ANNEXURE-II

MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

INFRASTRUCTURE DETAILS

This Annexure to be verify at time of inspection by assessors

ALL SUPPORTING DOCUMENT POINT WISE IN CLEAR VISBLE MUST BE UPLOAD ON WEB SITE

Sr. No.	Particulars to be verified	Details on College Website	Adequate/ Inadequate
	College		
1	**(All document must be available on web site)** **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 Attached Completion Certificate with Map – 52295.02 sq. ft.**		
	(I) Administrative Section: Total Area **1120.308 sq.ft** (which includes) Principal Room, P.A. Room, Reception cum 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 for nursing : a) Total Area . . . . .Sq.ft. b) Total Seating Capacity . . .. c) Audio / Video System and Other Facilities	Yes	Adequate
	(IV) Library:- (Evidences to be attached) **a) Total Area** : - **2444.24 sq.ft.** Total No. of Books .1964 .... Distribution of books . . . . Capacity of Reading Hall :-for Students . **150** for Teachers . **10** . No. of Scientific Journals **17** .No. of News Papers/Research Journals **- 02** . Photo Copier Machine . **01** . Drinking water &Washrooms. . **Yes** **b) Digital Library :** No. of Computers **. 01** Internet Facility **Yes** Speed:-	Yes	Adequate
	(V) Teaching Departments:		
	There shall be Five Teaching Departments as per MSR No. of departments-Departmental Area, - **5695.7sq. 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 1:5 computer as per Intake capacity, AV Aids, 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 own multipurpose hall	Yes	Adequate

	(VIII) Canteen and Kitchen Facility:- attached certificate **[Note: Verify Canteen Facility & Hygiene is monitored as per MUHS Circular No.18/2019 dated 19/03/2019.]**	Yes	Adequate
	(IX) Common Rooms: Is separate common rooms for boys and girls available (Specify seating capacity)	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 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	Yes	Adequate
5	**Hostel facility:** Boys (UG & PG), Girls (UG & PG), Interns, Residents, Warden/ Rector, Hygiene, Vending Machine etc.	Yes	Adequate for girls
	Hospital attach Relevant Document on web site		
6	**Hospital Details**	**Details on College Website**	**Adequate/ Inadequate**
	Name of the Hospital : Lata Mangeshkar Hospital	Yes	Adequate
	Address: **Khutamba road, Katol, Dist. Nagpur**		
	Telephone No: **7888006624**		
	Bed Strength : **100**		
	Distance of Hospital from the College to which it is attached (in kms) – **In campus**	-	
	Number of beds registered as per BNH Act (**attach certificate on web site**)	Yes	
: 7	**I. Total constructed area of Hospital Building as per MSR attach completion certificate and blue print** **(2516.52 Sq. mtr. / 27077.75 Sq. ft.)**	Yes	Adequate
	Whether the Hospital is Owned by the College	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 - **06** 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 attach copy on web site**	Yes	Adequate

	VII. Central Clinical Laboratory details **(all Relevant information on hospital letter head to be uploaded on web site)** Well-equipped with separate sections for Pathology, Biochemistry and Microbiology. 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:- :- **(all Relevant information on hospital letter head to be uploaded on web site)** 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. Labor Room :- Average Deliveries conducted annually/Monthly/ Daily as per **Birth record** maintained by hospital:- (information to be available on web site)	Yes	Adequate

BASIC DETAILS ABOUT INFRASTRUCTURE CHECK LIST

PARTICULAR TO BE VERIFY BY ASSESOR	YES / NO	Remark
Certified Copy of Location Of College Building Address by Government authority (Search Report) to be **uploaded at website**		
Certified Copy of Location Of Hostel Building Addressed by Government authority (Search Report) to be **uploaded on website**		
Is Separate College Building Not Available {Attach resolution of Trust /owner for Area Allocation } **to be uploaded on website**		
Is Separate Hostel Building Available { Attach resolution of Trust /owner for Area Allocation} **to be uploaded at website**		
Authorized Building Plan approved by Competent Authority **to be uploaded at website**		
Availability of Building Completion (College / Hostel) Certificate by Competent Authority to **be uploaded at website**		
Lease or Rent Agreement of College if Required **to be uploaded at website**		
Provision Of Fire Safety Measure as per standard norms of Government		
Fire Safety Certificate for College , Hostel And Hospital to be uploaded at website		
General Student Safety Measures done in Building as per norms		
Provision for facility Physically Challenged Students		

OTHER INFRASTRUCTURAL PROVISIONS	YES/NO	REMARK
Playground (Playground should be spacious for outdoor sports like volleyball, football, badminton and for athletics)		
Provision for Physical Teacher for Student in College And Hostel		
Garage (Garage should accommodate a **50** seated vehicle)		
Gymnasium Facility to be uploaded on website		

Any Other Remarks (Please Specify) :-

Here by I declare all relevant document uploaded are clear and visible on web site are true as per my best knowledge:-

02/02/2026

Principal
VSPM College of Nursing
Lata Mangeshkar Hospital Campus
Katol

SANJAY H. DHAWAD
Advocate

Office : Plot No.78, Subhash Nagar,
Palsapure Lay Out, Murti Road,
Katol,Tah-Katol,Dist-Nagpur
Mob No. : 9823206955

SEARCH & TITLE VERIFICATION REPORT

(TO WHOM SO EVER IT MAY CONCERN)

To,

VSPM ACADAMY OF HIGHER EDUCATION
NAGPUR.

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

Ref : Title Opinion on the property situated at **Mouza – Katol,** P.H.No. **44,** Bearing Survey No. **619/1/2 (Old No. 689/1),** admeasuring **66300.00 Sq.Mtr** (Non agricultural for Educational purpose) situated at **Khutamba Road, Katol,** Tah. Katol, Dist. Nagpur.

1. **NAME(S) AND ADDRESS(ES) OF THE TITLE HOLDER(S)**

   V.S.P.M. ACADAMY OF HIGHER EDUCATION,
   NAGPUR :

2. **TITLE DEEDS SEEN BY ME**

   i) True Copy of Registered Sale Deed Dt. **20/07/1987,** vide doc. Sr.No. **1355** registered at office of Sub registrar, Nagpur executed in favour of Vidhya Shikshan Prasarak Mandal, Nagpur by **Kalpana Anant Hardas.**

   ii) True Copy of Registered Sale Deed Dt. **20/07/1987,** vide doc. Sr.No. **1356** registered at office of Sub registrar, Nagpur executed in favour of Vidhya Shikshan Prasarak Mandal, Nagpur by **Rajesh Anant Hardas.**

   iii) True Copy of Registered Sale Deed Dt. **21/01/1988,** vide doc. Sr.No. **160** registered at office of Sub registrar, Nagpur executed in favour of Vidhya Shikshan Prasarak Mandal, Nagpur by **Nitin Anant Hardas.**

   iv) True Copy of Registered Sale Deed Dt. **21/01/1988,** vide doc. Sr.No. **161** registered at office of Sub registrar, Nagpur executed in favour of Vidhya Shikshan Prasarak Mandal, Nagpur by **Anant Gangadhar Hardas.**

   v) True Copy of Registered Sale Deed Dt. **21/01/1988,** vide doc. Sr.No. **159** registered at office of Sub registrar, Nagpur executed in favour of Vidhya Shikshan Prasarak Mandal, Nagpur by **Bhushan Anant Hardas.**

   vi) N.A.Order

   vii) Town Planning Map

   viii) 7/12 Extract

Adv. S.H. DHAWAD ★9823206955★

3. **DESCRIPTION OF IMMOVABLE PROPERTY :-**

All the piece and parcel of land and building owned and possessed by **VSPM Academy of Higher Education, Nagpur**, situated at **Mouza – Katol,** P.H.No. **44**, Mouza No. 32, bearing survey No. **619/1/2 (Old No. 689/1)**, admeasuring **66300.00. Sq.Mtr** (Non agricultural for Educational purpose) situated at **Khutamba Road, Katol,** Tah. Katol, Dist. Nagpur.

BOUNDARIES :

East	- Katol-Khutamba road
West	- Field S.No. 620
North	- Field S.No. 619/1/1
South	- Field S.No. 631 and 632

4. **Search in Sub Registrar's Office – Katol**

i) **Location of property :**

Situated at Mouza-**Katol**, Tah - Katol, Dist.-Nagpur within the jurisdiction of **Sub Registrar Office, Katol.**

ii) **Search and Investigation :**

That, the title history of the last **08 years (i.e. 2022 to 2025)** from this date shows the following chain of transaction.

HISTORY :

- **Original Ownership :-**

That, the abovementioned field Survey No. 689 area about 8.63 Hectares (In acres – 21.32) Land Revenue Rs. 57.25, Occupancy Right Class – I was owned and possessed by Joint Hindu Family of **Shri. Anant S/o Gangadharrao Hardas,** R/o 14, Gajanan Nagar, Nagpur and his three sons namely (1) Rajesh, 2) Nitin and 3) Bhushan.

- **Family Partition :-**

Shri. Anant S/o Gangadharrao Hardas and his three sons and wife Kalpana have mutually partition their Joint Hindu Family property on dt. **25/03/1987**. That, as per the family partition out of field survey no. 689, **area about 1.75 HR** each is allotted to namely Kalpana Anant Hardas, Bhushan Anant Hardas and Rajesh Anant Hardas, and area about **1.72 HR** each allotted to Nitin Anant Hardas and Anant Gangadharrao Hardas.

Adv. S.H. DHAWAD 9823206955

Sale Deed in favour of Vidya Shikshan Prasarak Mandal, Nagpur :-

1) That, **Smt. Kalpana 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. 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.

Adv. S.H. DHAWAD 9823206955

N.A.Order :-

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. The Sub Divisional Officer, Katol has granted Sanad in Revenue Case No.30/A-2/ NAP 34/1987-88 vide its order dated 16/05/1989 and granted permission for

conversion of agriculture land into non agriculture use for College building and office etc.

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

It further appears that, **V.S.P.M. Academy of Higher Education** has applied for conversion of non agriculture land for **educational purpose** before Office of Tahasildar, Katol. The Tahsildar Katol has granted Sanad in Rev. Case No.9/NAP-34/Mouza-Katol/2023-24 vide its order dated 19/06/2024. And thereby converted the land bearing Survey No.619/1/2 admeasuring about 6.63 H.R.(66,300 Sq.Mtr) out of total area 8.39 H.R. into educational purpose as per the provisions of Maharashtra Land Revenue Code 1996, U/s 42-A.

That, The Municipal Council, Katol has also granted final approval lay out Map on 29/05/2024.

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

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

iii) **There is no any minors interest is involved** in the abovesaid property and no any permission is required to create the mortgage of the abovesaid property.

iv) No any document pending for registration.

5. Whether urban Land (Ceiling And Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under sections 26,27 and 28 of the Act to ensure that mortgagor(s) has /have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report.

. . . . Not applicable

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

. . . . Not applicable

Adv. S.H. DHAWAD ★9823206955★

7. Leasehold immovable Property (where land/building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessor /competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage).

. . . . Not applicable

8. **INVESTIGATION UNDER INCOME TAX ACT 1961.**

(Any permission of the concerned Assessing Officer under any of the provisions of I.T. Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to income Tax Dept.

. . . . Not applicable

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 **4 years** i.e. from **2022 to 2025.** 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.

Adv. S.H. DHAWAD ★9823206955★

Katol

Date : 30/10/2025

SANJAY H. DHAWAD
Advocate
R/o. Plot No.78, Palsapure Lay Out,
Opp. Charde Mangal Karyalaya, Murti Road,
Katol, Tah- Katol, Dist- Nagpur 441302

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

eSearch/इ-सर्च
(Search transaction of property)

Todays Total Users :

Online Users :1371

Number of Visitors : (Since 1 Feb 2013)

मिळकत तपशील/Property Details | दस्त क्रमांक/Document Number | User Guide (UserGuide.htm) | FAQ (FAQ.html)

Name base search is also available after entering of property number.

Now 1985-2002 data is also available for search for selected offices.

Now Filing,eFiling &



Mumbai / मुंबई | Rest of Maharashtra / उर्वरित महाराष्ट्र | Urban Areas in Rest of Maharashtra / उ महाराष्ट्रातील शहरी भाग

मिळकत तपशील/Property Details

वर्ष/Year	2022		जिल्हा/District	नागपूर	
तालुका/Tahsil	काटोल		गाव निवडा/Select Village	काटोल	
मिळकत क्रमांक/Property No.	619	298656		298656	

(Enter Survey No./CTSNo./MilkatNo./GatNo., PlotNo.)

Do you want to take Name Based Search: (Optional) YES

रद्द / Cance | CERSAI Se

Important Links

1.eQJCourts
(http://ecjcourts.gov.in)
2.eCourt
(https://districts.ecourts.gov.in/maharashtra)
3.MCGM(Property Tax)
(https://ptaxportal.mcgm.gov.in/CitizenPortal/#login)
4.CERSAI
(https://www.cersai.org.in/)

cNo	DName	RDate	SROName	Seller Name	Purchaser Name	Property Description	SROCode	Status	Index
)68	मॉरगेज डीड	22/07/2022	सह दु.नि.काटोल	{तिलाधरसदाशिवरावघरडे,निर्मलामोतीरामजीमहाजन,छबूताईदेविदासजीठाकरे}	{"दि विदर्भ पिमियर को आपरेटिव्ह हाऊसिंग सोसायटी लि नागपूर शाखा काटोल"}	, इतर माहिती: मौजा काटोल मौजा नं 32 प ह नं 44 तह काटोल जि नागपूर येथील प्लॉट नं 20 पैकी शेत सर्वे नं 619 नगर परिषद मालमत्ता नं 358 हा आहे क्षेत्रफळ 157.5 चौरस मीटर(1694 चौरस फूट)च यात असलेल्या बांधकाम सह हिस्सा पूर्ण	276	4	{Inde

All physically available data at SR offices from 1985 is available online for Mumbai city and Suburb districts

Name base search is also available after

Mumbai / मुंबई | Rest of Maharashtra / उर्वरित महाराष्ट्र | Urban Areas in Rest of Maharashtr महाराष्ट्रातील शहरी भाग

मिळकत तपशील/Property Details

सन./Year	2023	जिल्हा/District	नागपूर
तालुका/Tahsil	काटोल	गाव निवडा/Select Village	काटोल
मिळकत क्रमांक/Property No.	619 (Enter SurveyNo./CTSNo./MilkatNo./GatNo./PlotNo.)	CDA81B	CDA81B

Do you want to take Name Based Search: (Optional) YES

रद्द / Can | CERSAI S

नागपूर जिल्ह्यातील काटोल या गावातील मिळकत भूमापन क्रमांक=619 या मिळकतीचे 2023 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/10/2025 20:17:31 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

G2C Direct

Important Links

1.eQJCourts
(http://eqjcourts.gov.in)
2.eCourt
(https://districts.ecourts.gov.in/maharashtra)
3.MCGM(Property Tax)
(https://ptaxportal.mcgm.gov.in/CitizenPortal/#/login)
4.CERSAI
(https://www.cersai.org.in/)

*** Information provided on this site is updated and no physical visit is required to obtain this information**

CLAIMER :Information owned, maintained and updated by : Dept. Of Registration & Stamps,Maharashtra.All queries/Comments regarding the contents may be sent a
., Pune(M.S.) (22.1)

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नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

eSearch/ई-सूची
(Search Transaction of Property)

Indexe Total Users :

Online Users :1371

Search by Name / Name & Year Wise

Search Form/Property Details

Search Form/Document Number

User Guide (User Guide.pdf)

FAQ (FAQ.html)

Just before transactions to prevent frauds.

All physically available data at SR offices from 1985 is available online for Mumbai city and Suburb districts

Please take result to

Mumbai / मुंबई

Name of Administrative / Office Name

Select Name of Year as per Registration Year

Search Form/Property Details

वर्ष/Year

2024

नोंदणी/Sub Registrar

सह दु.नि.काटोल

तालुका/Tahsil

काटोल

गाव/Village

सावरगाव

Search Property No.

619

(Enter Survey No./ CTS No./ Milkat No./ Gat No./ Plot No.)

249245

249245

Do you want to take Name Based Search (Optional)

YES

Reset

Search

G2C Direct

Important Links

1.eGJCourts
(http://egjcourts.gov.in)
2.eCourt
(https://districts.ecourts.gov.in/maharashtra)
3.MCGM(Property Tax)
(https://plaxportal.mcgm.gov.in/CitizenPortal///login)
4.CERSAI
(https://www.cersai.org.in/)

:cNo	DName	RDate	SROName	Seller Name	Purchaser Name	Property Description	SROCode	Status	Search
193	सहाणेवस्त्त	08/05/2024	सह दु.नि.काटोल	(पुरेशपुंदरलालचांडक)	("तिरुपती अर्बन को-ऑप बँक ली.शाखा वी टी कॉन्व्हेंट नागपूर तर्फे शाखा प्रबंधकश्री. श्याम नंदलाल बजा")	, इतर माहिती: मौजा- काटोल प.ह.न. 44,मौजा न. 32,सह काटोल जिल्हा नागपूर येथील खसरा न. 619,मध्ये टाकलेल्या ले-आउट मधील काटोल नगर परिषद मौजाहोल्ड प्लॉट न. 4,याचे एकुण क्षेत्रफळ 469 चौ.मी. आहे	276	A	Search

* Information provided on this site is updated and no physical visit is required to obtain this information

ICLAIMER :Information owned, maintained and updated by : Dept. Of Registration & Stamps,Maharashtra.All queries/Comments regarding the contents may be sent t
, Pune(M.S.) (22.1)

Send us feedback on feedback[at]igrmaharashtra[dot]gov[dot]in.

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

eSearch/इ-सच
(Search transaction of property)

Todays Total Users :

Online Users :1371

Number of Visitors : (Since 1 Feb 2013)

मिळकत निहाय/Property Details | दस्त निहाय/Document Number | User Guide (UserGuide.htm) | FAQ (FAQ.html)

Mumbai / मुंबई | Rest of Maharashtra / उर्वरित महाराष्ट्र | Urban Areas in Rest of Maharashtra / उर्वरित महाराष्ट्रातील शहरी भाग

First time in the

G2C Direct

मिळकत तपशील/Property Details

सन./Year	2025	जिल्हा/District	नागपूर
तालुका/Tahsil	काटोल	गाव निवडा/Select Village	काटोल
मिळकत क्रमांक/Property No.	619 (Enter SurveyNo./CTSNo./MilkatNo./GatNo./PlotNo.)	BB3648	BB3648

Do you want to take Name Based Search:(Optional) YES

रद्द / Cance | CERSAI Sea

Important Links

1.eQJCourts (http://eqjcourts.gov.in)
2.eCourt (https://districts.ecourts.gov.in/maharashtra)
3.MCGM(Property Tax) (https://ptaxportal.mcgm.gov.in/CitizenPortal/#/login)
4.CERSAI (https://www.cersai.org.in/)

cNo	DName	RDate	SROName	Seller Name	Purchaser Name	Property Description	SROCode	Status	Index
182	विक्री करारनामा	23/04/2025	सह दु.नि.काटोल	{"मेघा उदयसिंग ठाकुर",राहुलश्यामसिंगठाकुर}	{लताबेनहरसुखभाईपटेल,प्रभाविनोदपटेल}	, इतर माहिती: , इतर माहिती: मौजा-काटोल,मौजा नंबर 32,तह. काटोल येथील विभाग क्रमांक 1.66/31 मधील खाली जागा प्रती चौरस मीटर दर रुपये - 3,700/- प्रमाणे - शेत स.क्र. 619 जुना व नविन 825,मधील प्लॉट क्रमांक 34 याचा न.प.मालमत्ता क्रमांक 373 याप्रमाणे असुन यात जागेचे एकूण क्षेत्रफळ 450 चौरस मीटर(4842 चौरस फुट)असुन याचा हिस्सा पूर्ण.	276	4	Inde:
25	Leave and Licenses	29/01/2025	Joint S.R.Katol	{VinodPandurangChanne}	{"SimaLaxmanMrs Raut"}	Apartment/Flat No:Plot No.35, Floor No:1st, Building Name:., Block Sector:IUDP - 441302, Road:Behind ST Depo , City:Katol, District:Nagpur	276	6	Inde:

* Information provided on this site is updated and no physical visit is required to obtain this information

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Send us feedback on *feedback[at]igrmaharashtra[dot]gov[dot]in.*

VSPM ACADEMY OF HIGHER EDUCATION
5, Y.M.C.A. Complex, Sitabuldi, Nagpur - 440 001.
Phone No. – 0712 - 2536409, 2530347 Fax No. – 0712 – 2552087
E-mail : vspmahe@gmail.com

RESOLUTION

The meeting of the Executive Committee of VSPM Academy of Higher Education, Nagpur was held on 29 / 8 / 2022 at 11.30 am at its registered office, Nagpur and the meeting was presided over by Hon'ble Shri, Ranjitbabu Deshmukh, Chairman of the Sanstha.

In the meeting following resolution was adopted.

Sub : 11(10) : Opening of New Health Sciences College in the name of VSPM's College of Nursing from the Academic year 2023-24

Resolution No. 11(10): In view of the above subject the Management of VSPM Academy of Higher Education, Nagpur in its meeting held on 29/8/2022 resolved unanimously that to open new Health Sciences College in the premises of Sanstha at Khutamba Road, Near Railway Station, Katol, Tah Katol, Distt : Nagpur in the name of VSPM's College of Nursing from the academic year 2023 2024 for nursing students.

Resolution proposed by : Mr. Prakash Makrampure
Seconded by : Mr. Sudhir Deshmukh

Resolution unanimously adopted

Sd/- illegible
Chairman
VSPM Academy of Higher Education, Nagpur

"True copy of Resolution"

Secretary
VSPM Academy of Higher Education
Nagpur

Secretary
VSPM Academy of Higher Education

Secretary
VSPM Academy of Higher Education

Principal
VSPM College of Nursing
Lata Mangeshkar Hospital Campus
Katol

FORM OF RESOLUTION

Subject - Opening of New Health Sciences College in the name of VSPM's College of Nursing from the academic year 2023-2024

Resolution No. :11(10) Dated : 29/8/2022 at 11.30 am

In view of the subject this Management of VSPM Academy of Higher Education,Nagpur (Name of the Society /Institution / Trust) in its meeting held on 29/8/2022 at 11.30 am resolved unanimously that to open new Health Sciences College in the premises of Sanstha at Khutamba Road, Near Railway Station, Katol, Tah Katol, Distt : Nagpur in the name of VSPM's College of Nursing from the academic year 2023 2024 for nursing students.

Resolution proposed by : Mr. Prakash Makrampure

Seconded by : Mr. Sudhir Deshmukh

Date : 28 / 10 / 2022

Place : Nagpur

Seal

Signature of President / Secretary
Secretary
VSPM Academy of Higher Education
Nagpur

Secretary
VSPM Academy of Higher Education
Nagpur

Secretary
VSPM Academy of Higher Education
Nagpur

Principal
VSPM College of Nursing
Lata Mangeshkar Hospital Campus
Katol

(12)

व्हीएसपीएम अकॅडमी ऑफ हायर एज्युकेशन

सभेचे कार्यवृत्त

दिनांक 26/10/2022 रोजी व्हीएसपीएम अकॅडमी ऑफ हायर एज्युकेशन, नागपूर या संस्थेच्या कार्यकारी मंडळाची सभा संस्थेचे अध्यक्ष मा. श्री. रणजीतबाबू देशमुख यांचे अध्यक्षतेखाली संस्थेच्या कार्यालय सिताबर्डी नागपूर येथे सकाळी 11.00 वाजता आयोजित करण्यात आली.

सभेत पुढीलप्रमाणे ठराव सर्वानुमते समत करण्यात आलेत.

विषय क्र.(8) :— व्हीएसपीएम नर्सिंग कॉलेज करिता तात्पुरत्या स्वरुपात काटोल येथील जागा व ईमारत उपलब्ध करुन देणेबाबत.

ठराव क्र.(8) :— सभेला माहिती देण्यात आली की, संस्थेअंतर्गत नवीन व्हीएसपीएम नर्सिंग कॉलेज, काटोल येथे सुरु करण्याकरीता जागा व ईमारतीची आवश्यकता आहे. याकरिता संस्थेअंतर्गत संचालीत संस्थेच्या मालकीच्या जागेवर पुर्वी काटोल येथे तंत्र निकेतन महाविद्यालय चालविण्यात येत होते. परंतु काही अपरीहार्य बाबीमुळे वरील महाविद्यालय बंद पडलेले आहे.

वरील महाविद्यालयाची काटोल येथील जागा व ईमारत तसेच हॉस्टेलची ईमारत तसेच वर्षापासुन संस्थेच्या वापरात नसल्यामुळे ही जागा व ईमारत नव्याने सुरु करण्यात येणा–या व्हीएसपीएम नर्सिंग कॉलेज च्या वापरा करिता तात्पुरत्या कालावधीकरिता देण्याचे सभेत एकमताने ठरले.

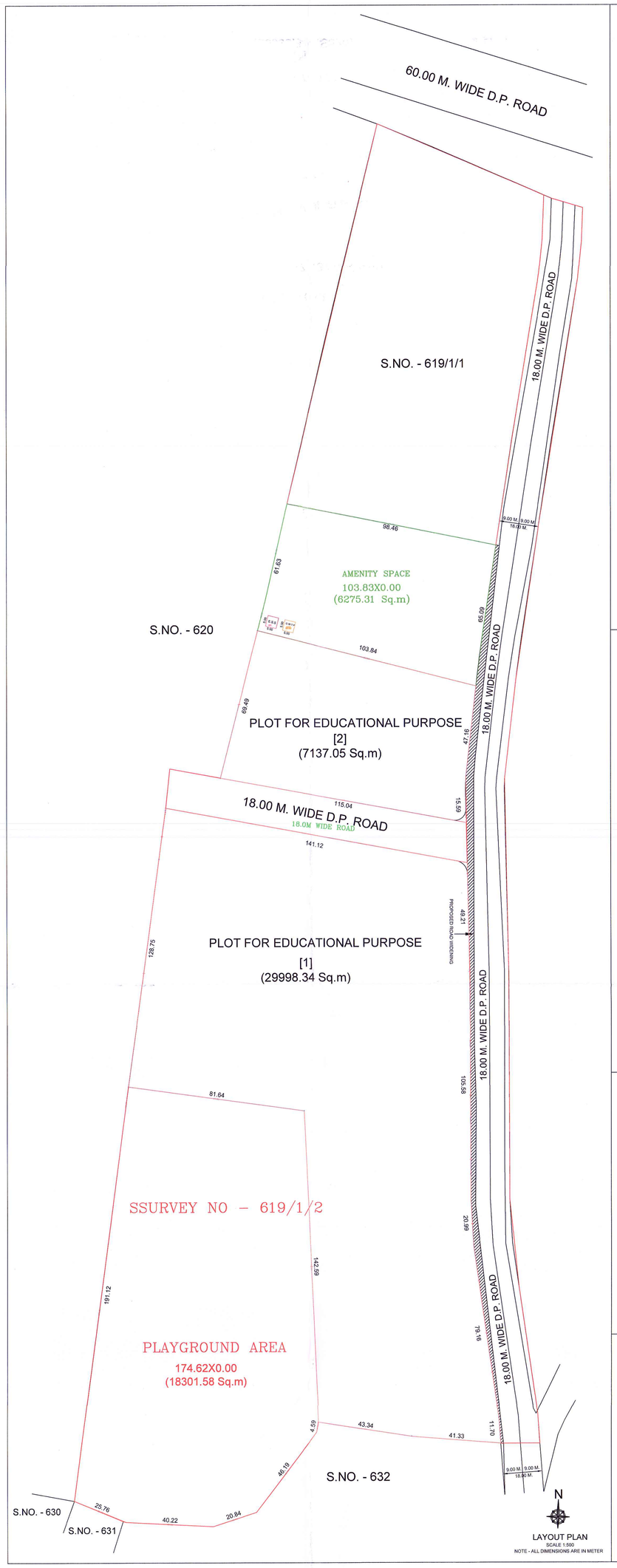
ठराव सर्वानुमते मंजुर.

"सत्यप्रतिलिपी"

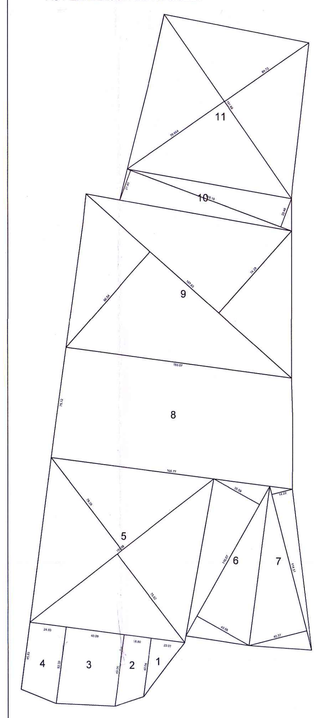
कार्यवाह
व्ही.एस.पी.एम. अकॅडमी ऑफ
हायर एज्युकेशन, नागपूर.

सही /–(अस्पष्ट)
सभाध्यक्ष
व्हीएसपीएम अकॅडमी ऑफ हायर
एज्यूकेशन, नागपूर.

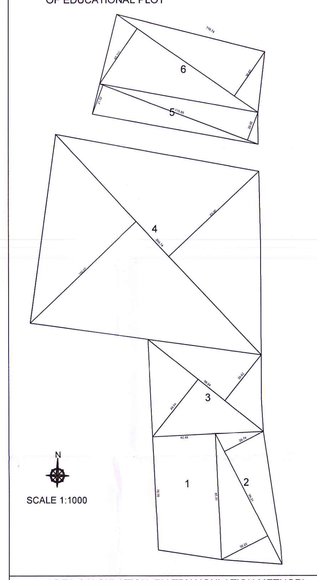
Principal
VSPM College of Nursing
Lata Mangeshkar Hospital Campus
Katol



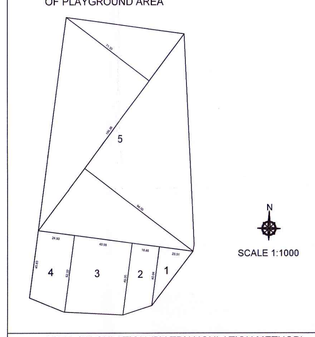
AREA CALCULATION (BY TRIANGULATION METHOD)
AS PER MEASUREMENT SHEET



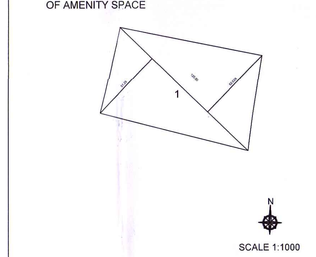
AREA CALCULATION (BY TRIANGULATION METHOD)
OF EDUCATIONAL PLOT



AREA CALCULATION (BY TRIANGULATION METHOD)
OF PLAYGROUND AREA



AREA CALCULATION (BY TRIANGULATION METHOD)
OF AMENITY SPACE



DEMARCATED EDUCATIONAL LAYOUT PLAN ON S.NO. - 619/1/2, P.H. NO.- 44
AT MOUZA- KATOL, TAH- KATOL, DIST-NAGPUR
OWNER :- V.S.P.M. ACADEMY OF HIGHER EDUCATION

STAMP OF APPROVAL OF PLAN OF SANCTIONING AUTHORITY

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	66300.00
	a) As per ownership document (7/12, CTS extract)	66300.00
	b) as per measurement sheet	66300.00
	(c) as per site	66300.00
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	2519.11
	(b) Any D.P. Reservation area	0.00
	(b) Any D.P. Reservation area	0.00
	(c) External structure in plot	0.00
	(d) Not in possession	0.00
	(Total a+b+c+d)	2519.11
3.	Balance area of plot (1-2)	63780.89
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	6275.31
5.	Net Plot Area (3-4 (c))	57505.58
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	17756.18
	(b) Proposed -	18301.58
7.	Internal Road area (net plot -(Plotable area + open space + MSSR + external structure))	2018.61
8.	Service road and Highway widening	---
9.	Plotable area	37135.39
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.54
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--

CERTIFICATE :
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR :
SIGNATURE OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR
NAME - ASHISH N. KHOBRAGADE (B.E. CIVIL)
LICENSE NO. - ADTP/835 LICENSE NO. - ADTP/835
CONTACT NO. - 8793801150 CONTACT NO. - 8793801150
DATED - 01/01/2021 TO 31/12/2023 DATED - 01/01/2021 TO 31/12/2023
(*) NAME OF THE ACT OF THE PLANNING AUTHORITY, IF ANY, BE MENTIONED.

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT- 20/06/2022 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORDS / LAND RECORDS DEPARTMENT CITY SURVEY RECORDS
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR

ASHISH N. KHOBRAGADE
(B.E. CIVIL)
LICENSE NO. - ADTP/835
CONTACT NO. - 8793801150
SIGNATURE DATED - 01/01/2021 TO 31/12/2023
(NAME OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR)

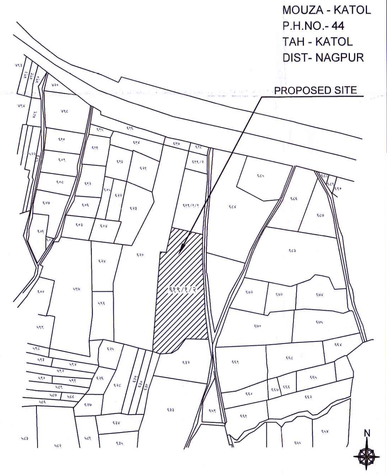
OWNER'S DECLARATION :
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.
OWNER(S) NAME AND SIGNATURE :
V.S.P.M. ACADEMY OF HIGHER EDUCATION

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR
1	1/1	1:500 1:1000	ASHISH N. KHOBRAGADE		LICENSE NO.- ADTP/835

SIGNATURE OF OWNERS
V.S.P.M. ACADEMY OF HIGHER EDUCATION

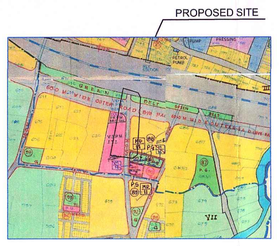
SIGNATURE OF ER./ARCH.
ASHISH N. KHOBRAGADE
(B.E. CIVIL)
LICENSE NO. - ADTP/835
CONTACT NO. - 8793801150
DATED - 01/01/2021 TO 31/12/2023

MOUZA - KATOL
P.H.NO.- 44
TAH - KATOL
DIST- NAGPUR



LOCATION PLAN
SCALE 1:5000

D.P. SHEET



DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village	1.b)Parcel No.(S.No./H.No., C.S No., F.P No.,Sub Plot No,Gut No)	Type(1.Raw/Adjoining Land,2.Sanctioned,3.Gunthewari)	1.f)Area in SqM as per prevenue record	1.g)Area as per pMeasurement Plan	1.h)Area as per POA	1.i)Area as per pDemarcated	1.j)Area in possession	1.k)Stringent Area in SqM
KATOL	SURVEY NO - 619/1/2 ,	Raw/Adjoining Land	66300.00	66300.00	0.00	0.00	0.00	66300.00
Total Amalgamated Plot			66300.00	66300.00	0.00	0.00	0.00	66300.00

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
1	29998.340	0.000	29998.340	1.540	18.00	1.100	50817.188	Detached	0.00
2	7137.050	0.000	7137.050	1.540	18.00	1.100	12090.163	Detached	0.00
Total:	37135.390		37135.39				62907.35		

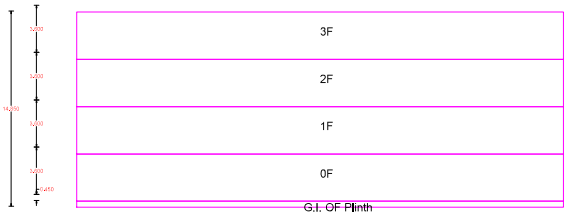
Amenity CALCULATION	
Name	Area
AMENITY SPACE	6275.31
TOTAL	6275.31

Project Details
Proposal code -CCNPK-24-33795
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 939
Tahsil :
Mouza :
Prorata Value : 0.00
Separation/CRZ Zone Area :

मा.कार्यालयाचे पत्र क्रमांक जमीन/विमालयन/ सी.-कार्या-1/ सा.कार्यासन/ टे.१/ 601/12 /मयत/ सी.-1/ दि.29/05/24 रोजीचे मंजूर केली गेलेला अंतिम (Recommended for Final Sanction) भंजुरी देण्यात येत आहे.

सहा.संचालक नगररचना, नागपूर विभाग, नागपूर

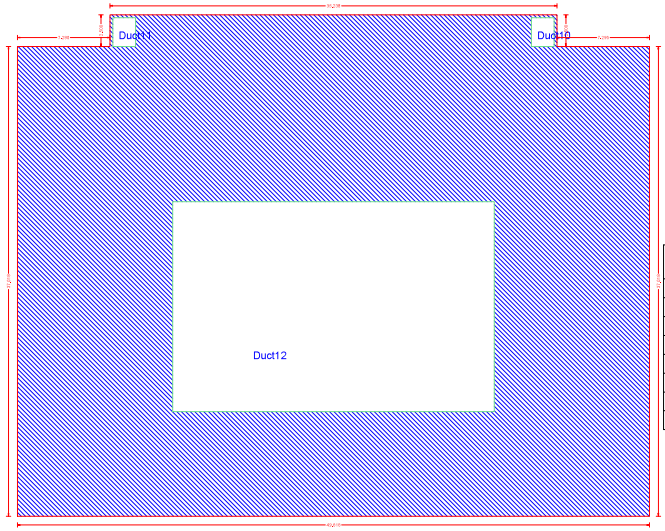
PROPOSED SCHOOL
PROPOSED PLAY GROUND
PROPOSED PARK
PROPOSED PLAY GROUND
PROPOSED PARK
PROPOSED PLAY GROUND
PROPOSED PARK



SECTION VIEW - EDUCATIONAL

FSI DETAILS

Sr.No	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building & Applicable (on basic FSI)	Additional FSI (10+10+1 Note:3)	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	1.100	0.300	0.700	0.000	0.000	0.000	0.000	2.100	0.000	0.000
9.2 Existing Consumed Index	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	1.100	0.300	0.700	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible Plinth Area	70770.685	19301.050	45035.878	0.000	0.000	0.000	4813.440	139921.073	0.000	0.000
9.5 Proposed P Linth Area (Should not exceed 9.4)	6016.800	0.000	0.000	0.000	0.000	0.000	0.000	6016.808	0.000	6016.808
9.6 Index Consumed	0.094	0.000	0.000	0.000	0.000	0.000	0.000	0.094	0.000	0.000



BUILT-UP AREA CALCULATION GROUND FLOOR EDUCATIONAL

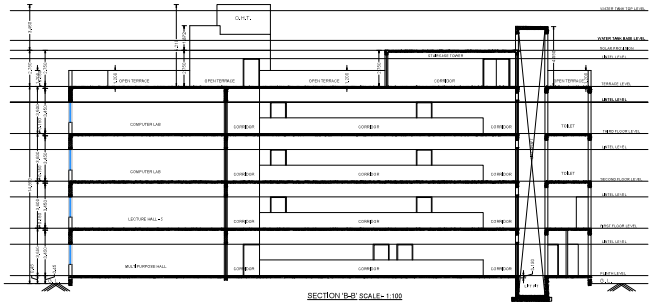
BUILT UP AREA CALCULATION FOR GROUND FLOOR EDUCATIONAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	49.818	39.518	1932.249
			BLOCK AREA TOTAL =1932.249Sq.M
Duct12	-	-	419.875
Duct11	-	-	4.086
Duct10	-	-	4.086
			TOTAL Deduction =428.047Sq.M
			Net BuiltUp Area =1504.202 Sq.M

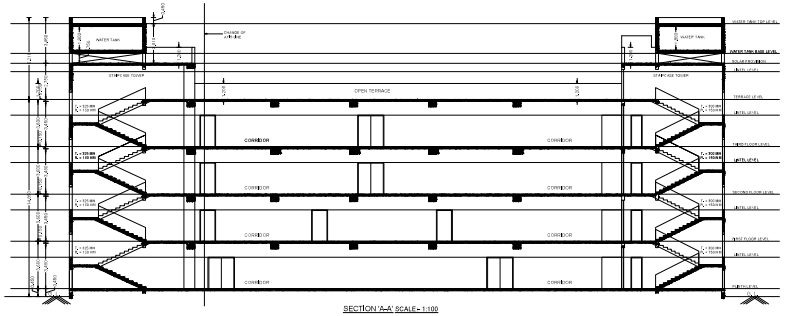
BUILT UP AREA CALCULATION FOR FIRST FLOOR EDUCATIONAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	49.818	39.518	1932.249
			BLOCK AREA TOTAL =1932.249Sq.M
Duct9	-	-	419.875
Duct8	-	-	4.086
Duct7	-	-	4.086
			TOTAL Deduction =428.047Sq.M
			Net BuiltUp Area =1504.202 Sq.M

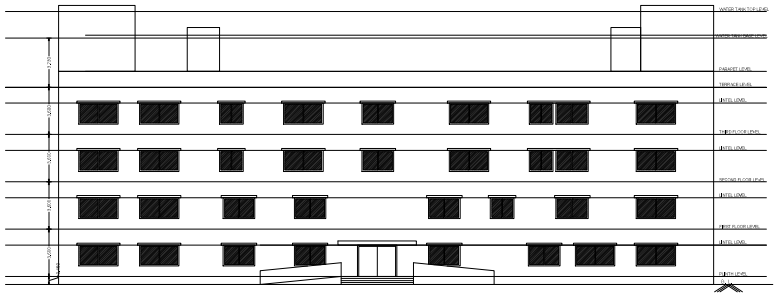
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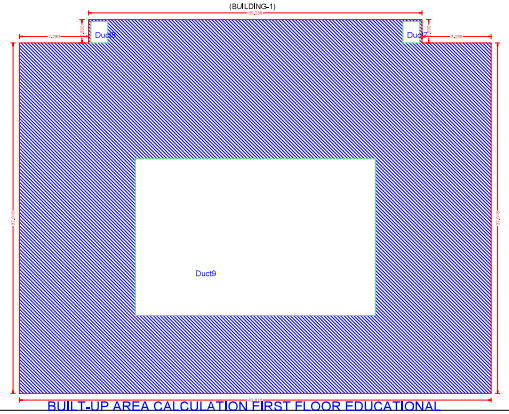
SECTION 'B-B' SCALE- 1:100
(BUILDING-1)



SECTION 'A-A' SCALE- 1:100
(BUILDING-1)



EAST ELEVATION SCALE- 1:100
(BUILDING-1)



BUILT-UP AREA CALCULATION FIRST FLOOR EDUCATIONAL

SHEET NO. 4/4

PROJECT TITLE -

PROPOSED NURSING COLLEGE(BUILDING-1) & HOSTEL (BUILDING-2) PLAN ON 419/1/2 (PLOT NO.-1), MOUZA- KATOL, TAH- KATOL DIST - NAGPUR.

BELONGING TO-
VASUNDHARA ACADEMY OF HIGHER EDUCATION
THROUGH BY SHRI. SUDHIR CHANDRASHEKHAR DESHMUKH

AREA STATEMENT

PROPOSED G.F. BUP AREA = 1504.202 SQM.
PROPOSED F.F. BUP AREA = 1504.202 SQM.
PROPOSED S.F. BUP AREA = 1504.202 SQM.
PROPOSED THIRD F. BUP AREA = 1504.202 SQM.
TOTAL BUP AREA BUILDING 1 = 6016.808 SQM.

TOTAL BUP AREA BUILDING 3 = 1879.68 SQM.

TOTAL BUP AREA BUILDING 1+3 = 7896.488 SQM.

SCALE	DRN.BY	CHD.BY	APR. BY	NORTH	DATE
1:100 / 1:200	Architect	Architect	Architect		31-01-25

REFERENCE -
EXISTING CONSTRUCTION SHOWN IN THIS
PROPOSED CONSTRUCTION SHOWN IN THIS

OWNER/CLIENT'S SIGN

SUDHIR CHANDRASHEKHAR DESHMUKH

ARCHITECT'S SIGN

Design Cell
"The Edge", 12, Shankar Nagar, RPC Road
Nagpur - 440010 (M.S.), INDIA.
Phone: +91-712-2960126, +91-712-2960156
Email: designcell@rediffmail.com,
Website: www.designcellindia.net

ARCHITECTS PLANNERS & INTERIOR DESIGNERS

Proforma	Area Statement	
1	Area of plot (Minimum area not to be less than prescribed in or area in layout) with sanctioned/ Revised No. and validity No.	84192.249
(a)	As per ownership document (7/12, CTS extract)	84192.249
(b)	as per DLR or City Survey measurement sheet	84192.249
(c)	as per Demarcated (Hearing) area	84192.249
2	Deductions for	
	Area not in possession	0.000
	Existing area (NDZ)	84192.249
3	Deductions for	
(a)	Proposed 12.0 M. Wide Road widening Area (Same as Road / Highway widening	0.000
(b)	Any DP Reservation area	0.000
(c)	Green Belt	0.000
	Total (3a+3b+3c)	0.000
	Balance area of plot (1-2-3)	84192.249
4	Amenity Space	0.000
	Plot Area (1) (1) > 20000 sqmt	-
	Required = (1)-1500 / 20000 sqmt = Nil	-
	(2) Above 20000 sqmt = (a) + 5 % of Total area	0.000
	Total (a) Area (Nil)	84192.249
5	Recreational / Open Space	
(a)	If area (1) is more than 4000 sqmt. = 10 % of (1) is required	0.000
	Proposed	0.000
(b)	If area (1) less than 4000 sqmt. = Nil	-
	(1) is sub-division / layout of land bearing Survey / Gat / C.T.S. number (s) and / or Final Plot No. (s) in the Approved Development Plan / Town Planning Scheme / Draft Development Plan / Regional Plan, then 10% of the sub-division / layout area is required.	-
	If (1) is sub-division / layout of land bearing Survey / Gat / C.T.S. number (s) and / or Final Plot No. (s) in the Approved Development Plan / Town Planning Scheme / Draft Development Plan / Regional Plan, then 10% of the sub-division / layout area is required.	0.000
	As 10 % (subject to minimum 200 sqmt	0.000
	Proposed	0.000
(c)	If exemption to leave open space subject to availing benefit of (a) or (b)	
(d)	If exemption to leave open space subject to payment of 10 % land value (Rate at (7) as per annexure statement of area	

Certificate of Area -
Certified that the plot under reference was surveyed by me on 2023-24 and the dimensions of sides etc. of plot stated on/plan are measured on site and the area so worked out tallies with the area stated in document of Ownership(7/12, Scheme Records/Land Records Department/ City Survey records).
Signature :
Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We the undersigned hereby confirm that I/We would abide by/are abiding by Authority / Collector, I/We would execute the structure as per approved plans. Also I/ We would execute the work under supervision of properly authorised person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect / Licensed engineer/ Supervisor name and signature

Name Of Owner Sudhir Chandrashekhar Deshmukh

Postal Address - Jai Mandir Road
Gandhibagh Road Katol Nagpur 441302 Maharashtra

Phone No.9822007763

DESCRIPTION OF PROJECT :-
Type of Proposal - Educational
BUILDING ON CTS, KOS/SURVEY NO-419/1/2 ()

SITE ADDRESS :
KATOL

Name of Proposal - Hostel + Hospital
Location - Katol
Zone - Residential Mixed Used

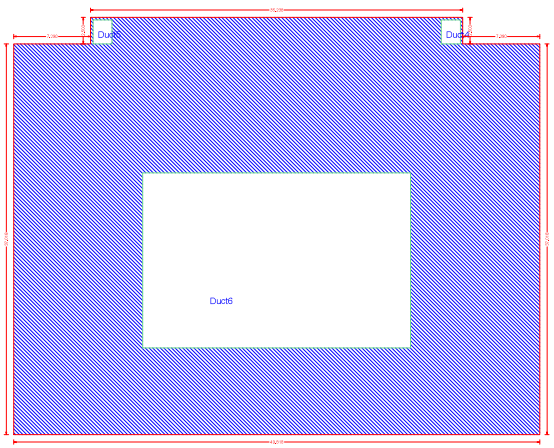
CONSENT TO :-
Written by applicant

Signature valid

SCALE - 1 : 100
Date: 01/07/25

DRAWING NO. - SCOPE/4254/315
CHECKED BY -

SUBMISSION DRAWING



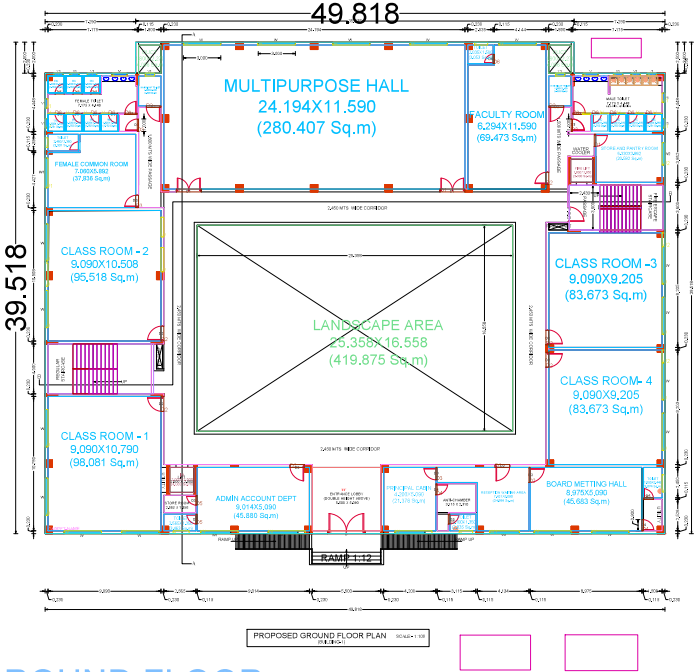
EDUCATIONAL															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
EDUCATIONAL	THIRD FLOOR	0.000	0.000	0.000	1932.249	0.000	0.000	0.000	0.000	7.330	0.000	428.047	0.000	0.000	1504.202
EDUCATIONAL	SECOND FLOOR	0.000	0.000	0.000	1932.249	0.000	0.000	0.000	0.000	7.330	0.000	428.047	0.000	0.000	1504.202
EDUCATIONAL	FIRST FLOOR	0.000	0.000	0.000	1932.249	0.000	0.000	0.000	0.000	7.330	0.000	428.047	0.000	0.000	1504.202
EDUCATIONAL	GROUND FLOOR	0.000	0.000	0.000	1932.249	0.000	0.000	0.000	0.000	7.330	0.000	428.047	0.000	0.000	1504.202
EDUCATIONAL	TOTAL	0.000	0.000	0.000	7728.996	0.000	0.000	0.000	0.000	29.320	0.000	1712.188	0.000	0.000	6016.808

BUILT-UP AREA CALCULATION FOR SECOND FLOOR EDUCATIONAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	49.818	39.518	1932.249
		BLOCK AREA TOTAL =1932.249Sq.M	
Duct6	-	-	419.875
Duct5	-	-	4.086
Duct4	-	-	4.086
		TOTAL Deduction =428.047Sq.M	
		Net BuiltUp Area =1504.202 Sq.M	

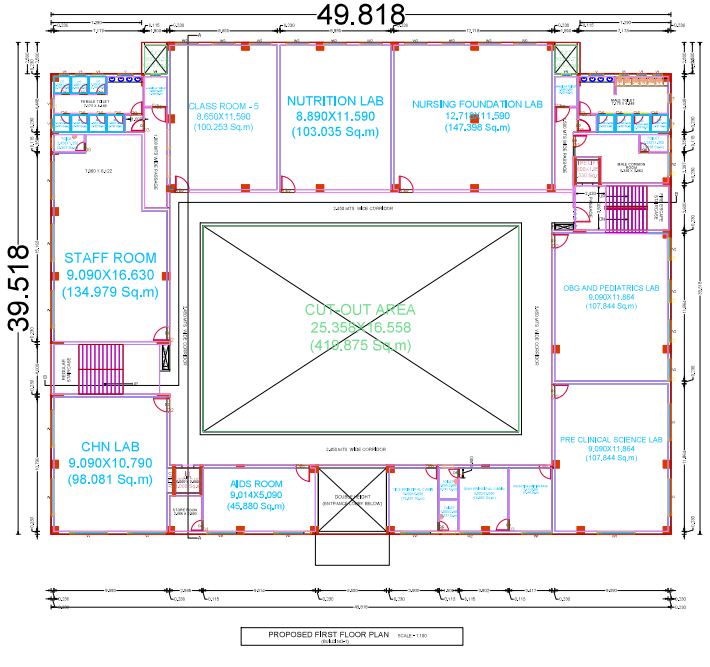
BUILT-UP AREA CALCULATION FOR THIRD FLOOR EDUCATIONAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	49.818	39.518	1932.249
		BLOCK AREA TOTAL =1932.249Sq.M	
Duct3	-	-	419.875
Duct2	-	-	4.086
Duct1	-	-	4.086
		TOTAL Deduction =428.047Sq.M	
		Net BuiltUp Area =1504.202 Sq.M	

FSI DETAILS										
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Additional FSI (10,10,1 Note:3)	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	1.100	0.300	0.700	0.000	0.000	0.000	0.000	2.100	0.000	0.000
9.2 Existing Consumed Index	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	1.100	0.300	0.700	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible PLine Area	70770.665	19301.090	45035.878	0.000	0.000	0.000	4813.440	139921.073	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	6016.800	0.000	0.000	0.000	0.000	0.000	0.008	6016.808	0.000	6016.808
9.6 Index Consumed	0.094	0.000	0.000	0.000	0.000	0.000	0.000	0.094	0.000	0.000

BUILT-UP AREA CALCULATION SECOND FLOOR EDUCATIONAL



GROUND FLOOR



FIRST FLOOR

SHEET NO. 1/4

PROJECT TITLE :-

PROPOSED NURSING COLLEGE(BUILDING-1) & HOSTEL (BUILDING-2) PLAN ON 81/1/2 (PLOT NO-1), MOUZA- KATOL, TAH- KATOL DIST -NAGPUR.

BELONGING TO:-
VASANTRAO KALE ACADEMY OF HIGHER EDUCATION THROUGH BY SHRI. SUDHIR CHANDRASHEKHAR DESHMUKH

AREA STATEMENT

PROPOSED G.F. BUP AREA = 1504.202 SQM.
PROPOSED F.F. BUP AREA = 1504.202 SQM.
PROPOSED S.F. BUP AREA = 1504.202 SQM.
PROPOSED THIRD F. BUP AREA = 1504.202 SQM.
TOTAL BUP AREA BUILDING 1 = 6016.808 SQM.
TOTAL BUP AREA BUILDING 3 = 1879.60 SQM.
TOTAL BUP AREA BUILDING 1+3 = 7896.488 SQM.

SCALE 1 : 100	DRN. BY	CHKD BY	APP. BY	MONTH	DATE

REFERENCE :-
PLOT BOUNDARY
PROPOSED OVERHEAD HT LINE
PROPOSED CONFINED HT UNDERGROUND LINE

OWNER'S SIGNATURE

SUDHIR CHANDRASHEKHAR DESHMUKH

ENGINEER

N.N. DHUWARE
B.E.(CIVIL)
LATUR.
Reg.No.[illegible]

Design Cell
The Edge , 10, Shankar Nagar, Wardha Road, Nagpur - 440010 (M.S.) INDIA.
Phone :- (+91-712)-6610015 (+91-712)-6610154
E-mail :- design_cell@rediffmail.com.
Website :- www.designcellcoa.net

ARCHITECTS PLANNERS & INTERIOR DESIGNERS

Proforma I Area Statement	
1 Area of plot (Minimum area not to be less than admeasured or area in layout with sanctioned layout No. and validity No.	64192.2000
(a) As per ownership document (7/12, CTS extract)	64192.2000
(b) as per TLR or City Survey measurement sheet	64192.2000
(c) as per Demarcated drawing area	64192.2000
Less	-
Areas not in possession	0.2000
Balance area (1-2)	64192.2000
Deductions for	-
(a) Proposed 60'-0" wide Road widening Area (Same as Road / Highway widening	0.2000
(b) Any D.P. Reservation area	0.2000
(c) Under D.P.	0.2000
Total (3+4+5+6)	0.2000
Balance area of plot (1-7)	64192.2000
9. Amenity Space	0.2000
Plot Area (11) (1-7) 20000 sqmt	-
Required = (5%)(Sr. 20000 sqmt + 10	-
(b) Above 20000 sqmt = (5+ 2 % of Plot) Area	0.2000
10. Net Plot Area (9+9)	64192.2000
11. Percentage of Open Space	-
(a) If area (11) is more than 4000 sqmt - 10 % of (11) is required	0.2000
Proposed	0.2000
(b) If area (less than 4000 sqmt - Check -	-
(i) If in full number [as 1+1=2/5+1=6 etc. As per 7/12 extract or City Survey Number - No Recreational open space is required	-
(ii) If it is subdivision [as 10-25 - (25)/1 4/5 1 etc.] then recreational open space is required	-
(c) If development have open space subject to minimum 200 sqmt	0.2000
Proposed	0.2000
(d) If development have open space subject to payment of 10 % land value of land at (7) as per annexure statement of rate.	-

Certificate of Area :-
Certified that the plot under reference was surveyed by me on 2020-04-21 and the dimensions of sides etc. of plot stated on/plan are measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department City Survey records.
Signature
Name of Architect/Licensed Engineer/Surveyor.

Owner's Declaration :-
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector, I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work etc.

Owner (s) name and signature

Architect / Licensed Engineer/Supervisor name and signature

Name Of Owner Sudhir Chandrashekhar Deshmukh

Postal Address :- Jai mandir road, Ganeshwadi Latur Maharashtra 413512 Maharashtra

Phone No.9822067763

DESCRIPTION OF PROJECT :-
Type of Proposal : Educational
BUILDING ON CTS, MOUSURVEY NO-81/1/2 (1) (2)

SITE ADDRESS :-
KATOL

Status of Proposal : NEW Proposal

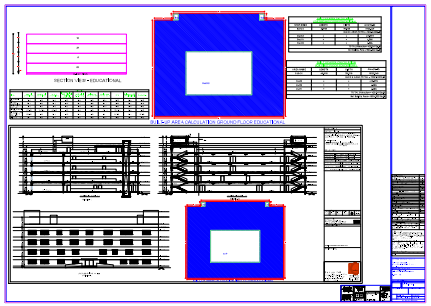
SCALE - 1:100	Date :01/07/20
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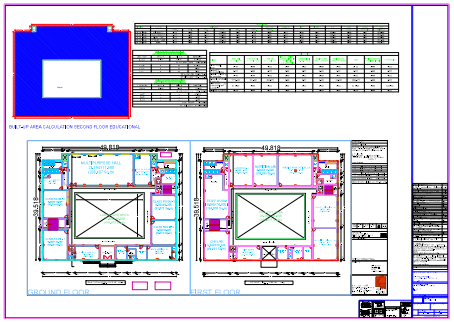
SUBMISSION DRAWING

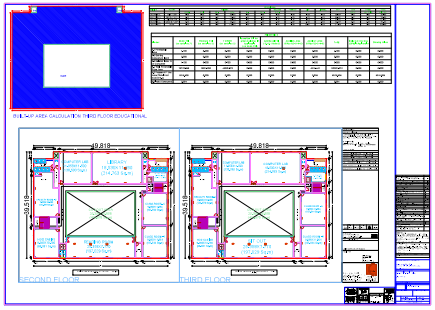
EDUCATIONAL															
BUILDING	FLOORS	FSI/AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI/AREA
		CHARG.	REBL	IND.	REBL	IND.	MRDC	PROP.							
EDUCATIONAL	THIRD FLOOR	0.000	0.000	0.000	1802.249	0.000	0.000	0.000	0.000	0.000	0.000	428.247	0.000	0.000	1504.282
EDUCATIONAL	SECOND FLOOR	0.000	0.000	0.000	1802.249	0.000	0.000	0.000	0.000	0.000	0.000	428.247	0.000	0.000	1504.282
EDUCATIONAL	FIRST FLOOR	0.000	0.000	0.000	1802.249	0.000	0.000	0.000	0.000	0.000	0.000	428.247	0.000	0.000	1504.282
EDUCATIONAL	GROUND FLOOR	0.000	0.000	0.000	1802.249	0.000	0.000	0.000	0.000	0.000	0.000	428.247	0.000	0.000	1504.282
EDUCATIONAL	TOTAL	0.000	0.000	0.000	7208.996	0.000	0.000	0.000	0.000	0.000	0.000	1712.988	0.000	0.000	6017.088

FSI DETAILS										
Sr.No	Basic FSI (as varied in 7)	Premium FSI (as varied in 8)	TDR/DR (as varied in 9)	Incentive FSI for green building, if Applicable (as basic FSI)	Additional FSI (10,10.1 Note-2)	Amn.Bldg Area 40% of (2+3+4+5)	Amn.Bldg Area 80% of (2+3+4+5)	Total	Inclusive Housing (DPS) Payable	Drawing Value
1	Permissible Ratio	1.200	0.200	0.700	0.000	0.200	0.200	0.200	2.100	0.000	0.000
2	Existing Consumed Ratio	0.200	0.200	0.000	0.000	0.200	0.200	0.200	0.000	0.000	0.000
3	Balance Ratio to be Consumed	1.000	0.000	0.700	0.000	0.000	0.000	0.000	2.100	0.000	0.000
4	Proposed Consumed Ratio	10715.261	10351.283	4503.278	0.000	0.000	0.200	4815.449	19901.273	0.000	0.000
5	Proposed P Line Area (Straight Line)	10715.200	0.200	0.000	0.000	0.000	0.200	0.200	10715.000	0.000	10715.000
6	Index Consumed	0.200	0.200	0.000	0.000	0.000	0.200	0.200	0.200	0.000	0.000

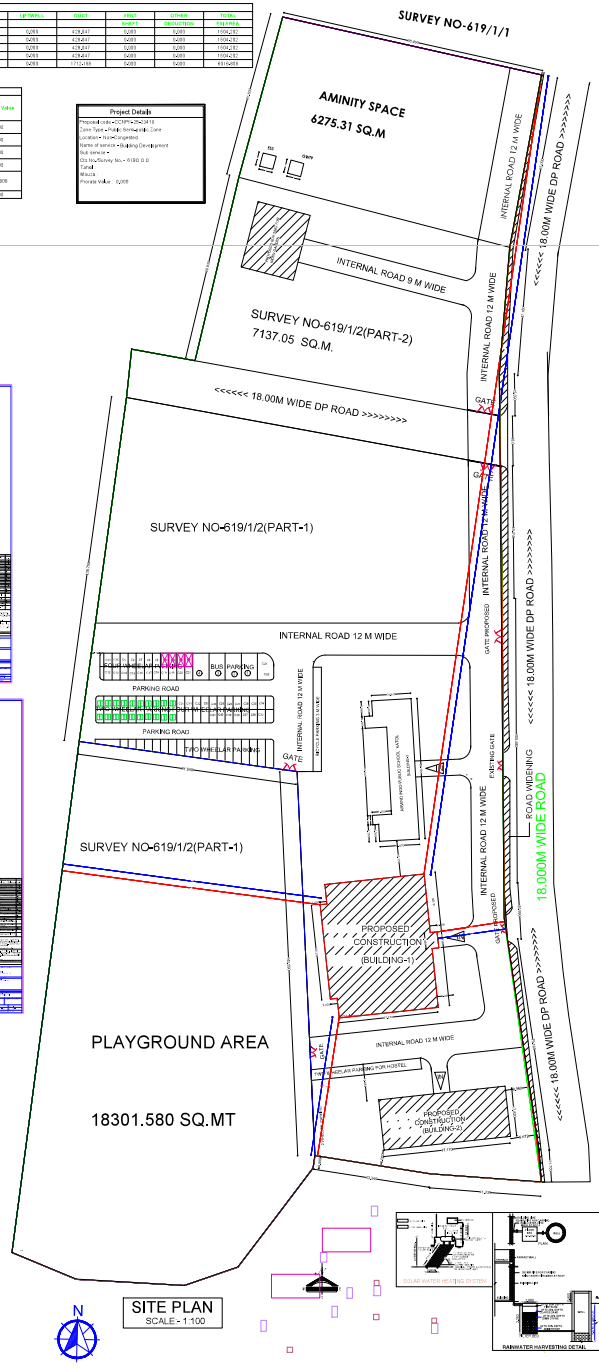
Project Details
Proposed use :-EDUCATIONAL
Zone Type :-Public Semi-Public Zone
Locality :- Non-Congested
Name of service :-Building Development
Sub service :-
City No./Survey No. :- 619/1 D D
Total
Mauza
Provide Value : 0.000







EDUCATIONAL



SHEET NO. 1/6
PROJECT TITLE :-
PROPOSED NURSING COLLEGE(BUILDING-1) & HOSTEL (BUILDING-2) PLAN ON 619/1/2 (PLOT NO.-1), MOUZA- KATOL, TAH- KATOL DIST - NAGPUR.
BELONGING TO:-
V.S.P.M. ACADEMY OF HIGHER EDUCATION
THROUGH BY SHRI. SUDHIR CHANDRASHEKHAR DESHMUKH

AREA STATEMENT		
1, PLOT AREA AS PER SANCTIONED LAY OUT		69302.20 SQM.
2, PLOT AREA AS PER 7 /12 & AS PER 8 PAHAT	=	69302.20 SQM.
3, MINIMUM AREA	=	69302.20 SQM.
4, AREA UNDER DP ROAD	=	2519.21 SQM.
5, AMINITY AREA	=	6275.31 SQM.
6, PLAYGROUND AREA	=	18301.58 SQM.
7, INTERNAL ROAD AREA	=	2595.01 SQM.
8, EDUCATIONAL PLOT AREA PART 1	=	28896.24 SQM.
9 EDUCATIONAL PLOT AREA PART 2	=	7137.05 SQM.
TOTAL EDUCATIONAL AREA	=	37175.29 SQM.
TOTAL AREA	=	69302.20 SQM.

AREA STATEMENT
PROPOSED G.F. BUP AREA = 1504.202 SQM.
PROPOSED F.F. BUP AREA = 1504.202 SQM.
PROPOSED S.F. BUP AREA = 1504.202 SQM.
PROPOSED THIRD F. BUP AREA = 1504.202 SQM.
TOTAL BUP AREA BUILDING 1 = 6016.808 SQM.
TOTAL BUP AREA BUILDING 3 = 1879.68 SQM.
TOTAL BUP AREA BUILDING 1+3 = 7896.488 SQM.

SCHEDULE OF OPENINGS

TYPE	SIZE	SPECIFICATION
D	2,700 x 2,400	FLUSH DOOR
D0	1,200 x 2,400	FLUSH DOOR
D1	2,200 x 2,400	FLUSH DOOR
D2	1,200 x 2,400	FLUSH DOOR
D3	1,200 x 2,400	FLUSH DOOR
D4	1,200 x 2,400	FLUSH DOOR
D5	0,900 x 2,400	FLUSH DOOR
D6	0,750 x 2,400	FLUSH DOOR
W	2,200 x 1,200	ALUMINIUM WINDOW
W1	2,400 x 1,200	ALUMINIUM WINDOW
W2	1,200 x 1,200	ALUMINIUM WINDOW
V	0,600 x 0,600	NGL.VENTILATOR
V1	1,200 x 0,600	NGL.VENTILATOR

SCALE:	DRN. BY:	CHKD BY:	APPR. BY:	NORTH	DATE:
1 : 100 1 : 200	ARCHITECT	ARCHITECT	ARCHITECT		31-01-25

REFERENCE :-
PLOT BOUNDARY SHOWN IN THUS
PROPOSED CONSTRUCTION SHOWN IN THUS
EXISTING CONSTRUCTION SHOWN IN THUS

OWNER/CLIENT'S SIGN :-

SUDHIR CHANDRASHEKHAR DESHMUKH

DESIGNER

Design Cell
The Edge , 12, Shankar Nagar, WHC Road
Nagpur - 440010 (M.S.) INDIA.
Phone +91-7104601591, +91-7104601561
Email :design_cell@rediffmail.com
Website :www.designcellindia.net

ARCHITECTS PLANNERS & INTERIOR DESIGNERS

Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
EDUCATIONAL	FIRST FLOOR	Education	1	1733.350	0.000	0.000	0.000	1733.350
EDUCATIONAL	SECOND FLOOR	Education	1	1754.391	0.000	0.000	0.000	1754.391
EDUCATIONAL	THIRD FLOOR	Education	1	1730.813	0.000	0.000	0.000	1730.813

Parking Check (Table 8B)								
			RATIO			Required		
Building Name	USE	TENAMENT AREA	car	scooter	NO.OF Tena/Area/Units	car	scooter	Transport Vehicle/Ambulance /Mini Bus
EDUCATIONAL	Educational	For every 3 class rooms	2	24	3.000	2.000	24.000	0.500
Total	-	-	-	-	-	2.000	24.000	0.500

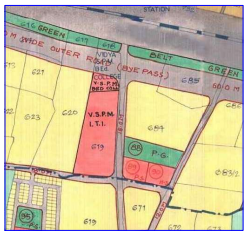
Parking Check As Per Multiplying Factor 0.500							
	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	1	12	0	4	40	0	OK

Telecom Room			
Building	Req. Size	Prop. Size	Status
EDUCATIONAL	3.000X3.400	5.050X5.500	OK

PlayGround Check				
Sr.No	Area of Land	Min. PlayGround Required	PlayGround Proposed	Status
1	64336.968	17887.394	18301.580	OK

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
EDUCATIONAL	v	1.386	1.200	1
EDUCATIONAL	v	0.750	0.600	2
EDUCATIONAL	v	1.077	0.600	2
EDUCATIONAL	w	3.034	1.200	1
EDUCATIONAL	w	2.993	1.200	1
EDUCATIONAL	v	1.212	0.600	1
EDUCATIONAL	v	0.786	0.600	1
EDUCATIONAL	v	1.268	0.600	1
EDUCATIONAL	v	1.013	0.600	1
EDUCATIONAL	v	0.858	0.600	1
EDUCATIONAL	w1	2.450	1.200	1
EDUCATIONAL	v	0.846	0.600	1
EDUCATIONAL	v1	0.792	0.600	1
EDUCATIONAL	v	0.718	0.600	1
EDUCATIONAL	w2	1.914	1.200	1
EDUCATIONAL	v1	1.272	0.600	1
EDUCATIONAL	w	1.701	1.200	1
EDUCATIONAL	v1	1.028	0.600	1
EDUCATIONAL	v1	0.755	0.600	1
EDUCATIONAL	v1	0.862	0.600	1
EDUCATIONAL	v1	0.846	0.600	1
EDUCATIONAL	w2	1.799	1.200	1
EDUCATIONAL	w1	2.400	1.200	4
EDUCATIONAL	w2	2.450	1.200	2
EDUCATIONAL	w	1.792	1.200	1
EDUCATIONAL	v1	0.750	1.200	3
EDUCATIONAL	v	1.200	0.600	4
EDUCATIONAL	v	1.202	0.600	3
EDUCATIONAL	v1	0.932	0.600	1
EDUCATIONAL	v1	0.855	0.600	1
EDUCATIONAL	v1	0.750	0.600	37
EDUCATIONAL	v	0.790	0.600	1
EDUCATIONAL	w	55.000	1.200	55
EDUCATIONAL	v	1.367	0.600	1
EDUCATIONAL	w2	1.800	1.200	47
EDUCATIONAL	w2	1.121	1.200	1
EDUCATIONAL	w2	1.014	1.200	1
EDUCATIONAL	w	1.885	1.200	1
EDUCATIONAL	w	1.967	1.200	1
EDUCATIONAL	w	1.595	1.200	1
EDUCATIONAL	w	1.741	1.200	1
EDUCATIONAL	w	1.574	1.200	1
EDUCATIONAL	w	2.524	1.200	1
EDUCATIONAL	w	1.609	1.200	1
EDUCATIONAL	w	2.416	1.200	1
EDUCATIONAL	w	1.305	1.200	1
EDUCATIONAL	v	0.672	0.600	33

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
EDUCATIONAL	D	3.000	2.100	1
EDUCATIONAL	D2	1.000	2.100	1
EDUCATIONAL	D1	1.000	2.100	1
EDUCATIONAL	D4	0.900	2.100	3
EDUCATIONAL	D5	0.800	2.100	6
EDUCATIONAL	D2	1.202	2.100	1
EDUCATIONAL	D6	0.875	2.100	2
EDUCATIONAL	D2	1.570	2.100	2
EDUCATIONAL	D1	2.182	2.100	2
EDUCATIONAL	D3	1.000	2.100	23
EDUCATIONAL	D6	0.750	2.100	49
EDUCATIONAL	D2	1.200	2.100	32
EDUCATIONAL	D1	5.000	2.100	5







Signature valid
Digitally signed by Dhananjay Rajaram Mahajan
Date: 2025.07.03 15:54:45 IST
Reason: Approved
Location: Kanpur Nagpur
Application Name : eOFFICE
Application Number : 1023879
Proposal Number : 1010704
Certificate Number : DCDAP0620250MPL1010704

Proforma	Area Statement
1	Area of plot (Minimum area not to be less than prescribed in zone in sq.mtr with sanctioned Layout No.) and valuation No.	69302.200
	(a) As per ownership document (7/12, CTS extract)	69302.200
	(b) as per TILR or City Survey measurement sheet	69302.200
	(c) as per Demarcated Lease Deed	69302.200
	Less:	
	Areas not in possession	0.000
	Undemarcated	69302.200
2	Deductions for	0.000
	(a) Proposed 60'/ 100' Road widening Area/Service Road / Highway widening	0.000
	(b) Any D.P. Reservation area	0.000
	(c) Green belt	0.000
	Total (a+b+c)	0.000
	Balance area of plot (1-2)	69302.200
3	Amenity Space	0.000
	Area under (1) (1) - 20000 sqmt	0
	Required - (1) (1)(b) 20000 sqmt + 5%	0
	(2) Above 20000 sqmt + (a) + 5 % of land area	0.000
4	Net Plot Area (1(b) - 2)	69302.200
5	Permissible FSI/ Open Space	
	(a) If area (1) is more than 4000 sqmt - 70 % of (1) is required.	0.000
	Proposed	0.000
	(b) If area (1) less than 4000 sqmt - Check -	
	(1) is in full number less 1+2+3+4+5 etc. As per 7/12 extract or City Survey Number - No Recreational open space is required	
	(2) If (1) is submitted as 1/2, 2/3, 1/3/4 4/5/6 1 etc.then recreational open space is required	
	As 10 % subject to minimum 200 sqmt	0.000
	Proposed	0.000
	(a) If permissible open space subject to availing upto FAR of 0.50	
	(b) If permissible open space subject to payment of 10 % land value of land at (7) as per annexure	
	Statement of area.	

Certificate of Area :-
Certified that the plot under reference was surveyed by me on 2025-04-21 and the dimensions of sides etc. of plot shown on the plan are measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department City Survey records.
Signature
Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration :-
I/We the undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work etc.

Owner (s) name and signature

Architect / Licensed engineer/ Supervisor name and signature

Name Of Owner Sudhir Chandrashekhar Deshmukh

Email Address :- jai.mandir.jewel@gmail.com
Full Address :- Jai mandir jewel, Gandhibagh Nagpur Pin-440002 Maharashtra

Phone No.:-9822067763

DESCRIPTION OF PROJECT :-
Type of Proposal : Educational
BUILDING ON CTS/KOS/SURVEY NO.-619/1/2 D D

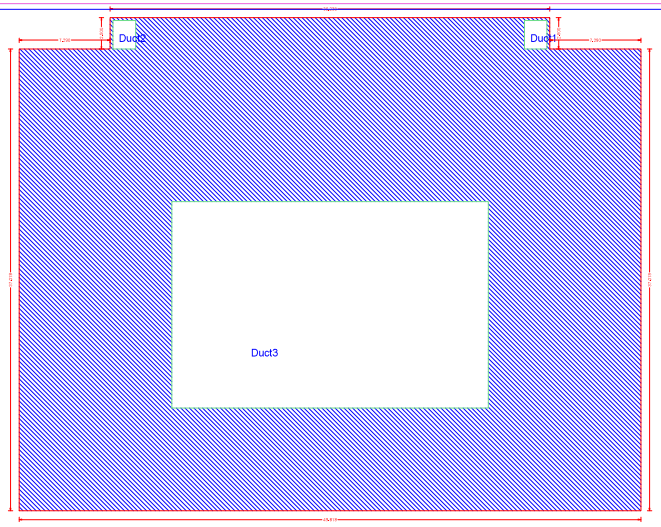
SITE ADDRESS :-
KATOL

Name of Applicant : Self / Developer
Address :-
CTS/KOS :-
Boundaries Bound Said

Signature valid
Digitally signed by Dhananjay Rajaram Mahajan
Date: 2025.07.03 15:54:45 IST

SCALE :- 1:00 | Date :- 01/07/25
SUB NO. :- DCDAP/MH/5436/25 | CHECKED BY :-

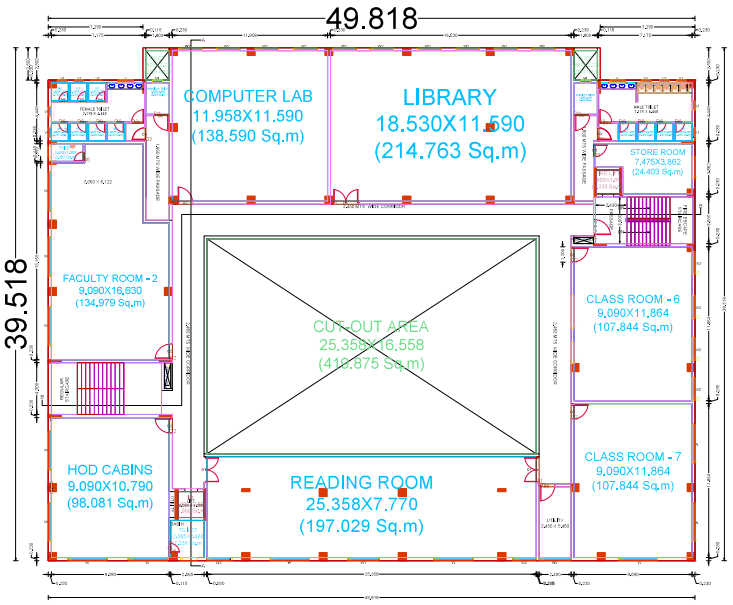
SUBMISSION DRAWING



BUILT-UP AREA CALCULATION THIRD FLOOR EDUCATIONAL

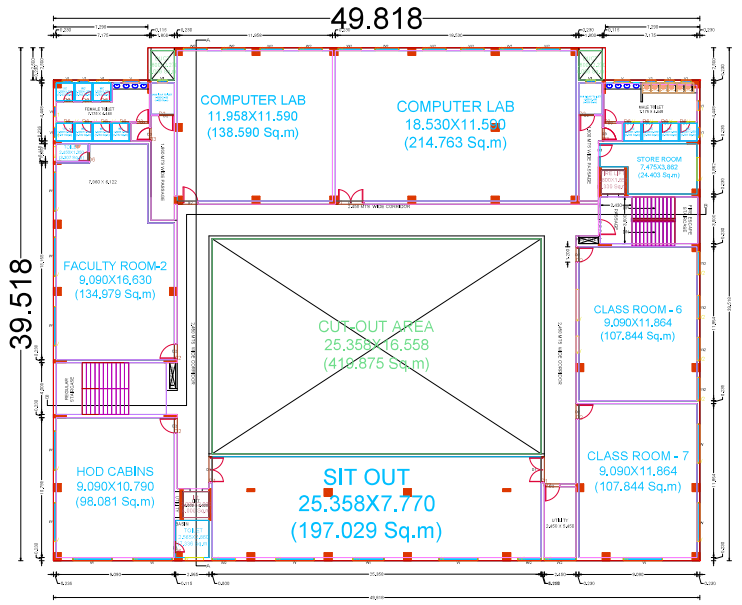
EDUCATIONAL															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
EDUCATIONAL	THIRD FLOOR	0.000	0.000	0.000	1932.249	0.000	0.000	0.000	0.000	7.330	0.000	428.047	0.000	0.000	1504.202
EDUCATIONAL	SECOND FLOOR	0.000	0.000	0.000	1932.249	0.000	0.000	0.000	0.000	7.330	0.000	428.047	0.000	0.000	1504.202
EDUCATIONAL	FIRST FLOOR	0.000	0.000	0.000	1932.249	0.000	0.000	0.000	0.000	7.330	0.000	428.047	0.000	0.000	1504.202
EDUCATIONAL	GROUND FLOOR	0.000	0.000	0.000	1932.249	0.000	0.000	0.000	0.000	7.330	0.000	428.047	0.000	0.000	1504.202
EDUCATIONAL	TOTAL	0.000	0.000	0.000	7728.996	0.000	0.000	0.000	0.000	29.320	0.000	1712.188	0.000	0.000	6016.808

FSI DETAILS										
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Additional FSI (10.10.1 Note:3)	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	1.100	0.300	0.700	0.000	0.000	0.000	0.000	2.100	0.000	0.000
9.2 Existing Consumed Index	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	1.100	0.300	0.700	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible PLine Area	70770.665	19301.090	45035.878	0.000	0.000	0.000	4813.440	139921.073	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	6016.800	0.000	0.000	0.000	0.000	0.000	0.008	6016.808	0.000	6016.808
9.6 Index Consumed	0.094	0.000	0.000	0.000	0.000	0.000	0.000	0.094	0.000	0.000



TYPICAL PROPOSED 2ND FLOOR PLAN

SECOND FLOOR



TYPICAL PROPOSED 3RD FLOOR PLAN

THIRD FLOOR

SHEET NO. 2/4

PROJECT TITLE -

PROPOSED NURSING COLLEGE(BUILDING-1) & HOSTEL (BUILDING-2) PLAN ON 619/1/2 (PLOT NO.-1), MOUZA- KATOL, TAH- KATOL DIST.- NAGPUR.

BELONGING TO -
YASHWANTRAO CHAVAN ACADEMY OF HIGHER EDUCATION
THROUGH BY SHRI. SUDHIR CHANDRASHEKHAR DESHMUKH

AREA STATEMENT

PROPOSED G.F. BUP AREA = 1504.202 SQM.
PROPOSED F.F. BUP AREA = 1504.202 SQM.
PROPOSED S.F. BUP AREA = 1504.202 SQM.
PROPOSED THIRD F. BUP AREA = 1504.202 SQM.
TOTAL BUP AREA BUILDING 1 = 6016.808 SQM.
TOTAL BUP AREA BUILDING 2 = 1879.68 SQM.
TOTAL BUP AREA BUILDING 1+2 = 7896.488 SQM.

SCALE	DRN. BY	CHK.DBY	APPL.BY	NORTH	DATE
1 : 100 / 1 : 200	Author Name	Author Name	Author Name		1-Jul-25

REFERENCE -
PLOT BOUNDARY SHOWN IN THIS PLAN IS AS PER DEMARCATION SHOWN IN THIS PLAN BY CITY CONSTRUCTION EXPERT IN THIS

OWNER'S CERTIFICATION

SUDHIR CHANDRASHEKHAR DESHMUKH

ENGINEER

H.S. DHUWARE
B.E.C.E.(CIVIL)
KATOL
Reg.No.(CEN/1/2324/NAG/KATOL)

Design Cell
The Edges', 1/1, Bhandar Nagar, WHC Road
Nagpur - 440010 (M.S.) INDIA.
Phone: +91-712-2425281/82 • +91-7498015xx
E-mail: design_cell@rediffmail.com
Website: www.designcellonline.net

design cell
ARCHITECTS PLANNERS & INTERIOR DESIGNERS

Proforma	Area Statement	
1	Area of plot (Minimum area not to be less than prescribed in or area in layout with sanctioned layout No. and valid till No.	64192.269
(a) As per ownership document (7/12, CTS extract)		64192.269
(b) as per ULR of City Survey measurement sheet		64192.269
(c) as per Demarcated drawing area		64192.269
Less		
Areas not in possession		0.000
2 Deduct area (1+2)		64192.269
3 Deductions for		-
(a) Proposed 60'-0" wide Road widening Area (Same as Road / Highway widening		0.000
(b) Any D.P. Reservation area		0.000
(c) Internal Road		0.000
Total (a+b+c)		0.000
Balance area of plot (1-2+3)		64192.269
4 Amenity Space		0.000
Plot Area (1) (1) - 20000 sqmt		-
Required = (1)-1,000, 20000 sqmt = Nil		-
(2) Above 20000 sqmt = (a) = 5 % of Plot Area		0.000
5 Permissible FSI on Open Space		-
(a) If area (1) is more than 4000 sqmt. = 10 % of (1) is required.		0.000
Proposed		0.000
(b) If area less than 4000 sqmt. =Nil		-
(1) If in full number [as 1+1=2/3+1=4 etc. As per 7.5.2 Amended or City Survey Number = No Permissible open space is required		-
(2) If in subdivision [as 1/2, 2/3, 2/3+1 4/1] 1 etc.then immediate open space is required.		-
(a) 10 % (subject to minimum 200 sqmt		0.000
Proposed		0.000
(b) In compulsory open space subject to availing setback FAR of 10 %		-
(c) If compulsorily open space subject to payment of 10 % land value in lieu of it as per annexure statement of rates		-

Certificate of Area -
Certified that the plot under reference was surveyed by me on 2025-04-21 and the dimensions of sides etc. of plot stated on/are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department City Survey records.
Signature
Name of Architect/Licensed Engineer/Supervisor

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector, I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work etc.

Owner (s) name and signature
Architect / Licensed engineer/ Supervisor name and signature

Name Of Owner Sudhir Chandrashekhar Deshmukh

Email Address - jai.mandir.jewel@gmail.com
Postal Address - Katol Nagpur 441302 Maharashtra

Phone No.-8623097763

DESCRIPTION OF PROJECT :-
Type of Proposal - Educational
BUILDING ON CTS, MOUZA/SURVEY NO.-619/1/2

SITE ADDRESS :-
KATOL

Name of Proposal - Hostel + Hospital
Address - Katol Nagpur 441302

OWNERS SIGN :-

Signature valid

SCALE - 1:100	Date - 01/07/25
ISR NO.- ISR/Pln/25/3419	CHECKED BY -

SUBMISSION DRAWING

कार्यालय, नगर परिषद, काटोल जि .नागपुर
फोन नं०७१ .१-२२२२५९३
फॅक्स नं .०७११-२२२२१०१ ई मेल-npkatol@gmail.com
टोल फ्रि क्रं१८०० .८४३०४४३ वेबसाईट–nagarparishadkatol.org

न.प.का./अग्नि/जा.क्र.३३ दि ०७/०७/२०२५

तात्पुरते अग्निशमन नाहरकत प्रमाणपत्र

प्रति,

Vspm Academy Of Higher Education,
काटोल जि.नागपूर.

विषय : तात्पुरते अग्निशमन नाहरकत प्रमाणपत्र मिळणे बाबत.

संदर्भ :- 1.न.प.का.आवक क्र.2675/2025 दि.30/05/2025.
2.vspm नर्सिंग कॉलेज काटोल अग्निसुरक्षा परीक्षण अहवाल पत्र क्र.31दि.19/06/2025.

महोदय,

आपणास या अन्वये कळविण्यात येते कि, खसरा क्र.619/1/2 मौजा कटोल जि.नागपुर." मध्ये vspn नर्सिंग कॉलेज काटोल (G+३) एकूण क्षेत्रफळ 6079.34 चौ मी.मध्ये इमारतीचे बांधकाम चालू असल्याचे दिसून येत आहे.

संदर्भ क्र 02 नुसार प्राप्त स्थळ परीक्षणनुसार खालील अटी शर्ती अधीन राहून तात्पुरते नाहरकत प्रमाणपत्र देण्यात येत आहे.

अटी शर्ती तसेच शासनाच्या आदेशाचे भंग झाल्यास प्रमाणपत्र रद्द समजण्यात यावे.

1.प्रस्तावित इमारत "राष्ट्रीय बांधकाम संहिता 2016 भाग 04 नुसार" बांधकाम करणे आवश्यक आहे.

2.आपले इमारतीमध्ये अग्निशमन यंत्रणा स्थापितकरणे नकाशामध्ये दर्शवल्याप्रमाणे असणे आवश्यक आहे.

3.प्रस्तावित इमारतीमध्ये अग्निशमन यंत्रणा स्थापित करण्याचे काम "महाराष्ट्र अग्निशमन सेवा संचालनालय" यांचे नोंदिनकृत अभिकारणा मार्फत करण्यात यावे.

4.अग्निशमन विभागाच्या पुर्वपरवानगीशिवाय इमारतीमध्ये कोणत्याही प्रकारचा अंतर्गत बदल करता येणार नाही.

5.इमारतीमध्ये पंपहाउस करीता स्वतंत्र विद्युत पुरवठा व जनरेटर स्थापित करावे.

6.अधिनियम व राष्ट्रिय बांधकाम संहितेत सुधारणा झाल्यास त्यानुसार आवश्यक ती अतिरिक्त अग्निशमन यंत्रणा कार्यान्वित करणे बंधनकारक राहील.

7.अग्निशमन दलाच्या सुलभ हालचालीसाठी परिसरात योग्य रस्ते उपलब्ध करून दिले पाहिजेत.

8.स्थानिक धोक्यानुसार विविध ठिकाणी बसवलेली सर्व पोर्टेबल अग्निशमन उपकरणे जसे की Co_2,DCP, फोम,फायर बकेट व इतर यंत्रणा भारतीय मानकची पुष्टी करणारी असावीत.

9.इमारतीच्या सुरक्षा केबिन आणि कार्यालयात "पोलीस", "अग्निशमन दल", "रुग्णालय", "डॉक्टर" आणि "कार्यालयाचे जबाबदार व्यक्ती" असे आपत्कालीन दूरध्वनी क्रमांक प्रदर्शित केले पाहिजेत.

10.सुरक्षा कर्मचारी आणि शाळेतील प्रत्येक कर्मचारी अग्निशमन उपकरणे हाताळण्यासाठी प्रशिक्षित असल्याची खात्री केली पाहिजे.

11.अग्निशामक यंत्र","अग्निशामक बादली" "धोका" "धूम्रपान करू नका" असे इशारा देणारे फलक दूरवरून सहज दिसणाऱ्या ठिकाणी लावावेत.

12.मुंबई उद्वाहन नियम 1958 चे नियम 4 अन्वये उद्वाहन चालविण्याचे अनुज्ञाप्ती यांचे वैध प्रमाणपत्र असणे आवश्यक आहे.क्षमते पेक्षा जास्त व्यक्तीचे वाहक करता येणार नाही.तसेच आगीच्या प्रसंगी उद्वाहन वापरण्यास बंदी राहील.विद्युत पुरवठा खंडित झाल्यास स्वयंचालीत डिझल जनरेटर सुरु असणे आवश्यक आहे.

13.इमारतीच्या प्रत्येक माळ्यावर आपात्कालीन गमन मार्ग असणे आवश्यक आहे.

14.अंतर्गत जिना एक स्वयंपूर्ण युनिट म्हणून बांधला पाहिजे ज्याची किमान एक बाजू बाह्य भिंतींना लागून असेल आणि ती पूर्णपणे बंद असावी.

15.प्रत्येक जिन्यावर प्रवेशद्वार किमान एक तास अग्निरोधक असावा.

16.कोणतीही राहण्याची जागा, दुकान किंवा आगीचा धोका असलेली इतर जागा थेट जिन्यामध्ये उघडू नये.

17.बाहेर पडण्याचे मार्ग दर्शविणारे बाण असलेले बाहेर पडण्याचे चिन्ह भिंतीवर जमिनीच्या पातळीपासून 2.0 मीटर उंचीवर दिले पाहिजेत आणि त्यांना गडद रंगाच्या पेंटने रंगवले,अंधारात सुद्धा दिसणारे असावे.

18.इमारतमध्ये अग्निशमन यंत्रणा नियमा प्रमाणे कार्यान्वित असल्यावर अंतिम नाहरकत प्रमाणपत्र देण्यात येईल.

19."राष्ट्रीय बांधकाम संहिता 2016 भाग 04 नुसार अग्निशमन उपाययोजनेचे काटेकोरपणे पालन करणे बंधनकारक आहे.राष्ट्रीय बांधकाम संहिता 2016 भाग-4 च्या अभावी कोणतेहि इमारतीची /जीवितहानी झाल्यास/अनुचित प्रकार घडल्यास सर्वजबाबदारी व्यवसाय चालकाची राहील

तसेच खालीलनुसार सुचविल्या प्रमाणे अग्निशमन यंत्राची स्थापना करणे अत्यंत आवश्यक आहे.

अ नु क्र	अग्निशमन यंत्रणा	आवश्यक अग्निशमन यंत्रणा	प्रस्तावित अग्निशमन उपकरण	शेरा
१.	अग्निशमक बंबे ६ किलो. डी सी पी आणि ४.५ किलो CO_2.	आवश्यकता आहे.	भारतीय मानक १५६८३ आणि २८७८.	इमारतीच्या सर्व माळ्यावर असणे आवश्यक आहे.
२.	होज रील व होज बॉक्स.	आवश्यकता आहे.	इमारतीच्या सर्व जिन्यावर.	सर्व माळ्यावर असणे आवश्यक आहे
३.	स्वचालित फायर अलार्म सिस्टम.	आवश्यकता आहे .	दर्शनीय स्थालावर	MOEFA ला जनरेटर सह विद्युत पुरवठा असणे आवश्यक आहे.
४.	मध्यवर्ती भुयारी पाण्याची टाकी .	आवश्यकता आहे.	१लक्ष लिटर पाणी आवश्यक आहे.	आग विझविण्या करिता
५.	छतावरील पाण्याची टाकी.	आवश्यकता आहे.	२५००० लिटर	वेट राईसर करीता.

६.	फायर पंप	आवश्यक आहे.	विद्युत चालीत २२८०लि.प.म. पमाप व २२८० डिझल पम्प लि.प.म. जॉकि १८० लि.प.म. वुस्टर पंप ९०० लिपम.	पम्प हाऊस मध्ये आवश्यक आहे. ९०० लि.प.मी चे पम्प इमारातीच्या छतावर वेट रेसर करीता.
७.	यार्ड हाईड्रांट आणि मुख्य पाईपलाईन	आवश्यक आहे.	१५०मी.मी. यार्ड हाईड्रांट आणि १०० मी.मी.चे वेट राईसर व हिडर पाईपलाईन.	१५० मी.मी. आउटर रिंग यार्ड हाईड्रांट करिता.तसेच १०० मी.मी.चे वेट राईसर व हिडर पाईपलाईन इमारतच्याआतील भाग करिता.
८.	एम.सी पी.	आवश्यक आहे.	संपूर्ण इमारती करिता	संपूर्ण इमारती करिता.

तसेच भविष्यात आवश्यकता भासल्यास अधिक अग्निशमन यंत्रणा स्थापित करणे बंधनकारक राहील.

वरील अटी व शर्तीचे अधीन राहून आपणास दिनांक ०२ जुन २०२५ ते दि ०१ जुन २०२६ पर्यंत तात्पुरते अग्निशमन नाहरकत प्रमाणपत्र देण्यात येते.

(धनंजय वोरीकर)
मुख्याधिकारी
नगर परिषद काटोल