

Rs.15/

Sr.No.



ਸੇਵਾ ਦਾ ਅਧਿਕਾਰ

APPLICATION FOR SANCTION OF BUILDING PLANS

Property No. & Type _____

Urban Estate/Site _____ at _____

Name of Applicant _____

Father's Husband's Name _____

Address _____

Mobile _____

E-mail _____



Jalandhar Development Authority

SCO 41, Opp. DAC Complex, Ladowali Road, Jalandhar

Telephone No.0181-2233341, Fax No.0181-2244233

Website: www.jda.org.in



SANCTION BY JDA (Optional for residential plots upto 500 sq yards & compulsory for all other categories)

In case the citizen does not want to exercise the option of self certification or in case the sanction of building plan is sought for any building other than a residential plot upto 500 sq. yards, the following would be the procedure :

- (i) Application Form
- (ii) Complete set of drawings duly cloth mounted with signatures of any Architect registered with Council of Architecture and the owner(s).
- (iii) Security & Scrutiny fee in the form of a Demand Draft favouring 'Estate Officer, Jalandhar Development Authority' Payable at Jalandhar, as follows:-

Security Fee (Refundable after completion)

- (a) Residential Plots upto 250 sq yards-Rs 2500/-
- (b) Residential Plots more than 250 sq yards and upto 500 sq yards-Rs 5000/-
- (d) Residential Plots above 500 sq yards- Rs 10000/-
- (e) Commercial -Booth / SSS-Rs 5000/-; SCO / SCF- Rs 40,000/-
- (f) Individual / Multiplex / Institutional Site - Rs 50,000/- per acre or part thereof
- (g) Industrial Plot-Rs 10,000/- Per kanal or part thereof
- (h) In case of Boundary Wall for all sites-Rs 2000/- per acre or part thereof.

Scrutiny Fee would be leviable @ 2.50 per sq feet of total covered area of residential and Rs 5 per sq feet of total covered area for commercial / Institutional / individual/ industrial sites. In case of revised/ superceded plans, the scrutiny fee would be leviable @ Rs. 1.25 per sq feet of the covered area.

In case of any additional covered area, which is resultant of any increase in the FAR subsequently to the allotment of plot, an additional fee @ Rs 36 per sq feet shall be levied.

In case of any Institutional site, owned by the Central or State Government and their PSU's and other autonomous bodies, fully owned by the Central / State Government, all the above charges shall be levied @ 50% of the chargeable rates.

- (iv) In case application is being made by a person other than the owner, a self certified copy of the General Power of Attorney should be attached.

Time Limit:	For Residential Plots	- 30 working days
	For Commercial Plots	- 60 working days

FOR OFFICE USE ONLY

Certified that I have checked and found all the documents in order :

Signature of Receipt Clerk

Signature of Superintendent

Name _____

Name _____

Date _____

Date _____

**LIST OF EMPANELLED ARCHITECTS**

Sr. No.	Name of Architect/ Firm	Address	Tel No./ Mobile No.	Fax No.	E-mail
1.	Raman Khosla	Booth No. 55, Ladowali Road, Jalandhar	98143-24905		
2.	Jatinder & Company	Opp. Punjab Kesri Ground, Jalandhar.	98143-45273		
3.	Agosh Mittal	111, B.S.F Colony, Nr. H.M.V. College, Jalandhar	98140-89421		
4.	Rajinder Associates	201, Sahota Complex, Garha Road, Jalandhar	98140-00762		
5.	Hemant Bhandari	415-A, Grand Mall, G.T. Road, Jalandhar	98152-22512		
6.	Rajeev Mahajan	R/o 180, Urban Estate PH-I, Jalandhar	0181-2481180 98143-70203		
7.	Makol and Associates	1-A, First Floor Red Cross Market, Kapurthala.	98152-30220		
8.	Lalit Kumar Verma	406, 3rd Floor, Presstige chambers, G.T. Road, Jalandhar	0181-2243696 98140-23925		
9.	Mandeep Kaur	R/o 53, P&R Complex, Civil Lines, Jalandhar	98142-78004		
10.	Kailash chander	Opp. ITI Collage, Near Caffe Coffee Day, Jail Road, Hoshiarpur	81461-36111		
11.	B.K Singhal, Singhal ARC.	R/o 4, Cool Road, Near Bombay Palace, Jalandhar	0181-245005 98153-29429		



JALANDHAR DEVELOPMENT AUTHORITY

www.jda.org.in



RIGHT TO SERVICE

12.	Rahul Ratra	H.No H.I.G. 227, Housing Board Colony PH-I, Jalandhar	9463612562		
13.	Archana Joshi Joshi Architects	Committee Bazaar, Hoshiarpur.	94175-02433		
14.	Gagandeep Singh Gagan Associates	293, CBI, Jalandhar	9876602949		
15.	Sanjay ARC	R/o 810, Urban Estate PH-II, Jalandhar	98140-91078		
16.	Inderdeep Singh	Booth No.: 59 & 60, Lodawali Road, Jalandhar	98151-21513		
17.	Thukar Uday veer	R/o 1067, Urban Estate PH-I, Jalandhar	94638-00008		
18.	Sumit Sharma	Booth No 4, Urban Estate, Kapurthala	98880-46066		
19.	Anil Tandon	146, Urban Estate, Phagwara	98140-72682		
20.	Jaswinderjit	418, Golden Avenue PH-II, Jalandhar	0181-2230734 98728-04896		
21.	Amrinder Gill Habitus Aach Delizn	214, Chotti Bardari Part-I, Jalandhar	98153-91214		
22.	Rahul Dev Sayal Sayal Architects	33/10 Civil Lines, Near Church, Hoshiarpur	98144-53660		
23.	An Tripta Budiraja	Master Tara Singh Nagar, Jalandhar	98769-19643		
24.	Vivek Sahgal C/o Ajaydeep	Opp. Snatan Dharam Sabha, Amritsar Road, Kapurthala	98556-28888		
25.	Anil Chadha Associ- ates	Sh. No. 6, Nr. Ajit Press, Hira Complx, Jalandhar	98723-98347		
26.	Aman Bhakoo Bhakoo & Associates	H No.-80 1/4, Housing Board Colony, GTB Nagar, Jalandhar	0181-2274592		



APPLICATION FORM

To

The Estate Officer
PUDA Complex
SCO No.- 40-41
Ladowali Road,
Jalandhar

Subject: Sanction of Building Plans for Site No. _____, Urban Estate/ Site _____
_____ at. _____,

Sir/ Madam

I/ We are the owner(s) of SCF/ SCO/ SSS/ Booth/Indl. site/House
No. _____ Urban Estate/Site _____ at _____, I/ We wish to seek sanction
of Building plan of the above mentioned property under the following option (Tick any one)

- (a) Self Certification by empanelled Architects
- (b) Sanction by JDA

The requisite documents are attached. You are requested to process the application
accordingly.

Date:

Signature _____

(Name & Address of Owner/ (s)

PUNJAB empowers the citizen for delivery of public services



ਸੇਵਾ ਦਾ ਅਧਿਕਾਰ

As per the provisions of Punjab Right to Service Act 2011, the Designated Officers are mandated to provide following services within the given time limits, or else are liable for penalty

Types of Service	Designated Officer	Given Time Limit
Sanction of Building Plans/ Revised Building Plans(for residential plots)	SDO Building, JDA	30 working days
Sanction of Building Plans/ Revised Building Plans(for commercial plots)	SDO Building, JDA	60 working days
Issue of Completion/ Occupation Certificate	SDO Building, JDA	15 working days
Issue of No Objection Certificate/ Duplicate Letter of Allotment/ Reallotment	Estate Officer, JDA	21 working days
Issue of Conveyance Deed	Estate Officer, JDA	15 working days
Issue of No Due Certificate	Estate Officer, JDA	7 working days
Re-transfer of property in case of sale	Estate Officer, JDA	15 working days
Re-transfer of property in case of death (uncontested)	Estate Officer, JDA	45 working days
Issue of permission to mortgage	Estate Officer, JDA	7 working days

In case, any citizen does not obtain any of the above services within the given time limit, he may file an appeal in the office of the Additional Chief Administrator, JDA, Jalandhar.



JDA is committed to serve the Citizens