

Ladakh Administration initiates revision of Building Bye-Laws, 2024 to enhance Ease of Doing Business and promote Sustainable Development

Leh, October 16, 2025: The Administration of Ladakh has initiated the process to revise the Unified Ladakh Building Bye-Laws, 2024, as part of its broader deregulation and business facilitation initiative.

The revision aims to simplify procedures, reduce compliance burdens, and create a more enabling environment for the hotel and tourism trade as well as small and medium enterprises in line with Ladakh's vision of promoting sustainable development and economic growth. The revised bye-laws are expected to come into effect in the last quarter of 2025.

This decision follows the emphasis laid by the Chief Secretary, UT Ladakh, on modernizing, digitizing, and streamlining regulatory processes to make governance more citizen-centric and business-friendly, under the Administration's ongoing deregulation and compliance reduction measures.

The revised bye-laws proposes to introduce several progressive reforms to promote transparency, efficiency, and sustainable urban development. Among the key changes is the relaxation of norms related to ground coverage, setbacks, and Floor Area Ratio (FAR) to better accommodate growing demands of the Hotel trade as well as for commercial and industrial spaces. This reform is expected to enhance land utilization, stimulate investment, and provide greater flexibility for entrepreneurs and builders.

In a major step toward ease of doing business, the requirement for fire safety No Objection Certificates (NOCs) is proposed to be exempted for certain low-risk buildings, including residential buildings and guest houses up to 12.5 meters in height with a covered area of up to 1000 square meters, and hotels with fewer than 30 rooms and up to 15 meters in height. These buildings will instead follow essential fire safety standards through a self-certification process by licensed empanelled architects ensuring both safety and procedural efficiency.

Another significant reform is the introduction of self-certification and declaration processes for simpler projects to enhance accessibility and transparency, thereby minimizing documentation requirements and reducing procedural delays.

To complement this, an Online Building Permission System (OBPS) will be simultaneously launched, enabling applicants to submit, track, and monitor building permits digitally. The OBPS will also facilitate centralized record-keeping and real-time updates, making the system more accountable and user-friendly besides being open to third party certification by empanelled architects and engineers.

The Administration is committed to accelerating the approval process, targeting the issuance of building permissions within 15 days and occupancy certificates within five days, subject to compliance with prescribed norms. The empanelment of architects and engineers under a risk-based classification system will further streamline approvals — ensuring simplified procedures for low and moderate-risk constructions while maintaining rigorous professional oversight for high-risk projects.

The draft of the revised Unified Building Bye-Laws has made available on the UT Administration's website for public review. Citizens, empanelled professionals, and other stakeholders will have 15 days to submit objections and suggestions, after which the final version will be notified for implementation.

Administrative Secretary Shri Sanjit Rodrigues, H&UDD and Tourism, stated that the revised byelaws, which have been circulated, were drafted after meticulous consultation and are Ladakh-centric. These byelaws will be a major reform for the tourism and MSME sectors in the UT.

He exhorted all stakeholders to take advantage of the 15-day period for submitting suggestions, if any. "We are committed to notifying these byelaws and commence implementation to unleash this major phase of reform."