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

Subject:- Accord of Administrative Approval for the Project, Construction of Multi Level Car Parking at Jewel Chowk, Jammu.

Ref'nce:-1. Proposal mooted by the Commissioner, Jammu Municipal Corporation in e-file 7788639.

2. Communication No:JMC/Estt/s/468 dated:21.09.2026, received from the Jammu Municipal Corporation.

Government Order No.201 -JK (HUD) of 2026
Dated:-24-09-2026

In exercise of powers vested under S.O.15, dated 09.01.2020, amended vide S.O. 222 dated:-10.08.2026, issued by Finance Department, Administrative Approval is hereby accorded to the project- **"Construction of Multi Level Car Parking at Jewel Chowk, Jammu"**, at an estimated cost of **Rs. 29.88 Crore** (Twenty Nine Crore, Eighty Eight Lakhs) only under Capex Budget 2026-27 (Financial Assistance to Jammu Municipality).

The accord of Administrative Approval is subject to the following conditions:-

1. That the AAA is subject to the availability of funds and shall not be construed as an authorization to spend money which is not provided for, in the budget.
2. That it shall be ensured that a need assessment, cost-benefit analysis, preliminary site investigations, and environmental and social impact assessments, as applicable, have been completed and that all requisite statutory and regulatory approvals and clearances have been obtained prior to commencements of the works
3. That is shall be ensured that the primary stakeholders have been duly consulted during the planning and design stage and that a feasibility report, implementation schedule and monitoring framework forms an integral part of the approved DPR.
4. That land required for the projects shall be available from all encumbrances and cost thereof, wherever applicable, shall be fully reflected in the approved DPR.
5. That the works are executed strictly as per the technical vetted DPRs well within the Cost estimates, abstracts enclosed at **Annexure "A"**
6. That it shall be ensured that the technology option is well established and viable.
7. That the works are executed strictly as per the CVC guidelines, Codal provisions, Financial Rules, approved specifications and instructions issued by Deptt. of Expenditure, MoF,GoI/ Finance Department, well within the budgetary provisions after fulfilling codal formalities.
8. That the project is strictly devised and designed as per latest relevant I.S. codes and specifications of MoRTH/PWD/CPWD and same is authenticated and proof checked by the competent authority(NIT/DIQC) before taking up execution in hand.
9. That the Electrical/Mechanical/Electronic components are authenticated and technically vetted by the competent authorities of relevant fields.
10. That the standard specifications are followed as per CPWD, NBC and I.S standards.
11. That the specifications as defined in CPWD Plinth Area Rate Schedule for the type of structures, proposed in the DPR, are followed and adopted for execution of the works.
12. That the rates for the items, not covered in JK SSR or any other relevant Schedule, shall confirm to analysis of rates based on authentic Data Book, to be computed and approved

by the competent authority well before invitation of tenders in accordance with set codal procedures.

13. That the lump-sum provisions, either in terms of percentage or fixed made for any components of the DPRs shall be provisional and shall be subject to detailed estimates based on actual details/requirements and relevant rates, to be framed and approved by competent authorities well before invitation of tenders in accordance with set codal procedures.
14. That the terms and conditions as laid down vide this Department's Circular issued under endorsement No.HUD-PLAN/106/2026-I (7760278), dated:06.06.2026 read with Corrigendum issued under endorsement No. HUD-PLAN/106/2026-I (7760278), dated: - 24.07.2026,shall be adhered in letter and spirit.
15. That the working BOQs, based on approved design/requirements, are framed as per J&K PWD schedule of Rate for e-tendering purpose of the Project.
16. That the purchase, if any, shall be affected in accordance with the relevant Government rules/norms in vogue.
17. That e-tendering mode is followed for fixation of the award of contract for execution of each project. Fragmentation of project, while tendering, is not allowed.
18. That there is no time or cost overrun involved in the project and set time lines are strictly adhered to. No escalation in cost and diversion of funds shall be admissible under any circumstances.
19. That the NOCs, if any, from all Regulatory Authorities are sought before the commencement of work.
20. That the work shall be executed as per the approved specifications/ designs/norms strictly as per the requirements of the Department by utilizing quality raw material.
21. That the final payment shall be released only on the basis of cost offer/ actual work done claim, whichever is less, after due verification/authentication by the competent authority and after the work is completed/handed-over to the department.
22. That there shall be no overlapping/duplicity of funding from any other scheme/ source/project.
23. That the executing agency while preferring bill shall invariably ensure photographic evidence of all works i.e pre, during and post execution photographs along with latitude-longitude coordinates of the project location.
24. That there shall be no expenditure on revenue or revenue like components and in no case casual/need base engagements under the works shall be made.
25. That the physical/financial progress shall be furnished by the executing agency on periodical basis.
26. That the assets created under the projects, a proper inventory shall be maintained which shall not be disposed of without approval of HUDD.
27. That implementation of the projects shall not entail the creation of any permanent, temporary, work-charged or other additional posts.

This issue with the concurrence of Director, Finance, Housing & Urban Development Department.

By Order of the Government of Jammu & Kashmir.

Sd/-
(Mandeep Kaur) IAS
Commissioner/Secretary to the Govt.
Housing & Urban Development Department

No. JMC-PS0JCRE/14/2026-10 (7788639) Dated:- 24-09-2026

Copy for information to the:-

1. Additional Chief Secretary to Hon'ble Chief Minister, J&K for kind information.

2. Joint Secretary Ministry of Home Affairs -J&K, Govt. of India.
3. Accountant General, J&K, Jammu.
4. Commissioner, Municipal Corporation,Jammu.
5. Director Archives, Archaeology & Museums, J&K.
6. Director Finance, H&UDD.
7. OSD/Private Secretary to Hon'ble Chief Minister (Hon'ble Minster H&UDD).
8. Private Secretary to Advisor to Hon'ble Chief Minster.
9. Private Secretary to Chief Secretary.
10. Pvt. Secretary to Commissioner Secretary to the Govt. H&UDD for information of the Commissioner Secretary H&UDD.
11. Government Order File (W.2.S.C).
12. Official website HUDD.

(Mohd Iqbal)
Director (Planning)
Housing & Urban Dev. Deptt.

Annexure "A" to Govt. order No. -JK(HUD) of 2026
Dated !- /09/2026

9 COST ESTIMATE

The total estimated cost of the project comes out to ₹ 29,88,15,769.45 /-.

ABSTRACT OF COST

Name of work : Construction of Parking Complex at Jewel Chowk, Jammu

S.no	Ref	Item Description	Area	Rate	Amount	Remarks
	CPWD PAR 2025					
1	1.1.1	RCC framed structure upto 06 storeys (floor height 3.6 m).	5457.65	30920	₹ 16,87,50,538.00	
	1.4.1	basement floor height upto 3.35 m including water proofing (excluding raft base).	2950.16	23170	₹ 6,83,55,207.20	
	1.3.6	RCC raft foundation (on ground floor area only)	1475.08	12765	₹ 1,88,29,396.20	
	1.5	FIRE FIGHTING AND FIRE ALARM SYSTEM				
	1.5.2	With wet riser system	7903.11	890	₹ 70,33,767.90	
	1.6.21	Manual fire alarm system	7903.11	280	₹ 22,12,870.80	
		Pressurized mechanical ventilation system in the basements with supply duct of exhaust blowers (on areas where mechanical ventilation is required)	2950.16	1050	₹ 30,97,668.00	
2		SERVICES(Percentage below refers to the percentage of building cost as per 1.0 above excluding sub head 1.3.4, 1.3.5, 1.3.6, 1.3.7, 1.3.8, 1.3.9,1.5 & 1.6)				
	2.1	Internal water supply and sanitary installations	4 % of GF area		₹ 15,37,651.60	
	2.2.1	External connections electrical services	1 % of S.No 1		₹ 16,87,505.38	
	2.2.2	Civil external service connections	0.75 % of S.No 1		₹ 12,65,629.04	
	2.3	Inrernal electrical installations (on 1.1.1 + 1.4.1)	3.5 % of S.No 1		₹ 82,98,701.08	
	2.4.1	Extra for power wiring and plugs (on 1.1.1 + 1.4.1)	1 % of S.No 1		₹ 23,71,057.45	
	2.4.2	Lightning Conductors (on 1.1.1 + 1.4.1)	0.25% of S.No 1		₹ 5,92,764.36	

General Manager Civil
Jammu Smart City Limited

Junior Engineer

Assistant Executive Engineer

Junior Engineer (Electrical)

Jammu Smart City Limited

	2.4.3	Telephone conduits (on 1.1.1 + 1.4.1)	0.25% of S.No 1		₹ 5,92,764.36	
3	7.2.1	SITC of Reciving Substation 100 kva	100 Kva	9000	₹ 9,00,000.00	per Kva
4	7.3.1	SITC of DG set 50 Kva	50 Kva	11560	₹ 5,78,000.00	per Kva
	7.3.2	Extra for synchronizing panels wherever required	50 Kva	1070	₹ 53,500.00	per Kva
	PDD Cost data	SITC of 11 kVa Tapping point at Mid span,PDD Cost data Pg 14-15, 2023-24	1	110096	₹ 1,10,096.00	per No.
5	7.25.1	Electromechanical boom barrier	2	125000	₹ 2,50,000.00	Per No.
6	6.4	Filtered water supply distribution line upto 100 mmm dia	100 rmt	2170	₹ 2,17,000.00	per rmt
7	7.10.1	SITC of CCTV system for indoors only {Rate applicable on total plinth area}.	8407.81	210	₹ 17,65,640.10	
8	4.5	Over head RCC water tank apacity 20000 Ltrs (2 No's 10000 ltrs each)		At @ Rs. 23/ltr	₹ 4,60,000.00	
	4.5	Underground water tank capacity 100000 Ltrs		At @ Rs. 23/ltr	₹ 23,00,000.00	
9	7.2	STP/ETP PLANT				
		Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including civil works (except plant room), tertiary treatment etc. for the building/ campus 7.20.1 Plant size upto 50KLD, Plant size 10 KLD	10.00	75000	₹ 7,50,000.00	
10	3.1.3	LIFTS with power operated centre opening doors and AC variable voltage & variable frequency controls, 8 person lift with speed 1.5m/s and travel height G+5 (2 No's) (Extra for 1 floor)	2	1923720	₹ 38,47,440.00	
				Total (A)	₹ 2,58,57,197.48	

Assistant Executive Engineer (Electrical)
Jammu Smart City Limited.

Junior Engineer,
Jammu Smart City Limited
(Mechanical)

Assistant Executive Engineer
Jammu Smart City Limited

General Manager Civil

		Add 1.0% for work charged establishments, unforeseen utility shifting and Contingencies			₹ 29,58,571.97	
		Grand Total			₹ 29,88,15,769.45	
		Say			₹ 29.88	Cr.

Note : Percentages for services under serial no 2 have been rationalised considering suitablility for parking building.

"The approval may be read in conjuction with the note/ observation in the file."

Junior Engineer,
Jammu Smart City Limited.

Assistant Executive Engineer,
Jammu Smart City Limited.

Assistant Executive Engineer,(C)
Jammu Smart City Limited.

General Manager Civil
Jammu Smart City Limited

Junior Engineer (Electrical
Jammu Smart City Limited

Assistant Executive Engineer (E
Jammu Smart City Limited

The DPR (Detailed Project Report) is technically vetted for anamount of Rs. 29.88 Cr. (Rupees Twenty nine Crore eighty eight Lakhs.

Subject to the condition that design & Drawings are approved by the competent authority and proposals are strictly devised and designed as per relevant codes of IRC/BIS and sound Engineering Practices. The technical vetting is only for the purpose of accord Administrative Approval.

Engineer-in-Chief
Public Works Department
J&K

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