

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

NOTIFICATION

Jammu, the 17th May, 2022

S.O. 243 -Whereas, vide notification SRO-90 dated 03.03.2017, the Government notified the revised Jammu Master Plan, 2032 in terms of section 11 of Jammu and Kashmir Development Act, 1970; and

Whereas, vide notification SRO 90 dated 03.03.2017, it was also notified that the copies of Jammu Master Plan, 2032 shall be available for inspection of the general public at the following offices on all working days:-

1. Divisional Commissioner, Jammu.
2. Deputy Commissioner, Jammu.
3. Vice Chairman, Jammu Development Authority.
4. Commissioner, Jammu Municipal Corporation.
5. Chief Town Planner, Jammu.

Whereas, after passing of the Jammu and Kashmir Reorganization Act, 2019, a number of amendments have been carried out in the Jammu and Kashmir Development Act, 1970 to cater to the emerging developmental needs of the Urban Areas of the Union Territory of Jammu and Kashmir, the most significant being that within the notified area, the land use prescribed in the Master Plans has been given precedence over the provisions of the Jammu and Kashmir Agrarian Reforms Act 1976, Jammu and Kashmir Land Revenue Act, Svt. 1996 and other Revenue laws; and

Whereas, a number of mega development projects are presently being executed and are at advanced stage of implementation within the local planning area of Jammu viz. Delhi Katra Expressway, Jammu Akhnoor Four laning, Ring Road from Raya Morh to Nagrota, Jammu Metrolite Rail project, AIIMS, IIT, IIM which have unleashed the development potential of the surrounding areas and provided options for decongestion of the core city area which also generated ancillary developmental demands in the vicinity; and



Whereas, during the implementation phase of the regulations of the notified plan particularly while sanctioning of building permissions of various Government/Public and Private persons, many discrepancies in terms of land use were observed in which land use of many land patches had been envisaged as Open Spaces, Green Buffer, Vegetation Forest & Water Bodies which being unfit for construction activity had an adverse impact on the creation of infrastructure and other facilities in and around Jammu City; and

Whereas, many representations were received from public mostly concerning non compatible land use in the peripheral areas of JMP-2032 where no construction was allowed; the land use having been specified only for agriculture and urban agriculture activities in the said areas; and

Whereas, Jammu Development Authority initiated the procedure for modification of the plan for effecting changes in land use as per provisions laid down under section 12 of the Jammu and Kashmir Development Act, 1970; and

Whereas, pursuant to section 12 of the Jammu and Kashmir Development Act, 1970 read with rule 6 of the Jammu and Kashmir Development Rules, 1976, objections/suggestions were invited from the general public through the medium of publication in the prominent newspapers as well as the website of Jammu Development Authority i.e. www.jda.jk.gov.in regarding proposed modification in JMP-2032 within a period of Sixty (60) days from issuance of notification. The last date of filling objections and suggestions was 27-06-2021; and

Whereas, the objections and suggestions received from the general public have been addressed by the Committee constituted for the purpose; and

Whereas, after complying the codal formalities, Jammu Development Authority has submitted the proposal for modification of Jammu Master Plan-2032 with respect to change of land use. The same after detailed examination in the department stands approved by the Competent Authority;



Now, therefore, in exercise of the powers conferred by section 12 of the Jammu and Kashmir Development Act, 1970, the Government hereby amends the Jammu Master Plan-2032 notified vide notification SRO-90 dated 03.03.2017 w.r.t. change of land use of land patches of the Jammu Development Authority as specified in Annexure 'A'.

The said amendments shall come into force w.e.f. the date of issuance of this notification.

By Order of the Lieutenant Governor.


Sd/-
(Dheeraj Gupta), IAS
Principal Secretary to the Government
Housing and Urban Development Department


No.HUD-MP/5/2021(C.No.46431)

Dated. 17 -05-2022

Copy to the:-

1. Principal Secretary to the Lieutenant Governor.
2. Joint Secretary (J&K), Ministry of Home Affairs, Government of India.
3. Commissioner/Secretary to the Government, Department of Rural Development and Panchayati Raj.
4. Divisional Commissioner, Jammu.
5. Deputy Commissioner, Jammu.
6. Secretary to Government, Department of Law, Justice & Parliamentary Affairs.
7. Special Secretary to Chief Secretary, J&K.
8. All HoDs of Housing and Urban Development Department.
9. General Manager, Government Press, Jammu for publishing in the Government Gazette.
10. Private Secretary to Principal Secretary to the Government, H&UDD.
11. I/c Website, Housing & Urban Development Department.
12. Notification file/stock file.


(Ridhima Sharma),
Under Secretary to the Government,


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ANNEXURE "A" to S.O. No. 243 Dated. 17-05-2022

| S.No | Name of Village | Khasra No's | Quantum of land in Kanals | Land use as per JMP-2032 | Land use modified to |
|------|-------------------|-----------------------|---------------------------|---|----------------------|
| 1. | Jagti | 1166 | 199 K | Open Spaces | Residential |
| 2. | Village Deeli | Kh. 62, Village Deeli | 90K | Open Spaces & Water Body | Residential |
| 3. | Rail Head Complex | Part of Bahu Plaza | 24K | Transport | Commercial |
| 4. | Birpur | 959,960,970,1030 | 300K | Water Body/Open Space, residential and vegetation | Residential |
| 5. | Pragalta Site I | Kh.424, 425(min) | 60K | Forest | Residential |
| 6. | Pragalta Site II | Kh.426 (min) | 150K | Forest | Residential |
| 7. | Bhalwal | 5788 | 182K 08M | Vegetation | Residential |
| | | 5713 | 48 K 08M | Vegetation | Residential |
| | | 3827 | 40 K | Open Space/Buffer Nallah | Residential |
| 8. | Majeen | 243 | 818K | Forest | Public/Semi-Public |
| 9. | Gol Gujral | 746 | 333K | Public-Semi Public | Residential |

(Handwritten Signature)
(Ridhima Sharma),
Under Secretary to the Government,

(Handwritten Signature)
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