

MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

INFRASTRUCTURE DETAILS

Sr. No.	Particulars to be verified	Details on College Website	Adequate/ Inadequate
College			
1	Land details: Total land, owner, unitary or not, NA of all land, 7/12 extracts of all land (Applicable only to Private Colleges). (Verify land documents & Government permissions documents are uploaded on College Website. No Land/ Construction documents shall be submitted to the University. Only deficit information to be pointed out to the University).	Yes	Adequate
2	Total constructed area of college building	52295.02 sq.ft	
	(I) Administrative Section: Total Area 1120.308 sq.ft (which includes) Principal Room, P.A. Room, Receptioncue Visitors lounge, Meeting hall, Account section, Record and Central store etc.	Yes	Adequate
	(II) Lecture Halls: a) Total No. of Lecture Halls - 9 b) IT enabled, Audio / Video teaching Aids - 645.60 sq.ft c) Total area for lecture Halls 10599.89 sq. ft.	Yes	Adequate
	(III) Seminar or Conference or Examination Hall: a) Total Area - 2444.24 Sq.ft. b) Total Seating Capacity - 250 c) Audio / Video System and Other Facilities - Yes	Yes	Adequate
	(IV) Central Library: a) Total Area : 2575.73 sq.ft. Total No. of Books - 1500 Distribution of books Capacity of Reading Hall :- for Students - 150 for Teachers - 10 No. of Scientific Journals 18 No. of News Papers Photo Copier Machine: Yes Drinking water & Washrooms:.. Yes b) Digital Library : No. of Computers - 1 Internet Facility - Available	Yes	Adequate
	(V) Teaching Departments: There shall be Five Teaching Departments as per MSR No. of departments- 05 Departmental Area, - 925.36 sq.ft No. of Books/ Charts / Models / Specimens (dry and wet) / Museum in each department information to be uploaded on college website.	Yes	Adequate
	(VI) Laboratories : Laboratories : As per MSR (5695.7 Sq.ft.) Nursing Foundation and Medical Surgical Nursing Lab (1500 Sq.ft.), CHN (900 Sq.ft.), Nutrition (900Sq.ft.), OBG and Paediatric (900Sq.ft.), Pre-Clinical Science (900Sq.ft.), Advanced Nursing Skill Lab (900Sq.ft.), Computer Lab (1500Sq.ft.), with 10 computer as per Intake capacity, AV Aids (600Sq.ft.), well Equipped Lab must have Mannequins, Articles & Beds as per MSR & INC Norms	Yes	Adequate
	(VII) Auditorium:- (As per MSR) - 5000 sq.ft Auditorium should be spacious enough to accommodate at least double the sanctioned/actual strength of students, so that it can be utilized for hosting functions of the college, educational conferences/ workshops, examinations etc. It should have proper stage with green room facilities. It should be well – ventilated and have proper lighting system. There should be arrangements for the use of all kinds of basic and advanced audio-visual aids. OR Multipurpose Hall:- College of Nursing should have multipurpose hall, if there is no auditorium.	Yes	Adequate

	(VIII) Canteen and Kitchen Facility: [Note: Verify Canteen Facility & Hygiene is monitored as per MUHS Circular No.18/2019 dated 19/03/2019.]	Yes	Adequate
	(IX) Common Rooms: Separate common rooms for boys and girls with adequate space and sitting arrangement shall be available. 555.22 sq.ft	Yes	Adequate
3	University Examination Infrastructure: Strong Room for examination a) (Area- 300 sq.ft, b) Shelf, c) Steel cupboard – 1, d) CCTV, Photocopier Machine, Examination hall with benches, Parking Facility for University vehicle, Guest house facility	–	
4	Other facilities: Hospital Waste Management, Medical Education Unit, Intercom Network, Playground, P.T Teacher or Instructor, Cafeteria, Facility for indoor games, Gymnasium / Gymkhana Facility, Is there any LMS (learning management system software) available	Yes	Adequate
5	Hostel facility: Boys – 7546.42 sq.ft Girls – 7546.42 sq.ft Boys (UG & PG), Girls (UG & PG), Interns, Residents, Warden/ Rector, Hygiene, Vending Machine etc.	Yes	Adequate
Hospital			
6	Hospital Details	Details on College Website	Adequate/ Inadequate
	Name of the Hospital : Lata Mangeshkar Hospital, Katol	Yes	Adequate
	Address: Khutamba Road, Katol, District Nagpur		
	Telephone No. :		
	Bed Strength : 100		
	Distance of Hospital from the College to which it is attached (in kms)	Yes	Adequate
	Number of beds registered as per BNH Act	Yes	Adequate
7	I. Total constructed area of Hospital Building as per MSR (2516.52 Sq.mtr = 27077.75 sq.ft) Whether the Hospital is Owned by the College Management?	Yes	Adequate
	II. Hospital Administration Block as per MSR (Superintendent room, Deputy Superintendent room, Medical officers' room, Matron room, Assistant Matron room, Reception and Registration, etc.)	Yes	Adequate
	III. Out-Patient Departments (OPD) as per MSR Total Area of OPD Complex - 9275.12 sq.ft. No. of OPD's – 11 Facilities shall be as per MSR & all details shall be on college website.	Yes	Adequate
	IV. In Patient Departments (IPD) as per MSR Total Area of IPD Complex: 13875.54 Sq.ft. No. of IPD Departments - 11 Bed Distribution..... Facilities shall be as per MSR & all details shall be on college website.	Yes	Adequate
	V. Operation Theatres Block as per MSR Total Area of OT Block: 3921.49 sq.ft. No. of OTs available – 03 Facilities shall be as per MSR & all details shall be on college website.	Yes	Adequate
	VI. Casualty Facilities State Government Permission Letter	Yes	Adequate
	VII. Central Clinical Laboratory: Well-equipped with separate sections for Pathology, Biochemistry and Micro-biology. Attached toilet shall be there for collection of urine samples. Other diagnostic tools for ECG or TMT etc. shall be provided.	Yes	Adequate
	VIII. Radiology or Sonography Section: Radiologist chamber, X-ray room, Dark room, film drying room, store room, patients waiting and dressing room, reception or registration or report room.	Yes	Adequate
	IX. Labour Room :	Yes	Adequate

Dean/ Principal Stamp & Signature

VSPM College of Nurse
Lata Mangeshkar Hospital Co
Katol



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधातीत ठेवणे) नियम १९८१ यातील नियम ३,५,६ आणि ८]

गाव :- वाटोल (९९३५९५)

तालुका :- वाटोल

जिल्हा :- ठाणेपूर



ULPIN : 31202682736

भुमापन क्रमांक व उपविभाग

६९९/१

31202682736

न. एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळाचे नाव व खंड
एक एक अर.ची.मी.	६८९	बी.एस. पी.एम. अँड कंपनी ऑफ हायर एज्युकेशन	८.३९.००	१११२१.९०		(१०००१)	कुळाचे नाव व खंड
अधिक क्षेत्र							इतर अधिकार
शेती ८.३९.००							इतर
शेती १११२१.९०							सामाजिक ३०/अ२/एम २४/८८ गैरकुळाच्यामुळे प्रति मी ०.६५९ (१)
रस्मी							इतर
							दि. १५/१०/११ क.जा.प. (५८१३)
							इतर
							दि. १८.१०.१२ नाव बदल (६४४१)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : १११ व दिनांक : १११
क्र :							सीमा आणि भुमापन विन्हे



हा गाव नमुना क्रमांक १६/१०/२०१९-१२०१-३६१५५ सीमा ठीक ठीक स्वतःची केला आहे व गाव नमुना क्रमांक १२ या वेळी स्वतःची प्रत लक्षात घेऊन १६/१२ अंतिमपत्र वर

१६/१२ अंतिमपत्र दि. १२/१०/२०२२ १२:३३:३३ PM. वेबसाईट पडताळणीसाठी <https://khasra.maharashtra.gov.in/govt/123/> विलंबित स्वतःची प्रत लक्षात घेऊन १६/१२ अंतिमपत्र वर

सापगवा.

Secretary

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गाव नमुना द्वारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुविधेसाठी ठेवणे) नियम १९७९ यातील नियम २९]

गाव :- काटोल (१४३५९५)

तालुका :- काटोल

जिल्हा :- ठाणे

भुमिपत्र क्रमांक २ उपविभाग ६९९/९

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	रुप रूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१६	खरीप							बि. शे.	८.३९००	
२०१७	खरीप							बि. शे.	८.३९००	
२०१८	खरीप							बि. शे.	८.३९००	

रवी नॉट मोबाइल ॲप द्वारे घेऊन आलेली आहे

[Signature]

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महाराष्ट्र शासन

वर्ष: २०२२-२३

गाव नमुना आठ - अ

अहवाल दिनांक: २०-१०-२०२२

घारण जमिनीची नोंदवही (अनुषंगिक)

(आसामीवार खातावणी - जमाबंदी पत्रक)

गाव: काटोल

तालुका: काटोल

जिल्हा: नागपूर

खाते क्रमांक: ६८९ (शेधणिक संस्था) खातेदारांची नावे: व्ही एस. पी. एम. अँ केडमी ऑफ हायर एज्युकेशन.

गाव नमुना सहा	भूमापन क्रमांक	क्षेत्र	वसुलीसाठी	एकूण
मधील नोंद	व उपविभाग क्रमांक			
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र
		लागवडी योग्य	आकारणी	दुमाला
		नसलेले	किंवा जुडी	जमिनीवरील
		(आर.ची.पी.)		जि.प.
		(३अ)	(३क)	ग्रा. प.
(१)	(२)	(३)	(४)	(५)
६९९/१	८.३९००	०.००००	८.३९००	९९९२९.९
				०९८५३.३ ९९९२९.९ १०००९७.
				१
एकूण	८.३९००	०.००००	८.३९००	९९९२९.९
				० ०९८५३.३ ९९९२९.९ १०००९७.
				१

टीप :- उक्त रकमा क्र.३(अ) मधील लागवडी योग्य क्षेत्र हे व आकारणीस पात्र राहिल. पोटखराब क्षेत्रावर आकारणी लागू नाही.



हा खाते उत्तरा अमिलेख ७/१२ च्या डीजिटल स्वाक्षरीत देटा वरून (दि. ०३/०७/२०२१ वेळ ०२:५८:५१ PM रोजी) तयार झाला असल्यामुळे यावर कोणाच्याही सही-शिक्क्याची आवश्यकता नाही. ८-अ लाउन्सलोड व पॅप दि. : २०/१०/२०२२ वेळ : ०९:२८:०३ PM, वेबसा ०२२००००१००११४००९ हा पडताळणीक्रमांक वापरून <https://digitalsatara.mahatrust.gov.in/dsa/> वरून तपासणी.

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JJU. 1/1



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Secretary

VSPM Academy of Higher Education

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Secretary

VSPM Academy of Higher Education

अहवाल दिनांक २७/०५/२०१३

गाव नमुना सात

अधिकार अभिलेख पत्रक

महाराष्ट्र नगरपालिका अधिनियम १९७१ च्या अन्तर्गत (नगर कार्य व सुविधा, ठेका) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७

जिल्हा : नागपूर

तालुका : काटोल

भोवडादाराचे नाव

भोवडादाराचे नाव

६८९

सर्व वस्तुनिष्ठ नाव

क्षेत्र अकार आणि पे पो.ख. फ.फा.

खाते क्रमांक

को.एस.पी.एन. अँकेडनी ऑफ ३९.०० ११२२१९८

६८९

कुळाचे नाव

को.एस.पी.एन. अँकेडनी ऑफ ३९.००
हामर एन्जुकेरान

अकार ११२२१९०

अकार ११२२१९०



दि. १७.१०.१२ नाव बदल (६४४९)

पेडागाव (जगावही अकार)

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सीमा आणि भूपापन मिळे

अहवाल

गाव नमुना आठ - अ

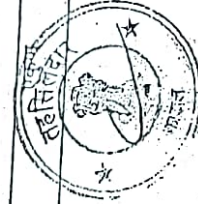
धारणा जमिनीची नोंदवही
(आसानीवार खतावणी - जमाबंदी)

गाव : काटोल

तालुका : काटोल

जिल्हा : नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुली सारणी
(१)	(२)	(३)	(४)
			आकारणी इमाला किंवा जुडा जमिनीवरील मुकरान जि.म.
		(४)	स्थानिक उप
वाले क्रमांक ६८१	(६ आर.)	(६. पे.)	(६ अ.)
भूमापन क्रमांक व उपविभाग क्रमांक ६१९/१	(६. पे.)	(६. पे.)	(६. पे.)
नाव : वी.एस. पी.एम. अकडेनी ऑन हायर एज्यु			
	८.३९.००	१११२१.९०	
	८.३९.००	१११२१.९०	

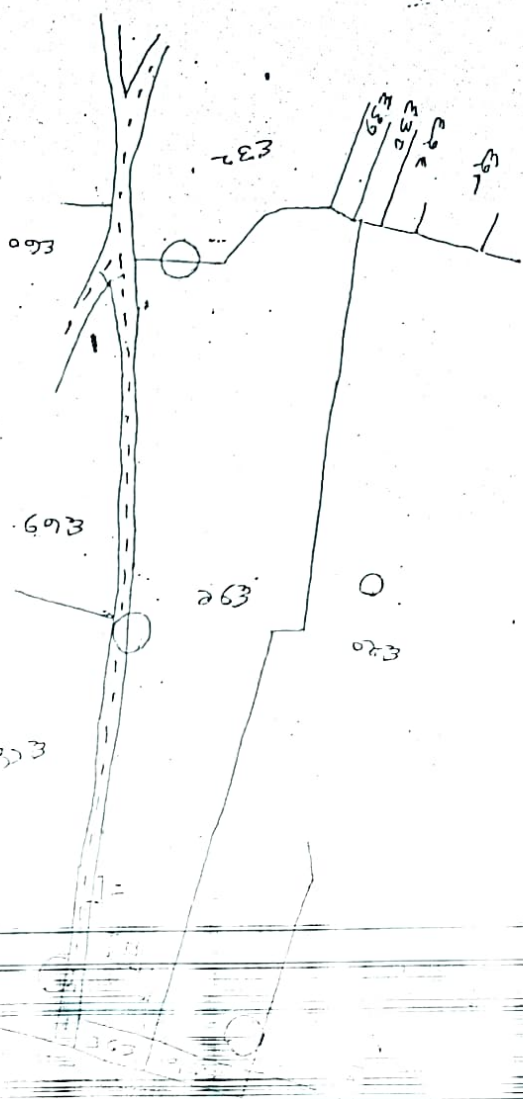


D.B. KATOL
TAHSIL, KATOL

१८

ה'תרס"ה

20/10/2020



82-8725-2040
8-5-2011
11-10-2011
8/21/11-311
82-8725-2040
8/21/11-2040

SANJAY H. DHAWAD

Advocate

Sharda Chowk

Katol, Tah. Katol, Dist. Nagpur.

Pin - 441 302 (M.S.)

Mob No. : 9823206955

SEARCH & TITLE VEEPORT

(TO WHOM SO EVER

To,

VSPM ACADEMY OF HIGHER EDUCATION
NAGPUR.

I, S.H. DHAWAD, Advocate on the basis of title deeds forwarded to me pertaining to the said immovable property information submitted by you, have conducted a detailed search and submit my report as under :-

Ref: Title Opinion on the property - Katol, P.H.No. 44, Bearing Survey No. 619/1 (Occupying 8.39 HR (Non agricultural land for commercial at Mouza - Katol Khutamba Road, Tah. Katol, Dist.

1. **NAME(S) AND ADDRESS(ES) OF THE TITLE
V.S.P.M. ACADEMY OF HIGHER
NAGPUR.**

2. **TITLE DEEDS SEEN BY ME**

- i) True Copy of Registered Sale Deed, vide doc. Sr.No. 1355 registered at office of Sub registered in favour of Vidhya Shikshan Prasarak Mandal, Nagpur Hardas.
- ii) True Copy of Registered Sale Deed, vide doc. Sr.No. 1356 registered at office of Sub registered in favour of Vidhya Shikshan Prasarak Mandal, Nagpur Hardas.
- iii) True Copy of Registered Sale Deed, vide doc. Sr.No. 160 registered at office of Sub registered in favour of Vidhya Shikshan Prasarak Mandal, Nagpur Hardas.
- iv) True Copy of Registered Sale Deed, vide doc. Sr.No. 161 registered at office of Sub registered in favour of Vidhya Shikshan Prasarak Mandal, Nagpur Hardas.
- v) True Copy of Registered Sale Deed, vide doc. Sr.No. 159 registered at office of Sub registered in favour of Vidhya Shikshan Prasarak Mandal, Nagpur Hardas.

vi) N.A. Order

vii) 7/12 Extract



[Signature]

Secretary

[Signature]

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V.S.P.M. ACADEMY OF HIGHER EDUCATION
NAGPUR

3. **PROF IMMOVABLE PROPERTY :-** **PROPERTY :-**

el piece and parcel of land and build of land and building owned and possessed by
 edury of Higher Education, Nagpur, location, Nagpur, situated at Mouza - Katol,
 bdouza No. 32, bearing survey No. 619/1 (Old No. 689/1),
 ucuB9 HR (Non agricultural land for corultural land for commercial purpose) situated at
 l, Tkhutamba Road, Tah. Katol, Dist. Nafah. Katol, Dist. Nagpur.

hut	- Katol-Khutamba road	itamba road
No.	- Field S.No. 620	. 620
No.	- Field S.No. 616	. 616
No.	- Field S.No. 632	. 632

4. **atorar's Office - Katol** **ol**

erty :

l, Tit Mouza-Katol, Tah - Katol, DistTah - Katol, Dist.-Nagpur within the
 licejb Registrar Office, Katol. e, Katol.

stigation :

he litle history of the last 08 years (i.e. last 08 years (i.e. 2016 to 2022) from this
 f tr.lloving chain of transaction. ransaction.

ip :-

d fibovementioned field Survey No. 68field Survey No. 689 area about 8.63 Hectares
 Rs. Land Revenue Rs. 57.25, Occupanc. 57.25, Occupancy Right Class - I was owned
 mil Joint Hindu Family of Shri. Anant ily of Shri. Anant S/o Gangadharrao Hardas,
 nd lagar, Nagpur and his three sons nar his three sons namely (1) Rajesh, 2) Nitin and

hart S/o Gangadharrao Hardas andrrao Hardas and his three sons and wife
 n ttually partition their Joint Hindutheir Joint Hindu Family property on dt.
 nilyas per the family partition out ofy partition out of field survey no. 689, area
 nan is allotted to namely Kalpana Anamely Kalpana Anant Hardas, Bhushan Anant
 anAnant Hardas, and area about 1.7d area about 1.72 HR each allotted to Nitin

arrAnant Gangadharrao Hardas. rao Hardas.

hai of Vidya Shikshan Prasarak Mandin Prasarak Mandal, Nagpur :-

ao kalpana Anantrao Hardas has sold t Hardas has sold the area about 1.75 HR out

to Vidya Shikshan Prasarak Mashan Prasarak Mandal, Nagpur a registered

the Society Registration Act, Registration Act, 1908 bearing registration

President Shri. Ranjeethbhu S/o Alanjeethbhu S/o Anandbahu Deshmukh vide

H. Chaudhary

Secretary
 Academy of Higher Education
 Nagpur



H. Chaudhary

(52)

registered sale deed dated 20/07/1987 registered at doc. Sr.No. 1355 at office of Joint Sub Registrar, Nagpur City.

2) That, Rajesh Anantrao Hardas has sold the area about 1.75 HR out of field survey no. 689 to Vidya Shikshan Prasarak Mandal, Nagpur a registered society registered under the Society Registration Act 1860, bearing registration no. 1349 through its President Shri. Ranjeetbabu S/o Arvindbabu Deshmukh vide registered sale deed dated 20/07/1987 registered at doc. Sr.No. 1356 at office of Joint Sub Registrar, Nagpur City.

3) That, Bhushan Anantrao Hardas has sold the area about 1.75 HR out of field survey no. 689 to Vidya Shikshan Prasarak Mandal, Nagpur a registered society registered under the Society Registration Act 1860, bearing registration no. 1349 through its President Shri. Ranjeetbabu S/o Arvindbabu Deshmukh vide registered sale deed dated 21/01/1988 registered at doc. Sr.No. 159 at office of Joint Sub Registrar, Nagpur City.

4) That, Nitin Anantrao Hardas has sold the area about 1.72 HR out of field survey no. 689 to Vidya Shikshan Prasarak Mandal, Nagpur a registered society registered under the Society Registration Act 1860, bearing registration no. 1349 through its President Shri. Ranjeetbabu S/o Arvindbabu Deshmukh vide registered sale deed dated 21/01/1988 registered at doc. Sr.No. 160 at office of Joint Sub Registrar, Nagpur City.

5) That, Anantrao Gangadharrao Hardas has sold the area about 1.72 HR out of field survey no. 689 to Vidya Shikshan Prasarak Mandal, Nagpur a registered society registered under the Society Registration Act 1860, bearing registration no. 1349 through its President Shri. Ranjeetbabu S/o Arvindbabu Deshmukh vide registered sale deed dated 21/01/1988 registered at doc. Sr.No. 161 at office of Joint Sub Registrar, Nagpur City.

That, on the basis of sale deed the revenue authority has mutated the name of Vidya Shikshan Prasarak Mandal, Nagpur through its President Shri. Ranjitbabu S/o Arvindbabu Deshmukh on the 7/12 extract.

N.A. Order: *4/5/88* Secretary
Vidya Academy of Higher Education

That, Vidya Shikshan Prasarak Mandal, Nagpur through its President Shri. Ranjitbabu S/o Arvindbabu Deshmukh has applied for conversion of agriculture

land into non-agriculture use before Sub Divisional Officer, Katol. Sub Divisional Officer, Katol has granted Sanad in Revenue Case No. 30/A-7/ NAP 34/1987-88 vide its order dated 16/05/1988 and granted permission for

conversion of agriculture land into non agriculture use for Coll
office etc.

It further appears that, Vidya Shikshan Prasarak Man
applied for change of name of the organization from Vidya Sh
Mandal, Nagpur to V.S.P.M. Academy of Higher Education.

That, I have peruse the 7/12 extract of the said proper
name of V.S.P.M. Academy of Higher Education.

That, I have taken detailed search of the above said pr
online portal availed by a registration department I have not se
entry which affects the title of the above said property.

iii) There is no any minors interest is involved in the above
no any permission is required to create the mortgage of the above

iv) No any document pending for registration.

5. Whether urban Land (Ceiling And Regulation) Act 1976 is applicabl
where the property is located. If applicable whether the immovabl
fall(s) within the purview of the Act, verification and investigation :
under sections 26,27 and 28 of the Act to ensure that mortgagor(s)
obtained necessary permission from the competent authority und
Documentary evidence showing such permission is obtained has to
with the report.

.... Not applicable

6. Whether the property is acquired under Land Acquisition Act, 1894
applicability of other State Legislations.

.... Not applicable

7. Leasehold immovable Property (where land/building is leasehold, p
the terms of lease, whether any permission/NOC from the lessor /c
authority is required for creation of mortgage of such leasehold pro
advise the precautions to be taken while obtaining such property in

.... Not applicable

8. INVESTIGATION UNDER INCOME TAX ACT 1961.

(Any permission of the concerned assessing Officer under any of th

I.T. Act is required for creating mortgage or any Certificate to be

Bank to show that no dues are outstanding to Income Tax Dept.

Not applicable

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Secretary

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9. INVESTIGATION IN REGARD TO AGRICULTURAL LAND

Investigate and search the necessary records etc. with specific reference to the land if it is surplus, self cultivated, if consolidation of holding/acquisition proceedings etc. is in progress in the area, whether Government loan/any loan raised against the land and details about the charges/encumbrances may be specified, specifically with reference to the Agricultural Land Laws.

- That the abovesaid agricultural land is not surplus, self cultivated.
- There is no any consolidation of holding/acquisition proceedings etc. is in progress in the area.
- There is no any Govt. Loan raised against the abovesaid agricultural land.
- ..Not applicable
- There is NO CHARGES /ENCUMBRANCES is recorded against the abovesaid Property.

10. That, I have taken and carried online search of the record of the Sub-Registrar's Office, Katol, Dist. Nagpur and other relevant record for last 8 years i.e. from 2016 to 2022. The search document is attached herewith.

13. On the basis of the online search made by me I have examined the True copies of title deeds and verified genuiness of the same from the office of the Sub Registrar Katol, That, the property referred in the schedule V.S.P.M. Academy of Higher Education, has absolute ownership right, and there is no any charge, lien, lease, mortgage is recorded against the abovesaid property. I hereby return the documents forwarded to me.

Hence this report.

Katol

Date : 19/10/2022



SANJAY H. DHAWAD
ADVOCATE

SHARDA CHOWK, KATOL
DIST. NAGPUR MCB 9823206955

(55)

Sharda Chowk

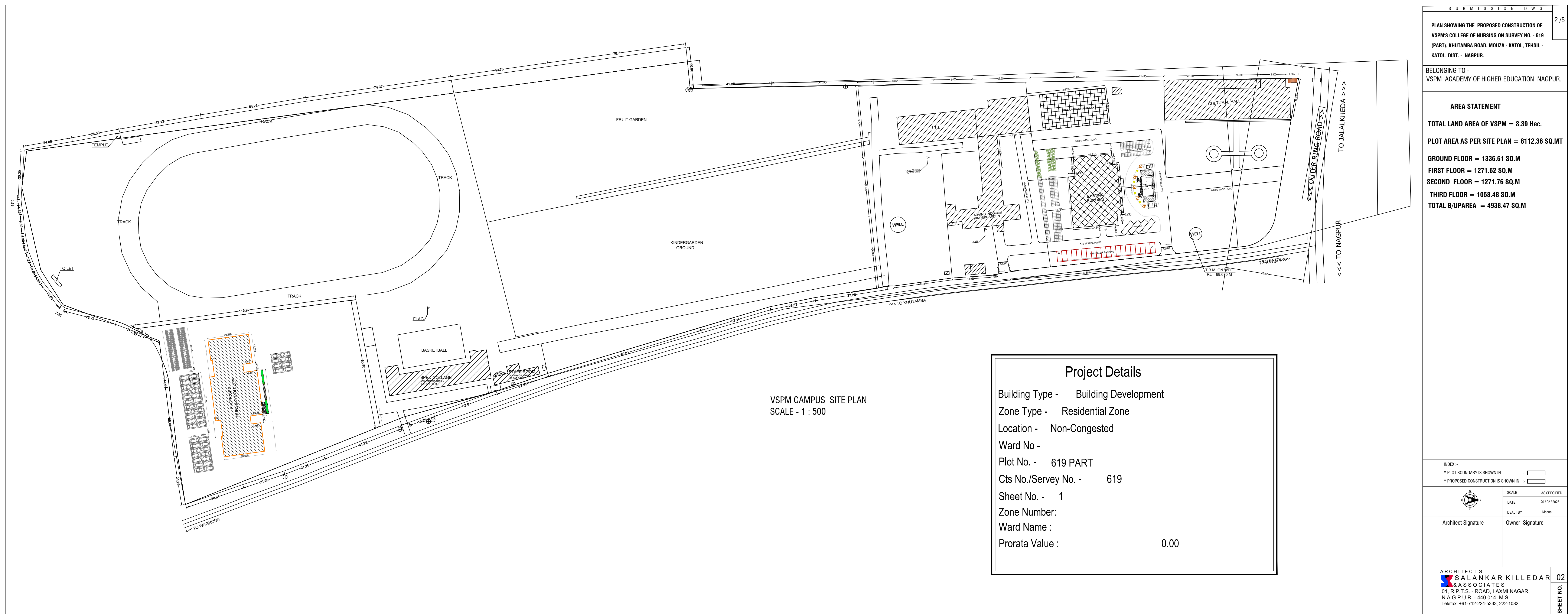
Secretary

V.S.P.M. Academy of Higher Education

Secretary

V.S.P.M. Academy of Higher Education

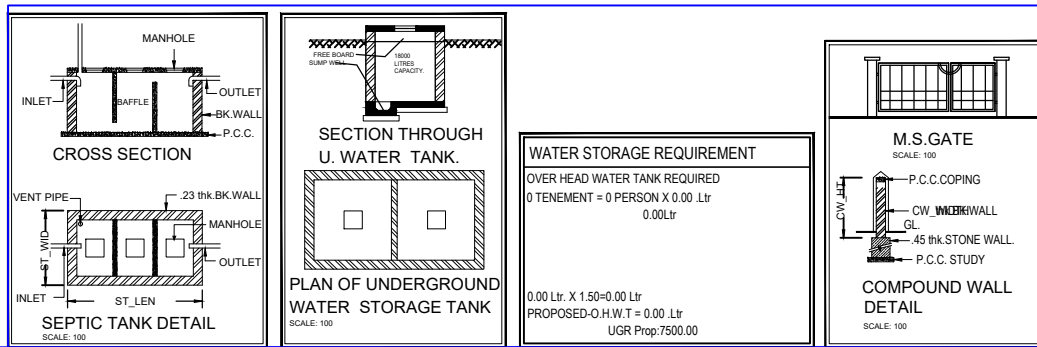
Nagpur



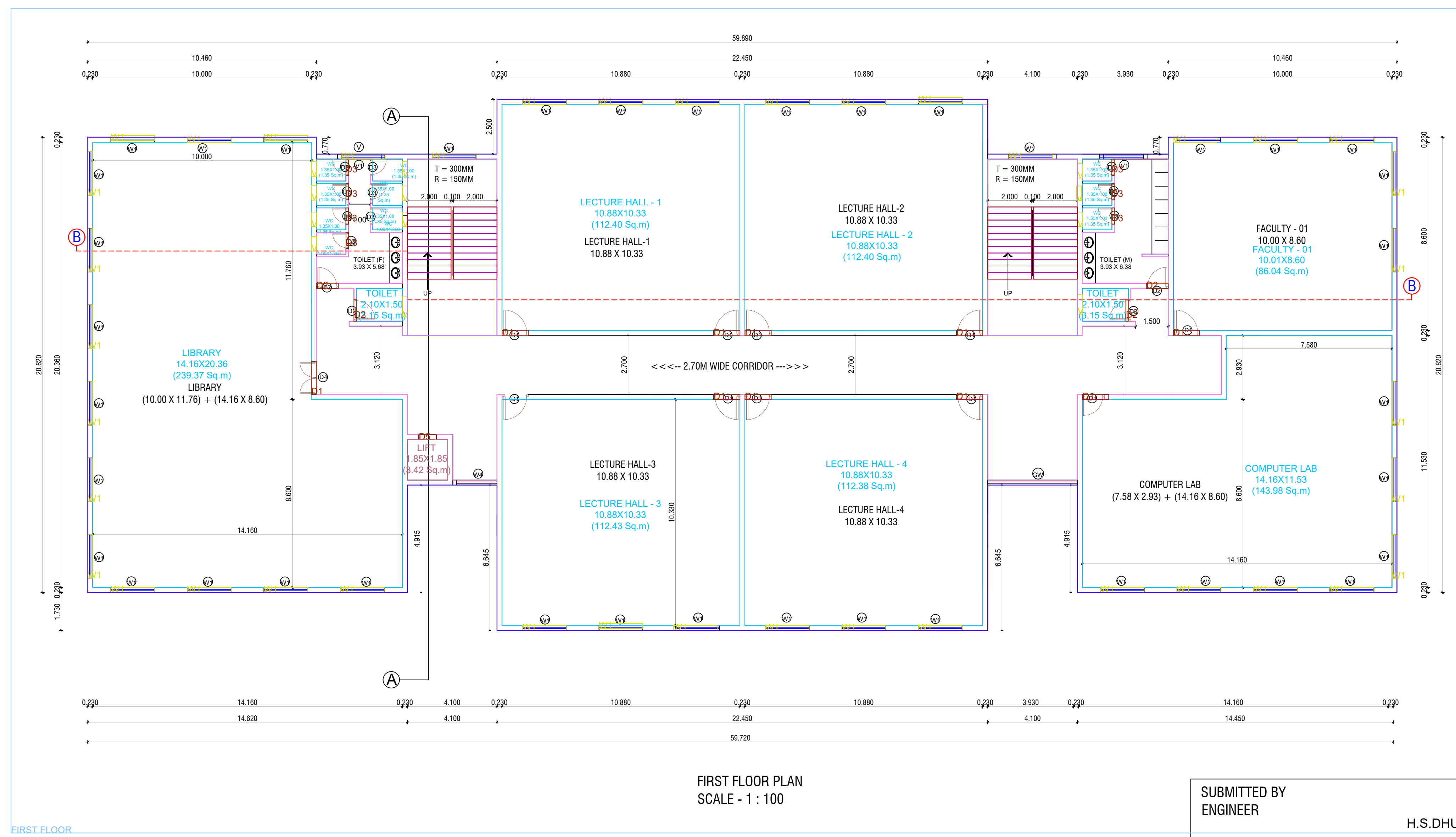
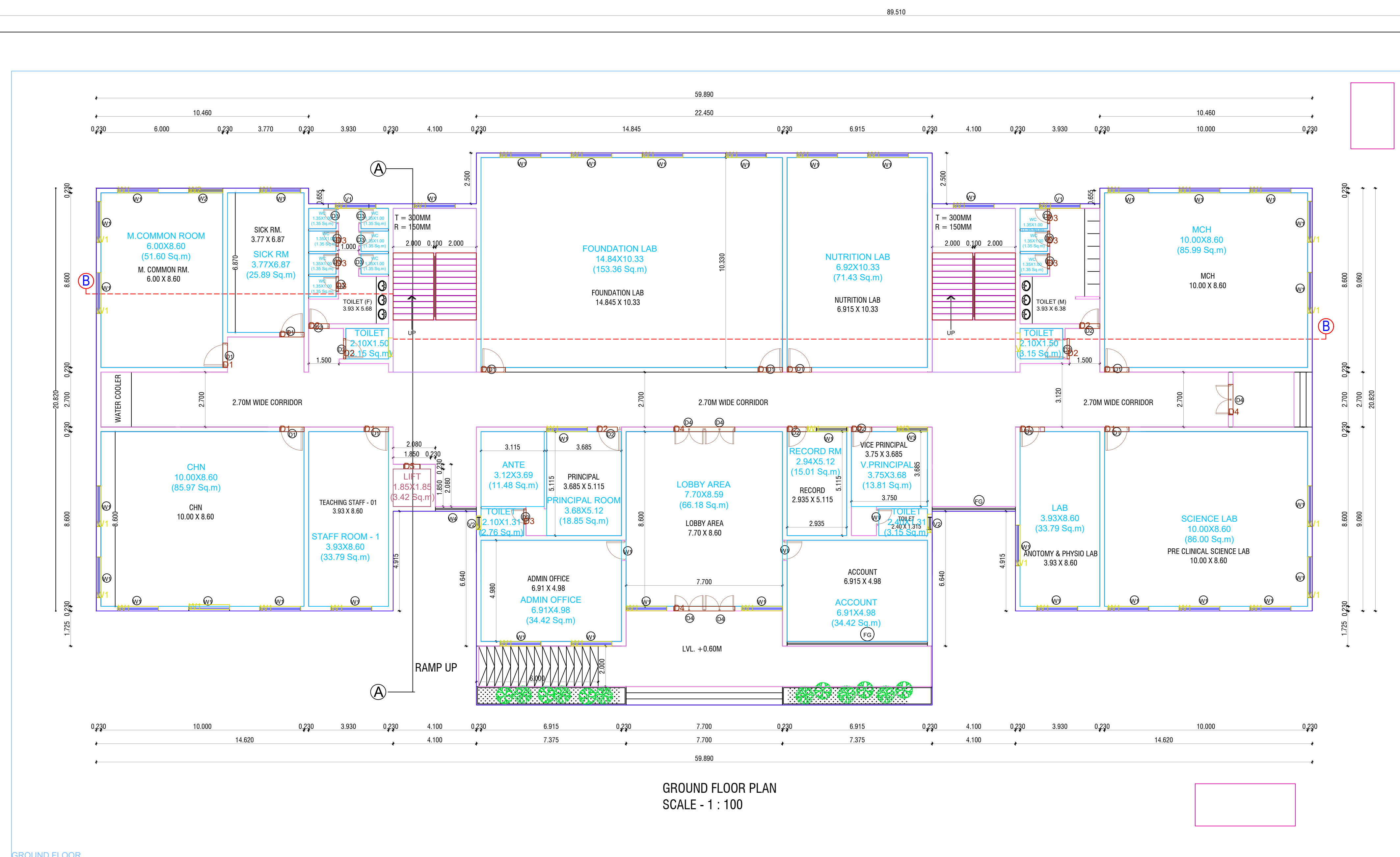
SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
COMMERCIAL	w2	1.67	1.50	1
COMMERCIAL	w3	1.50	1.50	1
COMMERCIAL	w1	2.00	1.50	154
COMMERCIAL	v	0.91	0.75	11
COMMERCIAL	v	0.67	1.50	30
COMMERCIAL	v	0.67	0.75	1

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
COMMERCIAL	D4	3.01	2.50	1
COMMERCIAL	D1	1.20	2.50	33
COMMERCIAL	D1	1.50	2.50	3
COMMERCIAL	D4	3.00	2.50	1
COMMERCIAL	D5	0.80	2.50	4
COMMERCIAL	D4	1.50	2.50	5
COMMERCIAL	D2	1.00	2.50	20
COMMERCIAL	D3	0.75	2.50	34

Owner details		
Owner Name	Postal Address	Contact Number
Rajesh Prayagrao Ganorkar	Plot no 27, Ring Road, Near Power House Chowk, Near UCO Bank, Nagpur, Nagpur-440 022, Maharashtra	9423410567
VSPM ACADEMY OF HIGHER EDUCATION NAGPUR TARFE SHRI SUDHIR C DESHMUKH	KATOL	



Formline 1	
(A) Area of plot (Minimum area of a, b, c to be covered by any of subject with sanctioned layout No. and survey number)	Bt/12-38
(a) As per approved document (71/2 CTS extract)	83000.0
(b) as per TLLR or City Survey measurement sheet	83000.0 of 0
(c) as per Demarcated drawing area	
2. Area not in possession	0.00
3. Entire area (1+2)	Bt/12-38
4. Deductions for	-
(a) Proposed D.P./D.P. Road widening Area /Service Road /Highway widening	0.00
7. Any D.P./ Reservation area	0.00
Total area	
5. Balance area of plot (2-A)	Bt/12-38
6. Amenity Space	-
(Applicable if 1) > 20000 sqmt -	-
(Required -4) Up to 20000 sqmt - Nil	-
(Required -4) sqmt - (a) = 5% of Total area	0.00
7. Net Plot Area (5-B)	Bt/12-38
8. Recreational Open Space	-
If it is (B) more than 4000 sqmt - 10 % of it is required.	-
Proposed	0.00
If it is less than 4000 sqmt - Check -	-
If it is less than 1 km i.e. 1,21,25,410 etc. As per 7.12 in Schedule IV of Survey Number/ No Recreational open space is required	-
If it is subdivision like 19, 25, 125,14,91 etc then increased recreational open space shall be provided	-
(A) 10% Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing benefit F.I. of 75%	-
(C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate.	-
Certificate of Area Carried out the pit and under reference was surveyed by me on 2023-03-03 and found the dimensions of said lot of plot stated online as are measured on site and the area is worked out tallies with the area stated in document of Ownership /PT Scheme /Recorded Land Records Department/Government PT Scheme	
Signed _____ (Name of Architect / Licensed Engineer / Power House)	
Stamp of the Architect/Engineer/Power House I hereby certify that I have verified the details of the above mentioned plot and its dimensions and find them correct and true as submitted by Authority /Collector /TNA who executed the same and issue the certificate. Also We need would execute the same after verification of documents.	
DESCRIPTION OF PROJECT Description of Project: _____ Type of Residential / Commercial / Industrial / Other: _____	
Owner Name and Address: _____ Project Number / Supervisor name and signature _____	
Date: _____	
Name of Engineer - Hostel / Powers	
LOGO	ADDRESS OF OFFICE
	Relationship, locality, taluk
OWNERS SIGN -	TECHNICAL PERSON SIGN
SCALE - 1 : 100	Date: 27/03/23
JOB NO - CNM/23-27704	CHECK BY :
- SURVEYING DRAWING	



S U B M I S S I O N D W G		3 / 5
PLAN SHOWING THE PROPOSED CONSTRUCTION OF VSPM'S COLLEGE OF NURSING ON SURVEY NO. - 619 (PART), KHUTAMBA ROAD, MOUZA - KATOL, TEHSIL - KATOL, DIST. - NAGPUR.		
BELONGING TO - VSPM ACADEMY OF HIGHER EDUCATION NAGPUR.		

3 / 5

RESIDENTIAL BUILDING					
DOOR / WINDOW SCHEDULE					
TAG	SIZE		SPECIFICATION		
DOOR					
D1	1.200	X	2.100	T.W. PANNELLED DOOR	
D2	1.000	X	2.100	FLUSH DOOR	
D3	0.750	X	2.100	FLUSH DOOR	
D4	1.500	X	2.100	T.W PANNELLED DOUBLE DOOR	
WINDOW					
W1	2.000	X	1.200	FULLY GLAZED WINDOW	
W2	1.650	X	1.200	FULLY GLAZED WINDOW	
W3	1.500	X	1.200	FULLY GLAZED WINDOW	
W4	1.850	X	1.200	FULLY GLAZED WINDOW	
W5	1.150	X	1.200	FULLY GLAZED WINDOW	
FG	L	X	1.200	FIXED GLASS WINDOW	
VENTILATOR					
V1	2.000	X	0.600	VENTILATOR	
V2	0.600	X	0.600	VENTILATOR	

AREA STATEMENT

TOTAL LAND AREA OF VSPM = 8.39 HEC.

GROUND FLOOR = 1336.61 SQ.M

FIRST FLOOR = 1271.62 SQ.M

SECOND FLOOR = 1271.76 SQ.M


THIRD FLOOR = 1058.48 SQ.M


TOTAL B/UPAREA = 4938.47 SQ.M

INDEX :-

* PLOT BOUNDARY IS SHOWN IN :-

* PROPOSED CONSTRUCTION IS SHOWN IN :-

	SCALE	AS SPECIFIED
	DATE	20 / 02 / 2023
	DEALT BY	Meena

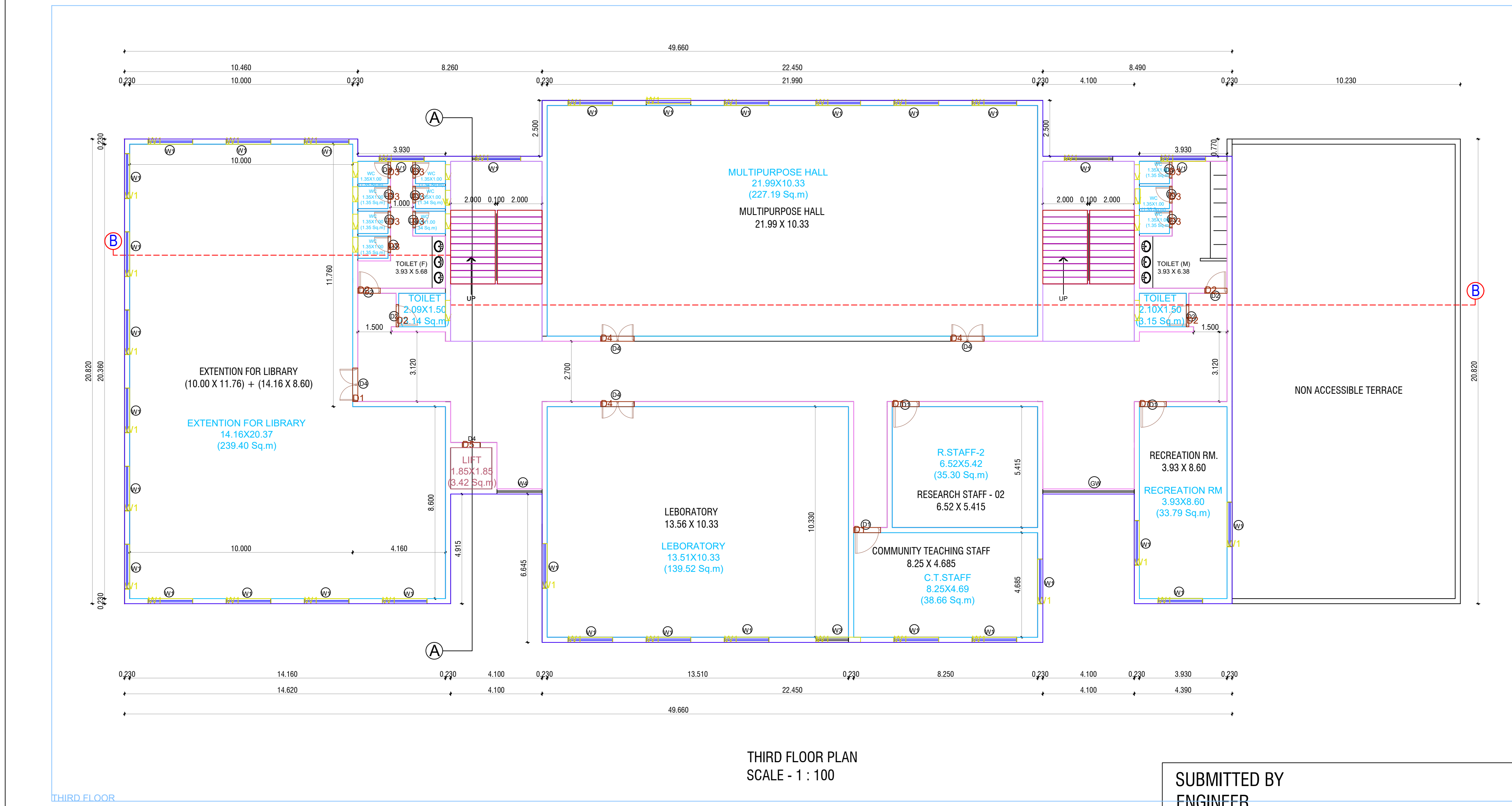
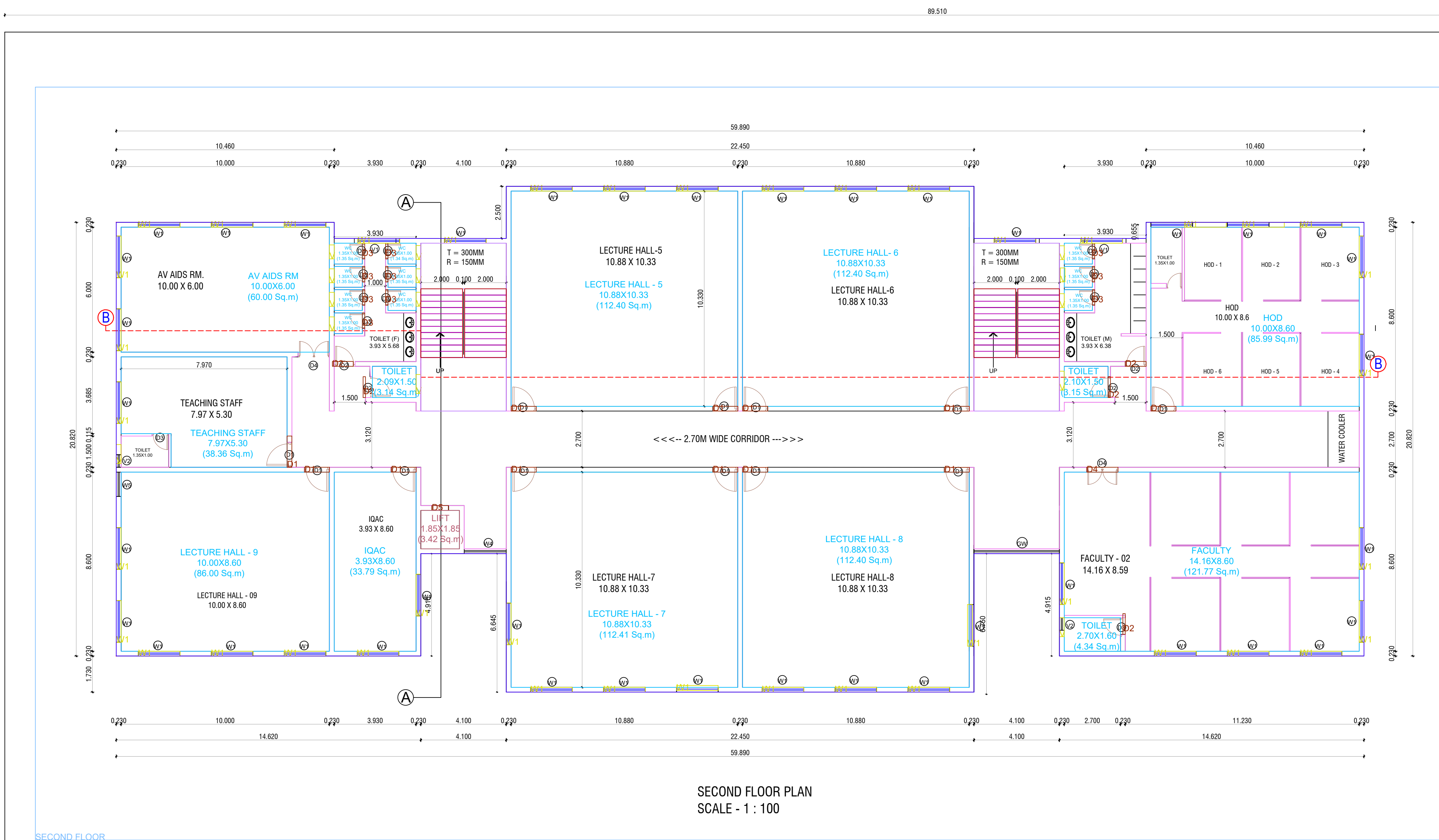
ARCHITECTS :  SALANKAR KILLEDAR & ASSOCIATES 01, R.P.T.S. - ROAD, LAXMI NAGAR, NAGPUR - 440 014, M.S. Telefax: +91-712-224-5333, 222-1082.	03
	EET NO.

SHEET NO.	03
-----------	----

Owner details		
Owner Name	Postal Address	Contact Number
Rajesh Prayagrao Ganorkar	Plot no 27, Ring Road, Near Power House Chowk, Near UCO Bank,, Nagpur, Nagpur-440 022, Maharashtra	9423410567
VSPM ACADEMY OF HIGHER EDUCATION NAGPUR TARFE SHRI SUDHIR C DESHMUKH	KATOL	

Project Details	
Building Type -	Building Development
Zone Type -	Residential Zone
Location -	Non-Congested
Ward No -	
Plot No. -	619 PART
Cts No./Servey No. -	619
Sheet No. -	1
Zone Number:	
Ward Name :	
Prorata Value :	0.00

[illegible]



SUBMITTED BY
ENGINEER

H.S.DHUWARE
B.Sc.,B.E.CIVIL
KATOL

S U B M I S S I O N D W G		
PLAN SHOWING THE PROPOSED CONSTRUCTION OF VSPM'S COLLEGE OF NURSING ON SURVEY NO. - 619 (PART), KHUTAMBA ROAD, MOUZA - KATOL, TEHSIL - KATOL, DIST. - NAGPUR.		4 / 5
BELONGING TO - VSPM ACADEMY OF HIGHER EDUCATION NAGPUR.		
RESIDENTIAL BUILDING		
DOOR / WINDOW SCHEDULE		
TAG	SIZE	SPECIFICATION
DOOR		
D1	1.200 X	2.100 T.W. PANNELLED DOOR
D2	1.000 X	2.100 FLUSH DOOR
D3	0.750 X	2.100 FLUSH DOOR
D4	1.500 X	2.100 T.W PANNELLED DOUBLE DOOR
WINDOW		
W1	2.000 X	1.200 FULLY GLAZED WINDOW
W2	1.650 X	1.200 FULLY GLAZED WINDOW
W3	1.500 X	1.200 FULLY GLAZED WINDOW
W4	1.850 X	1.200 FULLY GLAZED WINDOW
W5	1.150 X	1.200 FULLY GLAZED WINDOW
FG	L X	1.200 FIXED GLASS WINDOW
VENTILATOR		
V1	2.000 X	0.600 VENTILATOR
V2	0.600 X	0.600 VENTILATOR

AREA STATEMENT

TOTAL LAND AREA OF VSPM = 8.39 HEC.

GROUND FLOOR = 1336.61 SQ.M

FIRST FLOOR = 1271.62 SQ.M

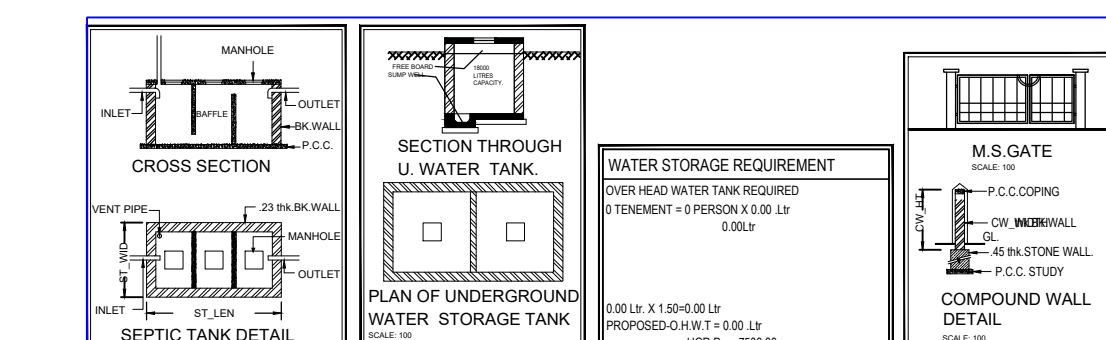
SECOND FLOOR = 1271.76 SQ.M

THIRD FLOOR = 1058.48 SQ.M

TOTAL B/UPAREA = 4938.47 SQ.M

INDEX :-		
* PLOT BOUNDARY IS SHOWN IN :-		
* PROPOSED CONSTRUCTION IS SHOWN IN :-		
	SCALE	AS SPECIFIED
	DATE	20 / 02 / 2023
	DEALT BY	Meena
Architect Signature	Owner Signature	

ARCHITECTS : SALANKAR KILLEDAR & ASSOCIATES 01, R.P.T.S. - ROAD, LAXMI NAGAR, NAGPUR - 440 014, M.S. Telefax: +91-712-224-5333, 222-1082.		04
		SHEET NO.



Owner details		
Owner Name	Postal Address	Contact Number
Rajesh Prayagrao Ganorkar	Plot no 27, Ring Road, Near Power House Chowk, Near UCO Bank,, Nagpur, Nagpur-440 022, Maharashtra	9423410567
VSPM ACADEMY OF HIGHER EDUCATION NAGPUR TARFE SHRI SUDHIR C DESHMUKH	KATOL	

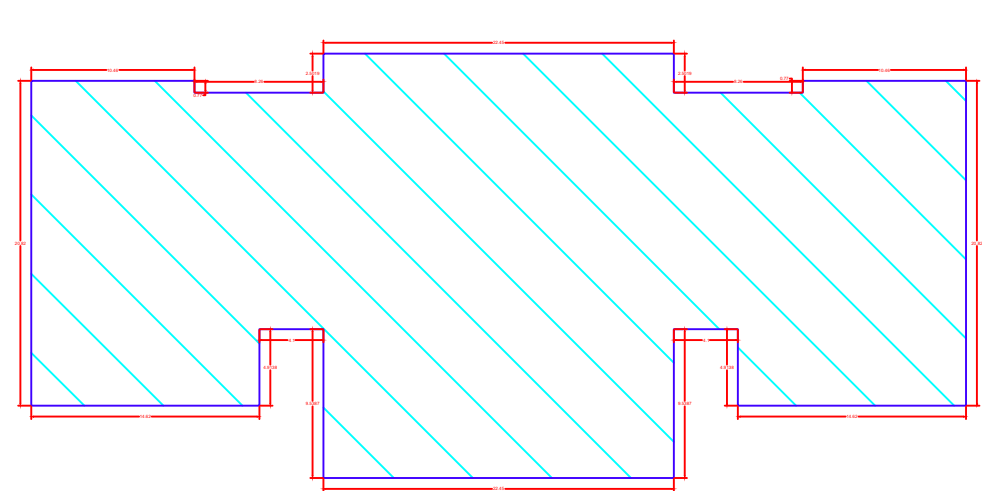
Project Details

Building Type - Building Development
Zone Type - Residential Zone
Location - Non-Congested
Ward No -
Plot No. - 619 PART
Cts No./Servay No. - 619
Sheet No. - 1
Zone Number:
Ward Name :
Prorata Value : 0.00

Proforma 1: Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and sublot No.	8112.36
(a) As per ownership document (712, CTS extract)	83800.00
(b) as per TILR or City Survey measurement sheet	83800.00
(c) as per Demarcated drawing area	8112.36
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	8112.36
4. Deductions for	
(a) Proposed D.P./D.P./ Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	8112.36
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required) (a) Up to 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	8112.36
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - Check	-
(c) If it is full number like 1, 2, 125, 419 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required.	-
(d) If it is subdivision like 12, 25, 125/1, 419/1 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of sale.	-
Certificate of Area: Certified that the plot under reference was surveyed by me on 2023-03-27 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme. Borrowed Land & Borrowed Department/ City Survey records. Signature _____ (Name of Architect/ Licensed Engineer/ Supervisor)	
Name of Engineer: Hsatal Dhware	
ADDRESS OF OFFICE Ramdevnagar, Katol	
OWNERS SIGN -	
TECHNICAL PERSON SIGN	
SCALE - 1:100 Date: 27/03/23	
JOB NO - CCNPK-23-2704 CHECK BY -	
SUBMISSION DRAWING	

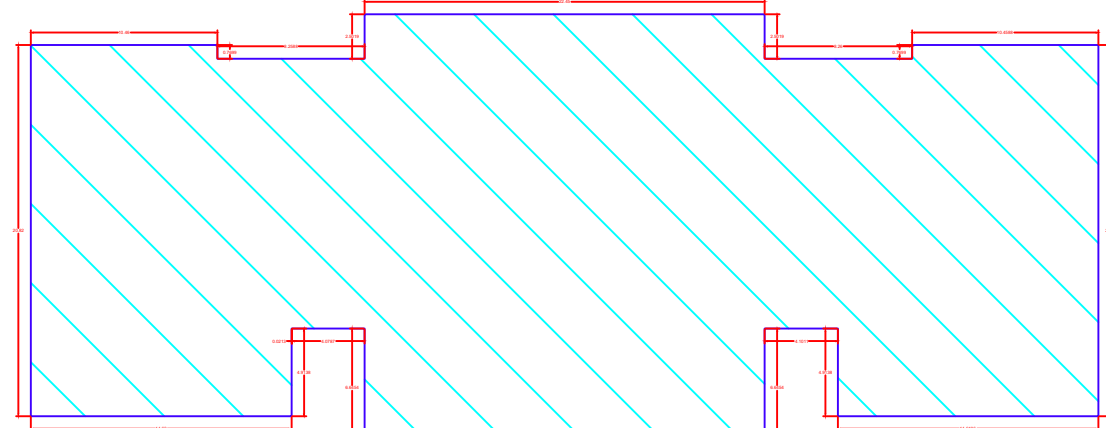
BUILDING	FLOORS	COMMERCIAL												
		FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	
COMMERCIAL	THIRD FLOOR	1058.49	0.00	0.00	0.00	0.00	0.00	0.00	3.42	0.00	0.00	0.00	0.00	1058.49
COMMERCIAL	SECOND FLOOR	1271.64	0.00	0.00	0.00	0.00	0.00	0.00	3.42	0.00	0.00	0.00	0.00	1271.64
COMMERCIAL	FIRST FLOOR	1271.61	0.00	0.00	0.00	0.00	0.00	0.00	3.42	0.00	0.00	0.00	0.00	1271.61
COMMERCIAL	GROUND FLOOR	1336.61	0.00	0.00	0.00	0.00	0.00	0.00	3.42	0.00	0.00	0.00	0.00	1336.61
COMMERCIAL	Total	4938.35	0.00	0.00	0.00	0.00	0.00	0.00	13.68	0.00	0.00	0.00	0.00	4938.35

FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.30	0.70	0.00	0.00	0.00	2.10	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.30	0.70	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	8923.59	2433.70	5678.65	0.00	0.00	3950.77	20986.71	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	4938.47	0.00	0.00	0.00	0.00	0.00	4938.47	0.00	4938.35
9.6 Index Consumed	0.60	0.00	0.00	0.00	0.00	0.00	0.60	0.00	0.00



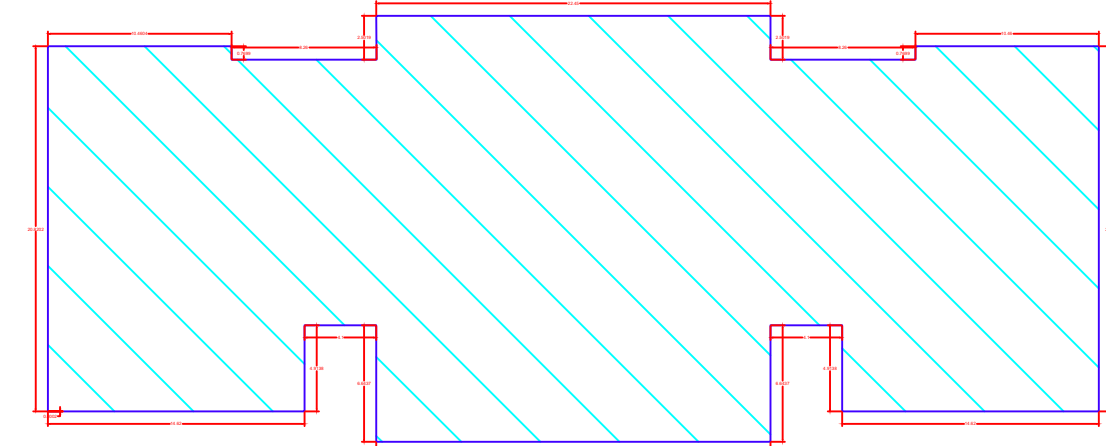
BUILT-UP AREA CALCULATION GROUND FLOOR COMMERCIAL

BUILT UP AREA CALCULATION FOR GROUND FLOOR COMMERCIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	59.89	27.18	1336.61
BLOCK AREA TOTAL =1336.61Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =1336.61 Sq.M			



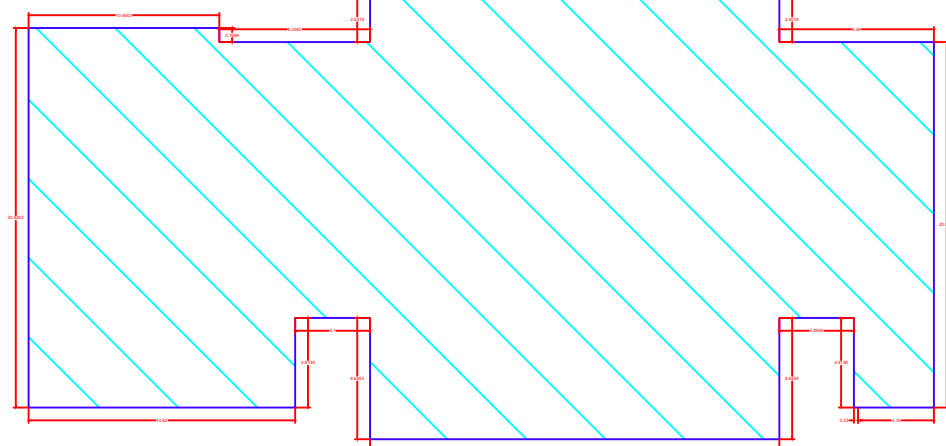
BUILT-UP AREA CALCULATION SECOND FLOOR COMMERCIAL

BUILT UP AREA CALCULATION FOR SECOND FLOOR COMMERCIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	59.89	24.28	1271.64
BLOCK AREA TOTAL =1271.64Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =1271.64 Sq.M			



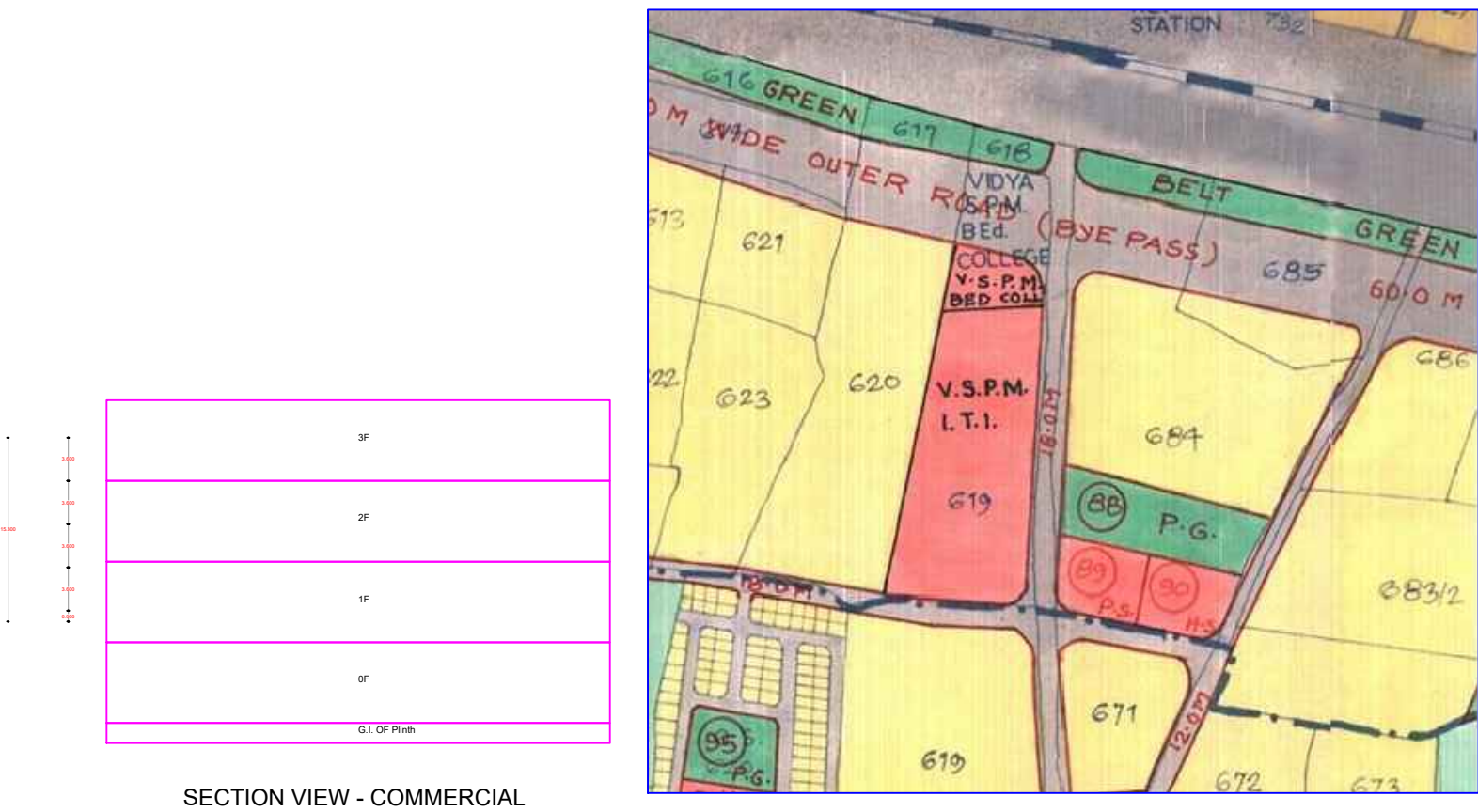
BUILT-UP AREA CALCULATION FIRST FLOOR COMMERCIAL

BUILT UP AREA CALCULATION FOR FIRST FLOOR COMMERCIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	59.89	24.28	1271.61
BLOCK AREA TOTAL =1271.61Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =1271.61 Sq.M			



BUILT-UP AREA CALCULATION THIRD FLOOR COMMERCIAL

BUILT UP AREA CALCULATION FOR THIRD FLOOR COMMERCIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	49.66	24.28	1058.49
BLOCK AREA TOTAL =1058.49Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =1058.49 Sq.M			



SECTION VIEW - COMMERCIAL



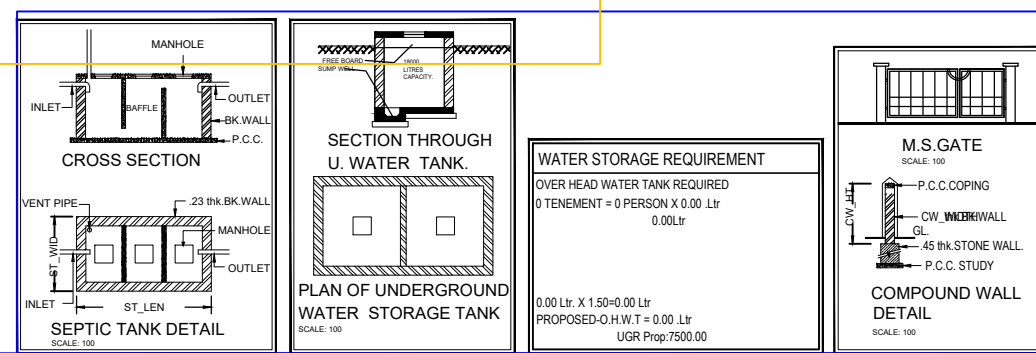
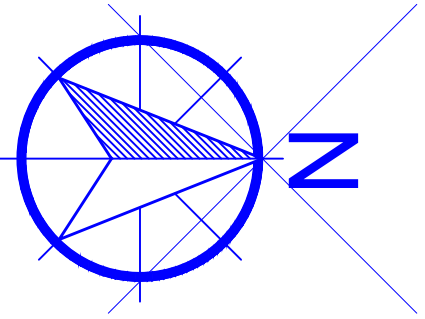
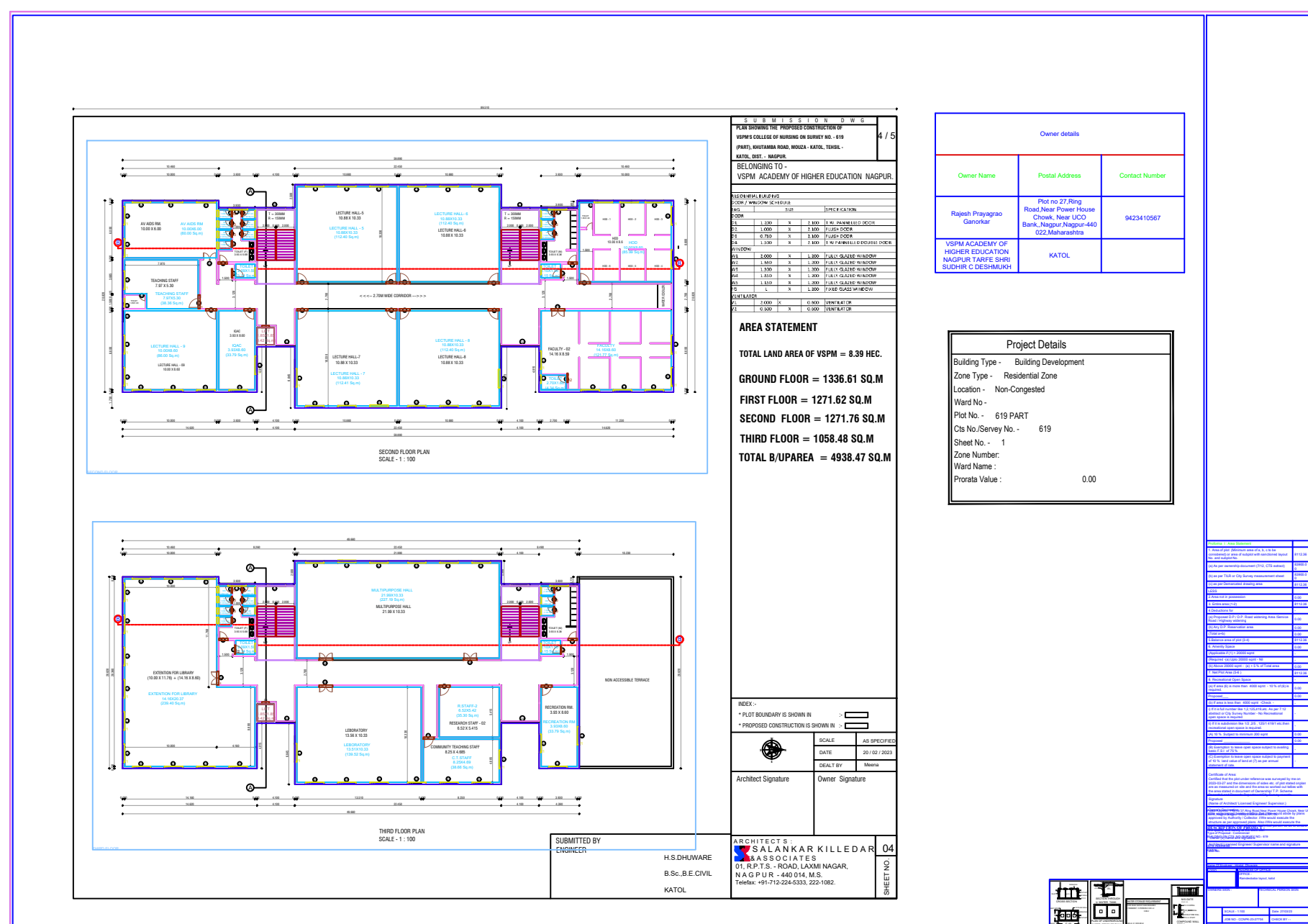
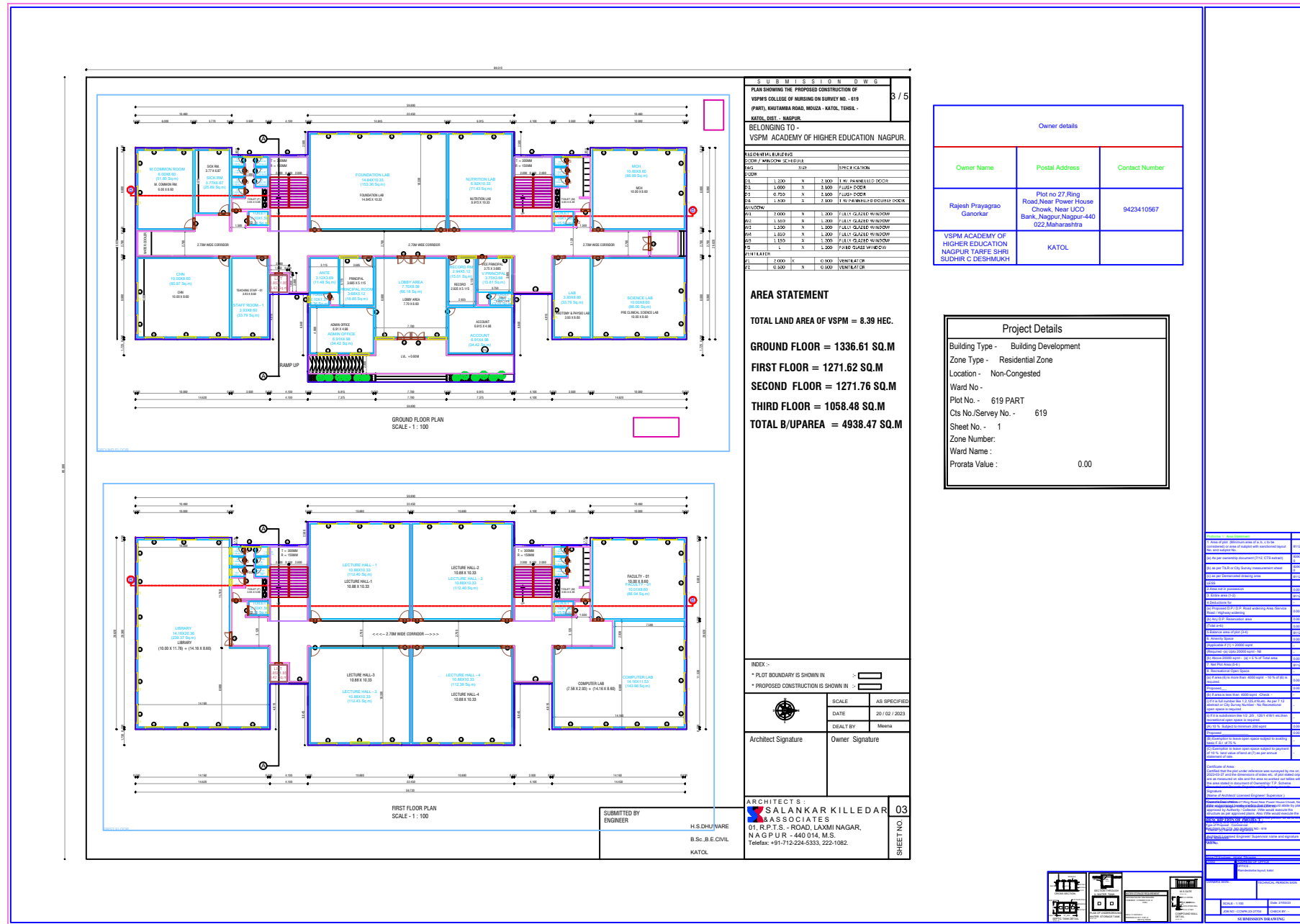
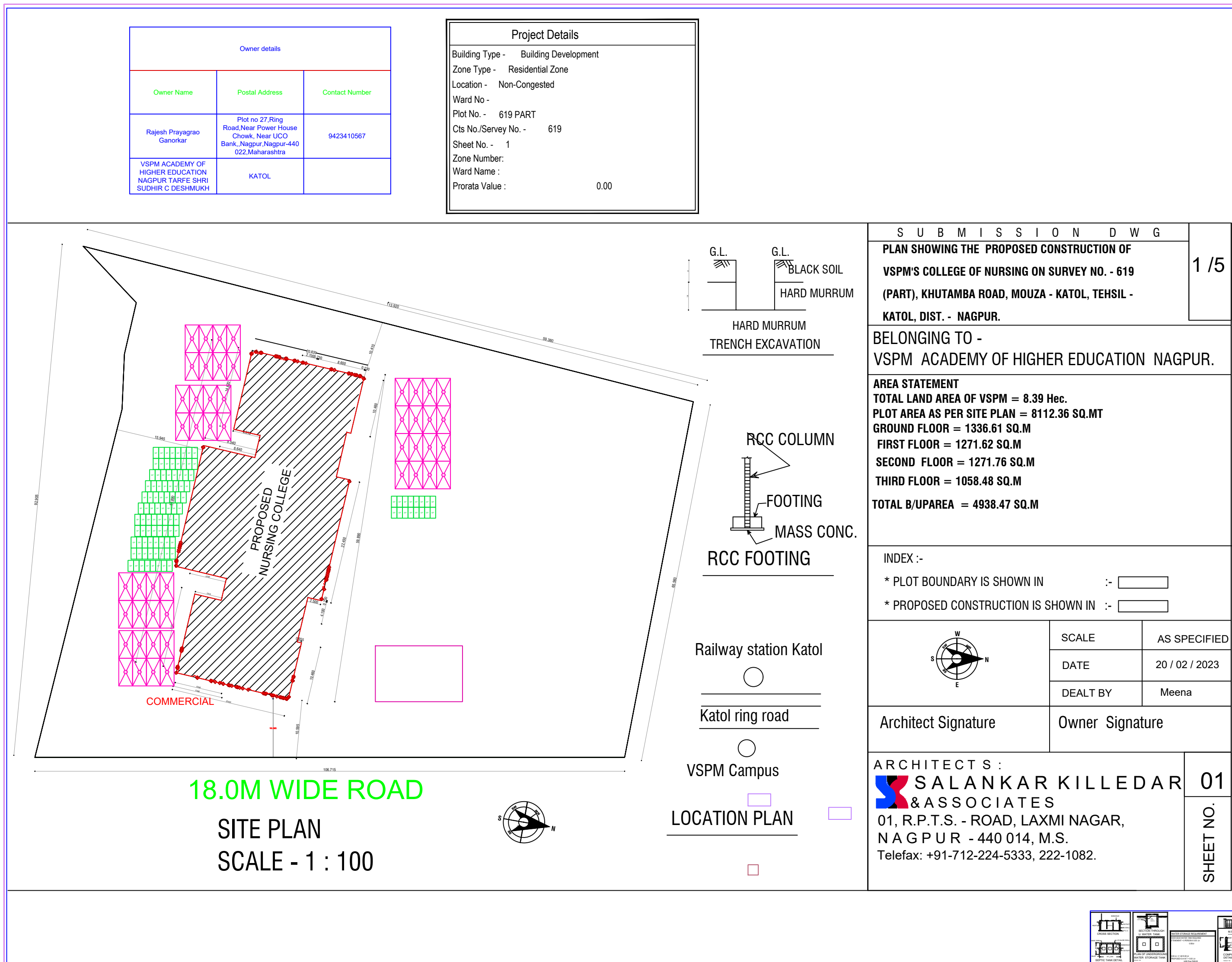
Carpet Area Table						
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area
COMMERCIAL	GROUND FLOOR	Commercial	1	1168.91	0.00	0.00
COMMERCIAL	FIRST FLOOR	Commercial	1	1148.91	0.00	0.00
COMMERCIAL	SECOND FLOOR	Commercial	1	1137.16	0.00	0.00
COMMERCIAL	THIRD FLOOR	Commercial	1	940.99	0.00	0.00

Parking Check (Table 8B)					
Building Name	USE	REQ. RATIO		NO OF Tena/Area	
		car	Scoter	car	Scoter
Total	-	-	-	0.00	0.00

Parking Check As Per Multiplying Factor : 0.50					
Building Name	Required	Proposed		Status	
		Car/Mini Bus	Scoter		
Total	0	0	48	104	OK

Owner details		
Owner Name	Postal Address	Contact Number
Rajesh Prayagrao Ganorkar	Plot no 27, Ring Road, Near Power House Chowk, Near UCO Bank, Nagpur, Nagpur-440 022, Maharashtra	9423410567
VSPM ACADEMY OF HIGHER EDUCATION NAGPUR TARFE SHRI SUDHIR C DESHMUKH	KATOL	

Project Details	
Building Type -	Building Development
Zone Type -	Residential Zone
Location -	Non-Congested
Ward No -	
Plot No. -	619 PART
Cis No./Survey No. -	619
Sheet No. -	1
Zone Number:	
Ward Name :	
Prorata Value :	0.00



Proforma - 1: Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	8112.36
(a) As per ownership document (712, CTS extract)	83900.00
(b) as per TILR or City Survey measurement sheet	83900.00
(c) as per Demarcated drawing area	8112.36
2. Area not in possession	0.00
3. Entire area (1-2)	8112.36
4. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	8112.36
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required) (a) Up to 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	8112.36
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - Check	-
(c) If it is full number like 1, 2, 125, 419 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required.	-
(d) If it is subdivision like 12, 25, 125/1 419/1 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of value.	-
Certificate of Area	
Certified that the plot under reference was surveyed by me on 2023-03-27 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme	
Signature of Surveyor	
(Name of Architect/ Licensed Engineer/ Supervisor)	
Certified that the plot under reference was surveyed by me on 2023-03-27 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme	
Signature of Surveyor	
(Name of Architect/ Licensed Engineer/ Supervisor)	
Architect/ Licensed Engineer/ Supervisor name and signature	
PRORATA	
Name of Engineer/ Hostel/ Dwarka	
LOGO	
ADDRESS OF OFFICE	
Office	
Ramdevnagar, Katol	
OWNERS SIGN -	TECHNICAL PERSON SIGN
SCALE - 1:100	Date: 27/03/23
JOB NO - CCNPK-23-27704	CHECK BY -
SUBMISSION DRAWING	



TO WHOM SO EVER IT MAY CONCERN

We hereby certify that the Construction Work of Institutional Building of Vidya Shikshan Prasark Mandal having built up area 6652.06 sqm (71576.3sqft.) with G+1 Structure, on Kh. No.619, situated at Khutamba Road Village – Katol, Tah.- Katol & Dist. Nagpur has been constructed and Completed before 1990, including Electrical, Plumbing, Landscape, etc. The work has been completed to my best satisfaction, the workmanship and all the materials have been strictly in accordance with general and detailed specifications.

For Salankar Killedar and Associates



Partner



VSPM ACADEMY OF HIGHER EDUCATION

5, Y.M.C.A. Complex, Sitabuldi, Nagpur

0712-2536409, 2530347

ho@vspmindia.orgwww.vspmahe.com

0712-2552087

Dept.: Civil

Out ward No. / NKP / Civil /
222 / 9 / 3 / 24
Date.....

NKP/CIVIL/ / /2024
DATE ; 29/02/2024

Subject: Area Statement of Hospital Building in NKP SIMS & RC & LATA MANGESHKAR HOSPITAL at Katol Campus.

R/sir,

As per Office record (Civil Department), the Area Statement of Hospital Building in NKP SIMS & RC & LATA MANGESHKAR HOSPITAL at Katol Campus as shown.

Sr. No	Particular	Area in Sq. Ft
1	Total Constructed area of Hospital Building	27077.75 Sq. Ft
2	Hospital Admistration Block	634.15 Sq. Ft
3	Out-Patient Department(OPD)	5277.04 Sq. Ft
4	In-Patient Department(IPD)	12130.12 Sq. Ft
5	Operation Theatres Block	3921.49 Sq. Ft
6	Radiology or Sonography Section & Cathlab	398.50 Sq. Ft
7	Labour Room	639.04 Sq. Ft

Submitted for information & sanction please.

R.P. Ganorkar
Deputy Engineer(Civil)

RAJESH P. GANORKAR
Deputy Engineer (Civil)

29/02/2024
Sagar V. Bhute
Jr. Engineer (Civil)



VSPM ACADEMY OF HIGHER EDUCATION

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🌐 www.vspmindia.org

Dept.:- Civil

Out ward No./NKP/Civil/
Date 73/25/1/24

NKP/CIVIL/BILL/ /2024
DATE : 25/01/2024

WORK COMPLETION CERTIFICATE

This is to certify that the construction work of 100 bedded Hospital, Second floor for N.K.P salve Institute of Medical Sciences & Research Centre & Lata Mangeshkar Hospital at Khutamba Road, Near railway station, Katol dist. Nagpur having Built up area 819.548sqm i.e. 8818.34sqff was completed in all respect & handed over by contractor on 25/01/2024.

Hence the certificate being issued for office use only.

CIVIL DEPARTMENT
N.K.P. SALVE INSTITUTE
OF MEDICAL SCIENCES & R.C.

Rajesh.P. Ganorkar
Deputy Engg.(Civil)

RAJESH P. GANORKAR
Deputy Engineer (Civil)