

# MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

## INFRASTRUCUTRE DETAILS

Sr. No.	Particulars to be Verified	Details on College website	Adequate Inadequate
1	<b>Land details:</b> Total land, owner, unitary or not , NA of all land, 7/12 extract of all land ( <b>Applicable only to private Colleges</b> ). (Verify land documents & Government permission 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	<b>Total constructed area of college building: 24900.00 sq ft.</b>		
	<b>(I) Administrative Section:</b> <b>(II)</b> Total Area 750 sq. ft. (Which Includes) Principal Room, P.A. Room, Reception cue Visitors lounge, Meeting hall, Account Section, Record and Central store etc.	Yes	Adequate
	<b>(II) Lectures Halls:</b> a) Total No. of Lecture Halls <b>07</b> b) IT enabled, Audio / Video teaching Aids <b>02</b> . c) Total area for lecture Halls sq. ft. 3600	Yes	Adequate
	<b>(III) Seminar or Conference or Examination Hall:</b> a) Total area <b>3100</b> sq. ft. b) Total Seating Capacity <b>150</b> c) Audio / Video System and Other Facilities: <b>Yes</b> .	Yes	Adequate
	<b>(IV) Library:</b> a) Total Area sq. ft. 2500 b) Total No. of Book <b>1145</b> Distribution of books Capacity of Reading Hall:- 50 for Students <b>40</b> . for Teachers <b>10</b> . No. of Scientific Journals <b>20</b> No. of News Papers <b>02</b> Photo Copier Machine <b>01</b> . Drinking water & Washrooms : <b>Yes</b> <b>b) Digital Library:</b> No. of Computers <b>10</b> Internet facility <b>yes</b> .	Yes	Adequate
	<b>(V) Teaching Departments :</b> There shall be five Teaching Departments as per MSR No. of Departments Departments area, No. of Books/Charts/ Models/ Specimens (dry and wet) Museum in each department information to be uploaded on college website	Yes	Adequate
	<b>(VI) Laboratories:</b> <b>Laboratories: As per MSR (7100 Sq. ft.)</b> Nursing Foundation and Medical Surgical Nursing Lab (1500 Sq. ft.) CHN (1200 Sq. Ft., Nutrition (1000 Sq. ft.) OBG and Pediatric (1200 sq. ft.) Pre-Clinical Sciences (900 Sq. Ft.) Advanced Nursing Skill Lab (900.Sq. ft.), Computer Lab (1000 sq. ft. ) with 10 Computer as per Intake Capacity, AV Aids (..... 600 ..Sq. ft.) well equipped Lab	Yes	Adequate

	Must have Mannequins, Articles & Beds as per MSR & INC Norms		
	<b>(VII) Auditorium :- (As per MSR)</b> 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 systems. There should be arrangements for the use of all kinds of basic and advanced audio- Visual aids. <b>OR</b> <b>Multipurpose Hall:-</b> College of Nursing should have multipurpose hall, if there is no auditorium.	Yes	Adequate
	<b>(VIII) Canteen and Kitchen Facility :</b> <b>(Note: Verify Canteen Facility &amp; Hygiene is monitored as per MUHS Circulars No. 18/2019 dated 19/03/2019.)</b>	No	.....
	<b>(IX) Common Rooms:</b> Separate common rooms for boys and girls with adequate space and sitting arrangement shall be available.	Yes	Adequate
3	<b>University Examination Infrastructure :</b> Strong Room for examination a) Area – 900 sq. ft. , b) Shelf c) Steel cupboard -03, d) CCTV: Yes, Photocopier Machine:-01 , Examination hall with benches: Yes, Parking Facility for University vehicle: Yes, Guest house facility: No.	Yes	Adequate
4	<b>Other Facilities :</b> Facility for indoor games, LMS (learning Management system software) available	Yes	Adequate
5	<b>Hostel Facility :</b> Boys (UG&PG ) Girls (UG&PG ) Interns, Residents, Warden / Rector hygiene, Vending Machine etc.	Yes	Adequate

	Hospital Details	Details on College Website	Adequate/ Inadequate
	<b>Hospital type: OWN</b>		
	Name of the Hospital : Smt. Nimbutai Tirpude Hospital and research center Address: Chalks colon, Kamptee Road, Nagpur Bed Strength : 100 Distance of Hospital from the College to which it is attached Number of beds registered as per BNH Act - 100 Beds	Yes	
	<b>I. Total constructed area of Hospital Building as per MSR (18450 Sq.mtr. / Sq.ft.)</b> Whether the Hospital is Owned by the College / Management or Rented ?	Yes Yes	
	<b>II. Hospital Administration Block as per MSR</b> (Superintendent room, Deputy Superintendent room, Medical officers' room, Matron room, Assistant Matron room, Reception and Registration, etc.)	Yes	
	<b>III. Out-Patient Departments (OPD) as per MSR</b> Total Area of OPD Complex 3000Sq.ft. No. of OPD's – 70 patients	Yes	



/day Facilities shall be as per MSR & all details shall be on college website.		
IV. In Patient Departments (IPD) as per MSR Total Area of IPD Complex ...Sq.ft. No. of IPD Departments..... Bed Distribution..... Facilities shall be as per MSR & all details shall be on college website.	Yes	
V. Operation Theatres Block as per MSR Total Area of OT Block <b>1000</b> sq.ft. No.of OTs available <b>2</b> Facilities shall be as per MSR & all details shall be on college website.	Yes	
VI. Casualty Facilities State Government Permission Letter	Yes	
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	
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	
IX. Labour Room :	YES	



*Apilli*

**Principal Stamp & Signature**  
Principal  
Tirpude Nursing College (B.Sc.)  
Nagpur - 440014

# मालमत्ता पत्रक

विभाग/मोजे - इंदोरा ५३४

नगर भूमापन  
जमका

क्षेत्र  
चौ.मो.

तालुका/न.भू.मा.का. -- नं.भू.अ.का.२

धारणाधिकार

नगर भूमापन अधिकारी का. रांगपूर  
नागपूर यांचे कार्यालय

मालमत्ता दिलेल्या अकराव्या क्रमांकाच्या भाक्याच्या तपशील अर्जात त्याच्या फेर तपसणीची निवत घेऊ

१०३/१, १०४/१ ८०९३.००

मालमत्ताधारक

हक्काचा मूळ धारक

राज्य सरकार

पुढील

युगांतर शिक्षण संस्था मिक्कोल लाईन्स नागपूर

इतर धार

जमका

व्यवहार

खंड क्रमांक

नविन धारक (धा)

पट्टेदार (प) किंवा भ्रम (भा)

साक्षात्कृत

व्यं.

मालमत्ता वजरा -

खरी नकल -

नं.भू.अ.का.२

नागपूर

१८१४११०२.

१४२१०३  
१२२५६५३  
१५६

१५११३

सत्यप्रतीलीपी

नागपूर यांचे कार्यालय

नगर भूमापन अधिकारी का. रांगपूर  
नागपूर यांचे कार्यालय





BHUSHAN R DESHMUKH  
Advocate

Res/Off : 37,38 Mhalgi Nagar  
Hudkeshwar Road  
Nagpur - 440034  
Mb No 9326018650

Dear Sir/Madam, .

Sub : Title Opinion Report certifying non encumbrance of Naul land admeasuring about 2.00 Acer ,situated at Mouza-Shirul in Khasra No. 103/1 & 104/1 of Mouza Indora, Tahsil & District Nagpur.

I refer to the request of Yuganter Education Society to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property belonging to Yuganter Education Society through its Director Shri.

1. Description and Area of the property. Specific number(s) and address of property along with four boundaries and measurements.

(DESCRIPTION OF TOTAL PROPERTY)

The land admeasuring 2.00 acres out of Khasra No 103/1 & 104/1 of Mouza Indora Tahsil and Disrtict Nagpur bounded as under :

East	-	Land of Kh No 104/2 & 106/2 of Mouza Indora
West	-	Land of Kh.No. 101/3, 102/3, 102/2 & 103/2 of Mouza Indora
North	-	Land of Kh No 105, 61/2 of Mouza Indora
South	-	Kamptee Road.

*my khale*  
सरचिटणिस  
युगांतर शिक्षण संस्था  
सिक्कील लाईन्स,  
नागपूर

2. Nature of Property. (whether Agricultural, Non -Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference and date of conversion order from the competent authority should be mentioned)

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नागपूर



The nature of property is Commercial. The Collector Nagpur on behalf of the Governor of Maharashtra by and under the hand and seal of the Collector of the Nagpur District has executed the lease for the purpose of constructing and maintaining School Building.

3. Name of the Owner

Yuganter Education Society.

4. Whether the property is Freehold or Leasehold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

The property under search is leasehold on payment of an annual nominal rent of one rupee, to hold the same on lease to be contained forever for the purpose of constructing and maintaining thereon School Building.

5. Source of property i.e Self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available

The present property is self acquire property of Yuganter Education Society.

6. Whether the Property is mutated in revenue records.

Yes. The property is mutated in revenue records and the name of the owner i.e. Yuganter Education Society is reflecting in the copy of Property Card of City Survey.

7. Whether any restriction is imposed under Central / State / Local Laws.

The Yuganter Education Society shall use the said land for the purpose of constructing and maintaining thereon School Building for purpose ancillary thereto and shall not use it or the building constructed thereon or any part thereof or permit the same to be sued for any other purpose whatsoever.

8. Description of documents (Photocopy) placed before me for scrutiny.

List of Documents

1) Lease Deed executed in favour of Yuganter Education Society by the Governor of Maharashtra on 31.01.1967.

2) Sanction Letter of Revenue and Forest Department dated 15/02/1971.

*[Signature]*  
सरचिटणिस  
युगांतर शिक्षण संस्था  
सिव्हील लाईन्स,  
नागपूर

*[Signature]*  
सरचिटणिस  
युगांतर शिक्षण  
सिव्हील लाईन्स



- 3) Property Card of City Survey having City Survey No 534.  
 4) Map of Mouza Indora Kh No 103/1 & 104/1 issued by Collector Nagpur.

9. Whether the Search is being made for the period of -20- years.

YES. Vide Receipt No – MH008857299202223E dated 06/10/2022.

10. Details of documents examined / scrutinized (this should be in chronological order with serial numbers, type / nature of document, date of execution, parties, date of registration details including the details of revenue / society records etc).

a) Lease Deed executed in favour of Yuganter Education Society by the Governor of Maharashtra on 31.01.1967.

Photocopy.

b) Sanction Letter of Revenue and Forest Department dated 15/02/1971.

Photocopy.

c) Property Card of City Survey having City Survey No 534.

Photocopy.

d) Map of Mouza Indora Kh No 103/1 & 104/1 issued by Collector Nagpur.

Photocopy.

11. Tracing of chain of title.

That all that piece and parcel of land situated at Mauza – Indora, Kh.No. 103/1 & 104/1 having area 2 Acers are originally owned by Government of Maharashtra.

Lateron the Governor of Maharashtra has executed lease in favour of Yuganter Education Societ dated 31.01.1967. The Governor of Maharashtra makes to the Yuganter Education Society of the said land free of premium i.e. occupying price and free of assessment, but on payment of an annual nominal rent of one rupee, to hold the same on lease to be contained forever for the purpose of constructing and maintaining thereon School Building.

Similarly the Revenue and Forest Department by its latter dated 15 February 1971 has granted permission to make construction on the said land subject to the pre sanction and permission of Collector Nagpur.

*my p.khade*  
 सरचिटणिस  
 युगांतर शिक्षण संस्था  
 सिव्हील लाईन्स,  
 नागपूर

*my p.khade*  
 सरचिटणिस  
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 सिव्हील लाईन्स,  
 नागपूर

Lateron the Yuganter Education Society has constructed School Building thereon with the permission of Collector and the map of has also been sanctioned by the Collector Nagpur.

Lateron the Yuganter Education Society has mutated its name on the record of City Survey having City Survey No 534 on area 14779.20 Sq.Mtrs.

The said owner Yuganter Education Society has been in use of land for the purpose which it has been granted and not for any other purpose specified in condition (a) of clause 1 of lease dated 31.01.1967.

12. The final Certificate.

I have inspected the record maintained by Sub-Registrar Nagpur concerned from the year 2002 to 2022 also gone through documents produced before me and verification of relevant record of Yuganter Education Society, it is found that the property is free from any encumbrances and is having sufficient, good title in its favour .

I am of the opinion that the present Yuganter Education Society is absolute owner of the property referred in the schedule and its title over the property is clear and marketable.

Nagpur  
Dated 07/10/2022

Enclosed  
Original Receipts for search in Sub Registrar,  
Nagpur is attached herewith.

*[Signature]*  
सरचिटणिस  
युगान्तर शिक्षण संस्था  
सिक्कील लाईन्स,  
नागपूर

Your's

*[Signature]*

(B.R.Deshmukh)  
Advocate

Bhushan R. Deshmukh  
(Advocate)

37, 38, Mhalgi Nagar, Nagpur-34

*[Signature]*  
सिक्कील लाईन्स

*[Signature]*



अ. व. स्थायी पट्टाखाली ७३ जमीन  
क्षेत्रफल: प्ला. नं. १०३१, १०४२ १/४ एक  
१०४१, १०५० ३/४  
एक २००  
न. तहसीलदार  
न. तहसीलदार  
न. तहसीलदार



(Rule 3-A)

Form of lease for Grant of land for Charitable, Educational,  
Public or Social purpose.

This lease made at Nagpur the 31<sup>st</sup>  
day of JANUARY One thousand Nine Hundred and  
Sixty SEVEN between the Governor of MAHARASHTRA (herein-  
after called the 'Lessor') of the one part and the Secretary  
acting through its Yuganta Education Society  
(hereinafter called the 'Lessee' [which expression shall inclu-  
de its permitted assigns) of the other part.

WHEREAS The lessee has requested the lessor to lease to  
the lessee of Nazul land measuring 2.00 acres  
thereabout, out of 10<sup>th</sup> No. 103/2107 in  
street No. — of Margi Indrani Nagpur Tahsil  
of Nagpur Dist. or more particularly described in the Schedule  
hereunder and coloured pink and denoted by letters  
A B C D (hereinafter referred to as the  
said land).

AND WHEREAS the lessor, having accepted to the lessee's  
request has sanctioned the grant of the said land to the  
lessee on the terms and conditions hereinafter appearing.

NOW THIS LEASE WITNESSETH AS FOLLOWS:

1. The lessor makes to the lessee of the said land free of  
premium i.e. occupying price and free of assessment, but on  
payment of an annual nominal rent of one rupee, to hold the  
same on lease to be continued forever for the purpose of const-  
ructing and maintaining thereon School building.

The conditions of the lease are as follows:

(a) The lessee shall use the said land for the purpose of  
constructing and maintaining thereon School  
building for purpose ancillary thereto  
and shall not use it or the buildings constructed thereon or  
any part thereof or permit the same to be used for any other  
purpose whatsoever.



(b) The lessee shall complete the construction of the School building within two years of the delivery of possession of the said land to the lessee.

(c) The lessee shall construct the School building in accordance with the plans previously approved by the Collector Nagpur and shall not construct any other building thereon without the previous sanction in writing of the Lessor.

(d) The lessee shall not assign, <sup>sublet</sup> or otherwise transfer the said land or any part thereof or any right acquired under this lease without the previous sanction in writing of the lessor.

(e) The lessee shall not use the said land or building erected thereon to yield a profit to the lessee and that in the event of the said land or any building erected thereon yielding a profit to the lessee, the said land shall thereupon in addition to the assessment to which it becomes liable under section 52 of the M.P.L.R. Code 1951 become liable to such penalty as may be imposed in this behalf by the Collector under the provisions of Section 156 of the said code or other corresponding law for the time being in force relating to the recovery of land revenue, as if the land having been assessed for purposes of agriculture, only had been unauthorisedly used for any purposes unconnected with agriculture in any such event as aforesaid.

2. The said land shall be liable to be resumed by the lessor or the same or building constructed thereon is or are used for any purpose other than that specified in condition (a) or clause 1 or upon breach of non-observance of any of the conditions therein specified.

3. Should the said land be resumed at any time under clause 2, the lessor shall have the option of

(a) Taking over any building constructed on payments to the

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3.  
lessee of their cost or present value, whichever is less; or  
(b) requiring the lessee to remove such building and to restore the said land to its original condition within a reasonable time to be fixed by the lessor.

Should the lessee fail to comply with such requisition within the period so fixed, the buildings shall lapse absolutely to the lessor.

4. (1) The lessor may at any time in his discretion resume the said land otherwise than under clause 2, on causing six months' previous notice in writing to be given to the lessee.

4. (2) Should land be so resumed under sub-clause (1) the compensation payable thereon shall not exceed the cost or present value, whichever is less, of any buildings constructed thereon.

5. Whenever any question arises as to the present value of any buildings constructed by the lessee the decision of the Chief Engineer Building and Communication Deptt., M.S., thereon shall be final and binding on the parties.

6. This lease is subject to the reservation of rights of the Government, to all mines and mineral products and of full liberty of access for the purpose of working and searching for the same with all reasonable conveniences along with additional conditions mentioned vide Government of Maharashtra Revenue & Forest Department Resolution No. L.R.F./31206-B dated the 22 February 1966:-

(1) That the school building should be constructed within two years from the date of handing over the possession of the land to the society.

(2) That the plans of the buildings should be got approved by the Collector and no additions or alterations should be made to the buildings without prior permission of the Collector.

(3) That the school should be open to all irrespective of caste or creed and colours.

(4) That land and building thereon should be used for the

*my friend*  
General Secretary  
Vigyan Education Society  
Nagpur

*V. K. Kulkarni*  
Vigyan Education Society



purposes for which the grant is made and for no other purpose and that no profit should be derived out of the same, and that the grant should be conditional upon the continued recognition of the school by the Director and Social Welfare Department.

(vi) That the building to be constructed shall comply with prevention of ribbon development rules in force and building rules application to the locality.

(vii) That grant shall be liable to be revoked and the land resumed without payment of any compensation for breach of any of the conditions.

SCHEDULE

The land measuring 2.00 acres out of Kh. Nos. 103/1 & 104/1 of Mouza Indora, Tahsil & Distt. Nagpur bounded by:

On the North ... Land of Kh. No. 105, Mouza Indora.  
On the South ... Kamptee Road.  
On the East ... Land of Kh. No. 104/2 & 105/2 of Mouza Indora.  
On the West ... Land of Kh. No. 101/3, 102/3, 102/2 & 103/2 of mouza Indora.

This lease is executed on behalf of the Governor of Maharashtra by and under the hand and seal of the Collector of the Nagpur District, this

day of JANUARY

One thousand nine hundred and Sixty SEVEN

Signed in the presence of

WITNESSES

- 1) [Signature]
- 2) [Signature]

On behalf of the Governor  
The lessor

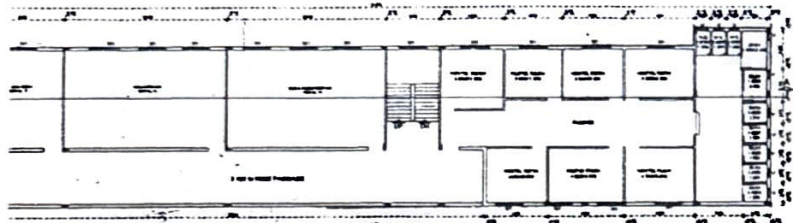
Secretary  
Anglo Education Society  
Nagpur

Working President  
Anglo Education Society

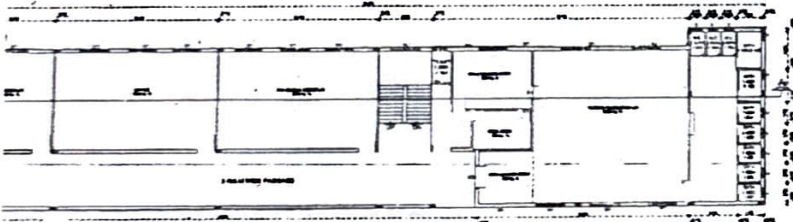


SHEET NO. 04 NURSING COLLEGE CUM HOSTEL

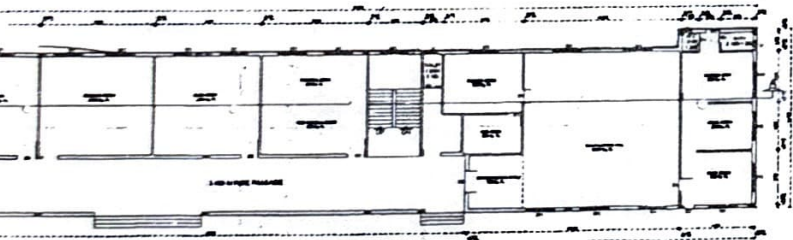
EXISTING AND PROPOSED  
TIRPUDE NURSING COLLEGE (B.Sc.)  
BUILDING ON  
KHASARA NO. - 185/1 136/1 CTC NO. 534  
OF MOUSA- MOGRA, DIST. RAIPUR  
Belonging to YUGANTAR EDUCATION  
SOCIETY



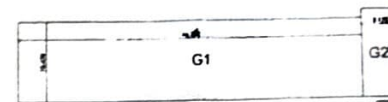
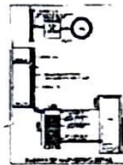
EXISTING SECOND FLOOR PLAN  
Scale 1:200



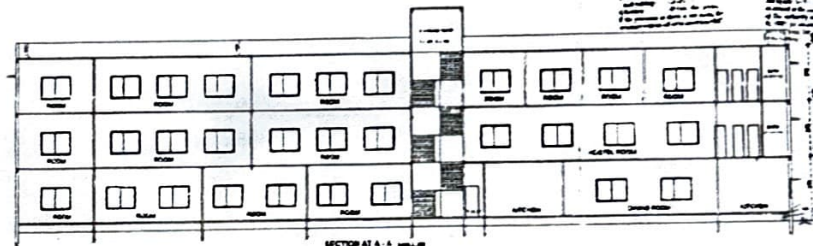
EXISTING FIRST FLOOR PLAN  
Scale 1:200



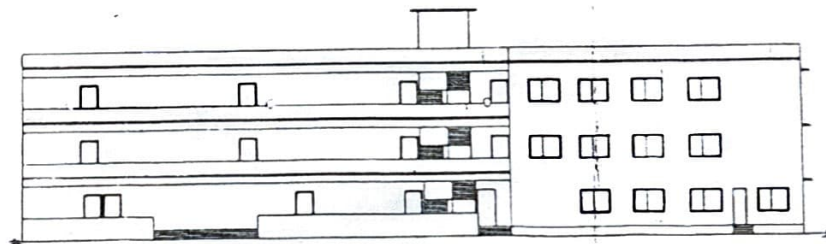
EXISTING GROUND FLOOR PLAN  
Scale 1:200



GROUND & FIRST &  
SECOND FLOOR PLAN  
KEY PLAN  
SCALE 1:200



SECTION A-A



FRONT ELEVATION SCALE (1:100)

GROUND FLOOR BUILT UP	1553.38
FIRST FLOOR BUILT UP	1553.38
SECOND FLOOR BUILT UP	1553.38
TOTAL BUILT UP AREA	4659.14

OPENING	SIZE	SPECIFICATIONS
WINDOWS		
W1	1.400 X 1.200	ALUMINIUM SLIDING
W2	2.000 X 1.200	ALUMINIUM SLIDING
W3	1.200 X 0.800	ALUMINIUM SLIDING
W4	0.800 X 0.800	ALUMINIUM SLIDING
DOORS		
D1	1.200 X 2.400	TEAK WOOD FRAME
D2	0.800 X 2.100	TEAK WOOD FRAME
D3	0.700 X 2.100	TEAK WOOD FRAME

REFERENCE INDEX

PLOT BOUNDARY SHOWN IN THIS

PROPOSED CONSTRUCTION SHOWN IN THIS

EXISTING CONSTRUCTION SHOWN IN THIS

SCALE &gt; 1:100, 1:200

SHEET NO. &gt; 1

DATED &gt; / /

OWN BY &gt; AMIT KESHAR

OWNER SIGNATURE

ARCHITECT SIGNATURE

ARCHITECT SIGNATURE

ARCHITECT SIGNATURE

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Plot No. 103/1 & 104/1  
Survey No. 103/1 & 104/1  
Chaks Colony, Indora, Nagpur

Flat No. 601,  
Shree Heights Apartment,  
Mushram Layout, Dindayal Nagar,  
Nagpur 440022.

I Architects  
I Interior  
I Landscape Consultants



Mob : 8600 994864, 9822 706819 | Email : design100percent09@gmail.com @ 100\_percentdesign

Date : 16.02.2021

### COMPLETION CERTIFICATE

This is to certify that the building situated at Tirpude Nursing College (B.Sc. Nursing), At post Survey No. 103/1 & 104/1, Chaks Colony, Indora, Nagpur, Dist. Nagpur is complete.

S.NO.	PARTICULARS	COMPLETION
1	ACADEMIC BUILDING	24900.00 SQ. FT.
2	GIRLS HOSTEL / BOYS HOSTEL	21652.00 SQ. FT.
	TOTAL BUILT UP AREA	46552.00 SQ. FT