

Form No. -1: Application for Development Permission

Form for Application for Development Permission

To,

The Chief Manager (PPD),

JNPA SEZ

Admin Building, Sheva

Navi Mumbai 400707

Sir,

I/We hereby submit application seeking development permission for the intended development work in accordance with the provisions of section 44 of Maharashtra Regional & Town Planning Act 1966 pertaining to building / project.....on plot number....., situated on road / street....., Sector..... of village....., Taluka Uran, District Raigad of JNPA SEZ.

I/We forward herewith the following plans and statements in quadruplicate, wherever applicable, signed by me and the Licensed Architect (*Name in block letters*) License No. COA/...../..... who have prepared the plans/design and a copy of other statements/ documents as applicable in accordance with the Development Control and Promotion Regulations applicable for JNPA SEZ, Special Planning Authority.

These plans & documents pertain to:

1. Key Plan, location plan and site plan
2. Measurement plan attached to possession receipt
3. Sub-division (Land or building) Layout plan
4. Building Plans
5. Service Plans
6. Particulars of Development in prescribed form
7. Ownership Title (Lease Deed)
8. Attested copy of receipt for payment of application/building scrutiny fees
9. Clearance Certificate of Tax Arrears
10. Landscape/tree plantation plan
11. Specifications of proposed construction giving type and grade of materials to be used duly signed by qualified architect / structural engineer.
12. Certificate of supervision in the prescribed form given in **Form 4** and **Form 7** by the qualified architect and structural engineer respectively.

13. All the drawings attached in soft copies of prescribed formats and scanned copies of all the attached documents on pen-drive / email.

I/We request that the proposed development/Construction may be approved and permission accorded to me/us to execute the work.

Date :

Place:

Name of Applicant /Authorised Signatory:

Address:

Email ID:

Contact No:

Form No. – 2: Appointment of Architect

Form for appointment of Architect

Date:

To,
The Chief Manager (PPD),
JNPA SEZ.
Admin Building, Sheva
Navi Mumbai 4000707

Sir,

Sub:

Ref:

Further to my letter ref. no..... Dated..... for the project.....on
plot number....., situated on road /
street....., Sector..... of village....., Taluka Uran, District
Raigad. of JNPA SEZ, I am pleased to inform you that I have engaged the service of a consulting
Architect whose name, address and registration No. are given below:

Name Address

Reg. No.

I am enclosing herewith the letter of consent along with the Supervision Memo from the registered
Architect.

Thanking you.

Yours faithfully

()

Signature of the Applicant

Date :
Place: Name of Applicant /Authorised signatory:
Address: Email ID: Contact No:
c.c.to: Architect

Form No. – 3: Acceptance by Architect

Form for Acceptance by Architect

Date:

To,
The Chief Manager (PPD),
JNPA SEZ.
Admin Building, Sheva
Navi Mumbai 4000707

Sir,

Sub:

Ref:

With reference to the letter no..... Dated addressed to you by
..... I hereby now confirm that I have agreed to act as his
Architect for the project.....on plot number....., situated on road
/ street....., Sector..... of village....., Taluka
Uran, District Raigad of JNPA SEZ.

Thanking you.

Yours faithfully

()

Stamp and Signature of the Architect Name

& Address of the Architect:

Registration No:

Contact No:

c.c.to: 1. Lessee

Form no. – 4: For Supervision (Registered Architect)

Form for Supervision (Registered Architect)

To,

The Chief Manager (PPD),

JNPA SEZ

Admin Building, Sheva

Navi Mumbai 400707

Sir,

I hereby certify that the development work/ erection/re -erection /demolition or material alteration in/ of building for Projectin plot No. situated at Street/ RoadSectorat village, Taluka Uran, District Raigad of JNPA SEZ shall be carried out under my supervision and I certify that all the material (type & grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with, and that the work shall be carried out according to the sanctioned plans. I shall be responsible for execution of work in all respect.

Signature of Registered Architect:

Name of firm / company:

Name of architect (in block letters):

License Number/COA registration no.:

Address:

Email ID:

Contact number:

Date:

Place:

Form No. – 5: Appointment of Structural Engineer

Form for appointment of Structural Engineer

Date: To

The Chief Manager (PPD), JNPA
SEZ.
Admin Building, Sheva
Navi Mumbai 4000707

Sir,

Sub:

Ref:

Further to my letter ref. no..... Dated..... for the
project.....on plot number....., situated on road /
street....., Sector..... of village....., Taluka Uran, District
Raigad. of JNPA SEZ wherein I have intimated to you the name and address of Architect engaged
by me for the above proposal, I am pleased to inform you that I have now engaged the service of a
consulting structural engineer whose name, address and registration No. are given below: Name
Address

Reg. No.

I am enclosing herewith the letter of consent along with the Supervision Memo from the consulting
structural engineer.

Thanking you.

Yours faithfully

()

Signature of the Applicant

Date:

Place:

Name of Applicant /Authorised Signatory:

Address:

Email ID:

Contact No:

c.c.to: 1. Architect

2. Consulting Structural Engineer.

Form No. 6: Acceptance by Structural Engineer

Form for Acceptance by Structural Engineer

Date:

To

The Chief Manager (PPD), JNPA

SEZ.

Admin Building, Sheva

Navi Mumbai 4000707

Sir,

Sub:

Ref:

With reference to the letter no.Dated.....addressed to you by..... I hereby now confirm that I have agreed to act as his Consulting Structural Engineer for the project.....on plot number....., situated on road / street....., Sector..... of village....., Taluka Uran, District Raigad. of JNPA SEZ.

Thanking you.

Yours faithfully,

(Consulting Structural Engineer)

Name & Address of the Structural Engineer:

Registration No.:

Contact No:

c.c.to:

1. Architect

2. Lessee

Form No. – 7: For supervision (Structural Engineer)

Form for Supervision (Structural Engineer)

To,

The Chief Manager (PPD),

JNPA SEZ

Admin Building, Sheva

Navi Mumbai 400707

Sir,

I hereby certify that the development work/ erection/re -erection /demolition or material alteration in/ of building for projectuse in plot No. situated at Street/ Road Sector.....at village, Taluka Uran, District Raigad, of JNPA SEZ shall be executed in accordance with my structural design and drawings under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be in accordance with the general and detailed specifications submitted along with the application for development permission and that the work shall be carried out according to the sanctioned plans.

Signature of structural engineer

Name of structural engineer:

Address:

Email ID:

Contact No:

Date:

Place:

Form No. 8: Sanction of Development Permission

Form for Sanction of Development Permission

Date:

To
(Lessee)

Subject:

Ref.:

Sir,

With Reference to your application for development permission for the project.....on plot number....., situated on road / street....., Sector..... of village....., Taluka Uran, District Raigad of JNPA SEZ.

The development permission is hereby granted to construct building on the plot mentioned above under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966). The details of floor wise areas of industrial unit on plot approved are as below:

Sr. No.	Floor	BUA in Sq.m
1		
2		
3		

The development permission is issued with a specific condition to submit Consent to Establish from MPCB within one month from the date of this permission.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith for the building structure referred above.

You will have to submit the structural drawings before commencement of structural works.

The Chief Manager (PPD)
JNPA SEZ

Enclosures: 1. Commencement certificate
2. One set of approved drawings

Form No. 9: Commencement Certificate

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act no. XXXVII of 1966) to project use in plot No. situated at Street/ Road Sector..... at village....., Taluka Uran, District Raigad, of JNPA SEZ as per the approved plans and subject to the following conditions for the development work of the proposed building having built up area.....Sq.m.as listed below:

- 1).....
- 2).....
- 3)..... 4).....

Yours faithfully,

(Authorized Signatory),

The Chief Manager (PDD) JNPA SEZ

Form No 10: For refusal of permission

Form for Refusal of permission

To,

Sir (Lessee),

With reference to your application No dated, for the grant of sanction for the development work/ the erection of a building/ execution of work in Building Projectin plot no. situated at Street/ Road Sectorat village, Taluka Uran, District Raigad of JNPA SEZ.

I have to inform you that the sanction has been refused on the following grounds:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Yours faithfully,

(Authorized Signatory),

The Chief Manager (PDD)

JNPA SEZ

Date: _____

Form No 11: Notice for Commencement of work

Form for Notice for Commencement of Work

(On letter head of the applicant's company)

To

The Chief Manager (PPD),
JNPA SEZ.
Admin Building, Sheva
Navi Mumbai 4000707

Sir,

I hereby certify that the development work / erection, re-erection or material alteration in / of building / project.....on plot number....., situated on road / street....., Sector No..... of village....., Taluka Uran, District Raigad of JNPA SEZ will commence on date: In accordance with the plans sanctioned, vide C. C. number. dated..... under the supervision of architect Mr./Mrs./M/s, registration number.....

Signature of Applicant:

Date :

Place:

Name of Applicant /Authorised Signatory:

Address:

Email ID:

Contact No:

Form No. 12: For Informing Completion of work up to plinth level

Form for Informing Completion of Work up to Plinth Level

To,
The Chief Manager (PPD),
JNPA SEZ.
Admin Building, Sheva
Navi Mumbai 4000707

Sir,

I hereby inform that the construction up to plinth/column up to plinth level has been completed for the building for use in project.....on plot number....., situated on road / street....., Sector No..... of village....., Taluka Uran, District Raigad of JNPA- SEZ as per your permission vide office communication No dated..... under my supervision and in accordance with the sanctioned plan.

The completed work may be checked and permission given to proceed with further works.

Signature of Registered Architect _____

Name of Registered Architect _____

License Number of Registered Architect _____

Address of Registered Architect _____

13: Approval of work up to Plinth level

Form for Approval of Work up to Plinth Level

To,
(Lessee)
Sir,

With reference to your intimation No..... dated regarding the completion of construction work up to plinth/columns up to plinth level for Building for Industrial/ Commercial purpose on/ project.....on plot number....., situated on road / street....., Sector No..... of village....., Taluka Uren, District Raigad of JNPA SEZ, I have to inform that the further work may be proceeded as per sanctioned plans/ shall not be proceeded as the construction up to plinth level is not as per sanctioned plans.

Yours faithfully,

Office Communication No: _____

(Authorized Signatory),

Office Stamp: _____

The Chief Manager (PDD) JNPA SEZ Date:

Form No. 14: For Completion Certificate

Form for Completion Certificate To

The Chief Manager (PPD), JNPA
SEZ.
Admin Building, Sheva
Navi Mumbai 4000707

Sir,

I hereby certify that the erection/ re-erection or development work in/ on building/ part building on project.....on plot number....., situated on road / street....., Sector No..... of village....., Taluka Uren, District Raigad of JNPA SEZ has been supervised by me and has been completed on according to the plans sanctioned vide office communication No. dated.....

The work has been completed to my best satisfaction, the workmanship and all materials (type and grade) have been used strictly in accordance with general and detailed specifications. No provisions of the Act or the Building Bye-laws, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans, one of which is cloth mounted. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection and give permission for occupation of the building.

Encl.: as above

Signature of Registered Architect _____

Name of Registered Architect _____

License Number. of Registered Architect _____

Address of Registered Architect _____

15: For Occupancy Certificate

Form for Occupancy Certificate

To,
(Lessee)

Sir,

This is to certify that the development work/ erection/ re-erection or alteration in/ of building/ part building project..... on plot number....., situated on road / street....., Sector No..... of village....., Taluka Uran, District Raigad of JNPA SEZ completed under the supervision of Structural Engineer/ Architect, License No.is permitted to be occupied/ not permitted to be occupied on the following grounds:

- | | |
|---|---|
| 1 | . |
| 2 | . |
| 3 | . |

Yours faithfully,

Office Communication No : _____ (Authorized Signatory),

Office Stamp : _____ The Chief Manager (PDD) JNPA SEZ

Date : _____

Form No. – 16: For Indemnity for Grant of Occupancy Certificate for part of building

Form for Indemnity for Grant of Occupancy Certificate for part of Building

(on Rs. -----Stamp) As stipulated from time to time by Supdt. of Stamps

To,

The Chief Manager (PPD), JNPA

SEZ.

Admin Building, Sheva

Navi Mumbai 4000707

Sub:

Sir,

While thanking you to allow me to occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved under communication no. dated....., I hereby indemnify SPA of JNPA SEZ against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety.

We say that this undertaking will be binding on me/ us, our heirs, administrators and to our assignees.

Yours faithfully,

Registered Architect:.....

Lessee

17: Certificate of stability of structure

Certificate of Stability of Structure

1. Proposal
2. Ref. No.
3. Name and Address of the Lessee
4. Name and address of Architect

I hereby certify that the structural work of the above proposal has been carried out as per my structural design and details and that the said structure is safe and stable for the purpose for which it is intended.

(Signature of Structural Engineer)

Name of Structural Engineer & Registration

No.

Place:

Date:

JAWAHARLAL NEHRU PORT AUTHORITY, SPECIAL ECONOMIC ZONE
SPECIAL PLANNING AUTHORITY,
BUILDING PERMISSION SECTION

Form No- 18 - Scrutiny Sheet

Proposal for Development Permission : Development permission for the proposed Industrial Building of M/s.

Address : Plot No-, Sector-, Special Economic Zone, 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	
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II) Proposal Details:

Sr. No	Details of Technical Personnel	Details
1	Architect	
	a) Name	
	b) Address	
	c) Declaration	
	d) Appointment letter (Appendix VIII form no- 2 of JNPA SEZ DCPR, Pg. no.-95)	
	e) Acceptance letter(Appendix VIII form no- 3 of JNPA SEZ DCPR, Pg. no.-96)	
	f) Form of supervision (Appendix VIII form no- 4 of JNPA SEZ DCPR, Pg. no.-97)	
	g) Architect's Registration	
	h) Registration No with COA	
	i) Validity	Up to: ; Valid
	j) Area Certification	
2	Structural Engineer	
	a) Name	
	b) Address	
	c) Appointment letter (Appendix VIII form no- 5 of JNPA SEZ DCPR, Pg. no.-98)	
	d) Acceptance letter (Appendix VIII form no- 6 of JNPA SEZ DCPR, Pg. no.-99)	
	e) Form of supervision (Appendix VIII form no- 7 of JNPA SEZ DCPR, Pg. no.-100)	
	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(Appendix VIII form no- 1 of JNPA SEZ DCPR, Pg. no.- 93)	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	JNPA SEZ DCPR	
	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/	
		Distance from HTL		C/	

	If yes	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(JNPA SEZ DCPR clause no.- 17.1		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 (SEZ) section in Plot confirmation		C/
	b	Highway/NHAI NOC submitted	Yes / No	C/
	c	Remarks from CM (PPD)		C/
	d	Compliance of the Highway NOC/Chief Planner (SEZ)/ CM (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 M (PPD) submitted If NOT, justification	Yes / No	C/ C/
14	Does Fire NOC submitted		Yes / No	C/
	If Yes – Special Conditions & its compliance			C/
	If NO - Justification			C/

b) Layout details:

Sr No	Particulars of Plot	Details	Page No.
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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)		
	vi i Gross BUA/Total construction area		Sqm
	Total Proposed Built Up Area (FSI Purpose)		Sqm
8	Balance BUA		Sqm
9	FSI Consumed		

c) Building planning details:

Sr No	Structures	Perm BUA in sqm.	Perm Units	Proposed BUA in sqm.	Excess BUA in sqm.	Counted in FSI	Remarks
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		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 ² , letter from Electrical Department	Yes / No ; C/.....
4	Confirm Demarcation Plan	Yes / No ; C/.....

VII) Number of Units Details:

a) Distance between two buildings (JNPA SEZ DCPR clause 22.2):

Sr No	Adjoining Structures	Distance between two Structures	Remarks

	Structure	Height	Structure	Height	Required	Proposed	
1							
2							
3							

VIII) Minimum Dimensions/Area:

a) Rooms Sizes other than Residential Use (JNPA SEZ DCPR clause 25):

Sr. No.	Type of room	Use	Required min dim. in m	Provided min dim. in m	Required min Area in m ²	Provided min Area in m ²	Remarks
1	Industrial Shed						
2	Shop						
3	Office						
4	Other Rooms						
5	Multi-Level Car Parking						
6	Society office						
7	UGT & Panel Room						
8	Pump room						
9	Security cabin						
10	Electric substation						
11	Electric room						

b) Common Lobby Area (JNPA SEZ DCPR clause 30(2)):

Common Lobby Area	Permissible Lobby Area	Provided Lobby Area	Excess Lobby

	Sqm	Percentage	Sqm	Percentage	Area counted in F.S.I.
Max Lobby Area permissible is 17%					Yes / No

c) Staircase (JNPA SEZ DCPR clause 30(2)):

Staircase in	Normal Staircase						Fire Escape Staircase						Remarks	
	Nos		Tread Width (250 min)		Riser Height (190 min)		Nos		Tread Width (250 min)		Riser Height (190 min)			
	Req	Pro	Req	Pro	Req	Pro	Req	Pro	Req	Pro	Req	Pro		
Industrial														C/
Shop Comm. space /														C/
Comm. Centre	--	--	--	--	--	--	--	--	--	--	--	--		C/
Other	--	--	--	--	--	--	--	--	--	--	--	--		C/

d) Stair Width (JNPA SEZ DCPR clause 30):

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

e) Mezzanine Floor (JNPA SEZ DCPR clause 29.2):

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

f) Lofts: (JNPA SEZ DCPR clause 29.1):

1) Industry & Shops (DCPR clause 29.1(2)):

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

g) Chowk provided (JNPA SEZ DCPR clause 24): NA

Sr. No	Chowk type	Abutting to	Required min dim. in m	Provided min dim. in m	Required min Area in m ²	Provided min Area in m ²	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 (JNPA SEZ DCPR clause 37):

Front Boundary Wall as per JNPA-SEZ, standard design.

	Particulars	Required size	Proposed size	Section	Remarks

Sr. No.		L	B	H	L	B	H		
1	Gate 1							Yes/No ; C/	
	Gate 2								
	Gate 3								
	Gate 4								
2	Compound Wall							Yes/No ; C/	
3	Footing							Yes/No; C/	

i) Floor/room Height: (JNPA SEZ DCPR clause26):

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 (Confectionery Manufacturing)

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 (JNPA SEZ DCPR clause):

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 (JNPA SEZ DCPR clause 31):

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

n) Height of Building: (JNPA SEZ DCPR clause 2.46)

Sr No	Details			Remarks
1	Aviation NOC submitted		NA	C/
	If Yes	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/

o) Marginal open Space (JNPA SEZ DCPR clause 22.1)

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 rd of height of building whichever is more	9.00		
		Rear	9 m or 1/3 rd of height of building whichever is more	9.00		
		Side-1		9.00		
		Side-2		9.00		NA

p) Car parking / two wheeler parking/ Loading- Unloading parking - Industrial Parking
(JNPA SEZ DCPR clause 36):

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)				

q) 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.		

r) 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			

s) Water Storage Capacity Provided:

Sr. No.	Use			
1.	Domestic			
2.	Flushing			

3.	<p>Fire</p> <p>Reference: - PART 4 FIRE AND LIFE SAFETY</p> <p>Table 7 Minimum Requirements for Fire Fighting Installations</p> <p>[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]</p>			
4.	Total			
* Considering UGWT -1 & 2				

t) 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					

u) 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)	19439.00				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 SEZ

