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GOVERNMENT OF INDIA



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Part II - Section 3

केन्द्र-शासित प्रदेश लद्दाख प्रशासन
ADMINISTRATION OF UNION TERRITORY OF LADAKH

RURAL DEVELOPMENT & PR DEPARTMENT
Notification

Leh, the 9th of October, 2025

Whereas, in order to regulate the unorganized growth of constructions in the rural areas of Ladakh and check the conversion of agricultural land for construction of colonies, buildings, business establishments etc., the Department of Rural Development and Panchayati Raj issued notification, SRO-434 dated 07.12.2015 whereby amendment was carried out in the Jammu and Kashmir Panchayati Raj Rules, 1996; and

Whereas, rule 155 of the Jammu and Kashmir Panchayati Raj Rules, 1996 prohibits construction or reconstruction or commencement to

construct or reconstruct a house or a building or business establishment or any commercial or residential complex or extend or alter any existing house or building or complex within a Panchayat area unless prior permission/approval in this regard is sought, and deposit fee, in accordance with procedure, as may be notified by the Government in this behalf from time to time.

Now therefore, in furtherance of rule 155 of the Jammu and Kashmir Panchayati Raj Rules, 1996, the procedure for grant of building permission in rural areas of the Union territory of Ladakh is prescribed as **Annexure-A** to this notification.

By order of the Hon'ble Lieutenant Governor, UT of Ladakh.

(Shashanka Ala) IAS
Administrative Secretary

**Administration of the Union territory of Ladakh
Department of Rural Development and Panchayati
Raj,
Civil Secretariat, Leh .**

**DRAFT UNION TERRITORY OF LADAKH BUILDING
BYE- LAWS IN RURAL AREAS 2025**

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1. Short Title, Application and Commencement:

- (1) These Building Bye-Laws may be called the Ladakh Unified Building Bye-Laws Rural, 2025.
- (2) These Building Bye-Laws shall apply to all Halqa Panchayat areas and not to the areas falling within the jurisdiction of any Municipal Corporation/Council/Committee, Tourism Development Authority(s) or any other authority empowered under any Act or law to accord building permission.
- (3) These Building Bye-Laws shall come into force w.e.f the date of their final Publication in the Official Gazette in the manner prescribed by the competent Authority.
- (4) All amendments or modifications made in the aforesaid regulations shall automatically stand deemed to have been included as part of these Bye - laws.

2. Definitions: -In this procedure, unless the context otherwise requires, -

1. **Access** - A clear approach to a plot or a building.
2. **Alteration** - A change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor (including a mezzanine floor) or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipment.
3. **Approved** - Approved by the Authority having jurisdiction.
4. **Authority Having Jurisdiction**-The Authority which has been created by a statute and which for the purpose of administering the Byelaws/part may authorize committee or an official to act on its behalf; hereinafter called the 'Authority'.
5. **Basement or Cellar**-The lower story of a building below, or partly below the ground level.
6. **Block Development Officer**- means an officer appointed as such by the Administration of the Union territory of Ladakh.
7. **Building**-Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof. Whether used as human habitation or not and includes foundation, plinth, walls, floors roofs, chimneys, plumbing and building services, fixed platforms, veranda, balcony, cornice or projection, part of a building or anything affixed thereto, or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures. Tents, Shamianahs, tarpaulin shelters, etc., erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.

8. **Building Line-** The line up to which the plinth of building adjoining a street or an extension of a street or on a future street or a water channel may lawfully extend and includes the lines prescribed, if any, in any scheme and/or development plan.

The Building Line shall be considered as the imaginary line formed after leaving the Front (Roadside Setback/setback) as governed by the road width.

Building line shall be measured from the centre of median or centre of carriageway for established roads and the centre of RoW for other roads.

9. **Building Envelope/building Footprint-**The horizontal spatial limits up to which a building may be permitted to be constructed on a plot.
10. **Built up Area-** means area covered immediately above the plinth level and the external area of upper floor.
11. **Commercial Building-**means a building used as shop, store, market, money transaction, sale and purchase of goods either wholesale or retail, storage, godown or any other activities carried in furtherance of trade and commerce.
12. **Clinic-** means a premise with facilities for treatment of outdoor patients by a doctor.
13. **Covered Area-** Ground area covered by the building immediately above the plinth level. The area covered by the following in the open spaces is excluded from covered area. Garden, rockery, well and well structures, plant nursery, water pool, swimming pool (if uncovered), platform round a tree, tank, fountain, bench, Chabutra with open top and unenclosed on sides by walls and the like; Drainage culvert conduit, catch-pit, gully pit, chamber, gutter and the like; Compound wall, gate, unstoreyed porch and portico, canopy, slide, swing, uncovered staircase, ramps areas covered by Chhajja and the like; and Watchmen's booth, pump house, garbage shaft, electric cabin or sub- stations, and such other utility structures meant for the services of the building under consideration. Note- For the purpose of this Part, covered area equals the plot area minus the area due for open spaces.
14. **Built up Area:** - means area covered immediately above the plinth level and the external area of upper floor;
15. **“Competent Authority”** means authority as prescribed under clause 6 of this Procedure;
16. **Cottage industry:** -It is a small manufacturing business that's owned and operated by an individual or a family, typically operating out of a home rather than a purpose-built facility.
17. **Drain:** - means a conduit, channel or pipe for the carriage of water, sewage, wastewater or other water borne wastes in a building drainage system;

18. **Drainage:** - means the removal of any liquid by a system constructed for the purpose;
19. **Erect a building:** - means-
 - (i) to erect a new building on any site whether previously built upon or not;
 - (ii) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed;
20. **Fire and/or Emergency Alarm System:** - means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals working automatically or manually in the event of fire.
21. **Fire Pump:** - means a machine, driven by external power for transmission energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 Kg/cm² at the topmost level of multi-storey or high-rise building;
22. **Fire Service Inlet:** - means a connection provided at the base of a building for pumping up the water through inbuilt fire-fighting arrangements by fire service pumps in accordance with the recommendation of the Chief Fire Officer;
23. **Filling station:** - means an area of land including any structure(s) thereon that is or are used or designed to be used for the supply of gasoline or oil or fuel for the propulsion of vehicles. For the purpose of this building procedure, shall be deemed to be included within this term, any area or structure used designed to be used for polishing, greasing, and washing, spraying or otherwise cleaning or servicing such motor vehicles;
24. **Floor** -The lower surface in a storey on which one normally walks in a building. The general term 'floor' unless specifically mentioned otherwise shall not refer to a 'mezzanine floor';
25. **Floor Area Ratio (FAR):**-means the quotient of the ratio of the combined covered area of all floors, to the total area of plot viz:
26. **Foundation:** -means that part of the structure, which is in direct contact with ground and transmits load over it;
27. **“Government”** means the Administration of the Union territory of Ladakh;
28. **Halqa Panchayat-** means a Halqa Panchayat constituted under section 4 of The Jammu and Kashmir Panchayati Raj Act, 1989;
29. **Halqa Majlis:** - means all the voters of a Halqa Panchayat.
30. **Secretary Panchayat:-** means a Gram Sachiv/Panchayat Secretary of a Halqa Panchayat or group of Halqa Panchayats appointed by the Administration of the Union territory of Ladakh .
31. **Group Housing:** - Housing for more than one dwelling unit, where land is owned jointly (as in the case of cooperative societies or the public agencies, such as local authorities or housing boards, etc.) and the construction is undertaken by one Agency.

32. **Guest House:-** A guest house shall have separate sleeping accommodation on transient or permanent basis with or without dining facilities for not more than 24 persons at a time.
33. **Height-** The vertical distance measured:
1. In the case of flat roofs from the average level surrounding ground and continuance to the highest point of the building.
 2. In case of pitched roofs up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof.
 3. In the case of gables facing the road, the midpoint between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights.
34. **Heritage Building:-** means any building of one or more premises or any part thereof which requires preservation, restoration, and conservation for historical, architectural, environmental, cultural or religious purpose and includes such portion of the land adjoining such buildings as may be required.
35. **Heritage Zone:-** means the area around such heritage building as delineated under Jammu and Kashmir Heritage and Conservation and Preservation Act, 2010 from time to time for restricting the height of building and use of building. The areas coming under different ASI sites including the buffers will also be treated as heritage zone.
36. **High Fire Hazard Industries** - includes industries using/processing flammable liquids, gases, chemicals petroleum products, plastic or thermo setting group etc.
37. **Hotel:-** These shall include any building or group of buildings under single management, in which sleeping accommodation is provided, with or without dining facilities.
38. **Low Fire Hazard Industries:** - include engineering industries using/processing or assembling non-combustible materials
i.e. lathe machines, steel works, steel components etc.
39. **Low Rise Apartment** – Low Rise Apartment is a building that consists of dwelling units and height should not exceed more than four stories. The building will be called Low Rise apartment when the building is arranged/intended/designed to be occupied by the families independent of each other and with independent cooking **facility for the purpose of sale/lease/rent to person.**
40. **Moderate Fire Hazard Industries** - industries include using/processing or assembling combustible materials but not flammable liquid etc., i.e. plastic industries, rubber and PVS industries, textile paper, furniture flour mills etc.
41. **Mumty or Stair cover:-**A structure with a covering roof over a staircase and its landing built to enclose only the stairs for the

purpose of providing protection from weather and not used for human habitation.

42. **Nursing Home:** -Nursing homes are for people who cannot be cared for sufficiently at home because they need regular medical attention but do not need to go into hospital. Nursing homes are also called residential nursing homes or care homes with nursing. to provide nursing care in addition to residential care. The purpose is to provide care and support for people with specific conditions or different types of disabilities who struggle significantly with daily life and need the added support.
43. **Owner:**-means a person, a group of persons or a body having a legal interest in land and/or building thereon. This includes free holders, leaseholders or those holding a sublease, who will have a legal right to occupation and have liabilities in respect of safety or building condition. In case of lease or sublease holders, as far as ownership with respect to the structure is concerned, the structure of a flat or structure on a plot belongs to the allotted/ lessee till the allotment/lease subsists;
44. **Panchayat area:**- means the territorial area of a Halqa Panchayat.
45. **Block Development Council:**-means a Block Development Council constituted for a block under the Act and having jurisdiction over the block area as notified in the official Gazette;
46. **Panch:**- means a member of a Halqa Panchayat elected under the Act
47. **Sarpanch:**- is a person elected by the electorate persons registered in the electoral rolls of the Halqa Panchayat area from amongst themselves and is the Chairperson of the Halqa Panchayat.
48. **Plinth:**-means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground;
49. **Plinth Area:**-means the built-up covered area measured at the floor level of the basement or of any storey;
50. **Public Building:**- means a building owned or used by Government or Semi-Government Authority, Public Registered Trust or such Board/ Foundation which runs and manages charitable institution like hospitals, educational institutions and religious institutions. It shall also include places of worship like Mosque, Temple, monastery, Gurudwara, Church etc;
51. **Plans:**- means a detailed sub-division plan indicating size and arrangement of all premises uses;
52. **Plot:**- means a piece of land occupied or intended to be occupied for occupancy by a main building with its accessory buildings and uses incidental to it;

53. **Residential Building:-** means a building used for human habitation and includes all garages or other building apartment/hostels thereto;
54. **Right of Way (RoW):-** means the width of land area acquired for the construction of the roadway. This includes carriageway, footpath, service roads, utility area, buffer, shoulders, and area for future expansions of road.
55. **set back** –means the distance by which any building or structure shall be separated from the corresponding boundary lines of the plot.
56. **Street/Road:-**means any means of access namely, highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, footpaths, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
57. **Tourist Resort:** Premises having variety of activities and services such as hotels, huts, restaurants, banquet hall, swimming pools, Cafeteria, gymnasium, conference halls and other recreational activities for accommodating tourists. The breakup of plinth area for various activities is 50% for huts, 30% for hotels and 20% for other facilities.

3. Applicability.

Except here in after and subject to the provisions of Rule 155 of the J&K Panchayati Raj Rules, 1996, this procedure shall apply to:

- (a) all the constructions of the new buildings or extension or alteration of any existing buildings.
- (b) the whole building whether existing or new and where the whole or part of a building is demolished or altered or reconstructed.
- (c) all parts of the building effected by the change, where the use of a building is changed, except where otherwise specifically stipulated.
- (d) the reconstruction in whole or part of a building which has ceased to operate due to fire, natural collapse or demolition having been declared unsafe, or which is likely to be demolished by or under an order of the Authority as the case may be and for which the necessary certificate has been given by the Authority.

- 4. Categories of Constructions:** -Subject to the applicability provided under Clause 3;for the purpose of this procedure, all constructions in rural areas shall be divided into three (3) categories: -

Category I:Residential Individual House.

Category II: Commercial Buildings.

Category III- Any other Building including Group Housing, Low rise Group Housing, Studio Apartments, Housing Colony layouts, Integrated township, Industrial Buildings/Complexes Government Buildings, Buildings constructed for Charitable purpose, religious buildings, Schools, Private Hospitals/Nursing Homes/Telecom Towers or any building not covered under category I & II.

- 5. Permission not necessary for certain works:** -Notwithstanding anything contained in this procedure, no building permission shall be necessary for executing the following works which do not otherwise violate any provisions of any law for time being in force, concerning but not limited to usage of building requirements, structural stability, fire safety requirements or the like-

- (a) compound wall other than that abutting a street;
- (b) providing or removing windows, doors or ventilators without affecting structural stability;
- (c) providing inter- communication doors without affecting structural stability;
- (d) providing or removing partitions other than load bearing walls;
- (e) gardening excluding any permanent structures;
- (f) white or color washing;
- (g) Plastering and patch repairs;
- (h) Re-roofing or renewals of roof including roof of intermediate floors at the same height.;
- (i) Flooring and re-flooring;
- (j) Replacing fallen bricks, stones, pillars, beams etc.
- (k) petty repairs to the building and pitched roof without affecting structural stability;
- (l) interior/exterior decoration or renovation without any structural or location change;
- (m) Reconstruction of portions of buildings damaged by storm, rains, fire, earthquake or any other natural calamity to the same extent and specification as existed prior to the damage and conform byelaws
- (n) Construction or re-construction of sunshade not more than 75cms. in width within one's land and not overhanging over a public street;

- (o) Construction or re-construction of parapet not more than 1.5 m. in height and also construction as permissible under these Byelaws;
- (p) Prefabricated structures and Temporary structures for the public Purposes;

6. Competent Authority for grant of permission for construction of the new buildings or extension or alteration of any existing buildings are as under: -

Category I

- I. Sarpanch of the Halqa Panchayat and in case the office of the Sarpanch is vacant by reason of removal, resignation, death or otherwise, BDO concerned in whose jurisdiction the Halqa panchayat falls.
- II. Secretary Panchayat – Member Secretary
- III. Junior engineer
- IV. Patwari Halqa.

Under category I, if out of 4 members, 3 members agree then it may be treated as granted. However, for rejection all the 04 members of the committee have to put their signatures.

Category II and III

- 1. Sub-Divisional Magistrate concerned and in respect of the areas not falling under any Sub-Division, the concerned District panchayat officer
 - 2. Tehsildar.
 - 3. Town Planner or AEE REW or AE REW
 - 4. Block Development Officer concerned - Member Secretary
 - 5. Sarpanch of the Halqa Panchayat
- Before issuing the Building Permission other than category I, the technical opinion of Town Planner shall be mandatory except for commercial buildings upto 100sq metre.
 - Any other officer/official can be co-opted, as per the requirement, for the purpose of facilitating a decision

7. Application for construction of the new buildings or extension or alteration of any existing buildings: -

- 1) Every person who intends to construct or re-construct any parcel of land or constructions falling under categories defined in clause 4 of this procedure, shall apply before the Member Secretary of the Competent Authority in the prescribed format with a Registration Fee of Rs.200. The said application shall be supported with the following documents.
- 2) Site Plan. The site plan drawn to a minimum scale of 1:200/ 1"=16' - 0" or Graphic Scale and shall show the following:
 - a. the boundaries of the site belonging to the owner with dimensions and of any contiguous land and other features including buildings upto 50' - 0" surrounding.
 - b. the position of the site in relation to neighboring streets with name of the street and the means of access from any existing street to the proposed building.
 - c. the position of the site and all other buildings (if any) which the applicant intends to erect upon his land in relation to the boundaries of the site and in case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by other owners of that entire plot.
 - d. graphic scale with north direction.
 - e. plot area, plinth area, floor area ratio.
 - f. location, name and width of each adjacent road or lane.
 - g. Landscape plan indicating all landscaping elements viz-a-viz structure wherever applicable.
 - h. location with precise latitude and longitude/key-plan of the site not to scale but giving distance from known land mark.
 - i. all utility lines have to be marked in the site plan wherever necessary.
- 3) Building Plan-The details of the building which *inter-alia* shall include plans, elevations and sections accurately drawn to scale of 1:100/1"=8' or Graphic scale. The plan shall include-
 - (a) complete layout plan of the area or areas showing location and width of all streets' dimensions, sizes and uses of all the plots.
 - (b) plans of all floors, accessory buildings and basement plan. Such drawings shall fairly indicate the size of rooms, size of windows and ventilators, size of door opening and stair runs.
 - (c) location of drains, sewers, public utility, electric lines, services, transformers.
 - (d) exact location of essential services such as W.C. sink, bath etc.
 - (e) proposed and existing works, clearly indicated in different colour (other than red) or in marking.
 - (f) sectional drawings showing clearly the sizes of footings, thickness of basement walls, if any, all roof slabs and floor slabs, ceiling heights and parapet height with their materials. The section shall indicate

the drainage and slope of the roof. At least one section shall be taken through the stair case.

- (g) details of served privies, if any.
 - (h) street elevation and one more side elevation.
 - (i) dimensions of the projected portions beyond the permissible building line i.e. chajja line.
 - (j) the existing ground level of the plot and proposed ground level in relation to abutting road level to be clearly indicated.
 - (k) detailed parking plan.
 - (l) space used for storing construction materials during the construction.
 - (m) Service Plan: Details of private water supply, sewerage disposal system, rain water harvesting system and details of building services, where required by Authority, shall be made available on a scale not less than 1:200/1"=16'-0" or Graphical scale rain water harvesting system need to be indicated.
 - (n) Withdrawal of application: The applicant may withdraw the application and plans any time prior to its sanction and such action shall terminate all proceedings with respect to such application but the fees paid shall in no case be refunded.
- 4) Ownership document: The applicant shall proof of ownership of the land, on which construction is proposed, duly authenticated and verified by Revenue Authority.
- 5) Undertaking on non-judicial stamp paper of specified amount duly attested by 1st Class Magistrate, by the applicant that (i) right of way of adjoining plots/land is not being affected by the proposed construction.
- 6) an undertaking duly attested by Ist Class Magistrate from the applicant that he shall be liable for action as per law for furnishing any wrong information, fake/fraud documents or withholding any information.
- 7) After an application for construction of the new buildings or extension or alteration of any existing buildings has been received, the Member Secretary of the Competent Authority shall, within a period of 03 days, forward copy of the application alongwith all documents to all the Members of the Competent Authority and to the concerned Officers/Officials of the following departments for issuance of No Objection Certificate (NOC) within a period of fifteen (15) days;

S. No	Issuing Authority	Type of NOC
1	Assistant Engineer Power Development Department	that there is no High Tension/Low Tension line passing over the proposed site due to which shifting of utilities would be required.
2	Assistant Engineer Jal Shakti Department	that the proposed construction would in no way affect the existing water supply system.
3	Assistant Engineer Public Works Department	that the proposed construction is not in violation of Ribbon Development Act.

4	Patwari Halqa for category I and Tehsildar for category-II ,III	that there is no conversion of land use or in case of conversion, the same has been approved by the competent authority under the Revenue laws.
5	Town Planner/Assistant Town planner/ AEE or AE of REW	Technical opinion w.r.t Building Bye Laws in vogue.

Note:- Competent Authority may seek the NOC from any other department which they deemed appropriate.

- 8) The Member Secretary of the Competent Authority shall within a period of three days from the date of submission of application, get the proposed site for construction of the new buildings or extension or alteration of any existing buildings inspected by the technical team comprising of Junior Engineer (REW), Secretary Panchayat and/or any other technical member who may be co-opted. The inspection team shall in turn record their observations and certify that the proposed construction is in accordance with the building procedure or otherwise and submit the same to the committee.

8. Procedure and approval for grant of permissions.–

- 1) On receipt of the application under Clause 7(1) of this procedure, the Member Secretary shall consider and examine such documents and after satisfying himself about the genuineness of the documents, so furnished by the applicant, put up the case to the Competent Authority within fifteen (15) days of the receipt of the application;
- 2) The Competent Authority shall within a period of ten (10) days from the date of receipt of the proposal, either grant the permission for construction of the new buildings or extension or alteration of any existing buildings or reject the same for reason(s) to be recorded in writing and convey its decision to the Member Secretary.
- 3) The Member Secretary shall, communicate the same to the applicant within a period of five (05) working days from the date of the decision of the Competent Authority.
- 4) If the Competent Authority fails to take a decision with regard to grant of permission for construction of the new buildings or extension or alteration of any existing buildings within a period of fifteen (15) days of building plan is the receipt of recommendations under sub-clause

- (1), the permission shall be deemed to have been accorded except in cases where it may contravene any law/rules in force for the time being.
- 5) The competent Authority shall adopt Online Building Permit System (OBPS) portal to be developed by RD&PR for Processing the Building permission Cases through online mode. Accordingly, the competent Authority prepare the SOP in consultation with Chief Town Planner, Ladakh .
9. **Duration of Permission and Re-validation:** Once permission for construction of the new buildings or extension or alteration of any existing buildings is sanctioned by the Competent Authority, it shall remain valid for a period of five (05) years and the validity period of permission for additions/alterations, of all categories, shall be two (02) years from the date of permission. If the construction of the new buildings or extension or alteration of any existing buildings is not completed within the stipulated period, the permission shall require re- validated, on application, on payment of 10% of the total fee/charges, subject to the rules then in force.
10. **Revocation of Building Permit:** -The Competent Authority may revoke any building permission where there has been any false statement, misrepresentation of material facts in application on which the building permission has been sanctioned or if during construction, it is found that the applicant has violated any of the conditions of the sanctioned plan. In such cases, fresh permission shall be taken from the concerned Authority after complying with the sanctioned plan and procedure as laid down.
- Provided that before revoking permit, the applicant shall be given seven (07) days' notice, and an opportunity of being heard.
11. **Completion Certificate:** -Every Owner, on completion of construction of the new buildings or extension or alteration of any existing buildings, as per permission, shall submit a self signed completion certificate to the Member Secretary of the Concerned Competent Authority.
12. **Deviation during construction:** -The applicant shall, if he intends to make any deviation from the approved plan or specifications during the execution, submit revised plans and drawings showing the deviation and seek a revised permission.
- Provided that the deviations mentioned in the above proviso shall be submitted along with completion certificate.

13. Appellate Authority: -

Any applicant aggrieved by an order of the Competent Authority regarding grant of permission may:-

- i. file 1st appeal before the Sub-Divisional Magistrate/District panchayat officer and 2nd appeal before Deputy Commissioner concerned, in respect of cases falling under Category-I.
- ii. file 1st appeal before Deputy Commissioner and 2nd appeal before the concerned Divisional Commissioner, in respect of the cases falling under Category II & III.
- iii. The time period for filing an appeal against any order of the Competent Authority shall be thirty 30 days from the date of receipt of the impugned order and the appellate authority shall, after giving the appellant an opportunity of being heard, reverse, alter or confirm the order made by the Competent Authority.
- iv. The Appellate Authority shall be empowered to constitute a committee of technical experts for disposal of such appeals.
- v. Any order passed by the appellate authority shall be final and conclusive.

14. Submission of Reports: -The District panchayat officer concerned shall submit the following quarterly report to the Administration of the Union territory of Ladakh, through Directorates of Rural Development-

- i. total number of applications for building permission received during the period;
- ii. total number of applications on which building permission was issued and or refused;
- iii. details of applications in which decision was not taken within thirty (30) days, from the date of receipt of application and the reasons thereof;
- iv. total number of illegal constructions detected and action taken thereon.

15. Monitoring and Supervision: - (1) The District panchayat officer and the Block Development Officer concerned shall be responsible for monitoring the implementation of this procedure within their respective areas of jurisdiction.

(2) If any violation of the J&K Panchayati Raj Act, 1989/ J&K Panchayati Raj Rules, 1996 is noticed by or reported to the District panchayat officer and the Block Development Officer, as the case may be, he/she shall impose a fine as prescribed under Rule 156 of the J&K Panchayati Raj Rules, 1996.

(3) On noticing any violation, or on receipt of any report or information from any source, if the district panchayat officer,

and the Block Development Officer, as the case may be, fails to take action under as warranted under law, it shall be treated as dereliction of duty on his/her part and he/she shall be liable to disciplinary action.

- (4) It shall be the duty of every Secretary Panchayat or Inspector Panchayat to report violation in their respective areas to the Block Development Officer concerned, falling which it shall be treated as a dereliction of duty on his/her part and he/she shall be liable to disciplinary action.

16. Fee Structure: - (1) An applicant shall pay the construction fee as per the rates given below

S. No	Category	Fee @
1.	Category I	Rs. 3.00 per sq. ft.
2.	Category II	Rs 15.00 persq.ft.
3.	Category III excluding housing colony and group housing and Integrated Township	Rs 10.00 persq.ft.
4.	Housing Colony	Rs 4000 for layout of the colony
5.	Group Housing/Integrated Township	Rs 10.00 per sq.ft

- (2) No fee shall be charged from AAY/PMAY subject to the certification of the beneficiaries of concerned Tehsildar/Block Development Officer/Tehsil Supplies Officer, as the case may be.
- (3) Fee for revalidation of plan, as provided under clause 9 of this Procedure, shall be 20% of the fee payable for approval of initial plan.
- (4) The rates of the construction fee shall be enhanced @ 10% after every 03 years or the competent Authority may revise the rate at any time as deemed fit unless otherwise specified by the **Administration of the Union territory of Ladakh**.

17. Remittance of Fee -(1)The amount received as registration and construction fee under this Procedure shall be remitted in the account of Panchayat Fund as Own Source Revenue (OSR) component.

- 2) The fee shall be directly remitted in the Account of the concerned Halqa Panchayat Fund through direct deposition in bank or digital payment methods. No cheque/DD/cash shall be accepted. The accounts of all income of the HalqaPanchayat Fund shall be

maintained in form 12 of Rule 95 (5) of Jammu and Kashmir Panchayati Raj Rules 1996.

- 3) The account shall be closed and balanced at the end of every month and shall be examined/ passed by the Panchayat at the meeting in the next following month signed by Secretary of Halqa Panchayat who shall submit it to the Sarpanch for his counter signatures. In case there are no Panchayat Bodies, it shall be counter signed by the concerned Block Development Officer.

18. **Removal of doubts:** -If any doubt arises with regard to the interpretation or otherwise or if any difficulty arises in the implementation of any provision, the **Administration of the Union territory of Ladakh** shall have powers to clarify the doubt or to issue necessary direction for removing the difficulty.
19. **Repeal and Savings:-**Notwithstanding anything done, any action taken, order or notification issued, rules or by-laws made on the subject, shall in so far as the same are not inconsistent with the provisions of this procedure, be deemed to have been done, taken, issued or made under the corresponding provisions of this procedure.
20. **Responsibilities of Owner:**

The owner shall:

- (a) Be responsible for ensuring that the building compliances with the Building Byelaws.
- (b) Shall make the application for a Building Permit.
- (c) As prescribed, appoint an Engineer/Architect on Record to certify that the construction of the building has been undertaken as per detailed design and specifications stipulated by the R.T.P. and the Structural Engineer on Record in respect of Category II & III.
- (d) Obtain a Building Permit prior to commencement of building.
- (e) Ensure that no construction is undertaken during the period that the Building Permit has lapsed or has been revoked.
- (f) No ownership of a plot or building shall be changed or transferred by whatsoever means before issuance of Building Use Permit except with prior permission of authority. If the ownership has been changed without prior permission of authority, the building permit issued by the competent Authority shall be deemed to have been revoked. This shall also apply to building under construction.
- (g) The buildings to be constructed under Category II and III shall adhere to the National Guidelines for facilities in the buildings for persons with disabilities and the buildings shall be accessible and inclusive for

everyone regardless of their disability. These buildings should include ramps, in order to make the building barrier-free.

- (h) The Buildings to be constructed need to be earthquake resistant and disaster resilient in respect of category II and III except single story commercial buildings upto 100sq metre plot area.
- (i) The Buildings to be constructed shall have septic tanks and soakage pits to prevent contamination of clean water sources such as streamlets and nallahs.
- (j) ECBC guidelines to be adhered.

21. DEVELOPMENT CONTROL REGULATIONS

21.1. The regulations for Residential

The regulations for Residential Use in terms of Plot area & Setbacks shall be as given below:

S.No.	Size of Plot (m ²)	Front (m)	Rear (m)	Side(m)	Side (m)	Height
i)	Up to 50	1.50	0	0	0	Ground plus 2 stores in case width of road is less than 9 m and Ground plus three storeys in case road width is 9m or above.
ii)	51-100	2.00	0	0	0	
iii)	101-200	2.00	1	0	0	
iv)	201-300	2.00	1.5	0	1	
v)	301-500	2.50	1.5	1.5	1.5	
vi)	501andabove	3.00	2.00	2.5	2.5	

Note:-

- The minimum existing RoW for Residential Individual House shall be 3 m.
- In the existing Rural settlements /Villages, the road width shall be considered as is where is basis.
- Cottage Industry is permitted in the individual residential house with maximum 1/3rd of FAR and should not exceed 200Sq.m.
- The home stays shall be permitted in the Residential house.

- The Height of attic/pitched roof, parapets, water tanks, Mumty shall not be included in the height of the Residential building.

21.2. Regulations/Norms for Farm House

Minimum Plot area: -4000 Sq.m
 RoW :- Min. 6m
 FAR:- 10; Max. Ground Cov.: 5%, but area on ground coverage shall not exceed 300 Sq.m:
 Height: Ground Plus First Floor
 Setbacks from all side: - Minimum 6m

21.3. Regulations/Norms for Housing Colony

- a)** A group or a group of persons or a co-operative society or firm intending to plot out an estate into more than 8 plots shall give notice in writing to the Competent Authority which will be accompanied by a layout plan of entire land showing the areas allotted for roads, open spaces, plot and public buildings, the specification of the roads, drains and other infrastructures.
- b)** Roads, Drains, water mains and electric lines required for the colony shall be constructed by the developer at his own cost and no plot shall be eligible for any services and utilities by the govt. and/or Local Bodies/ Panchayat unless the colony is developed properly and approved by the Competent Authority, and no building plan shall be considered by the Municipality or prescribed authority in any plot of such a colony which has not received the prior approval of the Competent Authority. Developer in this case will mean the person, co-operative or the firm intending to plot out the land into more than 8 plots.
- c)** Land use of the layout plan approved by the Competent Authority shall not be changed unless with the prior consent of the Competent Authority.
- d)** Open spaces allocated for parks, playfields, utility sites / buildings in a colony shall be deemed to have been sold along with the plots as amenity of the colony by the developer to the plot holders of the colony. The development of such open spaces shall be the responsibility of the Developer.
- e)** No permission shall be accorded for construction of a building in any notified area which shall cause nuisance by way of odour, smoke, noise or disturbance to inhabitants of the locality or be

injurious to health of the residents of the buildings or to the inhabitants in the surrounding areas.

21.4 Norms for Colonies up to 1.0 Hectare.

	Land Distribution	ROW
1.	Min. Approach Road (Existing)	6.0 m
2.	Internal Roads	Min. 4 m with 1.0 m footpath on one side
3.	Area under Roads	15%
4.	Area under dedicated Green/Children Park (excluding any odd left over strip)	Min. 15% or 01 kanal whichever is more
5.	Residential Area	Max. 70%
6.	Commercial / PSP Area	Max. 10%

21.5 Norms for Colonies above 1 Hectare up to 4 Hectare.

	Land Distribution	
7.	Min. Approach Road	9.0 m.
8.	Internal Roads	
	Width of Means of Access (m)	Length of Means of Access (m) <i>Max</i>
	5.0 plus 1.5 m footpath on both side	150
	6.0 plus 1.5 m footpath on both side	-
	Main spine 9 m wide with 1.5m footpath on both side.	No limit
9.	Area under Roads	Min. 15%

10	Area under Green	Min. 15%
11	Residential Area	Max. 65%
12	Commercial / PSP Area	Max. 15%

Note: Beyond 4 hectares of area, the Integrated Township as per the provisions laid down in the Housing Policy 2020 shall be applicable and other norms shall remain same as applicable for Housing colony/Group Housing.

21.6 Regulation for EWS/LIG

Plot Size : 80 Sq.m for EWS and 100 Sq. m for LIG
Density (Gross) :60 plots per Hectare
Min. Frontage: 6m

21.7 Regulations for Group Housing (Low Rise) and Studio Apartment

S. No.	Plot Area (Sq. m)	Max. Ground Coverage	Max. FAR	Min. ROW (m)	Max. Height (m)	Min. Setbacks				Tower to Tower Distance
						F	R	S	S	
1	Min 1000	50%	200	6	1.5 times of ROW	6 m or building Line of road whichever is more	1/3rd of Height of building or 6m	1/3rd of height of building or 6 m	1/3rd of height of building or 6 m	Minimum 6 M all around

21.8 Regulations for Group Housing (Flatted Development)

S.No.	Plot Area (Sq. m)	Max. Ground Coverage	Max FAR	Min. ROW (metre)	Max. Height (m)	Min. Setbacks Front, Rear & Both sides (Each Side)				Tower to Tower Distance
						F	R	S	S	

1.	4000 - 8000	30%	200	Min.9	1.8 times of ROW	7.5m or building line of the abutting road whichever is more	1/3rd of height. of building or 6 m whichever is more	1/3rd of height of building or 6 m whichever is more	1/3rd of height of building or 6 m whichever is more	Minimum 6M all around up to 40 m height. And minimum 9m all- round above 40m height.
2.	Above 8000	30%	225	12	1.8 times of ROW	7.5 m or building line of the abutting road whichever is more	1/3rd of height. of building or 6 m whichever is more	1/3rd of height of Building or 6 m which ever is more	1/3rd of height of building or 6 m which ever is more	Minimum 6M all around up to 40 m height. and minimum 9m all- round above 40m height.

Note:

- i. In case of Group Housing/apartments, minimum 25% of site area shall be kept as green in which 15% of site area shall be in the form organized park/ playground with minimum width of 12 m. If the width of the green space is less than 12 m, then it shall not be counted in the area of organized park/ playground. Min. dedicated Green area/Children Park shall be 15% of plot size or one kanal whichever is more This is exclusively other than setback area.
- ii. Security room may be allowed at the entrance gate up to a maximum built up area of 30 Sq m (up to 3.5m height.) after maintaining the RoW of road and shall be counted as FAR.
- iii. Minimum Floor height. from finished floor for any habitable space shall be 2.75m.

- iv. Built up area (Unit Area) of apartment for calculation of ECS shall be excluding common service areas. Any service area within apartment shall be counted in built up area. Balconies and Verandas shall be counted @ 50% in FAR.
- v. If there are any bends or curves on the approach road within the plot, a sufficient width shall be provided at the curve to enable the fire tenders to turn, the turning circle being at least of 9.0 m radius. Where entry to the plot is through a slip road the gate width shall not be less than 9.0 m for entry of the firefighting appliances.
- vi. The internal access to the building within the plot and open spaces on its all sides shall not be less than 6 m width and the layout for the same shall be done in consultation with Chief Fire Officer, Fire Service and the same shall be reinforced to ensure safety of the fire equipment and capable of taking the weight of Fire engine, weighing up to 45 tons. The said open space shall be kept free of obstructions and shall be motorable.
- vii. Main entrances to the premises shall be of 9.0 m width to allow easy access to the fire engine. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles.
- viii. The catalogue for sale of apartments shall be similar to the basic plan approved by the authority.
- ix. No deviation in the plan shall be allowed once the apartments are sold in part or whole.
- x. No common areas like corridors, stairs, lifts, lobbies shall be allowed to be sold to a particular person or a group of persons after the apartments are sold in part or whole.
- xi. No apartment holder shall be allowed to have extra rights on common spaces.
- xii. Common spaces shall include all green spaces, children's parks, play grounds, sports facilities, areas which are of common use of the apartment owners forming part of the sanctioned plan under bye laws of the authority.
- xiii. Any additional space not counted in the permissible floor space shall also be treated as common areas.
- xiv. Designated parking spaces shall be allotted to apartment holders.
- xv. Height Exemptions:
 - a. Roof tanks and their supports not exceeding 1.0 m. in height.,
 - b. Ventilating, air conditioning and lift rooms and similar service equipment,
 - c. Stair covered with Mumty not exceeding 3.00 m. in height.
 - d. Chimneys and parapet wall and architectural features not exceeding 1.50 m. in height. unless the aggregate area of such structures exceeds 1/3rd of the roof area of the building on which they are erected. All such appurtenant structures shall be camouflaged to achieve streamlined aesthetics.

21.9 Regulations for Commercial Buildings

S. No.	Commercial/Office Plot area (i Sq. m.)	Row (m)	Min. Setbacks				FAR	Height
			F	S	S	R		
3	Convenient Shop of Max, 30 Sq. m built up area*/Atta Chakk	3	1.5	0	0	0	80	Single Storey. Additional Floor if used for residential is allowed on Ist and 2nd Floor over and above base FAR
4	Plot area up to 100	3	2	0	0	0	80	1.8 of ROW. Additional Floors if used for residential is allowed on Ist and 2nd Floor over and above base FAR
5	101 to 200	6	2	0	0	1	200	2 of ROW
6	201 to 500	6	3	1	1	1	180	2 of ROW
7	501 to 1000	6	4	1.5	1.5	1.5	180	2 of ROW
8	1000 to 2000	9	4	2	2	2	180	2 of ROW
9	2001 to 4000	9	5	2.5	2.5	3	180	2 of ROW
10	4001 and above	12	6	3	3	4	180	1.8 of ROW

Note: -

- Setbacks herein above shall be considered based on the Plot size, not based on RoW.
- Lower order activities shall be permitted on roads prescribed for higher order activities.
- Provided that plot abutting at least 3 sides with roads of minimum 5m width may have ground coverage of 100%.
-

21.10 Regulations for Special Commercial Buildings

S.No	Activity	Plot (Sq.M)	Min. ROW (m)	Setbacks (in Metre)				FAR	Height(m)
				F	S	S	R		
1.	Hotel*	Min 1000	6	4m or B/L whichever	4m or 1/3 rd of height	4m or 1/3 rd of height	4m or 1/3 rd of	200	2 of ROW

				is more			height		
2	Hotel	1001 above	9	4m or B/L whichever is more	4m or 1/3 rd of height whichever is more	4m or 1/3 rd of height whichever is more	4m or 1/3 rd of height whichever	200	2 of ROW
							is more		
2.	Cinema/ Multiplex/ Mall	3000	12	4m or B/L whichever is more	4m or 1/3 rd of height whichever is more	4m or 1/3 rd of height whichever is more	4m or 1/3 rd of height whichever is more	180	1.8 Of ROW
3.	Banquet Hall	Min. 2000	12	6m or B/L whichever is more	6m or 1/3 rd of height whichever is more	6m or 1/3 rd of height whichever is more	6m or 1/3 rd of height whichever is more	100	1.5 of ROW
		2001 & above	12	6m or B/L whichever is more	6m or 1/3 rd of height whichever is more	6m or 1/3 rd of height whichever is more	6m or 1/3 rd of height whichever is more	100	1.8 of ROW
4.	Club	Min. 2000	12	6m or B/L whichever is more	6m or 1/3 rd of height whichever is more	6m or 1/3 rd of height whichever is more	6m or 1/3 rd of height whichever is more	100	1.8 of ROW
5.	Resort**	Min 4000	9	6m or B/L whichever is more	6m or 1/3 rd of height	6m or 1/3 rd of height	6m or 1/3 rd of height	100	Double Storey

6.	Tourists Huts	750 (Max. Built up area shall not exceeds 200 Sq,m/750 sq.m plot area)	9	6m or B/L whichever is more	3m	3m	3m	120	2 Of ROW
6.	Ware housing, Storage vegetables , & Fruit mandis	4000	12	6m or B/L whichever is more	6m or 1/3 rd of height whichever is more	6m or 1/3 rd of height whichever is more	6m or 1/3 rd of height whichever is more	120	2 of ROW
7	Go down	500	6	4.5m or B/L whichever is more	3m	3 m	3m	120	1.8 of ROW
8.	Petrol Pump/CNG * **	As per allotment by company	9	NA	NA	NA	NA	1.5	1.5 of RO W
9	Way Side Amenities by NH authority	Min. 2500	NH	B/L of the Highway	6m or 1/3 rd of height	6m or 1/3 rd of height	6m or 1/3 rd of height	200	1.5 of RO W

*Banqueting/bar shall not be permitted.

**Coverage should not exceed 30%; the distribution of plinth area of resort shall be as.50% for huts; 30% for hotels; and 20% for other facilities.

Note: Basement shall be allowed for Parking with minimum side setbacks 3M from all sides but within the building footprints.

21.11 Regulations for Education/Institutional/Government Offices Buildings

S.N	Activities	Plot Size (Sq.M)	ROW (Metre)	Setbacks				FAR	Height (m)
			Plain	F	S	S	R		
1	Pre- Nursery/ Nursery/ Creche	As per plot size for Residential	3	3	0	0	0	140	As per Residential house norms
2	Primary School	1500	3	3	2	2	3	140	3 Storey
3	Middle School	3000	6	3	2	2	3	140	3 Storey or 1.8 of ROW whichever is more
4	High School	4000	6	4	2.5	2.5	4	140	3 Storey or 2 of ROW whichever is more
5	Higher Secondary School	4000	9	4	3	3	4	140	3 Storey or 2 of ROW whichever is more
									is more
6	Degree College	As per guidelines of Higher education Department	9	6	4	4	4	150	2 of ROW

7	Engineering College/ University/ Research Institute/ Medical/ Technical institute	As per AICTE guidelines	12	6	4	4	6		1.8 of ROW
8	Vocational/ Training/ ITI institutes /Nursing Institute	4000	9	6	4	4	6	140	3 Storey or 2 of ROW whichever is more
9	Nursing Home	250	6	2	1.25	1.25	2	100	1.8 of ROW
10	Dispensary	251-500	6	3	-	3	2	100	2 of ROW
11	Diagnostic Centre	Above 501	6	4	-	3	3	100	2 of ROW
12	Hospital	3000	9	6m or B/L which ever is more	6m or 1/3 rd of height	6m or 1/3 rd of height	6m or 1/3 rd of height	200	1.5 of ROW
13	Bank	250	6	4.5 m or B/L which ever is more	3 m	-	3m	100	2 of ROW

14	ATM	Max 30 Sq. m. built up area	3	1.5	0	0	0	120	Single storey
15	Police Station/ \Police Post	Min 250	6	4.5 m or B/L which ever is more	3 m	0	3m	140	2 of ROW
16	Religious	750	-	4.5 m or B/L which ever is more	3 m	0	3m	140	2 of ROW
17	Public Toilet	Min 250	3	3m	2m	0	2m	140	2 of ROW
18	Dharmshala	Min. 1000	6	3.5m or B/L which ever is more	3m	2m	2m	120	2 of ROW
19	Community Hall	Min. 1000	6	3.5m or B/L which ever is more	3m	2m	2m	120	2 of ROW

20	Fire Station	1500	12	6m or B/L which ever is more	4m or 1/3 rd of height	4m or 1/3 rd of height	4m or 1/3 rd of height	140	1.8 of ROW
21	Government office	1000	6	3.5m or B/L which ever is more	3m	2m	2m	140	1.8 of ROW
22	Guest House	500	6	3.5m or B/L which ever is more	3m	0	3m	160	2 of ROW
22	Hostel	Min. 500	6	3.5m or B/L which ever is more	3m	0	3m	120	2 of ROW

21.12 Regulation for Industrial Building (Individual)

Sl. No.	Category	Plot Size (in Sq. M)	RoW (Metre)	FAR	Height	Setbacks (in Metres)		
						Front	Side	Back
1	Light & Service Industry	100-400	4	225	8	3	-	3
2		401-1000	6	200	8	3	-	3
3	Other Industries and including above categories	1001-4000	6	180	8	4.5	3	3
4		Above 4001	9	180	8	6	3	3

NOTE: Provided that plot abutting at least 3 sides with roads of minimum 5m width may have ground coverage of 100%.

21.13 Parking Norms

S.No.	Use	No. of ECS/EVS
1	Residential	Not applicable
2	Multi-Family Residential	1 ECS for 75-100 Sq. metre built up area and 1.25 for more than 101 sq.m built up area.
3	Motel/Hotel/Guest House/Hostel/Dharmshala	2ECS per 100 Sq.m built up area.
4	Wholesale Mandi, Godown and cold storage	2 EVS for 550 cu. metre storage, 2 ECS for 100 sq.m built up area.
5	Offices, Conference Hall, Banquet Hall	2ECS for 100 sq.m built up area
6	Educational	1 ECS for 100 Sq.m built up area
7	Industrial	0.5 ECS for 100 Sq.m built up area.

ECS stands for Equivalent car space which is 18 sq. metres, 28 Sq. m. per ECS for basement and 23 Sq.m. per ECS.

EVS stands for Equivalent Vehicle Space, which is a more neutral term for the type of vehicle it proposes for parking. It is an inclusive term for Light Commercial Vehicle and tractors with trailers and non-motorised vehicles like Bullock Carts. The recommended space requirement for EVS in open is, 35 sq. meters.

- Stilt Floor if used for parking shall be allowed in all uses within the building envelope and additional floor in lieu of stilt floor shall be allowed.
- The height of the stilt floor shall not be more than 3m from the soffit of the beam and shall not be counted in FAR if used for Parking.

General Note:

The Competent Authority may refer following document if not found in these building Bye Laws:

- Model Building Bye Laws of MoHUA, GOI New Delhi Guidelines National Policy for Persons with Disabilities, 2006, Guidelines for the provisions of Facilities in the buildings for Person with disabilities,
- ECBC Code for Energy Conservation Building.

Annexures

Annexure-I: Seismic Safety Norms

- All buildings to conform to IS 1893 (Part 1): 2016 & IS 13920: 2016 for Zone V.
- Masonry buildings to follow IS 4326: 2013 & IS 13828: 1993.
- RCC structures to have ductile detailing.

Annexure-II: Snow Load Norms

Altitude (m)	Snow Load (kN/m ²)
3,000–3,500	2.0
3,501–4,000	3.0
> 4,000	4.5

Design to IS 875 Part 4, adjusted for Ladakh climate data.

Annexure-III: Slope Stability Guidelines

- Construction on slopes >30° discouraged.
- Retaining walls mandatory for cut slopes >1.5 m height.

- Natural drainage not to be obstructed.

Annexure-IV: Heritage Protection Provisions

- 200 m no-construction buffer from notified heritage sites unless special HCC(Heritage Conservation Committee) approval obtained.
- Building design in heritage zones to follow local style (mud plaster, timber windows, sloped roofs).

Annexure-V: Sustainable Building Features

- Solar passive design mandatory for buildings >100 sq.m.
- Dual water supply for reusing greywater.
- Composting pits for biodegradable waste.

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