



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

O.M. No. HUD-PLAN0CSS/34/2021
(C. No. 7020617)
Dated: 29 -10-2022

Subject: Services provided through Online Single Window – EoDB reg.

Under the mandate of Jammu and Kashmir Ease of Doing Business and Ease of Living of Government of Jammu and Kashmir, the Housing & Urban Development Department has taken following initiatives for compliance with the Business Reform Action Plan (BRAP) 2022:

(i) Property Registration (DPIIT BRAP SI. No. 63, 65, 337 & 339):

ULBs/Corporations have to adopt a resolution for imposing property taxes. At present the property registration is not enforced / applicable (NA2) as the ULBs/Corporations have not adopted a resolution for imposition of property taxes. However, as and when the resolutions are passed in the ULBs/Corporations, the modalities on imposing a 'Property Tax' in the Union Territory of Jammu & Kashmir shall be worked out in-consultation with the concerned ULBs/Corporations as well as National Urban Digital Mission (NUDM) for development of an online procedure for imposing a property Tax.

(ii) Construction Permit – Auto DCR (DPIIT BRAP SI. No. 192, 193, 194, 195 & 199):

The Housing and Urban Development Department has signed an MoU with National Institute of Urban Affairs (NIUA) under

National Urban Digital Mission for functional online system of construction permit with Auto DCR functionality based on Jammu and Kashmir Unified building Bye-laws (JKUBBL) which shall subsequently be on boarded on JKSWs after fulfilling all the following parameters prescribed under Business Reform Action Points, 2022 with prescribed MIS dashboard in public domain in JKSWs:-

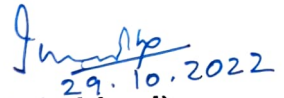
1. A common integrated application for all internal and external agencies required to provide NOCs/Approvals such as Fire Services, Water and Sewerage Department, Discoms, AAI, NMA, Forest, Labour, Factory Directorate, etc.
2. Provision for making an online application with integrated payment without the need for a physical touch point for document submission and verification.
3. The system should allow auto scrutiny of building plans from a compliance perspective according to the uniform building codes/building by-law using Auto DCR (or similar) software.
4. That the system issues digitally signed approved building plan.
5. E-intimation to authorities of plinth-level completion is provisioned.
6. E-intimation of commencement of construction is provisioned.
7. Provision for online common completion request form cum Occupancy Certificate Application with online payment.
8. Provision for online issuance of signed occupancy cum completion certificate to the applicant.
9. Mandate that a single, joint site inspection will be carried out by all concerned authorities such as Fire, Sewerage, Electricity, Labour (such as Factory license), Water Department and internal departments responsible for granting construction permits in urban areas and IDCs.
10. To reduce burden on ULBs of reviewing structural design and architectural drawings prior to approval, allow them to rely on the accredited professionals to ensure that the

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building by-laws are complied with in the construction process. Third party certification (during construction and/or completion stage, as applicable) of structural design and architectural drawings by authorized structural engineers and architects respectively across all urban areas and IDCs are provisioned.

Based on J&KUBBL parameters and department feedback, necessary changes / modifications will be done in the integrated portal, accordingly.

Yours faithfully,



(M.I. Pakchiwal)
Director (P&S)

Housing & Urban Development Department

Principal Secretary to the Government,
Industries & Commerce Department,

Copy to:

1. Secretary, Department for Promotion of Industry and Internal Trade, Ministry of Commerce & Industry, Government of India, Vanijya Bhawan, New Delhi.
2. Principal Secretary to the Government, Industries & Commerce Department.
3. All concerned Heads of the Departments of the Housing & Urban Development Department
4. Director General, Industries and Commerce Department, Jammu / Kashmir for information and further necessary action at their end.
5. Private Secretary to Chief Secretary, J&K.
6. Private Secretary to Principal Secretary to the Government, Housing & Urban Development Department.
7. Shri Shrawan K Pathak, Consultant, JKEoDB, Industries & Commerce.
8. Ms. Pooja Poddar, Consultant, BRAP.