

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

Notification
9th of September, 2026

In exercise of the powers conferred by Section 397 of the Jammu and Kashmir Municipal Corporation Act, 2000, the Housing & Urban Development Department hereby publishes the proposed amendments to the Jammu and Kashmir Unified Building Bye-Laws, 2021, as amended from time to time, for information of all concerned and invites objections, suggestions and comments from stakeholders and members of the public.

Any person desirous of making any objection, suggestion or comment in respect of the proposed amendments may submit the same in writing to the Housing & Urban Development Department within a period of 15 days from the date of publication of this notification in the Official Gazette.

No objection, suggestion or comment received after the expiry of the aforesaid stipulated period shall be entertained or considered by the Department.

The proposed amendments are appended to this notification as Annexure-A and shall also be made available on the official website of the Housing & Urban Development Department at <https://hudd.jk.gov.in>, for information of all concerned and for inviting objections, suggestions and comments within the stipulated period.

Sd/-
Commissioner/Secretary to the Government
Housing & Urban Development Department

No.: HUD-LSG/39/2025 (E-7682821)

Dated: 09.09.2026

Copy to the:

1. All Financial Commissioners (Additional Chief Secretaries).
2. Director General of Police, J&K.
3. All Principal Secretaries to the Government.
4. Additional Secretary (Jammu Kashmir and Ladakh), Ministry of Home Affairs, Government of India, New Delhi.
5. All Commissioners/Secretaries to the Government.
6. Principal Resident Commissioner, J&K Government, New Delhi.
7. Chief Electoral Officer, J&K.
8. Secretaries to the Government.
9. Director General, J&K Institute of Management, Public Administration and Rural Development.
10. Divisional Commissioner, Jammu/Kashmir.
11. Commissioner/Secretary to the Government, Department of Law, Justice and Parliamentary Affairs.

12. Chairman, J&K Special Tribunal.
13. All Heads of Departments/Managing Directors.
14. Commissioner, Municipal Corporation, Jammu/Srinagar.
15. All Deputy Commissioners (District Panchayat Election Officers).
16. Director Information, J&K, Srinagar, with the request to publish the notification in the leading daily newspapers for giving wide publicity in this regard.
17. Director Archives, Archaeology and Museums, J&K.
18. General Manager, Ranbir Government Press, Jammu/Srinagar, with the request to publish the notification along with Annexure-A in the Official Gazette for information of all concerned stakeholders, Government departments/agencies and the general public.
19. Incharge Website, H&UDD, with the request to upload the notification along with Annexure-A on the official website of the Department for information of all concerned and inviting objections, suggestions and comments within the stipulated period.
20. Notification File/Stock File.


Under Secretary to the Government
Housing & Urban Development Department



GOVERNMENT OF JAMMU AND KASHMIR
Housing & Urban Development Department
Civil Secretariat, Jammu/Srinagar

Notification
Srinagar, the _____, 2026

S.O. _____.—In exercise of the powers conferred under clause (2) of the Jammu and Kashmir Municipal Corporation (Removal of Difficulties) Order 2026 issued vide S.O.133 dated 7th May 2026, the Government hereby makes the following amendments to the Jammu and Kashmir Unified Building Bye-Laws, 2021, namely:-

1. Wherever reference has been made to the National Building Code, 2016 (NBC 2016) in the Jammu and Kashmir Unified Building Bye-Laws, 2021, the same shall be construed as reference to the corresponding relevant provisions of the National Building Construction Standards (NBC 2026).

2. In Clause 1.2, under the heading 'Definitions':-

(i). for sub-clause (12), the following sub-clause shall be substituted; namely—

“(12) Building.- Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof, whether used as human habitation or not, and includes foundations, plinths, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandahs, balconies, cornices, projections, and every part of a building or anything affixed thereto. Tents, Shamianahs, tarpaulin shelters, etc., erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building. Construction of compound walls and chain-link fencing does not require building permission, subject to prescribed height and safety conditions.”

(ii). after sub-clause 17, the following sub-clause 17-A shall be inserted:-

“(17A) Bulk waste generator.- Entities, given below, if they satisfy at least one of the following criterion; (i) buildings with Built up area of 20,000 sq.m. or above; or (ii) water consumption of 40000 litres per day; or (iii) solid waste generation of 100 kg per day, namely:-

(a) Institutional users including buildings occupied by the,-

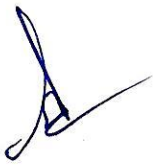
- (i) Central Government departments or undertakings, State government departments or undertakings;
- (ii) local bodies;
- (iii) public sector undertakings or private companies;
- (iv) schools, colleges, universities, other educational institutions; and
- (v) community places or like;

(b) Commercial users including,-

- (i) commercial establishments including railways, bus stations or depots, airports, ports;
- (ii) industrial units and industrial areas;
- (iii) malls, multiplexes;
- (iv) hotels;
- (v) hospitals, nursing homes;
- (vi) hostels;
- (vii) wholesale markets, including "Mandis", for agricultural and horticultural produce, fish and meat;
- (viii) Stadium, sports complexes;
- (ix) Community halls, convention halls, auditorium;
- (x) Marriage or banquet halls;
- (xi) conference centres, Expo centres, exhibition areas; and
- (xii) tourist spots.

(c) Residential societies/Group Housing."

(iii). in sub-clause (93), the sign full stop (.) at the end shall be substituted by sign colon (:) and thereafter following proviso shall be inserted namely:-



"Provided that registration on the Designated Building Permission Portal of an Architect registered under the Architects Act, 1972 shall be treated only as empanelment for facilitating online building permission services and shall not be construed as licensing, registration, enrolment or authorization to practice the profession of Architecture. No fees shall be charged from Architects for empanelment as their annual membership fees is fixed under Architects Act 1972".

(iv). After sub-clause 114, the following clause shall be inserted ; namely:-

"(114A) Waste generator.- means and includes every person or group of persons, every residential premises and non-residential establishments including Indian Railways, defense establishments, which generate solid waste;"

3. In clause, 2.6.6.3, for sub-clauses (c), (d), (e), (f) and (g), the following sub-clauses shall be substituted; namely:-

"(c) The Competent Authority may, after affording reasonable opportunity of being heard, dis-empanel and debar a Registered Technical Person from providing building permission services under these Bye laws for a period of one year or more as may be determined by the Authority:

Provided that where such Registered Technical Person is an Architect registered under the Architects Act, 1972, any allegation of professional misconduct shall also be referred to the Council of Architecture for action in accordance with the provisions of the Architects Act, 1972 and the regulations framed there under.

(d) Any action taken under these Bye-Laws shall be without prejudice to any proceedings to be initiated by the Council of Architecture under the Architects Act, 1972 and the regulations framed there under.

(e) The Competent Authority may forward the relevant material and records to the Council of Architecture for such action as may be permissible under the Architects Act, 1972 and the regulations framed there under.

(f) Nothing contained in these Bye-Laws shall be construed as conferring power upon any Authority to suspend, cancel, restrict or otherwise affect the registration, enrolment or right to practice of an Architect under the Architects Act, 1972.

(g) Civil or other liability arising out of false certification shall be governed by the applicable laws for the time being in force."

4. In Clause 2.9.2A- (Third party verification, inspection and certification), in sub-clause (f), after Para (ii), the following Para shall be inserted, namely:-

"(iii) In the case of an Architect registered under the Architects Act, 1972, any allegation of professional misconduct shall be referred to the Council of Architecture for action in accordance with the provisions of the Architects Act, 1972 and the regulations framed there under:

Provided that no action under these Bye-Laws shall suspend, cancel, restrict or otherwise affect the registration, enrolment or right to practice of such Architect under the Architects Act, 1972."

5. In Clause 2.14.1, in sub-clause (2), after Para (e), the following proviso shall be inserted, namely:-

"Provided that where the Registered Technical Person is an Architect registered under the Architects Act, 1972, any allegation of professional misconduct shall be referred to the Council of Architecture for action in accordance with the provisions of the Architects Act, 1972 and the regulations framed there under and no action affecting the registration, enrolment or right to practice of such Architect shall be taken under these Bye-Laws."

6. In Clause 2.14.2- (Grounds for revocation), in sub-clause (3)- (Penal action for misrepresentation or unauthorized construction), after para(a), the following provision shall be inserted, namely:-

"Provided that no order passed under this clause shall suspend, cancel, restrict or otherwise affect the registration, enrolment or right to practice of an Architect under the Architects Act, 1972."

7. In Clause 2.18- (NoCs required for building permission), sub clause (3)- (Integration of NoCs from line departments), shall be replaced as following:

"3. Integration of NOCs: The NOC requirements from line departments shall be processed only online, without any additional payment, by any line

department, through the Designated Building Permission Portal of the Housing & Urban Development Department strictly within the stipulated time frame to enable seamless, digital, and time-bound processing of building permission applications. The departments whose clearances shall be integrated online, include:-

- (a) Revenue Department; and
- (b) Fire & Emergency Services Department (Fire NOC).
- (c) Town Planning Organisation, Jammu/Kashmir (TPO, J/K)

For all other public utility NOCs/clearances, the Registered Technical Person (RTP) shall certify that there is no conflict with any public utility or statutory requirement affecting the site. Such certification shall be supported by geo-tagged photographs and shall specifically include, but not be limited to, the following:

- (i) Power supply infrastructure,
- (ii) Water supply infrastructure; and
- (iii) Sewerage and Drainage
- (iv) Storm Water Drainage
- (v) Public Works Department (PWD) (Roads)
- (vi) Heritage
- (vii) Water Bodies and Buffer zones
- (viii) Tree felling and Tree Transit requirements
- (ix) Any other public utility or service infrastructure existing on or adjoining the site that may get affected by the proposed development."

8. In Clause 2.19- (Qualification for Registered Technical Persons), in sub-clause (a)- Minimum qualification and competence requirements, after the existing provision the following Explanation shall be inserted, namely:-

"Explanation.— For removal of doubt, it is clarified that, in the case of Architects registered under the Architects Act, 1972, empanelment is intended solely for enabling access to the Designated Building Permission Portal and facilitating online submission, certification and processing of applications under these Bye-Laws and shall not be construed as registration, licensing, enrolment or authorization to practice the profession of Architecture."

9. In Clause 2.19, Table 2-4 (Minimum Qualification and Competence Requirements) shall be replaced as below:

S.No.	Professional	Qualification	Competence/Function
1	Architect on Record (AoR)	A technical person having valid registration of the Council of Architecture.	The registered architect shall be competent to carry out the work related to the building, development permit as given below: a) Prepare and sign all plans, subdivisions/layout plans and information connected

			with building permit/license except engineering services of multistoried/special buildings along with supervision. b) Issue Provisional Permission up to the plot size prescribed in these byelaws or prescribed in the relevant orders/notifications. c) Issuing certificate of supervision and completion of all buildings pertaining to architectural aspects. d) Self and third party certifications as per the provisions of Bye Laws.
2	Engineer on Record (EoR)	Graduate in Civil Engineering from recognized Indian or foreign university as recognised by AICTE and registered with valid membership (Civil) of the institution of Engineers, India.	The registered engineer shall be competent to carry out the work related to the building, development permit as given below: a) municipal drawings for Residential and commercial plots, with a Mandatory Structural Stability Certificate by a Structural Engineer and compliance with all fire and safety provisions; b) Prepare and sign structural drawings and service plans and information connected with building permit. c) Preparation of structural drawings. details, and calculations of buildings on plot up to 500 sq. m and up to 5 stories or 16 m in height. all service plans and related information connected with development permit of

			area up to one (1) hectare for metro-cities and two (2) hectares for other places. d) Issuing certificate of supervision for development of area up to one (1) hectare (for metro and Class I cities) and two (2) hectares for other places pertaining to building layout, Building structure, civil works, and service installations; e) Self and third party certifications as per the provisions of Bye Laws.
3	Structural Engineer on Record (SEoR)	Postgraduate in Structural Engineering from recognized Indian or foreign university as recognized by AICTE and Corporate Member (Civil) of Institution of Engineers (India) minimum 3 years' experience in structural engineering practice with designing and field work. NOTE: In case of doctorate in structural engineering. The experience required would be one year.	The registered structural engineer shall be competent to prepare the structural design, calculations and details for all buildings and undertake their supervision. The registered engineer shall be competent to carry out the work related to the building, development permit as given below: a) Municipal drawings for Residential and commercial plots with a Mandatory Structural Stability Certificate by a Structural Engineer and compliance with all fire and safety provisions; b) Prepare and sign structural drawings and service plans and information connected with building permit. c) Preparation of structural drawings. d) Issuing certificate of supervision for development of area

			pertaining to building layout, Building structure, civil works, and service installations; e) Self and third party certifications as per the provisions of Bye Laws.
4	Town Planner on Record (TPoR)	Graduate or post-graduate degree in Town Planning/Urban Planning or equivalent degree as recognized by AICTE and registered with valid membership of the Institute of Town Planners, India	The registered Town Planner shall be competent to carry out the work related to the development permit as given below: a) a) Preparation of plans for land subdivision/ layout and related information connected with development permit for all areas. b) issuing of certificate of supervision for development of land of all areas. Note: However. for land layouts for development permit above five (5) hectares in area, landscape architect shall also be associated, and for land development infrastructural services for roads, water supplies, sewerage/ drainage, electrification, etc, the registered engineers for utility services shall be associated.
5	Landscape Architect on Record (LAoR)	Bachelor or Master's degree in landscape architecture from recognized Indian or foreign university.	The registered landscape architect shall be competent to carry out the work related to landscape design for building/development permit.
6	Urban Designer on Record	Master's degree in Urban design or equivalent from recognized Indian or	The registered urban designer shall be competent to carry out the work related to the building

	(UDoR)	foreign university.	permit for urban design.
7	Supervisor on Record (SoR)	Three Years Diploma in Architecture Assistantship or Civil Engineering Diploma with 5 years working experience under a qualified Architect /Civil Engineer for building construction and Supervision.	The registered Supervisor shall be competent to carry out the work related to the building permit as given below: a) Prepare and sign plans for Residential and Group Housing project up to 4000 sq.mt. plot and Commercial up to 2000 sq.mt. with mandatory Structural certificate by the competent RTP and provisioning of Fire & Emergency Certificate for commercial and Group Housing projects. b) Self and third party certifications as per the provisions of Bye Laws.
8	Surveyor	Two Years Diploma in Draftsmanship or Three Years Diploma in Architecture Assistantship or Civil Engineering	The registered Surveyor shall be competent to carry out the work related to the building permit as given below: a) Prepare and sign plans for Residential up to 500 sq.mt. and Commercial up to 300 sq.mt. with mandatory Structural certificate by the competent RTP and provisioning of Fire & Emergency Certificate for commercial. b) Self and third party certifications as per the provisions of Bye Laws.
9	Others	As may be notified by Architects organization or authority notified by the Housing & Urban Development Department (H&UDD) from time to	The inclusion of such professionals or authorities under this category shall be at the discretion of the designated authority notified by H&UDD. These professionals shall be

		time.	eligible for registration as Registered Technical Persons (RTPs) on the Designated Building Permission Portal, subject to prescribed qualification, role, and scope of work as may be notified by the authority designated by the Department.
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Note: The applicant/Owner shall be competent to submit building plans falling under the Low-Risk category for grant of approval through the Auto DCR portal, in accordance with the provisions of these bye-laws.

10. In Clause 5.2.1.1- (The regulations for Residential Use), Table 5-3-A shall be replaced as below:

A.	Minimum Setbacks and other regulations for Residential Use.					
S. No	Area (Sq. m)	Building line	RoW (In mts.)	Building Height	FAR	Set back Limits %age of size of the plot
						Setbacks (Aggregate)
1.	Up to 75	NS	NS	Maximum 1.5 times of RoW or G+2 whichever is higher	220	Nil
2.	Above 75 - 125					Nil
3.	Above 125 - 275		Min 3m			Nil
4.	Above 275 - 350					10%
5.	Above 350 - 450					10%
6.	Above 450 - 600					10%
7.	Above 600 - 1000					10%
8.	Above 1000					10%

11. In Clause 5.2.1.1, Table 5-3 A, Note II shall be replaced with.— To cater to parking requirement in individual plotted residential houses, stilt floor shall be allowed within the building envelope and shall be exclusively used for parking for roads 3m and above.

12. In Clause 5.2.1.1, Table 5-3 A, Note X shall be deleted.

13. In Clause 5.2.1.1, Table 5-3 A, Note XV shall be replaced with.— ‘In local areas where mixed land use zones are not defined in the Master Plan, mixed use, both horizontal and vertical, in the ratio of 50:50, shall be permitted on all roads with RoW of 6mt and above.

14. In Clause 5.2.1.1, Table 5-3 B, Note XII shall be replaced as.— Any Deviations in the floor plan shall be subject to the approval of the Building Plan by the BPIA.

15. In Clause 5.2.1.2, Table 5-4-1 : The Regulations for commercial use shall be replaced as below:

S. No.	Building Use	Plot area (Sq. m)	Exist ing RoW	Buil ding Line	Ma x FA R	Height	Minimum setbacks (Meters)			
							Front	Re ar	Si de	Sid e
1.	Single Shop	NS	NS	NS	220	2 times of existin g RoW or G+2 whiche ver is higher.	As per Buildi ng line	N	N	N
2.	Shopping Cluster/ Commercial Complex	Abov e 100-750	9m		300	1.5 times of existin g RoW		N	N	N
3	Shopping Cluster/ Commercial Complex	Above 750	9m		300	2 times of existin g RoW		6m	6 m	6m

16. In Clause 5.2.1.2, Table 5-4-1, Notes “n” shall be replaced with.— “In Commercials layouts exceeding 1100 sqm. Min. public green area/ park shall be 15% of the plot size.

17. In Amendment 16, Clause 5.2.1.2- (Regulations for Commercial and Public-Semi Public Building), in Table 5-4-3, Under ‘Health category’, in S.No. 1 ‘Hospital’, Note (b) shall be replaced as.—“ Multi-Level Parking shall be permissible to the extent of building Envelope lines, free from FAR (up to 50 %) to facilitate ample parking in spaces, subject to structural safety. This parking shall have public entry as well and shall be operational 24 hrs. 50 % of total parking spaces shall be common public parking, chargeable as per notified parking norms. Ground level vehicular parking shall be permissible excluding Min. Public Open spaces.

18. In Clause 5.2.1.7- (General Basement Requirements), sub clauses A, B and C (3) shall be deleted.

19. Clause 5.2.2.1.2- (General Space Requirement for Parking), shall be replaced as follows:-

1. Location -The parking spaces can be provided in basement or on a floor supported by stilts or on upper floors/podium and uncovered spaces in a plot.
2. Stack/Mechanical parking shall be allowed in Surface, Basement and Stilts. The height shall be applicable as per design considerations. The Stack/Mechanical parking shall not be allowed within applicable setbacks.
3. Area of Parking Space: The area of parking spaces shall be provided as given below:-

Table No. 5-5 Parking requirements:

S.No.	Use	Parking Requirement
Residential		
1	Residential and Group housing	1 ECS per Dwelling Unit for FAR area above 100 Sq.m
Commercial		
1	Single Shop	1 ECS for 100 Sq.m FAR area
2	Shopping Cluster	1.5 ECS for 100 Sq.m FAR area
3	Commercial Complex	
4	Cinema/Cineplex	2 ECS for 100 Sq.m FAR area
5	Hotel/Resort	1 ECS for 100 Sq.m FAR area
6	Mall cum Multiplex	3 ECS for 100 Sq.m FAR area
7	Janjghar/Community Center/ Banquet Hall	5 ECS for 100 Sq.m FAR area
8	Restaurant/ Fast Food Bar	5 ECS for 100 Sq.m FAR area (except service area) or 1 ECS for 5 seats whichever is more
Public and Semi Public/Institutional Use		
1	Offices: General/ Government Offices/ Integrated Office Complex	1 ECS for 100 Sq.m FAR area
Education		
1	Primary/Middle/ Secondary & Hr. Sec. schools	• For the Administrative & public Area of the School 1.5 ECS per 100 Sq. m FAR area or part thereof. • For Every 3 Class Room-1 LCV.
2	College/Research Centre/ University	• For the Administrative & public Area of the School 1.5 ECS per 100 Sq. m FAR area or part thereof.

		• For Every 3 Class Room-1 LCV & 1ECS.
3	Coaching Classes	3 ECS for 100 Sq.m FAR Area
Health		
1	Hospital	2 ECS for 100 Sq.m FAR Area + 1 ambulance parking 10 m x 5 m (50 sqm) 'or' 2 ECS open parking) for hospitals up to 50 beds + one additional ambulance parking space for every 50 beds thereafter.
2	Health Centre / Nursing Home	
3	Radio Diagnostic Centre/ Microbiological/Pathological Laboratories	1 ECS for 100 Sq.m FAR Area

S. No.	On Ground	Basement	Stilts	Mechanized	Rotating
1	18.0 Sq.m/ECS	28.0 Sq. m/ECS	23.0 Sq.m/ECS	16.0 Sq. m/ECS	5.0 Sq. m/ECS

Notes :

- (i) Four wheeler notes stand deleted.
- (ii) Basement parking shall be permitted on plot abutting Minimum Road width 6 m or above.
- (iii) The height of basements from floor to soffit of beam shall be 3m. The ramp within Setbacks shall be permissible subject to free and convenient movement of fire tender.
- (iv) Adequate fire safety, light and ventilation and air change through mechanical means shall be provided.
- (v) Basement parking can also be Mechanized instead of conventional ramps where height can be more.
- (vi) Combination of two-wheeler and four-wheeler vehicle parking shall be allowed.

20. Clause 5.2.2.1.4.- (Parking for Non-Motorized Vehicular Zone (NMV Zones)), shall be deleted.

21. Clause 5.2.3.- (Premium/Charges for Mixed-use, Commercial-Use, Additional F.A.R. & Parking in Respective Zones), shall be deleted.

22. In Clause 9.2.3.- (Stairways), Table 9-1, a new row shall be inserted as:-

Type of Building	Width
Single shop	1.0 m

23. In Chapter 14 – (General References), after sub-clause 14.13, following sub clauses shall be inserted:

“14.14 Regulations for Bulk waste generators:-

- 
- a) All developments classified as Bulk Waste Generators shall obtain registration with the Local Body prior to occupation and shall comply with the conditions of such registration. No Occupancy Certificate, wherever applicable, shall be granted or renewed unless the prescribed waste management infrastructure and registration requirements have been complied with.
 - b) Every Bulk Waste Generator shall make necessary arrangements for collection, segregation and handing over of dry waste, sanitary waste and special care waste to the Local Body or an agency authorised by it.
 - c) Every Bulk Waste Generator shall make necessary arrangements for decentralised collection and onsite-processing of wet waste and horticulture waste, wherever applicable, through composting, biomethanation or any other technology approved by the Local Body.
 - d) Residual waste and inert material generated from decentralised waste processing facilities shall be handed over only to the Local Body or to waste collectors/agencies authorised by the Local Body on payment of notified charges.
 - e) The developer or owner shall ensure prompt collection, removal and environmentally sound management of all solid waste generated during construction activities within the site.
 - f) All development and redevelopment projects, including residential, institutional, commercial and public facilities, shall provide adequate facilities and designated space for collection, segregation, storage and processing or disposal of solid waste in accordance with applicable Solid Waste Management Rules.”

14.15 Regulations for Waste generators.—

- a) The owner, occupier or association of premises shall provide facilities for segregation and storage of solid waste at source in separate streams, namely wet waste, dry waste, sanitary waste and special care waste, shall on-site process wet waste and shall hand over rest of the segregated waste to authorised waste collectors or agencies authorised by the Local Body.
- b) Suitable provision shall be made for separate storage of sanitary waste within the premises. Such waste shall be securely wrapped and stored separately from wet waste, dry waste and special care waste before collection by authorised agencies.
- c) Construction and demolition waste generated during development, redevelopment, repair or demolition activities shall be stored separately

within the site and managed in accordance with the applicable Construction and Demolition Waste Management Rules.

- d) Premises generating horticulture or garden waste shall provide suitable arrangements for separate collection, storage and processing or disposal of such waste in accordance with directions issued by the Local Body.
- e) No person shall throw, burn, bury or otherwise dispose of solid waste on streets, open spaces, drains, water bodies or any place other than locations authorised by the Local Body.
- f) Buildings used for public gatherings and events shall provide arrangements for source segregation, storage and collection of waste generated during such events in accordance with the directions of the Local Body.
- g) Biomedical waste covered under the Biomedical Waste Management Rules, 2016 shall not be mixed with municipal solid waste and shall be managed in accordance with the provisions of the said Rules.”

By Order of the Government of Jammu and Kashmir.

(Mandeep Kaur) IAS

Commissioner/Secretary to the Government

As per standard endorsement

ANNEXURE –A

1. **The Negative list of all Uses shall be replaced as below:**

NEGATIVE LIST :

Negative list under BRAP Reforms plays a critical role in improving transparency, predictability and efficiency in permission systems. It clearly specifies which activities, land uses or building types are not permitted, thereby removing ambiguity for Architects/ Registered technical persons, Applicants and ULB officials. It protects environmentally and culturally sensitive areas such as water bodies, wetlands river banks etc. Authorities have explicit guidelines on what cannot be permitted as such reduces subjective decision-making. It enables early screening, saving time and cost. It removes uncertainty, accelerates approvals, protect sensitive zones, strengthens governance and enhances transparency, thereby directly improving the Ease of Doing Business and the efficiency of permitting system like Auto-DCR and JKUBBL.

I. NEGATIVE LIST FOR RESIDENTIAL ZONE:

- (a) Orange and Red category industries (as per CPCB classification 2026)
- (b) Nightclubs / Discotheques / Dance Bars / Liquor Shops

- (c) Funeral Homes / Mortuaries/ Burial/ Cremation Grounds (except designated areas)
- (d) Integrated Freight Complexes (Wholesale Shops and Logistics Hubs), Truck Terminals, Storage Depots, Container Yards, Warehouses, Service/Repair Facilities for HMV, Workshops and Garages (Heavy Vehicle Focused), Cold Storage (Large-Scale)

II. NEGATIVE LIST FOR COMMERCIAL ZONE

- (a) Blue, Orange and Red category industries (as per CPCB classification 2026, not including service and infrastructure development sectors classified by CPCB.
- (b) Research Laboratories handling contagious or hazardous biological agents.
- (c) Cremation Grounds and Burial Grounds.

III. NEGATIVE LIST FOR TRAFFIC AND TRANSPORTATION



Orange and Red category industries (as per CPCB classification 2026 not including service and infrastructure development sectors classified by CPCB.) except Transport depot, Bus terminus, Railway station, Airport, Dry port, bus/truck shelters, automobile workshop. Car and other automobile parking including multi-level parking and incidental uses of storage/warehouses, Shops, Public utility building like sewage pumping station, water works, fire stations, telephone exchanges, Fuel filling stations and service stations, Storage of domestic cooking gas cylinders.

IV. NEGATIVE LIST FOR INDUSTRIAL USE:

There shall be no negative list. Industrial areas shall be governed by their own norms.

V. NEGATIVE LIST FOR PUBLIC-SEMI-PUBLIC / INSTITUTIONAL (PSP):

- (a) Orange and Red category industries (as per CPCB classification 2026 not including service and infrastructure development sectors classified by CPCB.).
- (b) Liquor shops, bars, gambling/casino establishments.
- (c) Animal-based commercial uses: poultry farms, dairy farms.
- (d) Cremation/burial grounds (unless demarcated for public utility).
- (e) Integrated freight complexes / Truck terminals, weighbridges / Workshops and garages for LMV & HMV / Repair yards, scrap yards, junk yards / Heavy goods markets and wholesale mandis / Agro Mandis.

VI. NEGATIVE LIST FOR AGRICULTURE, RECREATIONAL AND ALLIED USE:

Orange and Red category industries (as per CPCB classification 2026 not including service and infrastructure development sectors classified by CPCB.)

VII. NEGATIVE LIST FOR WATERBODY USE:

All Permanent structures except kiosks, cafeteria, toilet units or any other public utilities.

VIII. NEGATIVE LIST FOR RESTRICTED USE:

As per Norms of restricted used such as: Defence norms, Forest and Wild life reserve, Archaeology survey of India, heritage or any other category where special Central laws are in place.

