. No deviation in the plan shall be allowed once the apartments are sold in part or whole.
- XIII. No common areas like corridors, stairs, lifts, lobbies shall be allowed to be sold to a particular person or a group of persons after the apartments are sold in part or whole.
- XIV. No apartment holder shall be allowed to have extra rights or common spaces.
- XV. Common green spaces shall include all green spaces, children's parks, play grounds, open sports facilities, areas which are of common use of the apartment owners forming part of the sanctioned plan under bye-laws of the Authority.
- XVI. Any additional space not counted in the permissible floor space shall also be treated as common areas.

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- XVII. Designated parking spaces shall be allotted to apartment holders.
- XVIII. Height Exemptions
- a. Roof tanks and their supports not exceeding 1.0 m in height.
 - b. Ventilating, air conditioning and lift rooms and similar service equipment.
 - c. Stair covered with monty not exceeding 3.00 m in height.
 - d. Chimneys and parapet wall and architectural features not exceeding 1.50 m. in height unless the aggregate area of such structures exceeds 1/3rd of the roof area of the building on which they are erected. All such appurtenant structures shall be camouflaged to achieve streamlined aesthetics.
- XIX. Dedicated private green area shall be minimum 10% of plot size. This is provided other than setback area and can be provided on podium or terrace.
- XX. Passages, turning radius and entry shall be in conformity with fire safety norms.
- XXI. No projections shall be allowed in the setback area.
- XXII. The distance between building blocks shall be such as to mandatorily have min 2hours of direct sunlight in habitable area.
- XXIII. Fire norms shall be adhered to.
- XXIV. All buildings shall be designed as per structural safety standards for the seismic zone (Zone VI) as prescribed by NBC and BIS and the same shall be submitted by certified structural engineer.
- XXV. Evacuation plan as prescribed under relevant guidelines shall be sought from the applicant.
- XXVI. The floor level of the setbacks shall be matched with the floor level of adjoining setbacks and the footpath, by the plot owner. Setbacks, if provided, shall be handed over to the Authority.
- XXVII. Active frontage is mandatory for minimum 50% of length of plot adjoining the road, for the permissible commercial component of the scheme.
- XXVIII. In case, in a corner plot both the roads are equal in width, the front set-back norm shall apply to both sides. The level of front setback to match with the level of the footpath. No ramps or obstructions allowed in the front setback.
-  XXIX. A shaded arcade within the building envelope of min 3m clear width is mandatory along the active frontage for the permissible commercial component of the scheme. If adjoining plots have arcades, the floor level of the arcade shall be matched with adjoining

floor level of arcades. The floor level of arcade shall be matched with the floor level of abutting footpath.

- XXX. Maximum length of building block shall be 80 m after which an ungated public passage of min 3m shall be left. Bridging of building blocks above 6mt, 6m vertical clearance over passage is permitted, the bridge could also be habitable rooms or commercial floor space.
- XXXI. Boundary walls or fences shall not be permitted in all cases on the Front, except for side and rear setbacks. Picket fence, not above 0.45m high from footpath level, shall be permitted in the front setback.
- XXXII. Minimum public green area/ park shall be 15% of the plot size. This shall be public, without boundary wall and shall be attached to the public road or public setback on any one side (shorter or longer) OR shall be accessed by a pedestrian or vehicular street at least 3m wide.

C. Regulations for Housing Colonies (plotted)

- I. A group or a group of persons or a co-operative society or firm intending to plot out an estate into more than 4 plots shall give notice in writing to the BPIA which will be accompanied by a layout plan of entire land showing the areas allotted for roads, open spaces, plot and public buildings, the specification of the roads, drains and other infrastructures.
- II. RERA approval is mandatory for all plotted housing colonies.
- III. Roads, drains, water mains and electric lines required for the colony shall be constructed by the developer at his own cost and no plot shall be eligible for any services and utilities by the govt. and/or Municipal Corporation unless the colony is developed properly and approved by the BPIA, and no building plan shall be considered by the municipality or prescribed authority in any plot of such a colony which has not received the prior approval of the BPIA. Developer in this case will mean the person, co-operative or the firm intending to plot out the land into **more than 4 plots**.
- IV. Land use of the layout plan approved by the BPIA shall not be changed unless with the prior consent of the BPIA.
- V. Open spaces allocated for parks, playfields, utility sites/buildings in a colony shall be deemed to have been sold along with the plots as amenity of the colony by the developer to the plot holders of the colony. The development of such open spaces shall be the responsibility of the developer.



VI. No permission shall be accorded for construction of a building in any notified area which shall cause nuisance by way of odour, smoke, noise or disturbance to inhabitants of the locality or be injurious to health of the residents of the buildings or to the inhabitants in the surrounding areas.

VII. Wherever Master Plan exists, the layout plan shall be such that roads shall connect to the adjoining roads of the city or the adjoining scheme so as to keep a continuous road network. For areas without master plan, The road network shall be kept continuous preferably.

VIII. Norms for Colonies up to 4.0 Hectare:

Land Distribution		
1.	Min. Approach Road	9.0 M
2.	Internal Roads	
	Width of Means of Access (m)	Length of Means of Access (m)
		Max
	6.0	75
	7.5	150
3.	Area under Roads	Min. 10 %
4.	Area under Green	Min. 15%
5.	Residential Area	Not Specified
6.	Commercial/PSP Area	Max. 15 %

Note: Beyond 4 hectares of area, the Integrated Township as per the provisions laid down in the Jammu and Kashmir Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy 2020 shall be applicable. Other norms shall remain same as applicable for Housing colony/Group Housing.

16. In Sub Clause 5.2.1.2, regarding the regulations for Commercial & Public-Semi Public building), following tables shall be replaced.

1) Table 5-4-1 The regulations for Commercial use as under-

S.N	Building Use	Plot area (Sq.m)	Existing RoW	Building Line	MaxF AR	Height	Minimum setbacks (Meters)			
							Front	Rear	Side	Side
0.										

1.	Single Shop	Up to 100	6 m	NS	210	2 times of existing RoW or G+2 whichever is higher.	As per Building line	N	N	N
2.	Shopping Cluster/ Commercial Complex	Above 100 - 750	9 m		300	1.5 times of existing RoW		6m	N	N
3	Shopping Cluster/ Commercial Complex	Above 750	9m		300	2 times of existing RoW		6m	6m	6m

Notes-

- a. Single Basement within the building envelope shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed for parking only.
- b. Double basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed.
- c. Fire safety norms shall be strictly adhered to.
- d. Up to 30% of FAR consumed may be put to Residential use.
- e. No projections shall be allowed in the setback area
- f. The distance between building blocks shall be such as to mandatorily have minimum 2hours of direct sunlight in habitable area.
- g. The floor level of the setbacks shall be matched with the floor level of adjoining setbacks and the footpath, by the plot owner.



- h. All buildings shall be designed as per structural safety standards for the seismic zone (Zone VI) as prescribed by NBC and BIS standards and the same shall be submitted by certified structural engineer.
- i. Active frontage is mandatory for minimum 50% of length of plot adjoining the road.
- j. In case, in a corner plot, both the roads are equal in width, the front setback norms shall apply to both sides. The level of front setback to match with the level of the footpath. No ramps or obstructions allowed in the front setback.
- k. A shaded arcade within the building envelope of minimum 3m clear width is mandatory along the active frontage. If adjoining plots have arcades, the floor level of the arcade shall be matched with adjoining floor level of arcades. The floor level of arcade shall be matched with the floor level of abutting footpath.
- l. Maximum length of building block shall be 80m, after which an un gated public passage of min 3m shall be left. Bridging of building blocks above 6m vertical clearance over passage is permitted, the bridge could also be habitable rooms or commercial floor space.
- m. Boundary walls or fences shall not be permitted in all cases on the Front, except for side and rear setbacks. Picket fence, not above 0.45m high from footpath level, shall be permitted in the front setback.
- n. Minimum public green area/ park shall be 15% of the plot size. This shall be public, without boundary wall and shall be attached to the public road or public setback on any one side (shorter or longer) OR shall be accessed by a pedestrian or vehicular street at least 3m wide.
- o. Setback area shall be handed over to the authority for fire evacuation management and for servicing.

2) Table 5-4-2 The regulations for Special Commercial Building use as under-

S.No.	Building Use	Plot area (in sq, mts.)	Existing ROW	Building Line	Max. FAR	Height	Min. setbacks			
							Front	Rear	Side	Side
4	Cinemas/ Cineplex	Min. 1000	12 m	NS	400	2 times of		6m	6m	6m
Note:- Three basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within										

the building envelope shall be allowed. Canteen/food court up to 15% of FAR shall be allowed.				400	existing RoW	NS			
5	Hotel	Min. 1000	12 m				6m	6m	6m
Note:-5% of permissible FAR for party hall and 3% permissible FAR for Conference hall shall be allowed. For Conference halls/partyhalls/bars/restaurants etc. (Excluding entrance hotel lobby/atrium) min parking @ 1.5 ECS for 10 Sqm shall be provided. Double basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed.									
6	Mall cum Multiplex	Min. 2000	12 m	400	existing RoW	NS	6m	6m	6m
Note:- For halls/party halls minimum parking @ 1.5 ECS for 10 Sqm shall be provided. Three level basements if used for parking shall be allowed as specified in the basement norms. Stilt floors within the building envelope shall be allowed.									
7	Janjghar/ Community Center/ Banquet Hall	Min. 1000 Sq. M	12 mts.	100			existing RoW	NS	6m
Note:- Double basements shall be allowed. Basements should be allowed for parking only. In case of sloping roof, no activity shall be allowed in the attic space. Security room may be allowed at the entrance gate up to a maximum built up area of 15 Sqm (up to 3.5 M height) after maintaining the RoW of road and shall be included in									

21/1/21

<p>FAR. Parking shall not be allowed in proposed RoW of roads. Bore-wells and power-driven water pumps shall not be allowed in construction sites or in any building without license and proper permission from the competent authorities. Parking shall be calculated @ 1.0 ECS for 20 sqm of builtup area. Parking provisions provided for the same in Table 5-5 of JKUBBL-2021 shall be replaced accordingly.</p>									
8	Ware Housing, Storage Vegetables & Fruit Mandis	Min. 12500	12 m	300	NS	6m	6m	6m	
9	Multi-Level Parking	No limit	6 m	No limit	NS	6m	6m	6m	
<p>Note:-In order to incentivize the cost, a maximum of 25% of Gross permissible FAR or 500 Sq.ft. whichever is Less shall be utilized as commercial/office space use for roads up to 9M and max. 25% of Grass FAR in case of roads with RoW more than 9M. Maximum FAR proposed for commercial spaces shall be 100 (excluding parking areas). In order to meet the parking demand on account of commercial developed within the Multi-Level Parking complex, parking @3 ECS/100Sq.mt. shall be provided. Three basements shall be allowed for parking as specified in the basement norms.</p>									

10	Tourist Huts	Min. 750	9m		200				6m	6m	6m
11	Integrated Tourist Resort *	Min 2000	12 m		400				6m	6m	6m
11 (A)	Guest House/Boarding house/ Hostel	Min 500	6m	Shall be applicable of the respective zone							

*Integrated Tourist Resort: Premises having variety of activities and services such as hotels, huts, restaurants, banquet hall, swimming pools, Cafeteria, gymnasium, conference halls and other recreational activities for accommodating tourists and such other activities/services as forming integral part of any hotel or building meant for tourism. The parking space shall be exclusive of requisite setbacks. Minimum 20% of plot area shall be developed as dedicated green space.

3) The regulations for Industrial use in terms of Space/Plot area, Existing ROW, FAR & Setback/s shall be as under:

- a. Reduction of these categories to Industrial Estates Use only.
 - b. Industries and Commerce Department shall formulate its own Development Control Regulation applicable for Industrial Estates and other designated land uses.
 - c. The guidelines/ Development Control Regulations for various activities as prescribed in policy of Industry and Commerce Department in vogue shall be applicable.
 - d. Upto 30% of FAR utilized may be put to Residential use.
 - e. Fire norms shall be adhered to.
 - f. All buildings shall be designed as per structural safety standards for the seismic zone (Zone VI) as prescribed by NBC and BIS and the same shall be submitted by certified structural engineer.
-  Evacuation plan as prescribed under relevant guidelines shall be sought from the applicant.

- h. Minimum public green area/ park shall be 15% of the plot size. This shall be public, without boundary wall and shall be attached to the public road or public setback on any one side (shorter or longer) OR shall be accessed by a pedestrian or vehicular street at least 3m wide.

4) **Table 5-4-3 The regulations for Public and Semi-Public activities**

PUBLIC AND SEMI PUBLIC/ INSTITUTIONAL USE											
S.No.	Use	Plot Area	FAR	ROW	B/Line	Height	Minimum Setbacks				
							F	R	S1	S2	
1	Offices: General/ Government Offices/ Integrated Office Complex	-	300	6m	NS	Maximum 2 times existing RoW	As per Building line	6m	6m	6m	6m
EDUCATION AND RESEARCH											
2	Pre-Nursery/ Creches		As per Residential use Norms. Pre-Primary Schools/ Nursery Schools/ Montessori Schools/Creche, Play Schools are permissible in residential use.								
		Plot Area (Sq.m)	Min. Public Open Space(%)	FAR	RoW	B/ Line	Height (mts)	Front (mts)	Rear (mts)	Side (mts)	Side (mts)
3	Nursery School	500	10	100	9m	NS	G+1 subject to maximum height of 7.5m	NS	6.0	6.0	6.0

		Note: Stilt floors within the building envelope shall be allowed. Basements shall not be allowed.									
4	Primary School	1000	10	120	9.0	NS	G+1 subject to maximum height of 7.5m	NS	6.0	6.0	6.0
		Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.									
5	Middle School	2000	10	120	9.0	NS	G+1 subject to maximum height of 7.5m	NS	6.0	6.0	6.0
		Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.									
6	High/ Higher Secondary School	3000	20	150	9.0	NS	G+2 subject to maximum height of 12m	NS	6.0	6.0	6.0
		Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.									
7	College	5000	10	300	12.0	NS	NS	NS	6m or 1/3 of building height whichever is more	6.0	6.0
		Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.									
8	Educational and Research Centre/ Universities	7500	-	400	12.0	NS	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable W.E.I.L	NS	6.0 or 1/3 building height whichever is more	6.0	6.0
		Parks and Landscape Areas (min. 20% public green of the total land area). Suitable landscape plan to be prepared for this area.									
		Note Stilt floors within the building envelope shall be allowed. Double basement									

within the building envelope shall be allowed for parking as specified in the basement norms.

HEALTH

S. No.	Use	Plot	FAR	Min. Public Open Space (%)	B.L	ROW	Height	F	R	S	S
1	Hospital	1000	400	10 (for plots up to 2000)	NS	12.0	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable W.E.I.L	NS	6m or 1/3 rd of the building height or As per fire safety norms whichever is more	6m or above or As per fire safety norms whichever is more	6m or above or As per fire safety norms whichever is more
20 (for plots above 2000)				NS							
<p>Notes:</p> <p>a. Maximum 10% Ground coverage shall be allowed for providing atrium and shall be free from FAR. In case, additional ground coverage for atrium is utilized 25% of the utilized ground coverage shall be counted toward FAR. If atrium has free 24hr public passage, then atrium shall be counted for open space. Common areas such as waiting halls, reception and fire staircases shall be allowed free from FAR. Service floor of height. 1.8m shall not be counted in FAR. The setbacks regulations are subject to fire safety norms.</p> <p>b. Multi-Level Parking shall be Permissible to the extent of building Envelope lines, free from FAR (upto 50%) to facilitate ample parking in spaces, subject to structural safety. This parking shall have public entry as well and shall be operational 24hrs. 50% of total parking spaces shall be common public parking. Ground level vehicular parking shall not be permissible in the plot, only bicycle parking and vehicular drop-off facilities are permitted.</p>											
2	Health Centre/ Nursing Home	1000	400	NS	NS	9.0	As per AAI norms or As regulated by Fire and Emergency guidelines available as applicable W.E.I.L	NS	6m or 1/3 rd of the building height or As per fire safety norms whichever is more	6m or above or As per fire safety norms whichever is more	6m or above or As per fire safety norms whichever is more

List-1

									more	safety norms which ever is more	
<p>Notes:</p> <p>a. Multilevel basements within the building envelope shall be allowed as specified in the basement norms. Basements/Stilt floors if used for parking shall not be counted in FAR.</p> <p>b. For all other parameters, spatial norms of the concerned department shall apply.</p> <p>c. Environment clearances shall be made mandatory considering that bio-wastes are generated. Environment clearances are mandatory as per the prevailing regulations related to the environment.</p> <p>d. Zero discharge for sewerage shall be enforced at the cost of the promoters and post treatment water can be used by premises for its needs of horticulture, flushing, coolant tower, washing or disposal to other construction sites. These issues concerned the local bodies and can be dealt accordingly as per existing regulations as the time of sanctioning the plan.</p>											
3	Radio Diagnostic Centre/ Microbiological/ Pathological Laboratories	500	400	10	NS	9.0	As per AAI norms Or As regulated by Fire and Emergency guidelines available as applicable W.E.I.L	NS	1/3 rd of the building height	1/3 rd of the building height	1/3 rd of the building height
<p>Note: Stilt floors within the building envelope shall be allowed. Single basement within the building envelope shall be allowed for parking as specified in the basement norms.</p>											

PETROL PUMPS

S.No.	Use	Plot Area	FAR	RoW	Building line	Setbacks			
						Front	Rear	Side	Side
1	Filling Station	Plot Size as allotted by concerned oil companies	100	9 m	NS	NS	N	N	N
	Filling Cum Service Station		200	12m					

	Compressed Natural Gas (CNG) Mother Station	OR Ministry of Petroleum and Natural Gas OR MoRTH Guidelines whichever is applicable	200	12m			N	N	N
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***Note for Filling Station, Filling-cum-Service Station, Compressed Natural Gas (CNG) Mother Station**

Minimum distance from a junction/intersection shall be 100 metres. Site plan drawings shall clearly indicate minimum 30 metres separation distance from the boundary of the plot, existing school, Hospital (10 beds and above) and residential buildings.

NOTES APPLICABLE TO ALL THE PUBLIC AND SEMI-PUBLIC BUILDINGS

- a. No projections shall be allowed in the setback area.
- b. The floor level of the setbacks shall be matched with the floor level of adjoining setbacks and the footpath, by the plot owner. Setbacks, if provided, shall be handed over to the Authority.
- c. Fire norms shall be adhered to.
- d. All buildings shall be designed as per structural safety standards for the seismic zone (Zone VI) as prescribed by NBC and BIS and the same shall be submitted by certified structural engineer.
- e. Evacuation plan as prescribed under relevant guidelines shall be sought from the applicant.
- f. In case, in a corner plot both the roads are equal in width, the front setback norms shall apply to both sides. The level of front setback to match with the level of the footpath. No ramps or obstructions allowed in the front setback.
- g. A shaded arcade within the building envelope of min 3m clear width is mandatory along the active frontage. If adjoining plots have arcades, the floor level of the arcade shall be matched with adjoining floor level of arcades. The floor level of arcade shall be matched with the floor level of abutting footpath.



- h. Minimum public green area/ park shall be 15% of the plot size. This shall be public, without boundary wall and shall be attached to the public road or public setback on any one side (shorter or longer) OR shall be accessed by a pedestrian or vehicular street at least 3m wide.
- i. Setback area shall be handed over to the authority for fire evacuation management and for servicing.

17. In Clause 5.2.2.1.2, regarding General Space Requirement for parking, following sub-clause 2A shall be inserted after Sub clause 2:

“2A Stack/Mechanical parking shall be allowed in Surface, Basement and Stilts. The height restriction shall be applicable as per design considerations. The Stack/Mechanical parking shall not be allowed within applicable setbacks.”

18. Clause 15.4, shall be substituted as follows

Compliance with the above may be demonstrated through

- a) The Competent Authority (ULB/Development Authority/TPO/JKECSBC/JKPDD) may issue a Green Performance Compliance Certificate based on ENS/ECSBC and such certificate shall be treated as equivalent to IGBC/GRIHA/LEED/EDGE for the purpose of incentives

OR

- b) **Third-party certification** (e.g., GRIHA, IGBC, LEED) achieving a minimum 3-star rating, in lieu of separate compliance documentation.
- c) The concerned Authority shall levy a Certification Fee for scrutiny and issuance of the Green/ENS Compliance Certificate in case of 15.4 (a) herein above. The certification fee for scrutiny and issuance shall be uniform across all towns and cities of J&K and notified by the Housing and Urban Development Department, J&K from time to time.



19. In Annexure A of Negative list, in NEGATIVE LIST FOR RESIDENTIAL ZONE, sub category for 'COMMERCIAL ACTIVITIES NOT PERMITTED' shall be replaced as follows:

- Shopping Malls
- Convention Centers
- Cinema and Multiplexes
- Banquet Halls
- Hotels
- Restaurants with Bar
- Wholesale Markets
- Timber Mart
- Commercial Complexes (except single retail shop with maximum built up area 500 Sq feet)
- Auditoriums
- Planetariums
- Financial Institutions (except small-scale/local branches)
- Nightclubs / Discotheques / Dance Bars
- Funeral Homes / Mortuaries
- Burial/ Cremation Grounds (except designated areas)

By Order of the Government of Jammu and Kashmir.

Sd/-
(Mandeep Kaur), IAS
Commissioner/Secretary to the Government

No: HUD-LSG/39/2025 (E-7682821)

Dated: 26.02.2026

Copy to the:

1. All Financial Commissioners (Additional Chief Secretaries).
2. Director General of Police, J&K.
3. All Principal Secretaries to the Government.
4. Principal Secretary to Hon'ble Lieutenant Governor.
5. Joint Secretary (Jammu Kashmir and Ladakh), Ministry of Home Affairs, Government of India, New Delhi.

Handwritten signature in blue ink

6. All Commissioner/Secretaries to the Government.
7. Director General, J&K Institute of Management, Public Administration and Rural Development.
8. Principal Resident Commissioner, J&K Government, New Delhi.
9. Chief Electoral Officer, J&K.
10. Divisional Commissioner, Jammu/Kashmir.
11. Commissioner/Secretary to Government, Department of Law, Justice and Parliamentary Affairs.
12. Chairman, J&K Special Tribunal.
13. All Heads of Departments of the Housing & Urban Development Department.
14. All Heads of Departments/Managing Directors.
15. All Deputy Commissioners (District Panchayat Election Officers).
16. Director Information, J&K, Srinagar.
17. Director Archives, Archaeology and Museums, J&K.
18. General Manager, Ranbir Government Press, Jammu.
19. All Secretaries to Corporation/Secretary to the Government.
20. Private Secretary to Commissioner/Secretary to the Government, Housing & Urban Development Department.
21. Incharge Website, Housing & Urban Development Department.
22. Notification File/Stock File.



(Ridhima Sharma), JKAS

Under Secretary to the Government