

GOVERNMENT OF JAMMU & KASHMIR
Department of Rural Development and Panchayati Raj
Civil Secretariat, J&K.

Subject:- Designation of authority for accord of approval/permission for construction/re-construction/alteration of residential/commercial buildings in rural areas of J&K.

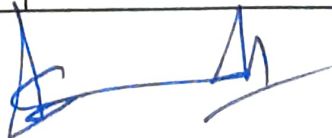
Reference:-Approval of the Hon'ble Lieutenant Governor, J&K dated 15.01.2022.

Government Order No: 11 -RD&PR of 2022

Dated: 22-01-2022

In exercise of powers conferred by Section 12 sub section 2 (iv) of Jammu and Kashmir Panchayati Raj Act, 1989 read with Rule 155 & 156 of J&K Panchayati Raj Rules, 1996, as amended from time to time, sanction is hereby accorded to the designation of competent authority for grant of permission for construction/re-construction/alteration of residential/ commercial buildings in rural areas of J&K as under:-

S. No	Nature of Building Permission	Competent Authority/ Committee
1	Permission for residential buildings within the Panchayat jurisdiction.	(i) Sarpanch of the Halqa Panchayat. (ii) VLW (Panchayat Secretary) of Halqa. (iii) Patwari Halqa.
2	Permission for Commercial Buildings including Shops.	(i) Sub-Divisional Magistrate concerned (Chairman) (ii) Tehsildar concerned (iii) Town Planning Officer concerned (iv) BDO concerned (v) Sarpanch of Halqa Panchayat
3	Permission for any other Buildings including Government Buildings.	(i) Sub Divisional Magistrate concerned (Chairman) (ii) Tehsildar concerned (iii) Town Planning Officer concerned (iv) BDO concerned (v) Sarpanch of Halqa Panchayat



The above designated Committees can co-opt Members from any government department as may be required for the purpose of taking decision on these permission cases.

Procedure as prescribed in the Rule 155 shall be followed by the above said committees for the purpose of grant of permission.

Fees for the above said permissions shall be decided by the above said committees and shall be remitted to the Panchayat fund of that Halqa Panchayat within the jurisdiction of which these buildings/constructions fall.

Above said committees shall also be competent authorities for the purpose of levy of penalty under rule 156 of the aforesaid rules.

By order of Government of Jammu & Kashmir.

Sd/-

(Ms. Mandeep Kaur), IAS

Commissioner/ Secretary to the Government

Dated: 22-01-2022

No. RDD-Pnch/269/2021-10

Copy to the:-

1. Chief Secretary, Union territory of Jammu & Kashmir.
2. Principal Secretary to the Hon'ble Lieutenant Governor, Jammu & Kashmir.
3. Principal Secretary to the Government, Housing & Urban Development Department.
4. Commissioner/ Secretary to the Government, Revenue Department.
5. Joint Secretary (J&K), Ministry of Home Affairs, GoI, New Delhi.
6. Director Information, J&K.
7. Deputy Commissioner (All), UT of J&K.
8. Director Archives, Archaeology and Museums, J&K.
9. Director Rural Development, Jammu/Kashmir
10. Sub Divisional Magistrate (All), UT of J&K.
11. Tehsildar (All), UT of J&K.
12. Town Planning Officer (All), UT of J&K.
13. Block Development Officers (All), UT of J&K.
14. Sarpanches (All), UT of J&K.
15. Pvt. Secretary to Principal Secretary to the Government, Department of RD & PR.
16. I/c Website/Stock file.

(Subash Chander Koul)

Under Secretary to the Government