



# **Patnitop Development Authority**

# **BACKGROUND AND OTHER DETAILS**

## **Patnitop Development Authority**

### **Background:**

The Patnitop Development Authority came into existence on 26th of March 1992 vide notification SRO 69 dated: 26.03.1992 under section 4 of the Jammu & Kashmir Development Act 1970. The jurisdiction of the Authority is spread over an area of 265 Sq. Km notified as local area for the purpose of the said Act. The area extends from Sanasar to Basantgarh and prominent settlements like Sanasar, Batote (Partially), Patnitop, Karlah, Kud, Gourikund, Sudhmahadev, Mantalai, Dhuna, Latti, Dudu and Basantgarh. Initially the PDA was under the administrative control of Housing and Urban Development Department. It was during the year 1998 the Authority was brought under the administrative control of Tourism Department. The objective of bringing the Authority under Tourism Department was to create infrastructure incidental to the promotion of tourism in harmony with Environment / Ecology of the area. The primary objective of the Authority is to promote/ facilitate the development of only critical infrastructure without disturbing the Environment / Ecology of the area rather focus will be on sustained preservation and improvement of the fragile ecology.

In order to plan for holistic development of the area, a Master Plan has been got prepared by Consulting Engineering Services (India) Pvt. Ltd. during the year 1995. As per the Master Plan, the area has been divided into three sub-circuits viz. Sub-circuit A “Kud-Patnitop-Sanasar”, Sub-circuit B “Gourikund-Sudhmahadev-Devak-Mantalai” and Sub-circuit C “Dhuna-Latti-Dudu-Basantgarh”. The entire Patnitop circuit has 13 settlements with estimated population of 28284. The Master Plan has been notified vide Notification SRO 117 dated: 25.04.2000.

The Master Plan of PDA analyzes the enormous potential available in Patnitop circuit and also identifies the various development projects needed for the entire circuit and in individual places of unique features. It envisages the development of the Patnitop circuit in every field like strengthening of the PDA, tourism infrastructure, improving the economic condition of the locals by developing Agriculture / Horticulture sectors, improving the water supply / sanitation/ power supply / communication / Road network, developing the commercial complexes, creating the facilities for adventure tourism / sports facilities / trekking / water sports / pilgrim tourism, creating high standard educational institutions / health centre, preserving the ecology / environmental wealth in the circuit as also creating the land bank of the PDA. The Master Plan classifies the green zones, agricultural zones, commercial zones, construction zones and no-construction zones in the major settlements. Besides this, the plan also envisages the guidelines and norms for any kind of development in the region, which has to be regulated by PDA.

Vide SRO-128 dated: 08.04.2011 following new areas have been brought under the ambit of Patnitop development authority:

**Tehsil Ramnagar:**

Dalsar, trarmian marta, thatlal (harsh nagar), jandrari, sunetar, amroh, incha

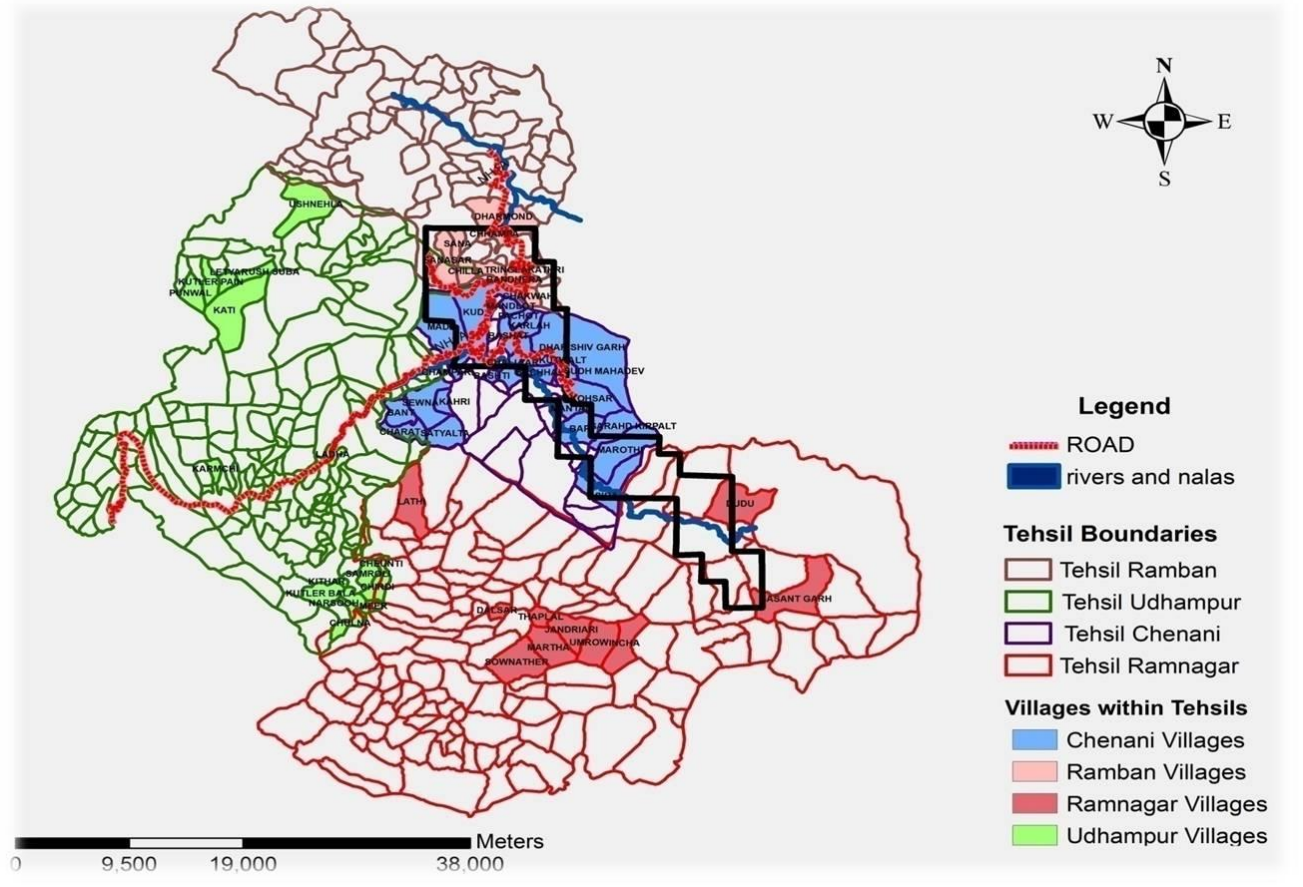
**Tehsil Chenani:**

Ewna, padyal, champari, satyalta, carat, karian, banth

**Tehsil Udhampur:**

Panchari (culna), suman janori, ladha, krimachi, samroli, upper samroli, latyar, chunti, katti, chirdi, kutlyar, bala, sampori, kultyar plain, och suba, och nihala, panwal, kither, meer, sankri, narsu, dramthal

After inclusion of the above mentioned areas, the total area under the jurisdiction of PDA has become 492 Sq. Kms.



## **Major Tourist Destinations**

### **Patnitop:**

Patnitop at an altitude of 2026m above MSL is an ideal and most popular hill resort for tourists visiting world famous pilgrim centre of Shri Mata Vaishno Devi as well as the local population as it is conveniently situated on National Highway (NH-1A) at a distance of 110 Km from Jammu – winter capital of Jammu & Kashmir State, 80 Kms from Katra the base camp of Shri Mata Vaishno Devi and only 45 Kms from Udhampur which is the nearest railway station from Patnitop.

In summer, Patnitop has pleasant weather and provides relief and succor to the lakhs of tourists agonized and traumatized by the scorching heat of long summer days of plains. Environment of the Patnitop mesmerizes and embalm the visiting tourists with charm of its natural beauty and cool breeze blowing among the majestic deodars, deo-daru literally meaning the tree of Gods. Whosoever visits the lush green meadow of Sanasar, 18 Km from Patnitop cannot escape being smitten by its enchanting beauty.

Patnitop and its surrounding areas such as Sanasar, Bhoom Bari (Batote), Kud, Sanasar, Sudhmahadev, Mantalai, Dhuna, Latti, Dudu and Basantgarh are bestowed with natural beauty and are major summer health resorts whereas Sudhmahadev, Mantalai and Nag Temple at Patnitop are the equally famous religious spots attracting thousands of pilgrims throughout the year. A number of annual fairs are held at these temples dedicated to Lord Shiva and its consorts.

Since flow of pilgrims/tourists are increasing day by day to this circuit of tourist spot, to provide basic amenities is a challenge for this Authority.

Immediate measures have to be taken up for comfortable visit viz-a-viz stay of visitors.

### **Nathatop:**

Nathatop presently has an army base. Located at a higher altitude in the region Nathatop is a beautiful viewpoint and a picnic spot. Presently tourist normally stops over here for rest on their way to Sanasar. Paragliding is one of the main activities of tourist interest here. However this area is strategically important for defence point of view. Nathatop consist of barren hills at the high altitude, the lack of vegetation offers great opportunities for adventure sport activities. The location offers a great view of snow coated hills. Now days, Nathatop is popular due to paragliding. The access road to the location is narrow and not in good condition. There is no infrastructure developed for tourist needs and the area lacks the basic requirements of water and sanitation.

### **Sanasar:**

Sanasar is a destination spot developed around a small meadow with lake surrounded by pine forests. Sanasar is particularly famous for the wide range of sporting activities offered by the place. Some of the most exciting and interesting sport events of Sanasar are paragliding and parasailing. Golf courses are also present in the region, and there are options aplenty for sightseeing. Sanasar is a satellite resort of Patnitop, with a cup-shaped meadow surrounded by gigantic conifers ideal for nature walk paragliding and other adventure sports. At an altitude of 2,050 meters from MSL, it is one of the best hub for adventure sport activities in the Jammu region.

### **Kud:**

Presently Kud is known as only urban area in Sub-Circuit A. It lies along NH-1A and acts as a halt point for the tourists going or coming back from Patnitop, Srinagar and other locations. Apart from the market it is

famous for its sweets there are no other tourist attractions despite the place having good scenic beauty and favorable climate. Kud enjoys a central position in the Sub-Circuit. It has infrastructure facilities in place as well as a few administrative offices. A place of extraordinary scenic beauty is situated 103 km away from Jammu. This popular resort is situated on the Jammu-Srinagar highway at an altitude of 1,738 metres. This place is an ideal picnic spot as it has a bracing climate. A wide range of trekking options are available in Kud including Mall Road.

### **Gourikund:**

Gouri Kund has a temple of “Goddess Parvati” situated in the coldest hilly belt of Sudh Mahadev area. The grand old temple is built near a Holy stream – where devotees take holy bath and offer Pooja in the temple. Dharmarth Trust has raised a good number of halls nearby temple and people can stay there. Gouri-Kund is the first step of this Holy Yatra towards Sudh Mahadev during Mela time.

### **Sudh Mahadev:**

Situated 120 kms to the north of Jammu on the bank of “Devak” – a rivulet considered to be as sacred as the Ganges-Sudh Mahadev is one of the most sacred Shrines of Lord Shiva in the region. It has an exquisite Murti of Shiva and Parvati mounted on their Nandi bull and the huge Trishul of Lord Shiva preserved here. A big rural fair is held at Sudh Mahadev on the occasion of “Jyestha Poornima” the full moon day in June every year. Thousands of people from nearby villages of Doda District and Ramnagar Tehsil throng the place during that time. The sacred Devak stream also originates at Sudh Mahadev and disappears among the rocks a few kilometers downstream. Also the place has “Papnashni Bowl” which is known to ward off the bad effects of worldly sins. Apart from the religious importance, the Sudh Mahadev is the



oldest established tourist spot. It is the oldest hill station of Jammu province, largely visited by people throughout the year. The main attraction of the place is the Mela. Panishwar Lord Shiva temple is the temple complex in Sudmahadev which is said to be constructed some, one thousand years ago.

### **Aparna Ashram, Mantalai:**

Situated a few Kilo Meters further away from Sudh Mahadev, Mantalai is surrounded by lush deodar forests at an altitude of 2000 m. The ashram was founded by Shri Dharinder Bramhchari, and was developed as a yoga and spiritual centre. Presently no activity is taking place in the said area.

Mantalai is also known for the Aparna Ashram of late Swami Dharinder Brahamchari Ji, who raised multi-million infrastructure in the shape of hostels, hotels, helipad, gardens, Yoga research lab, Gau-Shalas, wide roads, swimming pools and Cinema halls etc.. The Ashram has almost turned into ruins and there are no further signs of development at this place. Also here at Mantalai, the marriage of Lord Shiva with Goddess Parvati took place. The Hawan Kund has now turned into a big Pond, nearby the old historic temple of Mantalai. People in thousands take holy bath and worship in the nearby temple.

### **Krimchi (Pando Temples):**

Kiramchi is a small village in Udhampur district of Jammu & Kashmir State. It lies 12 kms north of Udhampur on Udhampur-Lander road and 67 kms from Jammu. The complex consists of five temples and two small shrines. This valley amidst green mountains is located at an elevation of 730 m above the mean sea level. Two rivulets namely "Birunala" and Kiramchi are draining this area.

The local tradition says that in the past it was a halting place on Jammu-Kashmir route through Banihal. According to the contemporary of Pandavas of Mahabharata was responsible to lay the foundation of this place. Another tradition, says that Krimchi was capital of Bhuti which had been one of the principalities of Jammu region under the successors of Daya-Karan, a ruler of Kashmir. According to Diwan Narsingh Dass Nargis the descendents of king Daya- Karan ruled for many centuries and their dynasty was known as "Bhutials". As per tradition the last ruler of this dynasty named "Himmat Singh" was defeated by the Maharaja Ranjit Singh and Ultimately. The Bhuti was given to Raja Gulab Singh. Thus Bhuti was included in to the Jammu Kingdom in A.D. 1834.

### **Dudu/Basantgarh/Latti:**

Dudu-Basantgarh/Latti falls in District Udhampur and is stretched from north to south-east in the District. Its boundaries in Easter side' meets with District Doda (Bhaderwah and Marmat) on south-east side with Kathua District (Basoli-Billawar). The Sub Division is connected with the District Headquarters with two roads. From Ramnagar to Dudu 65 Kms. It is a fair weather road. From Triounglian to Basantgarh 10 Kms road is under construction and is expected to be open to vehicular traffic by the end of the current financial year. From Chenani a road via Sudhmahadev to Dudu has also been constructed. The road from Sudhmahadev measuring 53 Kms is also fear weather. Tourist places in these areas are:

**Helipad area:** It is one end of the Basantgarh area located above Bus Stand and adjacent to Primary Health Centre. The beauty of this area is that whole of the Basantgarh and adjoining villages can be seen and captured standing at this point aparting from helicopter landing facility

here. One can look at enchanting beauty of the area from this point and enjoy scenic blessings here.

**Old Market:** A walk through very old and traditional market of Basantgarh connected through old wooden bridge adds to its attractions. The shops carry all kinds of stuff required for day-to-day usage and some special local made handicraft and handloom items are also available here at reasonable prices.

**Ancient Vasukinag Temple:** It is a traditional, old temple located at one corner of Basantgarh and lots of mythical stories are attached to it. The local deities are worshipped here and lots of people from distant area come here to offer prayers and offer bhandaras after fulfilment of their wishes. The architecture and wood work in this temple are another area of attraction.

**Chakka Maidan:** This is a very unique but natural gift to Basantgarh. This area is about 2 kms trek through very dense forest cover and this beautiful small trek ends up in a beautiful ground with lots of Deodar trees and an ancient temple, ideally suitable for picnic and group tours where whole day can be spent playing, singing and relaxing in fresh breeze amongst trees and natural beauty.

**Mang:** This area is again located about 2-3 kms from Basantgarh and it is perfect for trekking and passing through hilly terrains where one can enjoy direct interface with nature and also enjoy cup of tea in kiosks located on the midway.

**Khaned Plains:** This area is located about 7-8 kms away from Basantgarh and one has trek and cross over from Mang and Punnara

areas to reach here. But once you reach the plains on the river bedside of Khaned, you feel like staying here for at least a day to enjoy natural flow of water, small rocks and plain areas along with view of distant hill locks surrounding Khaned.