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OFFICE OF THE CHIEF TOWN PLANNER  
TOWN PLANNING ORGANISATION JAMMU

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NO: TP/JK/RTI/2021-22/ <sup>2022-23</sup> 158-60

Dated: 27/10/2022

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,

Kindly refer your RTI application no: anon dated: 17/10/2022 regarding the subject cited above. In this context, the requisite information in respect of Town Planning Organization, Jammu is given as under:

S.No	Information Sought	Reply
1.	As per the Master Plan 2021, kindly provide the detail of Front setback and Rear setback of building in case of Sh. Sansar Singh S/o Sh. Milkhi Singh and Sh. Naresh Abrol S/o Sh. Mast Ram Abrol opposite fire station Roopnagar Jammu (copy of building approval is attached)	The extract of Master Plan is enclosed at Annexure "A" & "B" in the cases of Sh. Sansar Singh S/o Sh. Milkhi Singh and Sh. Naresh Abrol S/o Sh. Mast Ram Abrol.

Encl: 04 leaves

Yours faithfully,

*Rajeev Abrol*  
27/10/22

(Rajeev Abrol)

Public Information Officer  
TPO, Jammu

Copy to:

1. The Chief Town Planner, Town Planning Organization, Planner (1st Appellate Authority), TPO, Jammu for information.
2. (Nodal Officer RTI) Municipal Corporation, Jammu.

*o/c*  
*B*  
27/10/2022

②

## ANNEXURE - A

4 The J&K Govt. Gazette, 16th Feb., 2010/27th Magha, 1931. [No. 46-a

No building, whether residential, commercial or institutional shall be allowed on lands with more than 30% slope.

**Note** :-For plots having area more than 350 sq. mts. S. No. 4 of the table of plotted housing shall apply.

2. In the same chapter and caption para (d) "Minimum size Plots and its sub-para on "Plotted Housing" at pages 95 and 96 of the Master Plan shall be replaced as under :-

### Minimum size plots :

The minimum plot size for economically weaker section of society may be 50-sq. mts. Plot coverage. No. of permissible storey and setbacks are given in the following table :-

### Plotted Housing :

S. No.	Area (In Sq. mt.)	Max. ground coverage	No. of Storeys	Type of Const.	Set back limits (Minimum)			
					Front (m)	Rear (m)	Side (m)	Side (m)
1	50-100	75%	G+2	Row	1.5	1.0	0	0
2.	101-250	65%	G+2	Row	3.5	1.5	0	0
3.	251-350	55%	G+2	Semi-detached	4.0	2	2	0
4.	351-450	50%	G+2	Semi-detached	6.0	2	2	0
5.	451-500	45%	G+2	Detached	7.5	2	3	2
6.	501-1000	40%	G+2	Detached	8.5	3	3	2
7	Above 1000 Sq. mt.	35%	G+2	Detached	12	3	3	2

No. 46-a] The J&K Govt

The convenient shall be permissible in the residential norms :-

Plot area  
Maximum  
Maximum  
Maximum

**Note** :- (a) Height of e 3.3 mts. St addition to  
(b) Basement Semi-detac  
(c) Basement of the gro approved/C  
(d) Garage/Pool allowed in porch only allowed. N irregular pr Minimum f feet shall b plots is up permissible the building

3. The sub-para regarding minimum pl backs shall be replaced

### Group Housing

Minimum plot si  
Max. ground cov  
Max. F. A. R.  
Min. set backs

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ANNEXURE (B)


Plotted Housing :

Sl. No	Plot Size Mxm	Area Sq.mt.	Cov-erage	FAR	Max. Ht (In mts)*	Type of Construc-tion	Set Backs (M)			
							F	R	One side	other side
1.	5x10	50	65%	225	12	ROW	2.5	1.2	X	X
2.	5X15	75	65%	225	12	ROW	3	1.5	X	X
3.	6X12.5	75	65%	225	12	ROW	2.5	1.5	X	X
4.	7.6X 15.5	118	65%	200	12	Row	3	1.5	X	X
5.	9X17.9	156	65%	200	12	Row	3.6	1.5	X	X
6.	8X18.9	170	65%	200	12	Row	3.6	1.5	X	X
7.	10X20.3	203	60%	200	12	Row	5	2.5	X	X
8.	14x18.2	255	60%	200	12	Semi Detached	5	3	3	X
9.	12x25	302	60%	200	12	-do-	6	3	3	X
10	15x31.4	472	40%	120	12	detached	8	3	3	3
11	16.60x30	495	40%	120	12	-do-	8	3	3	3
12	18.5x27.6	510	40%	120	12	-do-	8	3	3	3

Height of 12 M. is 3 each per floor plus Mumty Ht. plus D.P.C. Level from C/L of the Road/Lane on which building will exist.

For multi storeyed buildings, which will have height of 15 metres and above, and for the special buildings like public, semi public, assembly, institutional, storages and any other such building or occupancies, the following shall be the exterior open spaces around such building:

S.No.	Ht. of Building (Mt)	Exterior Open Space on all sides, besides prescribed building line on which building abutts (in Mt)
1.	15	5
2.	18	6
3.	21	7
4.	24	8
5.	27	9
6.	30	10

  
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ANNEXURE A 4

1	2	3	4
26.	Akhnoor road from Canal Head junction to out righ road meeting at Purkhu.	50 Meters	30 Meters
27.	Gajansoo Road from Canal Head junction to Marh upto Outer Ring Road.	30 Meters	18 Meters
28.	Gou-Manasan Road from Talab Tillo junction to Gou-Manasan.		
	a) From Talab Tillo junction to Gole Gujral.	30 Meters	20 Meters
	b) From Gole Gujral to Gou-Manasan	40 Meters	25 Meters
29.	Road from village Bhalwal to Village Sari Rakh Wala upon Outer Ring Road Via Purkhu Sangram Pur.	30 Meters	20 Meters
30.	Road from Village Parkah at Marh Road to village Laldin Padre.	20 Meters	12 Meters
31.	Road from village Pauni Chak to outer ring road via Akalpur, Sajadpur.	20 Meters	12 Meters
32.	Link Road from Bhalwal Sari Rakh walan road junction to Gari upto outer ring road via Ladore.	20 Meters	12 Meters
33.	Link road from Gajan Singh Pora to Gajansoo Road meeting at Maheal Chak.	20 Meters	12 Meters
34.	Link road from Gajansoo road to Kothi via Tikri, Parkah along the left Bank of Nallah.	15 Meters	8 Meters
35.	Road to Ambgrota from B.C. Road to outer Ring Road :		
	a) Upto Janipur Housing Colony junction	30 Meters	20 Meters
	b) From Janipur Housing Colony to outer ring road.	45 Meters	25 Meters
36.	Road from B.C. Road (Balvinder Chowk) to Ambgrota road via Rehari Colony Subash Nagar, Patoli Chowk Paloura.	20 Meters	12 Meters
37.	Link road from Akhnoor road B.S.F. inter section to Paloura Chowk.	20 Meters	12 Meters
38.	Link Road from Akhnoor road to Ambgrota road via EWS Colony, Roop Nagar.	15 Meters	8 Meters
39.	Link Road from Akhnoor road to Ambgrota road CRP Chowk via Barnai and Totali and Malpur upto outer ring road.	20 Meters	12 Meters

  
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- (8)
- |     |   |           |           |
|-----|---|-----------|-----------|
| 26. | Akhnoor road from Canal Head junction to out righ road meeting at Purkhu.                                     | 50 Meters | 30 Meters |
| 27. | Gajansoo Road from Canal Head junction to Marh upto Outer Ring Road.  | 30 Meters | 18 Meters |
| 28. | Gou-Manasan Road from Talab Tillo junction to Gou-Manasan.  |           |           |
|     | a) From Talab Tillo junction to Gole Gujral.  | 30 Meters | 20 Meters |
|     | b) From Gole Gujral to Gou-Manasan  | 40 Meters | 25 Meters |
| 29. | Road from village Bhalwal to Village Sari Rakh Wala upon Outer Ring Road Via Purkhu Sangram Pur.              | 30 Meters | 20 Meters |
| 30. | Road from Village Parkah at Marh Road to village Laldin Padrore.  | 20 Meters | 12 Meters |
| 31. | Road from village Pauni Chak to outer ring road via Akalpur, Sajadpur.  | 20 Meters | 12 Meters |
| 32. | Link Road from Bhalwal Sari Rakh walan road junction to Gari upto outer ring road via Ladore.                 | 20 Meters | 12 Meters |
| 33. | Link road from Gajan Singh Pora to Gajansoo Road meeting at Maheal Chak.                                      | 20 Meters | 12 Meters |
| 34. | Link road from Gajansoo road to Kothi via Tikri, Parkah along the left Bank of Nallah.                        | 15 Meters | 8 Meters  |
| 35. | Road to Ambgrota from B.C. Road to outer Ring Road :  |           |           |
|     | a) Upto Janipur Housing Colony junction   | 30 Meters | 20 Meters |
|     | b) From Janipur Housing Colony to outer ring road.  | 45 Meters | 25 Meters |
| 36. | Road from B.C. Road (Balvinder Chowk) to Ambgrota road via Rehari Colony Subash Nagar, Patoli Chowk Paloura.  | 20 Meters | 12 Meters |
| 37. | Link road from Akhnoor road B.S.F. inter section to Paloura Chowk.  | 20 Meters | 12 Meters |
| 38. | Link Road from Akhnoor road to Ambgrota road via EWS Colony, Roop Nagar.                                      | 15 Meters | 8 Meters  |
| 39. | Link Road from Akhnoor road to Ambgrota road CRP Chowk via Barnai and Totali and Malpur upto outer ring road. | 20 Meters | 12 Meters |

ANNEXURE (B)