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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/2021-22/ 416-17

Dated: 19/02/2022

Mr. Rajesh Gupta,
H.No,405/B , Trikuta Nagar Extension
Jammu
Mob: 9796620999
Email: rajeshgupta.indian@gmail.com

Subject: RTI application of Sh.Rajesh Gupta, seeking information under RTI Act, 2005.

Sir,

Kindly refer your RTI application no. anon dated: 02/02/2022. In this context, the requisite information in respect of Town Planning Organization, Jammu is given below:

S.No	Information Sought	Reply
1.	Please provide me the copy of noting made by CTP office for his recommendations for transfer to JMC in case of Mr. Kamal Kishore.	Detail enclosed at Annexure (A) & (B)
2.	Please provide me work duties of Assistant Town Planner in T.P.O.	To assist the Town Planner in discharge of duties.
3.	Please provide me the strength of sanctioned posts of HDs in TPO and reason for not required services of 01 HD deputed to JMC since more than three years.	Sanction strength =03 Filled=03 (Out of 03 filled posts one post of Head Draftsman transferred to JMC Jammu vide Govt. order no:307-HUD of 2018, dated:22/10/2018 (Annexure-C) Regarding reason no such information is available in this organisation.
4.	Please provide me the detail of cases forwarded to Chairman UTIEC of JDA with recommendations of Mr. Anil Raina then STP with his noting's since last three years till STP and Till today received from JDA till today.	Detail enclosed at Annexure (D)
5.	Please provide me the details of observations and number of permissions returned to JDA or forwarded to Chairman UTEIC by CTP Mr. Anil Raina	Detail enclosed at Annexure (E)
6.	Please inform me the communications of CTP, TPO regarding recalling HD from JMC or his services or required or not required in TPO despite sanctioned posts	No such record is available in this organisation.

Encl: 32 leaves

Yours faithfully,

(Rajeev Abrol)

Public Information Officer
TPO, Jammu

Copy for information to the:

1. The Chief Town Planner, Town Planning Organization, Planner (1st Appellate Authority), TPO, Jammu for information.

ok
19/2/2022

Ameev (A7)

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

1011
3/1/2022
Chief Town Planner,
Town Planning Organisation,
Jammu.

No. HUD-TPOCTPK/3/2021(C.No.13391)

Dated. 31.12.2021

Subject: Requisition for Building Officer in the Town Planning wing of JMC.

Sir,

Kindly find enclosed herewith a copy of communication No.JMC/PS/Com/701 dated 28-12-2021 received from Commissioner, Jammu Municipal Corporation on the above noted subject and request you to kindly furnish your comments alongwith specific recommendations in the matter.

Yours faithfully,

(Signature) 31/XII/2021

(Ashish Gupta)JKAS

Additional Secretary to the Government

Encls.01 leave.

(Signature)
31/12

So
(Signature) 31/12

So file

Replied.

021

**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: CTPJ/PF/KK /ATP/2021-22/ 1421

Dated: 3 /01/2022

The Principal Secretary to Government,
Housing & Urban Development Department,
J&K, Jammu

Sub: Requisition for Building Officer in the Town Planning wing of JMC.

Sir,

You may kindly refer your letter no. HUD-TPO0CTPK/3/2021(C.No 13391) dated 31-12-2021 regarding the subject cited above. In this context, this is to inform that the services of Mr. Kamal Kishore, I/c Assistant Town Planner can be placed in Jammu Municipal Corporation against the post of Building Officer. However, due to shortage of staff in Town Planning Organization, Jammu Mr. Kamal Kishore, ATP may kindly be placed in JMC in addition to his own duties in this organization.

Yours faithfully,

Anil Raina 3/1/22

(Anil Raina)

Chief Town Planner

Jammu

5.0

ok

Amaldev C1



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

Subject- Transfers and postings

Government Order No. 307-HUD of 2018
D a t e d : 22-10-2018

In the interest of administration the following transfers and postings of officials are hereby ordered with immediate effect:-

S.No.	Name and Designation of the officials	Present place of posting	New Place of posting
1.	Mushtaq Ahmad, Head Draftsman	Lakes Div-II LAWDA	J&K Housing Board
2. ✓	Braham Dutt, Head Draftsman	T.P.O. Jammu	J.M.C
3.	Kamal Kishore, Building Officer	J.M.C	T.P.O, Jammu

By Order of the Government of Jammu and Kashmir.

Sd/
(K.B Agarwal) IAS
Financial Commissioner
Housing & Urban Dev. Department.

No:-HUD/47/2018-LAWDA

Dated: 22.10.2018

Copy to the:-

1. V.C. J&K Lakes and Waterways Dev. Authority
2. Commissioner, JMC, Jammu
3. MD, J&K Housing Board
4. Chief Town Planner, TPO, Jammu.
5. OSD to Advisor(V)
6. Private Secretary to Financial Commissioner, Housing and Urban Dev.Deptt.
7. Concerned
8. Government Order file (w.2.s.c.)
9. Stock file.

(Syed Nazir Ahmed)
Under Secretary to Government
Housing & Urban Dev. Department

Amberna (D)



Department - Chief Town Planner Jammu (Member Secretary UTIC)

Navigation

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Jammu Development Authority : Application - JDA/2021/4

Print Details

Application No. JDA/2021/4

Submit Date 14/09/2021

Dispatch Date : 14/09/2021

Building Zone : Zone B

Building Ward : Zone B

Application Type : New

Applicant Name : MANJU SHARMA

Father's Name : W/o GIRDHARI LAL

Spouse's Name :

Mobile 7889647252



2

Fee Marking Pending

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On the basis of the spot and record verification report Tehsildar JDA Vide No JDA/Teh-D/2519 Dated 10/11/21 recommended the case for issuance of NOC as neither land under Khasra No 1020 min measuring 08 Marlas in village Meen Sarkar Tehsil Bari Brahmana for which NOC is sought is a JDA land nor land adjacent to it is in ownership of JDA. In view of above the case is forwarded for its further processing subject to fulfillment of conditions of all other NOC's from respective departments.

Department - Director Land Management 29/11/2021 11:50 AM

Yes

As verified by the concerned patwari no land is acquired in Khasra no 1020 min in village Maheen sarkar Bari Brahmana in the available office record.

Department - Collector Land Acquisition 20/10/2021 02:56 PM

Yes

Parking shown is not as per norms. Also front dimension of plot are missing. Ensure NOC from JDA while forwarded the case to UTEIC for clearance.

Department - Chief Town Planner Jammu (Member Secretary UTEIC) 18/10/2021 03:13 PM

No

As per documents attached, title is clear

Department - Assistant Commissioner Nazool JDA 30/09/2021 03:36 PM

Yes



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Jammu Development Authority : Application - JDA/2021/59

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Application No. **JDA/2021/59**

Submit Date **28/09/2021**

Dispatch Date : **28/09/2021**

Building Zone : **Zone B**

Building Ward : **Zone B**

Application Type : **New**

Applicant Name : **Ranjeev Gupta and others**

Father's Name : **S/o Chajaju Ram**

Spouse's Name :

Mobile **9419192441**





Navigation

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Suresh Sawhney	No	Sir , your case is rejected as the land use of the proposed site as per JMP2032 is institutional use.	Send Message
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NOC Departments

Assistant Commissioner Nazool	Yes	subject to clearance from ACR,Jammu related to land use.	Send Message
Asstt. Commissioner Revenue Jammu	Yes	Title is clear.	Send Message
Chief Town Planner Jammu (Member Secretary UTEIC)	No	The case has already been rejected by JDA on account of Landuse. However, JDA may recheck the landuse specified in its NOC issued vis-a-vis JMP-2032.	Send Message
Collector Land Acquation	Yes	As verified by the concerned patwari from the available office record no land under Khasra no 1057 min and 1058 min in Village Jagti Tehsil Nagrota is acquired by this collectorate.	Send Message

Annexure - (E)

**OFFICE OF THE CHIEF TOWN PLANNER
TOWN PLANNING ORGANISATION JAMMU**

(Member Secretary Urban Transport Environment Improvement Committee, Jammu)

Last Mort, Gandhinagar, Jammu.

Tele: 0191-2432248

Website: www.tpojammu.jk.gov.in

E-mail: tpo.jammu@jk.gov.in

1. The Inspector General of Police, Jammu Zone, Jammu.
2. The Inspector General of Police, (Traffic) J&K, Jammu.
3. The District Development Commissioner, Samba.
4. The Vice Chairman, Jammu Development Authority, Jammu.
5. The Commissioner Jammu Municipal Corporation, Jammu.
6. The Superintending Engineer, PWD (R&B), Jammu.
7. The Project Director, National Highway Authority of India, Jammu

No: STPJ/TAC/2019-20/ 554-562

Dated: 19/02/2020

Subject: - Proposed building permission case for construction of All Indian Institute of Medical Science (AIIMS) at village Rakh Barotian, Tehsil, Vijapur, District Samba under submit no. 1954 dated 01-02-2020.

Sir,

As directed, kindly find enclosed set of drawings and other documents forwarded by Jammu Development Authority vide letter no. CTP/JDA/BPC/461-62 dated 11-02-2020 pertaining to the above mentioned building permission case for favour of your **scrutiny and NOC for UTEIC clearance**. You are requested to paste your NOC on back side of the drawing submitted.

Encl: - As above.

Yours faithfully

19.2.20

**Senior Town Planner
Town Planning Organization
Jammu**

Copy to the:

1. Divisional Commissioner, (Chairman, Urban Transport Environment Improvement Committee) Jammu for information.
2. Chief Town Planner, TPO, Jammu for information.

Subject:- Proposed building permission case for construction of All Indian Institute of Medical Science (AIIMS) at village Rakh Barotian, Tehsil-Vijaypur, District-Samba under submit no. 1954 dated 01-02 2020.

① A set of drawings and other documents received from Jammu Development Authority vide their letter no. CTP/JDA/BPC/461-62 dated 11-02-2020 pertaining to the above mentioned building permission case were forwarded to the members of UTEIC vide this office letter No. STPJ/TAC/2019-20/554-562 dated 19-02-2020 for favour of their scrutiny and NOC for UTEIC clearance. NOCs from the following have been received till date:

- Inspector General of Police, Jammu Zone, Jammu vide letter no. ZPHQ/Bld. Permission/2020/9117-18 dated 10-03-2020
- Vice Chairman Jammu Development Authority, Jammu vide no.CTP/JDA/BPC/489-90 dated 08-05-2020
- District Development commissioner, Samba vide no. DC/SQ/19-20/2774-76 dated 20-03-2020.

② The case has been examined and observed that construction has been proposed over three phases. Details as provided for Phase – I have been scrutinized w.r.t. the building norms prescribed in Jammu Master Plan 2032 as under:

Particular	As per JMP-2032	Proposed (Phase-1)	Whether as per norms
Land Use	Institutional (Earmarked as AIIMS)	Institutional (AIIMS)	Yes
Plot Area	8 hectares (160 Kanal) (Minimum req. As per JMP)	91.80 hectares. (1836 kanal)	Yes
Category "A" Academic/Administration 45% of total land area, i.e. 41.31 Hectares			
Ground Coverage	30% (12.39 hectares)	6.95%(2.86 hectares)	Yes
F.A.R	120	26.70	Yes
Height	37 Mt.	29.95 Mt.	Yes
Category "B" Residential @ 25% of total plot area i.e. 22.35 hectares.			
Density	400 person per hectare (gross)	10 person per hectares	Yes
Ground Coverage	25% (5.73 Hectares)	5.9% (1.35 hectares)	Yes



Subject:- Proposed building permission case for construction of All Indian Institute of Medical Science (AIIMS) at village Rakh Barotian, Tehsil-Vijaypur, District-Samba under submit no. 1954 dated 01-02-2020.

13 A set of drawings and other documents received from Jammu Development Authority vide their letter no. CTP/JDA/BPC/461-62 dated 11-02-2020 pertaining to the above mentioned building permission case were forwarded to the members of UTEIC vide this office letter No. STPJ/TAC/2019-20/554-562 dated 19-02-2020 for favour of their scrutiny and NOC for UTEIC clearance.

14 NOCs from the following have been received till date:

- Inspector General of Police, Jammu Zone, Jammu vide letter no. ZPHQ/Bld. Permission/2020/9117-18 dated 10-03-2020
- Vice Chairman Jammu Development Authority, Jammu vide no. CTP/JDA/BPC/489-90 dated 08-05-2020
- District Development commissioner, Samba vide no. DC/SQ/19-20/2774-76 dated 20-03-2020.

15 The case has been examined and observed that construction has been proposed over three phases. Details as provided for Phase - I have been scrutinized w.r.t. the building norms prescribed in Jammu Master Plan 2032 as under:

Particular	As per JMP-2032	Proposed (Phase-1)	Whether as per norms
Land Use	Institutional (Earmarked AIIMS) as	Institutional (AIIMS)	Yes
Plot Area	8 hectares (160 Kanal) (Minimum req. As per JMP)	91.80 hectares. (1836 kanal)	Yes
Category "A"			
Academic/Administration 45% of total land area, i.e. 41.31 Hectares			
Ground Coverage	30% (12.39 hectares)	6.95% (2.86 hectares)	Yes
F.A.R	120	26.70	Yes
Height	37 Mt.	29.95 Mt.	Yes
Category "B"			
Residential @ 25% of total plot area i.e. 22.35 hectares.			
Density	400 person per hectare (gross)	10 person per hectares	Yes
Ground Coverage	25% (5.73 Hectares)	5.9% (1.35 hectares)	Yes

F.A.R	220	34.60	Yes
Height	50 Mt.	33.4 Mt.	Yes
Category "C"			
Sports/Cultural activity @ 15% of total plot area i.e. 13.77 hectares			
Particular	As per JMP-2032	Proposed	
Ground Coverage	10% (1.37 Hectares)	1.86%	Yes
F.A.R	15	1.60	Yes
Category "D"			
Parks/Landscape area @ 15% of total land area i.e. 13.77 hectares.			
Area	13.77 hectares (minimum req. As per JMP)	17.44 hector	Yes
Minimum approach street (ROW)	25 Mt.	60 Mt. (N. Highway)	
Setbacks			
Front	25 Mt or 1/2 of height of building or B/L of road whichever is more	Setbacks are not mentioned in the drawing, but apparently as per scale of the drawing the requisite setbacks are maintained.	
Rear	1/3 rd of height of building or 10 Mt. Or B/L of road whichever is more.		
Side-I	1/3 rd of height of building or 10 Mt. Or B/L of road whichever is more.		
Side-II	1/3 rd of height of building or 10 Mt. Or B/L of road whichever is more.		
Parking	3195 ECS		3205 ECS

③ In view of the above building norms the case can be considered as the proposed construction of AIIMS (Phase -I) conforms to the building norms prescribed in JMP-2032.

[Signature]
 Town Planner
 9.5.2020

[Signature]
 Assistant Town Planner

STP

④ *[Signature]* 11/5/20

C.T.I
 ⑤ There are discrepancies, put up after refer by receiving the details *[Signature]*

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**OFFICE OF THE CHIEF TOWN PLANNER
TOWN PLANNING ORGANISATION JAMMU**

Member Secretary Urban Transport Environment Improvement Committee, Jammu

Last Morh, Gandhi Nagar, Jammu

Tel : 0191-2432248

Website: www.tpojammu.jk.gov.in

E-mail: tpo.jammu@jk.gov.in

No: CTPJ/UTEIC/2020-21/10²-10

Dated: 10/06/2020


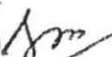
MEETING NOTICE

This is in continuation of this office meeting notice no. CTPJ/UTEIC/2020-21/93-101 dated 10/06/2020, the Chairman UTEIC (Divisional Commissioner, Jammu) has desired to convene a meeting of Urban Transport Environment Improvement Committee on **15/06/2020 at 4:30 PM (Monday)** in his office chambers at Rail Head Complex Jammu. The date of meeting conveyed through the above cited notice was due to typographical error.

The following officers are requested to make it convenient to attend the meeting on scheduled date, time and venue. The officers based in Kashmir shall attend the meeting through video conference.

1.	The Inspector General of Police, (Traffic) J&K, Jammu	Member
1.	The Inspector General of Police, Jammu Zone, Jammu	Member
3.	The Commissioner Jammu Municipal Corporation, Jammu	Member
4.	The Deputy Commissioner, Samba	Member
5.	The Vice Chairman, Jammu Development Authority, Jammu	Member
6.	The Superintending Engineer, PWD (R&B), Jammu	Member
7.	The Project Director, National Highway Authority of India, Jammu	Special Invitee

Copy of agenda for the meeting is enclosed.


10/6/2020
(Iftikhar Ahmad Hakim)
Chief Town Planner
(Member Secretary UTEIC) 

Copy to:

1. The Divisional Commissioner, (Chairman, Urban Transport Environment Improvement Committee) Jammu for information.
2. The Inspector General of Police, (Traffic) J&K, Jammu
3. The Inspector General of Police, Jammu Zone, Jammu
4. The Commissioner Jammu Municipal Corporation, Jammu
5. The Deputy Commissioner, Samba.
6. The Vice Chairman, Jammu Development Authority, Jammu
7. The Superintending Engineer, PWD (R&B), Jammu
8. The Project Director, National Highway Authority of India, Jammu.
9. The Sr. Town Planner, Town Planning Organization, Jammu.

Agenda for UTEIC meeting to be held on 15/06/2020 at 4:30 PM under the Chairmanship of Divisional Commissioner Jammu
(CHAIRMAN, URBAN TRANSPORT ENVIRONMENT IMPROVEMENT COMMITTEE), Jammu

S.No	Particulars	Previous decision	Observations	Remarks
1.	Building Permission case for construction of campus of All India Institute of Medical Sciences (AIIMS) — Jammu at village Rakh Barottian, Tehsil Vijaypur, District Samba under JDA submit no. 1954 dated 01/02/2020.	Placed before the UTEIC members for the first time.	<p>The BP case of AIIMS Jammu has been submitted offline to UTEIC by Jammu Development Authority vide letter no. CTP/JDA/BPC/461-62 dated 11/02/2020 for clearance.</p> <p>Sr. Town Planner, Town Planning Organization Jammu after scrutiny of the BP case has forwarded the EP case alongwith drawings to the following UTEIC members of the committee for obtaining NOC vide letter no. STP/JTAC/2019-20/554-562 dated 19/02/2020.</p> <ol style="list-style-type: none"> 1. The Inspector General of Police, (Traffic) J&K, Jammu. 2. The Inspector General of Police, Jammu Zone, Jammu. 3. The Commissioner, Jammu Municipal Corporation, Jammu. 4. The Deputy Commissioner, Samba. 5. The Vice Chairman, Jammu Development Authority, Jammu. 6. The Superintending Engineer, PWD (R&B), Jammu 7. The Project Director, National Highway Authority of India, Jammu. <p>NOCs from all the members have been received as under:</p> <ul style="list-style-type: none"> • The Inspector General of Police, (Traffic) J&K, Jammu vide letter no, PHQ/PS-11/BP/2020/1131-32 dated 6/6/2020. • The Inspector General of Police, Jammu Zone, Jammu vide letter no. ZPHQ/Bld. Permission/2020/9117-18 dated 10-03-2020. 	<p>EP case alongwith drawings placed in file submitted.</p> <ul style="list-style-type: none"> • Observations/NOC of IGP (Traffic) placed in the file. • Observations/NOC of IGP placed in the file.



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- The Commissioner, Jammu Municipal Corporation, Jammu vide no. JMC/BS/12-13 dated 14/5/2020.
- The Deputy Commissioner, Samba vide no. DC/SQ/19-20/2774-76 dated 20-03-2020.
- The Vice Chairman Jammu Development Authority, Jammu vide no. CTP/JDA/BPC/489-90 dated 08-05-2020.
- The Superintending Engineer, PWD (R&B), Jammu vide no. SEJ/Adm/240-41 dated 06/05/2020.
- The Project Director, National Highway Authority of India, Jammu vide letter no. 11022/1/2017/PIU-JMU /J-U/1540 dated 5/6/2020

Observations of Town Planning Organization Jammu are as under:

It has been observed by the Town Planner concerned that proposed construction of AIIMS Jammu is under **Institutional land use**. As per proposed landuse plan of JMP-2032, the site has been **specifically earmarked for AIIMS**. During scrutiny of the case it has been observed that construction of AIIMS Jammu has been proposed in **three phases**. Details as submitted for **Phase - 1** have been scrutinized w.r.t. the building norms prescribed in Jammu Master Plan 2032 as under:

Particular	As per JMP-2032	Proposed (Phase-1)	Whether as per norms
Land Use	Institutional (Earmarked as AIIMS)	Institutional (AIIMS)	Yes
Plot Area	8 hectares (160)	91.80	Yes

- Observations/NOC of JMC placed in the file.
- Observations/NOC of DC Samba placed in the file.
- Observations/NOC of VC JDA placed in the file.
- Observations/NOC of SE PWD placed in the file.
- Observations/NOC of Project Director, NHAI placed in the file.

[Handwritten signatures and initials]

R275
26-8-2020

**OFFICE OF THE CHIEF TOWN PLANNER
TOWN PLANNING ORGANISATION JAMMU**

(Member Secretary Urban Transport Environment Improvement Committee, Jammu)

East Mort, Gandhinagar, Jammu.

Tele: 0191-2432248

Website: www.tpojammu.jk.gov.in

E-mail: tpo.jammu@jk.gov.in

1. The Inspector General of Police, (Traffic) J&K, Jammu.
2. The Inspector General of Police, Jammu Zone, Jammu
3. The District Development Commissioner, Jammu.
4. The Commissioner Jammu Municipal Corporation, Jammu.
5. The Vice Chairman, Jammu Development Authority, Jammu.
6. The Project Director, National Highway Authority of India, Jammu

No: STPJ/TAC/2020-21/ 110-117

Dated: 25/08/2020

Subject: - Proposed building permission case for Campus of India Institute of Management Jammu at Jagti Tehsil Nagrota, District, Jammu under submit No. 2011 dated 22-06-2020.

Sir/Madam,

Kindly refer to this office letter No: **STPJ/TAC/2020-21/ 67-75** dated **16-07-2020** where under a set of drawings and other documents pertaining to the above mentioned building permission case were forwarded to your office for favour of your **scrutiny and NOC for UTEIC clearance.**

NOC from your office is still awaited. In this regard you are requested to furnish your NOC at the earliest so as to put up the B.P case in UTEIC meeting for clearance.

Yours faithfully

[Signature] 25-8-20

**Senior Town Planner
Town Planning Organization
Jammu**

Copy to the:

1. Divisional Commissioner, (Chairman, Urban Transport Environment Improvement Committee) Jammu for information.
2. Chief Town Planner, TPO, Jammu for information.

Subject:- Proposed building permission case for construction of Campus for Indian Institute of Management Jammu at Jagti, Tehsil- Nagrota, District-Jammu under submit no. 2011 dated 22-06-2020.

A set of drawings and other documents received from Jammu Development Authority vide their letter no. CTP/JDA/BPC/544-45 dated 07-07-2020 pertaining to the above mentioned building permission case were forwarded to the members of UTEIC vide this office letter No. STPJ/TAC/2020-21/110-117 dated 25-08-2020 for favour of their scrutiny and NOC for UTEIC clearance.

The case has been examined by this office and building bye laws permissible as per JMP-2032 and proposed for construction of the campus are as under:

Particular	As per JMP-2032	Proposed
Land use	Institutional (Earmarked as IIM)	Institutional (IIM)
Plot area	8 ha (min. requirement as per JMP 2032)	80 ha (809372 m ²)
Category "A". Academic/Administration 45 % of total land area i.e. 45% of 809372 m ² = 36.40 ha (364217 m ²)		
Ground coverage	Max 30 % of 36.40 ha i.e. 10.92 ha (109200 m ²)	2.73% (0.99 ha) (9900 m ²)
F.A.R	120	7.41
Height	37 m	26.20 m
Category "B". Residential 25 % of total plot area i.e. 20.23 ha. (202343 m ²)		
Ground coverage	25 % (5.05 ha) (50500 m ²)	1.87% (0.37 ha) (3700 m ²)
Density	400 persons/ha (gross)	24 persons/ha
F.A.R	220	15.79
Height	50 m	23.50 m (Hostel block Max.)
Category "C". Sports/Cultural activity @ 15 % of total land area i.e. (121405.8 m ²) 12.14 ha.		
Ground coverage	10 % (1.21 ha) (12100 m ²)	0.78 % (0.09 ha) (900 m ²)
F. A. R	15	1.35

Category "D".		
Parks/Landscape area @ 15 % of total land area i.e. 12.14 ha (121405.8 m²)		
Area	12.14 ha (minimum req. as per JMP)	78.55 ha (785500 m ²) This includes open areas, circulation, parking lots and land for future expansion of all categories of buildings.
Minimum approach Road (ROW)	25 Mt.	60 Mt. (N. Highway)
Setbacks		
Front	25 m or ½ of height of building or B/L of road whichever is more	Setbacks are not mentioned in the drawing but apparently as per scale of the drawing, requisite setbacks are maintained.
Rear	1/3 rd of height of building or 10 m or B/L of road whichever is more.	
Side-I	1/3 rd of height of building or 10 m or B/L of road whichever is more.	
Side-II	1/3 rd of height of building or 10 m or B/L of road whichever is more.	
Parking	534 ECS	535 ECS

The above details of the proposal have been worked out as per the revised layout / area chart forwarded by Jammu Development Authority vide letter no.CTP/JDA/BPC/611 dated 24-09-2020.

In view of the above , the proposed construction for Campus of Indian Institute of Management (IIM) conforms to the building norms prescribed in JMP-2032. The case may be decided accordingly.

[Signature]
26.9.20
Town Planner

[Signature]
26/9/2020
Assistant Town Planner

S.T.P.

[Signature]
26/9/20

[Signature]
A.T.P.

**OFFICE OF THE CHIEF TOWN PLANNER
TOWN PLANNING ORGANISATION JAMMU**

Member Secretary Urban Transport Environment Improvement Committee, Jammu

Last Morh, Gandhi Nagar, Jammu

Tel : 0191-2432248

Website: www.tpojammu.jk.gov.in

E-mail: tpo.jammu@jk.gov.in

No: CTPJ/UTEIC/2020-21/

Dated: /...../2020

MEETING NOTICE

The Chairman UTEIC (Divisional Commissioner, Jammu) has desired to convene a meeting of Urban Transport Environment Improvement Committee on at in his office chamber at Rail Head Complex Jammu.

The following officers are requested to make it convenient to attend the meeting on scheduled date, time and venue.

1	The Inspector General of Police, (Traffic) J&K, Jammu	Member
2.	The Inspector General of Police, Jammu Zone, Jammu	Member
3.	The Deputy Commissioner, Jammu.	Member
4.	The Commissioner, Jammu Municipal Corporation, Jammu	Member
5.	The Vice Chairman, Jammu Development Authority, Jammu	Member
6.	The Superintending Engineer, PWD (R&B), Jammu	Member
7.	The Project Director, National Highway Authority of India, Jammu	Special Invitee

Copy of agenda for the meeting is enclosed.

(Iftikhar Ahmad Hakim)
Chief Town Planner
(Member Secretary UTEIC)

Copy to:

1. The Divisional Commissioner, (Chairman, Urban Traffic Environment Improvement Committee) Jammu for information.
2. The Inspector General of Police, (Traffic) J&K, Jammu
3. The Inspector General of Police, Jammu Zone, Jammu
4. The Deputy Commissioner, Jammu.
5. The Commissioner Jammu Municipal Corporation, Jammu
6. The Vice Chairman, Jammu Development Authority, Jammu
7. The Superintending Engineer, PWD (R&B), Jammu
8. The Project Director, National Highway Authority of India, Jammu
9. The Sr. Town Planner, Town Planning Organization, Jammu.

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**OFFICE OF THE CHIEF TOWN PLANNER
TOWN PLANNING ORGANISATION JAMMU**

(Member Secretary Urban Transport Environment Improvement Committee, Jammu)
Tele: 0191-2432248

Plot No. 1, Gandhinagar, Jammu.

E-mail: tpo.jammu@jk.gov.in

Website: www.tpo.jammu.jk.gov.in

1. The Inspector General of Police, Jammu Zone, Jammu.
2. The Inspector General of Police, (Traffic) J&K, Jammu.
3. The District Development Commissioner, Jammu.
4. The Vice Chairman, Jammu Development Authority, Jammu.
5. The Commissioner Jammu Municipal Corporation, Jammu.
6. The Superintending Engineer, PWD (R&B), Jammu.
7. The Project Director, National Highway Authority of India, Jammu

No: STPJ/TAC/2019-20/354-363

Dated: 06/12/2019

Subject: - Proposed building permission case for construction of Campus of Indian Institute of Technology (IIT), at Jagti Tehsil Nagrota District, Jammu under submit no. 1867 dated 06-11-2019.

Sir,

As directed, kindly find enclosed set of drawings and other documents forwarded by Jammu Development Authority vide letter no. CTP/JDA/BPC/378-379 dated 29-11-2019 pertaining to the above mentioned building permission case for favour of your **scrutiny and NOC for UTEIC clearance**. You are requested to paste your NOC on back side of the drawing submitted.

Encl: - As above.

Yours faithfully

[Signature] 6.12.19

Senior Town Planner
Town Planning Organization
Jammu

Copy to the:

1. Divisional Commissioner, (Chairman, Urban Transport Environment Improvement Committee) Jammu for information.
2. Chief Town Planner, TPO, Jammu for information.

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6-12-2019

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6-12-2019

Subject:- Proposed building permission case for construction of Campus for Indian Institute of Management Jammu at Jagti, Tehsil- Nagrota, District-Jammu under submit no. 2011 dated 22-06-2020.

A set of drawings and other documents received from Jammu Development Authority vide their letter no. CTP/JDA/BPC/544-45 dated 07-07-2020 pertaining to the above mentioned building permission case were forwarded to the members of UTEIC vide this office letter No. STPJ/TAC/2020-21/110-117 dated 25-08-2020 for favour of their scrutiny and NOC for UTEIC clearance.

The case has been examined by this office and building bye laws permissible as per JMP-2032 and proposed for construction of the campus are as under:

Particular	As per JMP-2032	Proposed
Land use	Institutional (Earmarked as IIM)	Institutional (IIM)
Plot area	8 ha (min. requirement as per JMP 2032)	80 ha (809372 m ²)
Category "A".		
Academic/Administration 45 % of total land area i.e. 45% of 809372 m² = 36.40 ha (364217 m²)		
Ground coverage	Max 30 % of 36.40 ha i.e. 10.92 ha (109200 m ²)	2.73% (0.99 ha) (9900 m ²)
F.A.R	120	7.41
Height	37 m	26.20 m
Category "B".		
Residential 25 % of total plot area i.e. 20.23 ha. (202343 m²)		
Ground coverage	25 % (5.05 ha) (50500 m ²)	1.87% (0.37 ha) (3700 m ²)
Density	400 persons/ha (gross)	24 persons/ha
F.A.R	220	15.79
Height	50 m	23.50 m (Hostel block Max.)
Category "C".		
Sports/Cultural activity @ 15 % of total land area i.e. (121405.8 m²) 12.14 ha.		
Ground coverage	10 % (1.21 ha) (12100 m ²)	0.78 % (0.09 ha) (900 m ²)
F. A. R	15	1.35

**OFFICE OF THE CHIEF TOWN PLANNER
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(Member Secretary Urban Transport Environment Improvement Committee, Jammu)

East Mort, Gandhinagar, Jammu.

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Website: www.tpojammu.jk.gov.in

E-mail: tpo.jammu@jk.gov.in

1. The Inspector General of Police, (Traffic) J&K, Jammu.
2. The Inspector General of Police, Jammu Zone, Jammu
3. The District Development Commissioner, Jammu.
4. The Commissioner Jammu Municipal Corporation, Jammu.
5. The Vice Chairman, Jammu Development Authority, Jammu.
6. The Project Director, National Highway Authority of India, Jammu

No: STPJ/TAC/2020-21/110-117

Dated: 25/08/2020

Subject: - Proposed building permission case for Campus of India Institute of Management Jammu at Jagti Tehsil Nagrota, District, Jammu under submit No. 2011 dated 22-06-2020.

Sir/Madam,

Kindly refer to this office letter No: **STPJ/TAC/2020-21/ 67-75** dated 16-07-2020 where under a set of drawings and other documents pertaining to the above mentioned building permission case were forwarded to your office for favour of your **scrutiny and NOC for UTEIC clearance.**

NOC from your office is still awaited. In this regard you are requested to furnish your NOC at the earliest so as to put up the B.P case in UTEIC meeting for clearance.

Yours faithfully

[Signature] 25.8.20

**Senior Town Planner
Town Planning Organization
Jammu**

Copy to the:

1. Divisional Commissioner, (Chairman, Urban Transport Environment Improvement Committee) Jammu for information.
2. Chief Town Planner, TPO, Jammu for information.

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Category "D".		
Parks/Landscape area @ 15 % of total land area i.e. 12.14 ha (121405.8 m²)		
Area	12.14 ha (minimum req. as per JMP)	78.55 ha (785500 m²) This includes open areas, circulation, parking lots and land for future expansion of all categories of buildings.
Minimum approach Road (ROW)	25 Mt.	60 Mt. (N. Highway)
Setbacks		
Front	25 m or ½ of height of building or B/L of road whichever is more	Setbacks are not mentioned in the drawing but apparently as per scale of the drawing, requisite setbacks are maintained.
Rear	1/3rd of height of building or 10 m or B/L of road whichever is more.	
Side-I	1/3rd of height of building or 10 m or B/L of road whichever is more.	
Side-II	1/3rd of height of building or 10 m or B/L of road whichever is more.	
Parking	534 ECS	535 ECS

The above details of the proposal have been worked out as per the revised layout / area chart forwarded by Jammu Development Authority vide letter no.CTP/JDA/BPC/611 dated 24-09-2020.

In view of the above , the proposed construction for Campus of Indian Institute of Management (IIM) conforms to the building norms prescribed in JMP-2032. The case may be decided accordingly.

[Signature]
26.9.20
Town Planner

[Signature]
26/9/2020
Assistant Town Planner

S.T.P.

[Signature] 26/9/20

O.T.P.

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**OFFICE OF THE CHIEF TOWN PLANNER
TOWN PLANNING ORGANISATION JAMMU**

Member Secretary Urban Transport Environment Improvement Committee, Jammu

Last Morh, Gandhi Nagar, Jammu

Tel : 0191-2432248

Website: www.tpojammu.jk.gov.in

E-mail: tpo.jammu@jk.gov.in

No: CTPJ/UTEIC/2020-21/

Dated: /...../2020

MEETING NOTICE

The Chairman UTEIC (Divisional Commissioner, Jammu) has desired to convene a meeting of Urban Transport Environment Improvement Committee on at in his office chamber at Rail Head Complex Jammu.

The following officers are requested to make it convenient to attend the meeting on scheduled date, time and venue.

1	The Inspector General of Police, (Traffic) J&K, Jammu	Member
2.	The Inspector General of Police, Jammu Zone, Jammu	Member
3.	The Deputy Commissioner, Jammu.	Member
4.	The Commissioner, Jammu Municipal Corporation, Jammu	Member
5.	The Vice Chairman, Jammu Development Authority, Jammu	Member
6.	The Superintending Engineer, PWD (R&B), Jammu	Member
7.	The Project Director, National Highway Authority of India, Jammu	Special Invitee

Copy of agenda for the meeting is enclosed.

(Iftikhar Ahmad Hakim)
Chief Town Planner
(Member Secretary UTEIC)

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6. The Vice Chairman, Jammu Development Authority, Jammu
7. The Superintending Engineer, PWD (R&B), Jammu
8. The Project Director, National Highway Authority of India, Jammu
9. The Sr. Town Planner, Town Planning Organization, Jammu.

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**Agenda for UTEIC meeting to be held on .../...../2020 at PM under the Chairmanship of Divisional Commissioner Jammu
(CHAIRMAN, URBAN TRANSPORT ENVIRONMENT IMPROVEMENT COMMITTEE), Jammu**

S.No	Particulars of the case	Previous decision	Observations	Remarks
1.	Proposed building permission case for construction of Campus offor All Indian Institute of Management Jammu at Jagti, Tehsil Nagrota District, Jammu under submit no. 2011 dated 22-06-2020.	Placed before the UTEIC members for the first time.	<p>The BP case of IIM Jammu has been submitted offline to UTEIC by Jammu Development Authority vide letter no. CTP/JDA/BP/C/544-45 dated 07-07-2020 for clearance.</p> <p>Sr. Town Planner, Town Planning Organization Jammu after scrutiny of the BP case has forwarded the BP case alongwith drawings to the following UTEIC members of the committee for obtaining NOC vide letter no. STP/JTAC/2020-21/110-117 dated 25-08-2020 for their scrutiny and NOC</p> <ol style="list-style-type: none"> 1. The Inspector General of Police, (Traffic) J&K, Jammu. 2. The Inspector General of Police, Jammu Zone, Jammu. 3. The Deputy Commissioner, Jammu. 4. The Commissioner, Jammu Municipal Corporation, Jammu. 5. The Vice Chairman, Jammu Development Authority, Jammu. 6. The Superintending Engineer, PWD (R&B), Jammu 7. The Project Director, National Highway Authority of India, Jammu. <p>NOCs/observations from all the members have been received as under:</p> <ul style="list-style-type: none"> • The Inspector General of Police, (Traffic) J&K, Jammu vide letter no, PHQ/PS-11/BP/2020/1131-32 dated 6/6/2020. • The Inspector General of Police, Jammu Zone, Jammu vide letter no. ZPHQ/Bd. Permission/2020/27286-87 dated 25-09-2020. 	<p>BP case alongwith drawings placed in file submitted.</p> <ul style="list-style-type: none"> • Observations/NOC from IGP (Traffic) placed in file • Observations/NOC of IGP placed in the file.

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		<ul style="list-style-type: none"> • The Deputy Commissioner, Jammu vide no. DCJ/IIIM Jagti/ 2020-21/1153-54 dated 15-09-2020. • The Commissioner, Jammu Municipal Corporation, Jammu vide no. JMC/BS/2020-21/478 dated 21/9/2020. • The Vice Chairman Jammu Development Authority, Jammu vide no. CTP/JDA/306-07 dated 21-09-2020. • The Superintending Engineer, PWD (R&B), Jammu vide no. SEJ/DB/3919-20 dated 18/08/2020. • The Project Director, National Highway Authority of India, Jammu vide letter no. PD/JMU / Misc/20120-21/2960 dated 27/8/2020. <p>Upon the observations of National Highway Authority of India (NHAI), the Chief Administrative Officer, Indian Institute of Management Jammu was informed to apply for access permission as per MORTH, Govt. of India circular no. RW-NH-33032/01/2017-S&R (R) dated 26/06/2020 vide Senior Town Planner, Town Planning Organization's letter no. STPJTAC/2020-21/134-37 dated 1/9/2020.</p> <p>National Highway Authority of India vide letter no. 11042/1/2017/PIU-Jammu/R-R3173 dated 26/9/2020 has raised certain objections/observations on the construction activity of IIM Jammu. The objections/observations have been placed in the file for the thread bare discussion of the members of the UTEIC.</p> <p>Observations of Town Planning Organization Jammu are as under:</p> <p>The building permission case has been scrutinized by the</p>	<ul style="list-style-type: none"> • Observations/NOC of JMC placed in the file. • Observations/NOC of DC Jammu placed in the file. • Observations/NOC of VC JDA placed in the file. • Observations/NOC of SE PWD placed in the file. • Observations/NOC of Project Director, NHAI placed in the file.
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JMP

concerned Town Planner and during scrutiny it has been observed that the proposed construction of IIM Jammu is under **Institutional land use** as per proposed landuse plan of JMP-2032. The site has been **specifically earmarked for IIM**. The proposed building norms of IIM vis-à-vis Jammu Master Plan 2032 are tabulated as under:

Particulars	As per JMP-2032	Proposed by IIM
Land use	Institutional (Earmarked as IIM)	Institutional (IIM)
Plot area	8 ha (min. requirement as per JMP 2032)	80 ha (809372 m ²)
Category "A".		
Academic/Administration 45 % of total land area i.e. 45% of 809372 m² = 36.40 ha (364217 m²)		
Ground coverage	Max 30 % of 36.40 ha i.e. 10.92 ha (109200 m ²)	2.73% (0.99 ha) (9900 m ²)
F.A.R	120	7.41
Height	37 m	26.20 m
Category "B".		
Residential 25 % of total plot area i.e. 20.23 ha. (202343 m²)		
Ground coverage	25 % (5.05 ha) (50500 m ²)	1.87% (0.37 ha) (3700 m ²)
Density	400 persons/ha (gross)	24 persons/ha

5-33

Setbacks		
Front	25 m or 1/2 of height of building or B/L of road whichever is more	Setbacks are not mentioned in the drawing but as per scale of the drawing, requisite setbacks have been maintained.
Rear	1/3rd of height of building or 10 m or B/L of road whichever is more.	
Side-I	1/3rd of height of building or 10 m or B/L of road whichever is more.	
Side-II	1/3rd of height of building or 10 m or B/L of road whichever is more.	
Parking	534 ECS	
		535 ECS

The above details of the proposal of IIM Jammu have been worked out as per revised layout/area chart forwarded by the Jammu Development Authority vide letter no. CTP/JDA/BPC/611 dated 24-09-2020.

The proposed campus of **Indian Institute Management Jammu** conforms to building norms as prescribed in **JMP-2032**, thus the case can be considered for the proposed construction. In view of the above details and NOCs received from all the members the building permission case is placed before the members of UTEIC for clearance as per UTEIC stand point.

Chief Town Planner
(Member Secretary, UTEIC)