



संघराज्यप्रशासन, लद्दाख

ग्रामीणविकासएवंपंचायतीराजविभाग

THE ADMINISTRATION OF  
UNION TERRITORY OF LADAKH

RURAL DEVELOPMENT & PR DEPARTMENT

No. Adm.Secy/RDD(UTL)/2025/479-82

ई-मेल/email:admsecyutl@gmail.com

Tele/Fax: 01982-255567, 255568

यूटीसचिवालय, लेह /UT Secretariat, Leh.

Dated: -18.08.2025

**NOTICE**

**Subject: Inviting Comments and Observation on Designation of authority for accord of approval/ permission for construction/ re-Construction/ alteration of residential/ commercial buildings in rural areas of UT Ladakh from the General Public and Stakeholders.**

The draft notification for "Designation of authority for accord of approval/ permission for construction/ re-construction/ alteration of residential/ commercial buildings in rural areas of UT Ladakh" (copy enclosed) are hereby uploaded on the official website of the Administration of Union Territory of Ladakh and District Websites of Leh and Kargil for inviting comments from the stakeholders.

The said draft rules shall be taken into consideration after the expiry of a period of twenty one (21) days from the date on which the copy is made available to the public.

The comments, if any, may be addressed to the Under Secretary, Rural Development & PR Department, UT Secretariat, UT of Ladakh or by email at [admsecyutl@gmail.com](mailto:admsecyutl@gmail.com). The comments/ suggestions which may be received from any person with respect to the said Notification before the expiry of the period specified above, will be considered by the Administration of Union Territory of Ladakh.

*Issued with the approval of competent authority*

**Enclosure: As above**

Yours faithfully,

**(Mohit Sharma) JKAS**

Under Secretary

**Copy to:**

1. Director Rural Development & PR Department, UT Ladakh.
2. Technical Director, NIC, Ladakh with the request to upload the draft RR on the official website of the UT Administration Ladakh and District Websites of Leh and Kargil.
3. OSD to the Chief Secretary, UT of Ladakh for information.
4. District Informatics Officer, (DIO) NIC Leh and Kargil.

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Tele/Fax: 01982-255567, 255568

यूटीसचिवालय, लेह /UT Secretariat, Leh.  
Dated: -18.08.2025

**Subject: Designation of authority for accord of approval/permission for construction/re-construction/alteration of residential/commercial buildings in rural areas of UT Ladakh.**

**Order No: RDD (UTL) 2025**  
**Dated:.06.2025**

In exercise of powers conferred by Section 12 sub section 2 (iv) of Jammu and Kashmir Panchayat Raj Act,1989 read with Rule 155 & 156 of J&K Panchayati Raj Rules, 1996, as amended from time to time, sanction is hereby accorded to the designation of competent authority for grant of permission for construction/re-construction/alteration of residential/commercial buildings in rural areas of J&K as under:

S.No	Nature of Building Permission	Competent Authority/ Committee
1.	Permission for residential buildings within the Panchayat Jurisdiction.	i. Sarpanch of the Halqa Panchayat ii. VLW of Halqa iii. Patwari Halqa
2.	Permission for Commercial Buildings including Shops.	i. Sub-Divisional Magistrate/ACR concerned (Chairman) ii. Tehsildar concerned. iii. Town Planning Officer/AEE, REW concerned. iv. BDO concerned. v. Sarpanch of Halqa Panchayat
3.	Permission for any other Buildings including Government Buildings.	i. Sub-Divisional Magistrate/ACR concerned (Chairman) ii. Tehsildar concerned. iii. Town Planning Officer/AEE, REW concerned. iv. BDO concerned. v. Sarpanch of Halqa Panchayat

#### 1. Terms of Reference:

- The above designated Committees can co-opt Members from any government department as may be required for the purpose of taking decision on these permission cases.
- Procedure as prescribes in the Rule 155 shall be followed by the above said committee for the purpose of grant of permission.

- Fees for the above said permission shall be decided by the above said committees and shall be remitted to the Panchayat fund of that Halqa Panchayat within the jurisdiction of which these buildings/constructions fall.
  - Above said committees shall also be competent authorities for the purpose of levy of penalty under rule 156 of the aforesaid rules.
2. The order shall not be applicable to the areas falling the jurisdiction of any Tourism Development Authority/ Any authority empowered under any act or laws to accord building permission.
3. **Appellate Authority:**
- The Deputy Commissioner concerned shall be the appellate authority to dispose appeals made against the order of the designated authority for accord of approval/permission for construction/re-construction/alteration of residential/commercial buildings in rural areas of Ladakh.
  - Appeal against the order of the designated authority may be filed before the appellate authority within a period of 30 days from the date of issuance of order by the designated authority, or as such be allowed by the appellate authority.
  - The appellate authority is empowered to constitute any committee of technical experts for the purpose of disposal of appeal cases.

**By order of the Administration of UT of Ladakh.**

**Sd/**  
**(Shashanka Ala) IAS**  
Administrative Secretary  
Rural Dev. & PR Department.

Copy to the:

1. All Administrative Secretaries, UT Ladakh.
2. Deputy Commissioner/CEO LAHDC Leh/Kargil.
3. Director, Rural Development & Panchayati Raj Department, UT Ladakh.
4. Sub divisional Magistrate (All), UT of Ladakh.
5. Tehsildar (All), UT of Ladakh.
6. Block Development Officers (All), UT of Ladakh.
7. Technical director, NIC, UT Ladakh.
8. O.S.D to Hon'ble Lieutenant Governor, for the information of H'LG, UT Ladakh.
9. O.S.D to the Chief Secretary for the information of the Chief Secretary, UT Ladakh.
10. Concerned File.

**(Mohit Sharma) JKAS**  
Under Secretary