

Government of Jammu and Kashmir  
Civil Sectt. Housing and UD Deptt.  
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Subject:- Criteria/guidelines for future allotment  
allotments of plots/flats to different  
categories of people in Jammu and Kashmir  
State

Ref:- Administrative Council Decision No. 115  
dated 1-9-1991.  
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Government order No. 192 HUD/GR of 1991  
Dated: 12-9-1991  
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In supercession of Government orders No. 40-HD  
of 1977 dated 3-2-1977, 782-HUD of 1981 dated 21-10-1981,  
385-HUD of 1982 dated 19-10-1982 and 33-HD of 1987 dated  
30-1-1987, it is ordered that in future the allotment of  
Housing plots/flats for residential and commercial  
purposes will be made in accordance with the procedure  
as laid down in the annexure to this order.

By order of the Government of Jammu & Kashmir.

*S.L. Sailova*  
( S. L. Sailova )  
Comr. & Secretary to Government  
Housing and UD Deptt.

No. HD-Allot-B/90-12

Dated: 12-9-1991

"Kewal"

Copy to the:-

1. Commissioner/Secretary to Government, General Admn. Deptt.
2. Vice Chairman Srinagar Development Authority
3. Vice Chairman Jammu Development Authority
4. Managing Director, J&K Housing Board Jammu.
5. Divisional Commissioner, Jammu
6. Divisional Commissioner, Kashmir
7. All Deputy Commissioners.
8. Executive Engineer, Housing Board Srinagar/Jammu.
9. Manager Government Press Srinagar for publication  
in the Government Gazettee.

*K.R. Padha*  
( K. R. Padha ) 12/9/91  
Addl. Secretary to

(25)

Annexure to Government order No. 192-HUD/GR of 1991  
Dated: 12.9.1991

Distribution of plots/flats in a Housing Colony:

The distribution of residential plots/flats in a developed Housing Colony to different categories of people will be made as under:-

Sr.No.	Category	Size of plot	Size of flat	percentage
1.	Economically weaker sections	450 sft	450 sft	40%
2.	Low Income Group	1000 sft	600 sft	30%
3.	Middle Income Group	1800 to 2400 sft	1000 sft to 1300 sft	20%
4.	High Income Group	2700 to 3600 sft.	1300 to 1800 sft	10%

With regard to flatted accommodation the sizes indicated above would include common areas as well.

Registration of plots/flats for residential purposes

5% of the plots/flats available in each housing colony developed by the Government agencies will be disposed off under discretionary quota of the Government. Of the balance 95%, 75% shall be disposed of among the general public and 25% among different categories of people as specified below:-

1. Schedule Castes/Tribes ... 5%
2. Families of Govt. servants and other Government servants who die in harness (other Government servants/who are employees of local bodies and public sector undertakings of the state, and those in the central Government Service) ... 5%
- i. serving defence personnel .... 2%
- ii. Ex. servicemen .... 2%
- iii. War-widows .... 1%
4. Families of innocent victims of terrorist violence and law and order situations. .... 4%
5. Severely dis-abled persons/handicapped persons. .... 2%
6. Recent widow (widows within one year prior to the date of applications)deserving compassionate treatment ... 2%
7. Outstanding performers in arts/culture/sports. Winners of Gallantary awards honours of state/Central Government..... 2%

The applications will be invited from the categories specifically indicated above and from general public and registered in each category separately. The number of plots available will be allotted amongst different categories as per percentages indicated above and distributed by lots. Whenever the number of applications

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in any category is less than the number of plots available in that category, the excess plots available in that category will be transferred to the general pool. If any plot remains unallotted in the general pool or any allotted plot is not taken possession of, such plots, would be disposed of by the agency under the discretionary quota of the Government. The draw of lots shall be held in public in presence of three well respected citizens after giving adequate notice to the applicants.

3. Eligibility

Plots/flats for residential/commercial purposes will be allotted in accordance with the provisions of the Land Grants Act and other Laws and regulations in force in the state. Residential plots/flats will be allotted to only such applicants whose families do not own any house/plot in the city/town in which allotment is sought.

4. Mode for payment towards the cost of the plot

With regard to allotment of plots for residential purposes, 10% of the prescribed cost shall be called as registration/fee when the application is received by the concerned authority and the remaining 90% of the cost shall be received before possession is delivered in three instalments over a period of six months extendable by one year subject to payment of interest on balance amount at 18% per annum. Sufficient notice would be given to enable the applicants to raise necessary resources who apply for plots. No plot or flat would be handedover to the applicant before realisation of the full cost.

5. Discretionary quota

The plots available under the discretionary quota shall be disposed of under Government orders.

6. Disposal of commercial plots

All commercial plots available in the housing colonies or any commercial complex or other complexes like Bus Stand, Transport Yard developed by the Government agencies shall as a matter of rule, be disposed of by open auction. This would include plot kept for hotels, restaurants, shops, service stations and also built-up areas for such purposes. However, where a Transport Yar or a Bus Stand or any other facility is being developed with a view to shifting the same from an existing location, the Government would prescribe the modalities relating to allotment of such plots and other terms and conditions separately in each case.

*K.R. Padha*  
( K.R. Padha) 12/9/91  
Addl. Secretary to Government  
Housing and UD Department

'Kawal'