



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

Subject: **Constitution of Working Group of Officers for review of the policy for Levy Charges of Land-use.**

Government Order No. 246 -JK (HUD) of 2024
Dated. 10 .12.2024

Whereas, policy for levy of charges for land use was notified vide S.O 439 dated 24-12-2021 read with amendments made vide S.O 518 dated 13th October 2022 and S.O. 539 dated 18-10-2023; and

Whereas, during the working of the policy, certain representations have been received from sections of society as well as Divisional Commissioners of both the provinces;

Now, therefore, in order to review the suggestions/ feedback, sanction is hereby accorded to the constitution of a '**Working Group of Officers**' for furnishing recommendations to make amendments in the policy of Levy of Land Use charges as per Master Plan/Zonal Development Plan, with the following composition:

1. Commissioner, Srinagar/ Jammu Municipal Corporation.
2. Vice Chairman, SDA/JDA/LCMA.
3. Director, Urban Local Bodies, Jammu/Kashmir.
4. Chief Town Planners, Jammu/Kashmir.
5. Chief Executive Officer, Katra Development Authority.
6. Representative of the Finance Department.

Vice Chairman, JDA shall be the Nodal Officer for the coordination in holding the meeting and the '**Working Group of officers**', shall furnish the recommendations to the Housing & Urban Development Department within 07 days from the date of issuance of order.

Terms of Reference (ToR) for the Working Group:

1. To review and analyze the existing framework of land use charges, including current rates, calculation methodologies, and collection mechanisms across Development Authorities and Municipal bodies, to identify gaps and opportunities for optimization.

High

2. To benchmark land use charge structures with comparable organizations/jurisdictions and recommend best practices for determining fair market value-based charges across different categories of land use.
3. To develop a transparent and simplified methodology for computation of land use charges, taking into account factors such as location, purpose, duration of use, and market conditions, with specific focus on integrating the collection system with building permission fees of Municipal Corporations/ Committees/Councils.
4. To propose an integrated mechanism for collection of land use charges by Development Authorities alongside building permission fees of Municipal bodies, including recommendations for:
 - a) Common collection windows/platforms
 - b) Standardized procedures for periodic revision
 - c) Unified monitoring system for ensuring timely collection and compliance

By order of the Government of Jammu & Kashmir.

Sd/-
(Mandeep Kaur) IAS
Commissioner/ Secretary to the Government


No. HUD-JDA/23/2024 (7601752)

Dated: 10 -12-2024

Copy to the:-

1. Additional Chief Secretary to the Hon'ble Chief Minister.
2. Principal Secretary to the Government, Finance Department.
3. Principal Secretary to the Hon'ble Lieutenant Governor.
4. Joint Secretary (Jammu, Kashmir and Ladakh), Ministry of Home Affairs, Government of India, New Delhi.
5. All Officers of the Working Group.
6. Director, Archives, Archaeology and Museums, J&K.
7. Private Secretary to the Chief Secretary, J&K.
8. Private Secretary to Commissioner/ Secretary to the Government, General Administration Department.
9. Private Secretary to the Commissioner/ Secretary to the Government, Housing & Urban Development Department.
10. I/C Website, H&UDD.
11. Government order file/ Stock file.


10/12/2024
(S. Tarandeep Singh)

 Under Secretary to the Government