



Government of Jammu and Kashmir  
Housing and Urban Development Department.  
Civil Secretariat. Srinagar / Jammu

**Regarding;-Construction Plan**

Starred (C.Q.No. 471) S. Charanjeet Singh:- Will the Government be pleased to State:-

<b>Question</b>	<b>Reply</b>
a) What procedure is followed to approve house construction plans in municipal area & what is the time frame for its approval.	<p>The procedure is followed to approve the house construction plan in Municipal area through online/applicant/owner applies before the competent authority alongwith site cum building plan formulated by a licensee Draftsman/Architect alongwith revenue extracts/ title of land. After scrutinizing the documents by the designated officer of Municipal Corporations/ Councils/ Committees. The same are forwarded to line Department for obtaining their NOCs through online/offline mode.</p> <p>The inspecting Officers of concerned Municipal Corporations/ Councils/ Committees conducts spot inspection report to next higher authority (Building Officer) thereafter. After scrutinizing at level-II the building officer submits the building permission case along with technical recommendations to level-III officer. At level-III the status of NOCs from line departments is being checked and thereafter the building permission cases are placed before Building Permission Authority for consideration of approval if in order.</p> <p>Subsequent to approval by Building permission Authority the construction fee at prescribed rates are being charged from the applicants including labour cess @ 1% of total cost of construction to be incurred by the applicants. After remitting the requisite fee in the Municipal chest formal building permissions are accorded.</p> <p>The time for approval is 30 days as per J&amp;K</p>

	Public Service Guarantee Act subject to NOCs from line departments/concerned agencies.
<p>b) what is the procedure for rural areas outside municipal limits &amp; authority for approving the housing construction plan? Give details?</p>	<p>As per the rule 155 &amp; sub-rule (1 to 7) of Panchayati Raj Act, 1989 amended up to March 2016, in rural area no person is allowed to construct a house within a Panchayat area unless he has sought previous approval and has deposited fee in accordance with the procedure as may be notified by the Government in this behalf from time to time.</p> <p>The application for house constructed plan shall be accompanied by the site plan, record of ownership rights and construction map should be submitted to Halqa Panchayat (Sarpanch) and in absence of Halqa Panchayat, it should be submitted to the Panchayat Secretary of the concerned Panchayat.</p> <p>On the receipt of the application, the Halqa Panchayat shall consider and examine the documents and after satisfying itself about the genuineness of the documents, recommend the case within fifteen days of the receipt of the application to the authority designated by the Government (at present Block Development Officers).</p> <p>The Block Development Officer shall take a decision on application and convey its decision to the Halqa Panchayat or Panchayat Secretary.</p> <p>After the sanctioning of house construction plan, the applicant shall deposit with the Halqa Panchayat the requisite fee as determined by the Government from time to time which is different for different areas within a period of fifteen days.</p>

**Sd/-**  
**Deputy Chief Minister**  
**(Minister I/C)**  
**Housing & Urban Dev. Department**

***Under Secretary to Government***  
***Housing & Urban Dev. Department***