

JAWAHARLAL NEHRU PORT AUTHORITY,  
BUILDING PERMISSION SECTION

**SCRUTINY SHEET**

Proposal for Development Permission : Development permission for the proposed  
Industrial Building of M/s.  
Address : Plot No- , Sector- , Node- , JNPA, Village-  
,  
Taluka Uran, Navi Mumbai.  
Date of submission of the Proposal :  
Brief description of the Proposal :  
Type of Certificate : Commencement Certificate

**I) Plot Details:**

Sr. No	Particulars of Development	Details
1	Plot Number	
2	Sector No	
3	Access from road number and width	
4	Village	
5	Land Use	
6	Type of Development	
7	Type of Land Use proposed	
8	Applicable DCPR	
9	Name of the Applicant	
10	Address of the applicant	
11	Name and address of architect/Firm	
12	Name and address of structural engineer	

**II) Proposal Details:**

Sr. No	Details of Technical Personnel	Details
1	Architect	
	a) Name	
	b) Address	
	c) Declaration	
	d) Appointment letter (Applicable DCPRs to tank farm)	
	e) Acceptance letter (Applicable DCPRs to tank farm)	
	f) Form of supervision (Applicable DCPRs to tank farm)	
	g) Architect's Registration	
	h) Registration No with COA	
	i) Validity	Up to: ; Valid
2	Structural Engineer	
	a) Name	
	b) Address	
	c) Appointment letter (Applicable DCPRs to tank farm)	

	d)	Acceptance letter (Applicable DCPRs to tank farm)	
	e)	Form of supervision (Applicable DCPRs to tank farm)	
	f)	Registration/License No.	(Self-attested copy)
	g)	Validity	Up to ... .... ; Valid/Invalid
	h)	Earthquake stability	Yes / No ; C/
		If not, Justification	
	i)	Column position confirmation	Yes / No ; C/
		If not, Justification	
	j)	Structural Design calculations	Yes / No ; C/
		If not, Justification	
3	Licensed Plumber :		
	a)	Name	
	b)	Address	
	c)	Appointment letter	C/
		If not, Justification	
	d)	Acceptance letter	C/
	e)	Form of supervision	C/
	f)	Registration/License No	C/(Self attested copy)
	g)	Validity	Up to ..... ; Valid/Invalid

**III) Other Documents:**

Sr. No	Documents	Details	Page No.
1	Prescribed application form duly filled (Applicable DCPRs to tank farm)	Yes / No ; C/	C/
2	NOC from Fire Officer (Building Height more than 15 m or for special buildings)	Yes / No ; C/	C/
3	Copy of lease deed/land ownership documents	Yes / No ; C/	C/
4	Possession Plan	Yes / No ; C/	C/
5	Possession Receipt	Yes / No ; C/	C/
6	Aesthetic approval	Yes / No ; C/	C/
7	Site photograph indicating site boundary marking with the signature & date of Engineer in charge/architect/supervisor	Yes / No ; C/	C/

**IV) Area of the Plot:**

Sr. No	Particulars of Development	Details	Page No.
1	Plot Area		C/
2	Area as per possession plan		
	a) Area calculation sheet attached	Yes / No	C/
	b) Possession receipt attached	Yes/ No	C/
3	Area taken for the proposal		

**V) Submission Details:**

**a) Site details**

Sr. No	Particulars of Site	Details	Page No.
1	Location of plot with respect to adjacent Sector road (Key Plan) enclosed		C/
2	Development Plan Zone in which Proposal falls		
3	Principle Land Use		C/
4	Does Mangroves exist on plot	Yes / No	
	If Yes		
	a Mangroves clearance from..... submitted	Yes / No	C/
	b If clearance not submitted, justification....	--	C/
	c As per demarcation, 50 mtrs buffer shown	Yes / No	C/
	d If buffer not shown, justification....	--	C/
e Remarks from Manager (Env)& its compliance	--	C/	
5	Whether environment clearance required		C/
	Reason	Does not fall under EIA notification	
6	Does MPCB Clearance submitted	Yes / No	C/
	If Yes – Special Conditions & its compliance	--	C/
	If NO - Justification		C/
7	Does Plot affected by CRZ	Yes / No	
	If Yes	--	C/
	a Remarks from Manager (Envi)	--	C/
	b Category	CRZ I/II/III/IV	C/
	c Does CRZ clearance submitted	Yes / No	C/
	d CRZ clearance -Special Conditions & its compliance incorporated in proposal drawings		
	e Permissible F.S.I. as per CRZ clearance		C/
	f Applicable DCPR as per CRZ clearance	Applicable DCPR's to tank farm	
	g Applicable FSI & related Env notification clause		C/
h Superimposed version of CZMP & Plot confirmation from Chief Planner		C/	
8	Any encroachment at site	Yes / No	C/
	If Yes		
	a Land area under encroachment	Sqm	C/
	b Total BUA of such structures	Sqm	C/
	c Stage of removal of encroachment		C/
	d Does encroachment proposed to be retained	Yes / No	C/
	If Yes, does BUA of encroachment considered in Proposed BUA	Yes / No	C/
	If No, Justification		C/
9	High Tension Electrical line proximity		
	a Does electrical HTL Lines exists/proposed within Plot	Yes / No	C/

	b	Does Electrical HTL lines exists/proposed adjacent to plot	Yes / No	C/
	If ye s	Distance from HTL		C/
		NOC from concerned authority submitted		
		If not, justification....		C/
		Compliance of remarks in proposal drawings		C/
10		Does plot falls within 15 mtr of water course (Applicable DCPRs to tank farm)	Yes / No	C/
		If Yes		
	a	Does development proposed within 15 mtr of water course		C/
	b	If Yes, Justification		C/
11		Does Plot is abutting National/State highway	Yes / No	C/
		If Yes		
	a	Remarks from Chief Planner section in Plot confirmation		C/
	b	Highway/NHAI NOC submitted	Yes / No	C/
	c	Remarks from CGM (PPD)		C/
	d	Compliance of the Highway NOC/Chief Planner (JNPA)/ CGM (PPD) in the proposal drawings		C/
	E	If not, justification....		C/
12		Land acquisition status as per Plot confirmation remark		C/
13		Abutting road width		C/
	a	On Front side	mtr	
	b	On Rear side	mtr	
	c	On left side	mtr	
	d	On right side	mtr	
	e	Whether Entry/Exit point confirmation from M (PPD)/Dy GM (PPD) submitted If NOT, justification	Yes / No	C/ C/
14		Does Fire NOC submitted	<b>Yes</b> / No	C/
		If Yes – Special Conditions & its compliance		C/
		If NO - Justification		C/

**b) Layout details:**

Sr No	Particulars of Plot	Details	Page No.
1	Plot Area		C/
2	Deduction for - 15% Open Space		C/
3	Amenity area		C/
4	Net Plot Area		C/
5	Permissible F.S.I:		C/
6	Permissible Built up area		C/
7	Proposed Area (FSI Purpose):		C/
	i	Industrial Built Up Area	C/
	ii	Office Built Up Area	
	iii	Multi-Level Car Parking Built Up Area if any	

	iv	Podium BUA		
	v	Total ramp area		
	vi	Other area – Free of FSI as per GDCR (security cabin, sub-station, panel room, pump room, transformer room, meter room)		
	vii	Gross BUA/Total construction area		Sqm
		Total Proposed Built Up Area (FSI Purpose)		Sqm
8		Maximum Permissible V.P.R.	6	M
		V.P.R. Consumed		M
		V.P.R. Converted in BUA		Sqm.
9		Balance BUA		Sqm
10		FSI Consumed		

**c) Volume Plot Ratio details** (Applicable DCPRs to tank farm)

- 1) Maximum V.P.R. Permissible = 6 M.
- 2) Volume Proposed =  $l \times b \times h$  = m<sup>3</sup>
- 3) Plot Area = SQ.M.
- 4) V.P.R. Consumed = volume/ plot area = m
- 5) V.P.R. converted in Built up area =

**d) Building planning details:** (Applicable DCPRs to Industrial area)

Sr No	Structures	Perm BUA in sqm.	Perm Units	Proposed BUA in sqm.	Excess BUA in sqm.	Counted in FSI	Remarks
		a	b	c	D=c-axb		
1	Industrial Buildings		1 Nos			Yes / No	
2	Shop/Comm space		Nos			Yes / No	
3	Maintenance/ admin Office		Nos			Yes / No	
4	Panel Room		Nos			Yes / No	
5	Security Cabin		Nos			Yes / No	
6	Electric Sub station		Nos			Yes / No	
7	Electric cabin		Nos			Yes / No	
8	Refuge/garbage chute		Nos			Yes / No	
9	Fire duct		Nos			Yes / No	
10	Electrical duct		Nos			Yes / No	
11	Service slab		Nos			Yes / No	

**VI) Electrical Details:**

Sr No	Documents	Details
1	If applicable, NOC from Electrical Section	Yes / No ; C/.....
2	BUA with Full Permissible FSI	Yes / No ; C/.....
3	Electrical Sub Station for BUA equal or more than 4000 m <sup>2</sup> , letter from Electrical Department	Yes / No ; C/.....



Shop / Comm. space													C/
Comm. Centre	--	--	--	--	--	--	--	--	--	--	--	--	C/
Other .....	--	--	--	--	--	--	--	--	--	--	--	--	C/

**d) Stair Width** ((Applicable DCPRs to Industrial area)):

Sr. No	Building	Mini Required (mm)	Proposed	Remarks
1				
2				
3				
4				
5				

**e) Mezzanine Floor** ((Applicable DCPRs to Industrial area)):

Structure	Location	Area		Height (mtr)				Remarks
		Perm.	Prop	Below		Above		
				Perm	Prop	Perm	Prop	
Building								
Comm Centre								

**f) Lofts:** (Applicable DCPRs to Industrial area):

**1) Industry & Shops** (Applicable DCPRs to Industrial area):

Sr. No	Description	Permissible	Proposed	Remarks
a)	Width/Depth			
b)	Clear height below slab			

**g) Chowk provided** (Applicable DCPRs to Industrial area): NA

Sr. No	Chowk type	Abutting to	Required min dim. in m	Provided min dim. in m	Required min Area in m <sup>2</sup>	Provided min Area in m <sup>2</sup>	Remarks
1	Inner Chowk	Doors & windows				.....	NA
2	Inner Chowk	Bath & W.C.				.....	NA
3	Outer Chowk					.....	NA
4	Inner /Outer Chowk	For light & ventilated room					NA

**h) Gate & Compound Wall** (Applicable DCPRs to Industrial area):

Front Boundary Wall as per (Applicable DCPRs to Industrial area), standard design.

Sr. No.	Particulars	Required size			Proposed size			Section	Remarks		
		L	B	H	L	B	H				
1	Gate 1 Gate 2 Gate 3 Gate 4							Yes/No ; C/			
2	Compound Wall									Yes/No ; C/	
3	Footing									Yes/No; C/	

**i) Floor/room Height:** (Applicable DCPRs to Industrial area)

Sr. No	Building / Room Type	Required		Proposed		F.S.I.	Remarks
		Min (mtr)	Max mtr	Min mtr	Max mtr		
1	Industrial (shed) Warehousing, FTWZ						
2	Office						
3	Other Rooms (WC Toilet)						
4	Assembly occupancy						NA
5	Storage Occupancy						NA
6	Multi-Level Car Parking						NA
7	Store rooms						NA
8	Other .....						NA

**j) Lay bye** (GDCR clause .....):

Sr No	Plot Area	Land Use	Required Lay bye	Provided Lay bye	Location of Lay Bye	Remarks
1	sqm		Yes/No	Yes/No		NA
2	sqm		Yes/No	Yes/No		NA

**k) Travel Distance** (GDCR clause Appendix -III, 5.6):

Details as per Annex-B, NBC-2016

Sr No	Building	Required T. D.	Provided T. D.	Remarks
1	Industrial space			C/
2	Shop / Commercial space			C/
3	Administrative Office			C/
4	Mezzanine Floor			C/
5	Ramp			Gradient

**l) Stilt** (Applicable DCPRs to Industrial area)

Sr No	Stilt in	Req. Min.Ht.	Ground Floor	Remarks

			Ht	Use	
1	Industrial				C/ NA
2	Shop				C/ NA
3	Mezzanine				C/ NA
4	Office				C/ NA
6	Other				C/ NA

**m) Lift** (Applicable DCPRs to Industrial area)

Sr No	Lift in	Normal Lift				Fire Lift				Remarks
		No of Lifts		Passenger Capacity/ Lift size		No of Lifts		Passenger Capacity/ Lift size		
		Reqd	Prov	Reqd	Prov	Reqd	Prov	Reqd	Prov	
1	Industrial	0	0	0	0	0	0	0	0	NA
2	Office									NA
3	Other									NA

**IX) Height of Building:** (Applicable DCPRs to Industrial area)

Sr No	Details			Remarks	
1	If Yes	Aviation NOC submitted		NA	C/
		Date of NOC			
		Issuing Authority			
		Max. Permissible height as per AAI		mtr.	C/
		Max. Per. Ht. above MSL		mtr.	C/
		REL		mtr.	C/
		Max. Permissible Height to topmost portion of Bldg.		mtr.	C/
		Ground Level		mtr.	C/
		Bldg. height upto terrace floor		mtr.	C/
		Shed height upto ridge lvl.		mtr.	
Highest Building's top most portion.		mtr.	C/		

**X) Marginal open Space** (Applicable DCPRs to Industrial area)

Sr. No	Building Type	Description	Minimum Marginal Open Space on front side	Required Permissible Top Floor	Proposed	Remarks
1	Industry	Front	9 m or 1/3 <sup>rd</sup> of height of building whichever is more	9.00		
		Rear	9 m or 1/3 <sup>rd</sup> of height of building whichever is more	9.00		
		Side-1	9 m or 1/3 <sup>rd</sup> of height of building whichever is more	9.00		
		Side-2	9 m or 1/3 <sup>rd</sup> of height of building whichever is more	9.00		NA

**XI) Car parking / two wheeler parking/ Loading- Unloading parking - Industrial Parking**  
(Applicable DCPRs to Industrial area)

Car Parking Space Provision: Industrial /Storage - One space for every 500 Sq.m. of floor area up to 2000 Sq.m and one space for 1000 Sq.m. thereafter					
Sr No	use	Total Floor Area (a)	Required Parking	Proposed parking	Remarks
1.	Industrial/ storage				
2.	Office Car parking				
3.	Visitor Parking (10% of total parking spaces sr.no.1)				
4.	ECS/Car park for Two wheeler parking (20% of total parking spaces sr.no.1)				
5.	Consider number of 4 two wheelers per 1 car park/ECS				
6.	Loading /Unloading spaces (One space for every 500 sqm of floor area)				

**XII) Fire Occupant Load:** Reference: -NBC-2016 (PART 4 FIRE AND LIFE SAFETY, Table 3 Occupant Load (Cl. 4.3 And 4.4.2.1)

Sr. No.	Group of Occupancy	Number of occupancy
1.		
2.		
3.		
4.		

**XIII) Domestic, flushing Water requirement:**

**Reference:** -PART 9 PLUMBING SERVICES (INCLUDING SOLID WASTE MANAGEMENT). SECTION 1 WATER SUPPLY

Table 1 Water Requirements for Buildings Other than Residencies (Clause 4.1.2)

Sr. No	Type of Building	Domestic Per Day litre	Flushing Per Day litre	Total Consumption Per Day litre
1.	Factories including canteen where no bath rooms are required to be provided			
2.	Calculation of water storage required for total occupancy (Note: Occupant Load = 76 As per M/s. KFI(I))			
3.	For Processing			

4.	Total			
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**XIV) Water Storage Capacity Provided:**

Sr. No.	Use			
1.	Domestic			
2.	Flushing			
3.	Fire Reference: - PART 4 FIRE AND LIFE SAFETY Table 7 Minimum Requirements for Fire Fighting Installations [Clauses 4.9(a), 4.9(c), 4.9(e), 5.1.1(a), 5.1.1(d), 5.1.2.1, 5.1.3(a), E-7, H-2(f) and Table 2]			
4.	Total			
* Considering UGWT -1 & 2				

**XV) Sanitation Requirements (Factories)**

Reference: -PART 9 PLUMBING SERVICES (INCLUDING SOLID WASTE MANAGEMENT) SECTION 2 DRAINAGE AND SANITATION

(As per table 2, Cl 4.2.5.1, NBC-2016, Part-9, and Section-2):

Sr. No.	Fixtures	Required		Proposed		Remarks
		Male	Female	Male	Female	
1.	Water closets (workers and staff)					
2.	Urinals					
3.	Wash basins					

**XVI) Charges:**

Sr. No	Particular	Rate/Sqm	Area Sqm	Amount in Rs	Total in Rs	Remarks
1	Scrutiny fee (On BUA)	16.00				
2	Security Deposit (On BUA)	20.00				
3	Devp. Charges					
	a. On land	38.175				0.75% of 5090/-
	b. On BUA	152.70				3.00% of 5090/-
4	Labour cess (On construction area)	20411.00				1% of const. cost
5	Fire protect fund					Min.as per fire act.

Name and Sign of Architect:

Place:  
Date:

Name and Sign of scrutiny officer JNPA

Place:  
Date: