



**Government of Jammu & Kashmir
Housing & Urban Development Department
Civil Secretariat, Srinagar/Jammu**

Subject:- Accord of Administrative Approval for the projects (i) Construction of Parking Cum Commercial Complex at Parade, Jammu and (ii) Construction of Multilevel Car Parking at SMGS, Hospital, Jammu.

Ref'nce: Jammu Municipal Corporation's Proposal mooted in e-file JMC/716/2026-07 (7758351), dated: - 01.06.2026.

**Government Order No. 184-JK (HUD) of 2026
Dated:- 31-08-2026**

In exercise of powers vested under S.O. 222, dated 10.08.2026, issued by Finance Department, Administrative Approval is hereby accorded to the following projects for an amount indicated against each under Capex Budget 2026-27 (Financial Assistance to Jammu Municipality):

#	Work Code	Name of the Project	Amount (Rs. In Lakh)	Cost Abstract
1	UDDSS2627101462	Construction of Parking Cum Commercial Complex at Parade, Jammu.	2406.50	Annexure-A
2	UDDSS2627101459	Construction of Multilevel Car Parking at SMGS, Hospital, Jammu.	2527.49	Annexure-B

The accord of Administrative Approval is subject to the following conditions:-

1. That the AAA is subject to the availability of funds and shall not be construed as an authorization to spend money which is not provided for, in the budget.
2. That it shall be ensured that a need assessment, cost-benefit analysis, preliminary site investigations, and environmental and social impact assessments, as applicable, have been completed and that all requisite statutory and regulatory approvals and clearances have been obtained prior to commencements of the works
3. That it shall be ensured that the primary stakeholders have been duly consulted during the planning and design stage and that a feasibility report, implementation schedule and monitoring framework forms an integral part of the approved DPR.
4. That land required for the projects shall be available from all encumbrances and cost thereof, wherever applicable, shall be fully reflected in the approved DPR.
5. That the DPR is technically vetted by the competent authority, and the works are executed strictly as per the technical vetted DPRs well within the Cost estimates, abstracts enclosed at Annexure "A" & Annexure "B".
6. That it shall be ensured that the technology option is well established and viable.
7. That the works are executed strictly as per the CVC guidelines, Codal provisions, Financial Rules, approved specifications and instructions issued by Deptt. of Expenditure, MoF, GoI/ Finance Department, well within the budgetary provisions after fulfilling codal formalities.
8. That the project is strictly devised and designed as per latest relevant I.S. codes and specifications of PWD/CPWD and same is authenticated and proof checked by the competent authority before taking up execution in hand.
9. That the Electrical/Mechanical/Electronic components are authenticated and technically vetted by the competent authorities of relevant fields.
10. That the specifications as defined in CPWD Plinth Area Rate Schedule for the type of structures, proposed in the DPR, are followed and adopted for execution of the works.
11. That the rates for the items, not covered in JK SSR or any other relevant Schedule, shall confirm to analysis of rates based on authentic Data Book, to be computed and approved




- by the competent authority well before invitation of tenders in accordance with set codal procedures.
12. That the lump-sum provisions, either in terms of percentage or fixed made for any components of the DPRs shall be provisional and shall be subject to detailed estimates based on actual details/requirements and relevant rates, to be framed and approved by competent authorities well before invitation of tenders in accordance with set codal procedures.
 13. That the terms and conditions as laid down vide this Department's Circular issued under endorsement No.HUD-PLAN/106/2026-I (7760278), dated:06.06.2026 read with Corrigendum issued under endorsement No. HUD-PLAN/106/2026-I (7760278), dated: - 24.07.2026,shall be adhered in letter and spirit.
 14. That the working BOQs, based on approved design/requirements, are framed as per J&K PWD schedule of Rate for e-tendering purpose of the Project.
 15. That the purchase, if any, shall be affected in accordance with the relevant Government rules/norms in vogue.
 16. That e-tendering mode is followed for fixation of the award of contract for execution of each project. Fragmentation of project, while tendering, is not allowed.
 17. That there is no time or cost overrun involved in the project and set time lines are strictly adhered to. No escalation in cost and diversion of funds shall be admissible under any circumstances.
 18. That the NOCs, if any, from all Regulatory Authorities are sought before the commencement of work.
 19. That the work shall be executed as per the approved specifications/ designs/norms strictly as per the requirements of the Department by utilizing quality raw material.
 20. That the final payment shall be released only on the basis of cost offer/ actual work done claim, whichever is less, after due verification/authentication by the competent authority and after the work is completed/handed-over to the department.
 21. That there shall be no overlapping/duplicity of funding from any other scheme/ source/project.
 22. That the executing agency while preferring bill shall invariably ensure photographic evidence of all works i.e pre, during and post execution photographs along with latitude-longitude coordinates of the project location.
 23. That there shall be no expenditure on revenue or revenue like components and in no case casual/need base engagements under the works shall be made.
 24. That the physical/financial progress shall be furnished by the executing agency on periodical basis.
 25. That the assets created under the projects, a proper inventory shall be maintained which shall not be disposed of without approval of HUDD.
 26. That implementation of the projects shall not entail the creation of any permanent, temporary, work-charged or other additional posts.

This issue with the concurrence of Director, Finance, Housing & Urban Development Department.

By Order of the Government of Jammu & Kashmir.

Sd/-

(Mandeep Kaur) IAS

Commissioner/Secretary to the Govt.
Housing & Urban Development Department

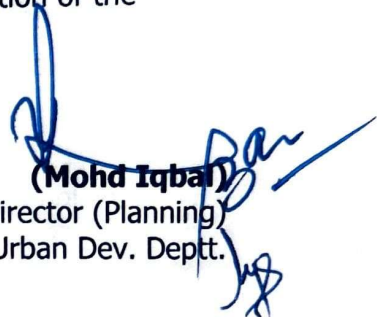
Dated:- 31-08-2026

No. JMC/716/2026-07 (7758351)

Copy for information to the:-

1. Additional Chief Secretary to Hon'ble Chief Minister, J&K for kind information.

2. Joint Secretary Ministry of Home Affairs -J&K, Govt. of India.
3. Accountant General, J&K, Jammu.
4. Commissioner, Municipal Corporation, Jammu.
5. Director Archives, Archaeology & Museums, J&K.
6. Director Finance, H&UDD.
7. OSD/Private Secretary to Hon'ble Chief Minister (Hon'ble Minister H&UDD).
8. Private Secretary to Advisor to Hon'ble Chief Minister.
9. Private Secretary to Chief Secretary.
10. Pvt. Secretary to Commissioner Secretary to the Govt. H&UDD for information of the Commissioner Secretary H&UDD.
11. Government Order File (W.2.S.C).
12. Official website HUDD.


(Mohd Iqbal)
Director (Planning)
Housing & Urban Dev. Deptt.

ABSTRACT OF COST BASED ON CPWD PLINTH AREA RATES

Name of Work: Construction of Shopping Complex and Car Parking cum at Parade, Jammu

Area Statement

Total Site Area	3230.485 Sqm
Area Available for construction as per UDBL @	1292.19 Sqm
Total Built Up area as per available FAR @ 155	4857.3 Sqm

The approval may be made with note/observation in the plan.

S.No.	Item/Description	Area (Sqm)	P.A.R as per CPWD	Amount	Remarks
1	RCC Framed structure upto 06 storeys (floor height 3.6 m)	4857.3	30920/-	149701986	
2	Basement floor height 3.35 m including water proofing	1292.19	23170/-	29940042	
3	Land Scaping/Site Development and Levelling	2500	550/-	1375000	1449000/- = 850000
4	Fire fighting with wet riser system	6149.49	800/-	4919592	5423046
5	Automatic Fire Alarm system	6149.49	600/-	3689694	
6	Internal Water supply and sanitary installations		4% of S.No. 1	6007308	5988079
7	External connections electrical services		3.75% S.No. 1	5632039	5613824
8	Civil external Service connections		1.25% S.No. 1	1877346	1871270
9	Local Body Approvals including tree cutting etc.		1.25% S.No. 1	1877346	1871270
10	Internal electrical installations		12.5% S.No. 1	1877346	1871270
11	Extra for power wiring and plugs		4% S.No. 1	6007308	5988079
12	Lightning Conductors		0.25% S.No. 1	275489	274255
13	Telephone Conducts		0.25% S.No. 1	275489	274255
14	Third Party quality assurance		1% S.No. 1	1501877	1497019
15	Overhead Water tank capacity 10000 ltrs		At the rate Rs.35/ltrs	358000	340000
16	Underground Sump Tank capacity 20000 ltrs		At the rate Rs.20/ltrs	400000	420000
17	Provision for Septic Tank and Demolishing of old existing Structure		Lumpsum	1000000	
20	Extra for 12 person lift with speed 1 m/sec and travel height G+4			1800000	
22	Total (A)			235545575	236090070
23	Add 1% for Work Charges, Contingencies and Design/Consultancy charges (including setting)			2355455	2367935
23	Smart assist Car Parking System	250 cars	10000/Car	2520000	2100000/-
24	Electronic Boom Barrier with all accessories	02 No.	125000	250000	
	Grand Total	2	240651030	241220970	24101459
	SAY		240651030	2412.2	Lacs

Note: The rates depicted at S.No. 1, 2 & 3 are inclusive of earthquake protection techniques and loads.

The DPR (Detailed Project Report) is technically

valued for an amount of Rs. 2406.5 Lacs

Twenty four Crore Fifty Two Lacs Fifty Thousand Rupees

Subject to the condition that Design & Drawing are

approved by the competent authority and

proposals are strictly devised and designed as per

relevant codes of IRC/BIS and sound Engineering

Practices. The technical vetting is only for the

purpose of accord Administrative Approval.

Executive Engineer (P)

Engineer-in-Chief

Public Works Department

File No. JMW/50/2019 JAMMU MUNICIPAL CORPORATION (OUTSIDE)

ABSTRACT of Cost Based on CPWD Plinth Area Rate 2025

Name of Work - Construction of Multi Level Car Parking at SMGS Hospital Shalimar, Jammu
Covered Area - 6522.46 Sq Mtr

Type of Structure - RCC Framed Structure

Cost of Project - 25.48 Cr. = 2527.49 Lacs

*The approval may be used in
conjunction with other
approvals in the file.

Junior Engineer, (Civil)
Jammu Smart City Limited.

Assistant Executive Engineer, (E)
Jammu Smart City Limited.

General Manager Civil
Jammu Smart City Limited.

Junior Engineer, (E)
Jammu Smart City Limited.

Assistant Executive Engineer, (E)
Jammu Smart City Limited.

The DPR (Detailed Project Report) is technically
vetted for an amount of Rs. 2527.49 Lacs
(Rupees Twenty five Crores Twenty seven Lacs forty nine thousand only -

Subject to the condition that design & Drawings
are approved by the competent authority and
proposals are strictly in accordance and designed as per
relevant codes of IS: 800 and other Engineering
Practices. The technical vetting is only for the
purpose of record Administrative Approval.

Engineer-in-Chief
Public Works Department
J&K