

संघ राज्य प्रशासन, लद्दाख

राजस्व विभाग

यूटी सचिवालय, लद्दाख

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THE ADMINISTRATION OF
UNION TERRITORY OF LADAKH
REVENUE DEPARTMENT
UT SECRETARIAT, LADAKH

Phone No: 01982 - 257560

PUBLIC NOTICE

Subject: Inviting comments from Stakeholders on the proposed draft: Change of Land Use (CLU) Policy for UT of Ladakh.

The Revenue Department, UT Ladakh has prepared a draft proposal for the Change of Land Use (CLU) Policy to be implemented in Union territory of Ladakh.

Before finalizing the CLU policy, comments, suggestions or objections, if any, are invited from all stakeholders, within a period of 21 days from the date of publication of the draft proposal on the official website.

Stakeholders may submit their comments, suggestions or objections, if any, via e-mail at commrsecy-ladakh@gov.in or by post to the following address: Office of the Administrative Secretary, Revenue Department, Ground Floor, UT Secretariat Ladakh, Leh 194101.

Please note that comments, suggestions or objections received within the specified period will only be considered in accordance with the applicable rules and instructions.

Sd/-
(Dr. Pawan Kotwal), IAS
Chief Secretary/ Secretary,
Revenue Department, UT of Ladakh.

No. M-17056/22/2025-Revenue Section/566-71

Dated: 12.09.2025

Copy to the:

1. Deputy Commissioner, Leh.
2. Deputy Commissioner Kargil.
3. Joint Director, Department of Information and Public Relation for wide publicity.
4. Sr. Director, NIC with the request to upload the proposed draft for the Change of Land Use (CLU) Policy on the official website of the Administration of UT of Ladakh.
5. Assistant Commissioner Revenue Leh.
6. Assistant Commissioner Revenue, Kargil.


(Mohd Shabir)

OSD to Administrative Secretary,
Revenue Department, UT of Ladakh.

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Phone No: 01982 - 257560

Subject: Draft Policy regarding Change of Land Use in the UT of Ladakh.

Whereas, in Union Territory of Ladakh, the land is not only an important factor of production but also the basic means of subsistence for majority of the people. Unplanned constructions like raising of colonies, shopping complexes and other commercial establishments, has severely affected the agricultural husbandry of the Union territory.

Whereas, although, sufficient laws are in place which prohibit or restrict the conversion of agricultural land for non-agricultural purposes, but, in the absence of Development Authority for urban areas and housing policy in rural areas, the Union Territory has witnessed unplanned growth of residential and commercial establishments. Furthermore, the existing laws do not provide a comprehensive procedure to or for granting permission for change of land use and by and large it was for the Revenue Minister (Administration of UT Ladakh as proposed in the Regulation) to either grant or deny permission at his sole discretion, which calls for a well-defined, transparent and a simplified procedure as regards grant of permission for Change of Land Use (CLU).

Whereas, under section 13 of the Jammu and Kashmir Agrarian Reforms Act, 1976, prior permission of the Revenue Minister (Administration of UT Ladakh as proposed in the Regulation) or an officer duly authorized by him in this behalf, is required for the conversion of agricultural land. However, no such permission is necessary for residential use if the Land area does not exceed 02 kanals, as per the same provision up to 02 Kanals no permission is required for residential purposes under the said section. Besides, under section 6 of the Common Lands (Regulation) Act, the District Collector is the competent authority to declare any area for extension of village abadi including cultivable land. The relevant provisions of the Agrarian Reforms Act are reproduced as under:-

Section 13 of the J&K Agrarian Reform Act, Svt, 1996: -

"Restriction on utilization of land - (1) After the commencement of this Act no person shall hold land, otherwise than for personal cultivation (except where tenancy is permitted by this Act), or for residential purposes up to two Kanals per family or, subject to the provisions of the Jammu and Kashmir Prohibition on Conversion of Land and Alienation of Orchards Act, 1975, for horticultural purposes or with the previous permission of the Revenue Minister or any officer nominated by him in this behalf for industrial or commercial purposes."

Whereas no uniform policy is being followed at present regarding change of land use in the UT of Ladakh. With the result, the cases are either being delayed unnecessarily or are submitted to the administrative department without proper examination. In some cases, no minimum yardstick is being followed for grant of permission at the field level. In the absence of a Development Authority and a Housing Policy, the enforcement of the Land Laws pertaining to the land use has become almost impossible because the violator is left with no option but to take recourse to change of land resource available with him. Therefore, there is

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a need to establish a Development Authority for Urban areas and prepare a housing policy for rural areas to ensure planned growth and to avoid indiscriminate conversion of agricultural land for non-agricultural purposes.


Now, therefore, with a view to streamlining the procedure regarding change of land use, following instructions are issued for compliance by all the concerned: -

I. Procedure regarding enquiry on the application: -

- i. Where change of land use is involved in municipal/urban areas, the concerned Authority, on receipt of an application, shall forward the same to the respective Deputy Commissioner, within two days for the accord of permission in accordance with the land use specified in the Draft Master Plan.
- ii. Where, however, the land, permission whereof is sought, falls outside the jurisdiction of urban areas/municipal limits, the applicant shall directly approach the Deputy Commissioner concerned.
- iii. The Deputy Commissioner concerned, shall process the case and after obtaining reports/recommendations from the revenue field agencies place the case before the district level Committee comprising the following: -

a) Deputy Commissioner concerned	Chairman
b) Executive Engineer PW (R&B)	Member
c) Executive Engineer I&FC	Member
d) Executive Engineer PDD	Member
e) Executive Officer Municipal Committee	Member
f) District level officer PCB (if required)	Member
- iv. The District Level Committee after considering the genuineness of the claim shall give its recommendations regarding the acceptance or rejection of the request of the applicant. The proceedings of the deliberations of the Committee shall be maintained and annexed with the case for consideration by the competent authority. The District Level Committee shall meet at least twice a month to consider the cases regarding change of the land use. However, the Deputy Commissioner concerned may arrange additional meetings to dispose of the applications within a maximum period of 15 days from the date of receipt of the request.
- v. After the case is cleared by the Committee, the Deputy Commissioner concerned shall submit the case along with his recommendations to the Administration of UT Ladakh for further necessary action.
- vi. Following check list of the documents/certificates shall invariably be annexed/recorded in each case concerning the proposed change of the land use: -

- a) Consent of the adjoining landowners.

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- b) NOC of Power Development, Irrigation and Flood Control, PW (R&B) Department/ National Highway Authority of India/Railways (as the case may be) and Pollution Control Board (if required).
- c) Letter of intent from the Oil Company where the proposed change of land use is sought for establishing of the petroleum outlet.
- d) Press cutting regarding seeking of objections from the general public and objections, if any, pursuant to the notice.
- e) Site plan/Google (Satellite) images of the proposed land.

II. No case shall be processed for grant of permission for conversion of land which is;

- (i) within such distance from the centre of the railway line or the road, as the case may be, as specified under the Railways Act, 1989 (Central Act No.24 of 1989), the National Highways Act, 1956 (Central Act 48 of 6 1956) or any other law on the subject for the time being in force, in case of a railway line or a National Highway;
- (ii) within one hundred feet from the centre of the road, in case of State Highways and inter district roads; and
- (iii) within such distance from the centre of the road as specified under the Prevention of Ribbon Development Act, Svt. 2007, in case of local roads maintained by the Administration or any Local Authority in the Union territory.
- (iv) is against the use specified in the master plan of any development authority.
- (v) irrigated lands where the proposed change of land use is likely to obstruct, bisect or disturb any irrigation channel, kuhl, canal or any other source of irrigation of the surrounding land holdings.
- (vi) irrigated lands where the un-irrigated land is available for the proposed use.

III. No permission is required for change of the land use in respect of lands meant for residential purposes subject to the maximum ceiling of 02 Kanals as prescribed in section 13 of the Agrarian Reforms Act, 1976. However, utilization of the land falling within the municipal limits or within the jurisdiction of Development Authorities shall strictly be restricted to the land use specified in the respective Master Plan.

IV. Conversion Fee

For change of the land use from agricultural to non-agricultural purposes, the concerned landowner shall be charged a fee equivalent to an amount of rupees five (5) per centum of the value of the land notified for stamp duty for commercial purposes and at the rate of three (3) per centum for residential and other purposes.


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- V. This policy shall not be applicable to the cases regarding change of land use, which are already under process in the Administrative Department and shall be disposed of on merits of each case, accordingly, without charging any conversion fee.

The policy shall be applicable to both urban as well as rural areas throughout the Union territory of Ladakh.


(Mohd. Shabir)

OSD to the Chief Secretary/ Secretary,
Revenue Department, UT Ladakh

No. M-17056/22/2025-Revenue Section
Dated: 12.09.2025