



**J&K SMALL SCALE INDUSTRIES DEVELOPMENT
CORPORATION LIMITED (SICOP)
(A J&K GOVERNMENT UNDERTAKING)
Udyog Bhawan, Jammu/Sanat Ghar, Bemina Srinagar**

NOTIFICATION

**Subject:- Amendments to Building Codes for Industrial Estates of J&K.
Ref: Letter No. DI&C/J/Dev/MISC-532/II/2162-66 dated 25/11/2025**

In order to reduce compliance burden and deregulation and further enhance the Ease of Doing Business, the following amendments in "Building Codes for Industrial Estates of J&K " are hereby notified as under:

Plot size (Acre)	Set-back (m)				Ground coverage
	Front	Rear	Side 1	Side 2	
Upto 0.50	4.5	4.5	Optional	Optional	75%
Above 0.50 upto 1.0	6.10	4.5	4.5	3.05	70%
Above 1.0 upto 2.0	15.25	6.10	9.15	6.10	60%
Above 2.0	15.25	6.10	9.15	6.10	60%

1. The side set-backs are done away with for plots size upto 4 kanals.
2. The scale of rear-side set back may be considered to be minimum of 6.10 mts against 9.15 mts for plots above 1 Acre (8 kanals).
3. There shall be no condition of minimum plot area for setting up of industrial unit.
4. The floor area ratio (FAR) of general industries (Type-II and Type -III construction) shall be 1.6-1.9. For I.T./ITES units Type 1 construction shall be mandated with FAR of 7.5. However, increase in FAR under certain conditions or in certain area and provisions for paid FAR may be considered as per type of industries, road width, NBC guidelines including relevant provisions of Development Control Rules and General Building Requirements and Fire & Life Safety.
5. For parking space requirements, 0.33 equivalent car parking spaces per 100 sm of floor area (and no two wheelers or loading space requirement) is introduced".


**(Pardeep Singh), JKAS
Managing Director
J&K SICOP**

NO: SICOP/MD/2025/824

Dated:25/11/2025

Copy to the:

1. Commissioner/Secretary to Govt., Industries & Commerce Department, Civil Secretariat, Jammu
2. Director, Industries & Commerce Deptt., Jammu/Kashmir
3. OSD to Hon'ble Deputy Chief Minister (Chairman, SIDCO/SICOP) for information of Hon'ble Deputy Chief Minister.
4. Pvt. Secretary to Chief Secretary, J&K for information of Chief Secretary.