

# INFRASTRUCTURE & REAL ESTATE



CONSTRUCTING OPPORTUNITIES  
AND FOUNDATIONS FOR THE FUTURE

# Advantage Jammu & Kashmir



## Urban Development

- Target/Requirement :
- 1-2 Lakh houses by 2022 under Gol's Housing for All
  - New Satellite Township

## Metro

- Target/Requirement :
- 48 Kms (Jammu & Srinagar City by 2025)
  - Project cost 9500 Cr. at current prices.

## Airports

- Target/Requirement :
- 2 Green field airport required, 1 in Jammu & 1 in Kashmir
  - Land already identified in Jammu

## Roads & Highways

- Target/Requirement :
- 1000 Kms by 2021-22

# J&K Infrastructure Scenario

## Roads & Highways



- Total length of the road network in the UT is 35,289 Kms as of 2018.
- UT has more than 2,264 kms of National Highways
- There are 2,497 eligible unconnected habitations under PMGSY in the UT. Out of the total eligible habitations, 2,214 have been sanctioned and 1,754 connected.

## Railways

- Railways: 356 Km railway track connects Jammu –Srinagar- Baramulla. A 111 km section of the railway line between Katra to Banihal is under construction.
- Light Rail Transit System planned in Jammu and Srinagar. Total length 48 kms.



## Urban Infrastructure



- Under the smart city project, two cities in the UT have been identified- Jammu and Srinagar.
- Under the AMRUT (Atal Mission for Rejuvenation and Urban Transformation) Mission, Jammu, Srinagar and Anantnag has been selected.

## Airports

- At present there are only two Airports in Jammu & Kashmir namely Srinagar (International) & Jammu Airport
- In 2018-19\*, the total number of passengers recorded in Srinagar, Jammu were 2,503,821 & 1,213,258 respectively.



## J&K Real Estate Policy 2020 Snapshots

- Cross subsidization by allowing up to 10% of CLU for affordable housing projects.
- 100% exemption on stamp duty for EWS/LIG.
- 100% exemption from land use change fee.
- 100% exemption permission, construction and processing fee.
- Purchasable FAR 0.2 of permitted in addition to basic FAR..
- Ease of Doing Business for time-bound Clearances.
- Emphasis on Public Private Partnerships.

# Identified Investible Opportunities

- Upgrading facilities for J&K Heritage and Tourism
- Jammu Core city area development & beautification
- Jhelum Waterfront Beautification
- Economic Development of Downtown, Srinagar
- Shopping Mall cum Multiplex at Bahu Plaza
- Shopping mall cum multiplex at Birpur Housing Colony
- Residential flats at Nagrota
- Commercial Complex & Residential Flats at Bagla
- Residential flats at Birpur Housing Colony
- Amusement park/water kingdom at Raipur Jagir

## SINGLE WINDOW HELPLINE

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