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OFFICE OF THE CHIEF TOWN PLANNER
TOWN PLANNING ORGANISATION JAMMU

Last Morh, Gandhi Nagar, Jammu
www.tpojammu.jk.gov.in

Tel: 0191-2432248
E-mail: Tpo.jammu@jk.gov.in

NO: TP/JK/RTI/2022-23/115-116

Dated: 11/03/2023

Mr. Ranbir Singh Manhas
S/o Late Sh. Krishan Singh
R/o H.No.538, Naseeb Nagar,
Janipur, Jammu
Mobile: 9055547163

Subject: RTI application of Mr. Ranbir Singh Manhas for seeking information under RTI Act, 2005.

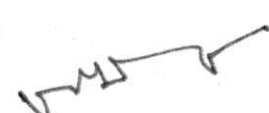
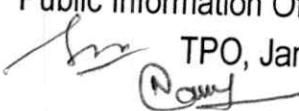
Sir,

May refer to your letter no:72 dated:14/02/2023 regarding the subject cited above, In this context you may find enclosed the document attached with the letter no: TP/JK/RTI/2018-18/2019-20 dated:11/12/2018.


Encl:02 leaves

Copy to:

1. The Chief Town Planner (1st appellate authority), Town Planning Organization, Jammu.


(Vikas Mahajan)
Public Information Officer
TPO, Jammu


alc


11-3-2023

Annexure

OFFICE OF THE CHIEF TOWN PLANNER
TOWN PLANNING ORG. JAMMU

The Commissioner,
Municipal Corporation,
Jammu.

No:-CTPJ/BPC/2005-06/18
Dt:- 2-6-05

Sub: B.P. Case of Narash Abid sp.sh. mast Rem Absol at lower prop. line
Ret: Your office no. 8/BS/05 Dt. 4-4-05 near Police wall
Sir, Jammu

In reply to your quoted reference, following are the observations in light of the Master Plan of Jammu, approved by the Govt., and issued vide SRO 263 Dt.9.8.2004.

1. Land Use prop. by the applicant Residential cum commercial
2. Land Use envisaged in Master Plan Residential
3. Dev. Zone where site falls "B"
4. (a) Plot area 0.2588 (b) G.F. area 4.3588
(c) F.F. area 4.3588 (d) 2nd. Floor area X
(e) Mezzanine floor area X (f) Basement area 4.3588

5. Building Norms:

Bye Laws	Prescribed in JMP	Proposed by Applicant
Front Set Back	80'-0" e/c d-Road	60'-0" e/c d-Road
Rear Set Back	5'-0"	5'-0"
One Side Set Back	X	X
Other Side Set Back	X	X
Building Coverage	65%	Basement 53% of P.S.
F.A.R.	200	159
Maximum Height	40'-0"	34'-6"

6. Site Inspection Report:

- (a) Plot—Vacant / Built up No construction has been raised till date
- (b) Detail of Area Built upon the plot one surrounding area is commercial
- (c) Any other detail found necessary _____

Town Planner

Asstt. Town Planner

Inspecting Officer

In view of the above observations, the B.P. case may be / may not be, considered for approval by the B.P. case committee, as the required building line as per JMP is 80'-0", instead of 60'-0" as prop. by the applicant.

Yours Faithfully,

Chief Town Planner,

① For spm inspection
7 ATP Sh. Ahmad
25/5

② The U/s visited the site & the plot is vacant & about 6'-0" down from the Main Amb Ghorla road. The exact approach to the plot is from muthi Road. The case can't be cleared as the prescribed building line as per JMP is 80'-0" instead of 60'-0" as proposed by applicant. R. Bhat ATP 27/5/05.

Public Information Officer
Town Planning Organization
Jammu

Annexure H

OFFICE OF THE CHIEF TOWN PLANNER
TOWN PLANNING ORGANISATION, JAMMU.

Commissioner,
Municipal Corporation,

No.: CTPJ/BPC/2010-11/226

Date: 29-6-2010

Sl. No. - Your Office Letter No: 40/08/10

Dated :- 29-4-10

1. Building Permission case of Sh. Sansar Singh s/o Ailki Singh.
at Paloura, Jammu.

2. Permission applied for: - One no shop on G.P and Remaining Residential

3. Master Plan Implications

a) Land use as per JMP-2021: Mixed land Use

b) Zone: "B"

c) Any Other: _____

4. Area chart

a) Plot Area 825 sq ft

b) Basement area 1

c) G.F. Area 547 sq ft

d) First Floor Area 547 sq ft

e) 2nd Floor Area 547 sq ft

f) 3rd Floor Area _____

g) Mezzanine _____

h) Any other _____

5. Building Norms

Bye Laws	Prescribed in JMP-2021/ by H. Board / JDA / Any Other Deptt.	Proposed by Applicant	Remarks (if any)
Front Set Back	<u>82'0" from center of Road.</u>	<u>82'0" from center of Road</u>	✓
Rear Set Back	<u>3'-3"</u>	<u>3'-3"</u>	
One Side Set Back	<u>X</u>		
Other Side Set Back	<u>X</u>		
Ground Coverage	<u>75 %</u>	<u>66 %</u>	
F.A.R.	<u>G.P</u>	<u>198</u>	
Height	<u>40'-0"</u>	<u>40'-0"</u>	
Density (if specified)			

6. Present Status of Site : Vacant / Upto plinth / Semi built up / Built up

Site Inspection Report; Done and Drain able Kaccha.

Public Information Officer
Town Planning Organization
Jammu

Asstt. Town Planner

Boca may consider / reject / decide the case in view of above check list.

Yours faithfully,

Chief Town Planner
Jammu

Encl: Drawing duly authenticated by A.T.P.