

GOVERNMENT OF JAMMU AND KASHMIR,
OFFICE OF THE CHIEF EXECUTIVE OFFICER, PDA, PAHALGAM

Email: ceopdpahalgam@gmail.com
Fax no:- 01936243049

Minutes of 11th BOCA meeting of PDA, Pahalgam held on 25/07/2020 at Golf Club, Pahalgam under the Chairmanship of the Deputy Commissioner Anantnag (Chairman BOCA).

Participants.

1. Deputy Commissioner Anantnag = Chairman
2. Chief Town Planner Kashmir = Member
3. Chief Executive Officer PDA = Member Secretary
4. Divisional Forest Officer LFD, Bijbehara = Member
5. Representative of SE,R&B Khanabal = Member

Special Invitees

1. Wild Life warden south circle Bijbehara.
2. Executive Engineer, PDA Pahalgam
3. Tehsildar Pahalgam.
4. Block development Officer, Pahalgam
5. Asstt. Town Planner Kashmir.
6. Deputy Chief Education Officer Anantnag.
7. Executive Officer Municipal Committee Pahalgam.
8. Representative of JKTDc Pahalgam.

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9. Project Manager (Housing for all)

The 11th Building Operation Controlling Authority (BOCA) of Pahalgam Development Authority was held on 25-07-2020 at Golf club , Lidder valley Golf Course Pahalgam under the chairmanship of the Deputy Commissioner Anantnag. At the very outset of the meeting the Deputy Commissioner Anantnag (Chairman BOCA) welcomed all participants/ BOCA members and discussed in detail the provisions of Revised Master Plan Pahalgam (2014-32) enumerated at para No 7.2 which are reproduced as under. Pertinently the preparation of Master Plan, Pahalgam (2014-32) was carried out according to the recommendations made by technical committee constituted by the Honourable High court of J&K.

Participants.

GENERAL REQUIREMENTS FOR DEVELOPMENT AT PAHALGAM

Control of Development

- a. For promoting compact and balanced development in the Local Area of Pahalgam Development Authority, the Authority may not permit the change of land use or allow construction of building on any land except as provided in the Revised Master Plan. The Authority may also refuse such permission in the absence of basic services and facilities in terms of water supply, sanitation, sewerage treatment, drainage, accessibility, electricity, etc. unless such amenities are provided to the satisfaction of the Authority.
- b. All development shall conform to the uses prescribed in the Revised Master Plan and no development contrary to the provisions of this Master Plan /Proposed Landuse shall be permitted.
- c. All development shall conform to the norms, standards etc. specified in Development promotion Rules and egulations.

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d. Discontinuation of non-conforming development/Use(s).

- i. All the development in Pahalgam Local Area shall be guided by the Revised Master Plan-2032.
- ii. Any proposal of Master Plan 2005-25 that contravenes the provisions of the Revised Master Plan -2032 shall be treated as non-conforming.
- iii. The non-conforming uses having valid permission and having been built as per the building permit shall be allowed for repairs, reconstruction and/or day to day maintenance on the existing footprint
- iv. The non-conforming uses without valid permissions shall be dealt as per the law.
- v. Any structure without a valid permission shall be treated as violation and dealt as per the law.
- vi. Any structure without a building permit but within the norms of Revised Master Plan should also be treated as violation and dealt as per law.
- vii. Any structure with a building permit but having violated the norms of the permission should also be treated as violation and treated as per law.
- viii. Any existing residential house/structure falling within non-permissible use like buffer, green or agriculture etc.; shall be considered for repairs reconstruction etc as per the Master Plan regulations.

Keeping in view the above provisions of revised Master Plan 2032, the Chairman BOCA issued following directions :-

1. In order to monitor the entry of constructional material at tool plaza Sarbal, Municipal Committee Pahalgam shall install sufficient number of CC TV cameras at toll plaza sarbal immediately within 24 hours and Executive Officer, Municipal Committee, Pahalgam shall forward the necessary footages to Chief Executive Officer, PDA, Divisional Forest officer Bijbehara and Police Station Pahalgam instantaneously for necessary action.

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2. A list of encroachers on Forest land, Wild life and State land within the jurisdiction of Pahalgam development Authority shall be prepared by the Tehsildar Pahalgam and Tehsildar Sallar and necessary notices thereof shall be issued for eviction. The compliance report shall be furnished by the concerned Tehsildars in the next BOCA meeting.
3. The Pahalgam Development Authority shall receive the applications for permission complete in every respect. Such applications shall accompany the following documents:-
 - a. Eight copies of building plans duly drawn and signed either by an Architect registered with the council of Architects or by a draftsman registered with the Pahalgam dev. Authority. The building plans shall indicate the following details:-
 - i. The key plan of location which shall clearly and unambiguously describe the location of the proposed building.
 - ii. The nature and the use of existing site and the use of the proposed building.
 - iii. Sections and elevations of the building in each floor.
 - iv. Specifications of the building.
 - v. The position of the door / windows and drainage out lets with reference to the adjacent site.
 - vi. The positions of approach to the site.
 - b. An attested copy of the proof of ownership record of the land.



