

**THE YASH FOUNDATION'S COLLEGE OF NURSING AND
MEDICAL RESEARCH INSTITUTE,
RATNAGIRI**

ANNEXURE II

Infrastructure details



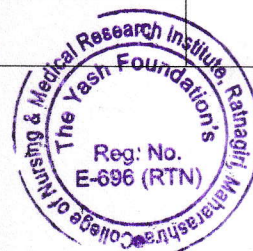
MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

INFRASTRUCTURE DETAILS

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		
	(I) Administrative Section: Total Area- 600 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 06 b) IT enabled, Audio / Video teaching Aids 01 c) Total area for lecture Halls-5400 Sq F	Yes	Adequate
	(III) Seminar or Conference or Examination Hall for nursing : a) Total Area . 3000 Sq.ft. b) Total Seating Capacity 500 c) Audio / Video System and Other Facilities	Yes	Adequate
	(IV) Library:- (Evidences to be attached) a) Total Area: . 1500 sq.ft. Total No. of Books-4516 Distribution of books: As per need of college Capacity of Reading Hall :-for Students-1000 for Teachers:500 No. of Scientific Journals-12 No. of News Papers/Research Journals-2 Photo Copier Machine -1 Drinking water & Washrooms- Available b) Digital Library : No. of Computers- 05 Internet Facility Speed:-100 mbps	Yes	Adequate
	(V) Teaching Departments: There shall be Five Teaching Departments as per MSR No. of departments 05 Departmental Area, 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 (6500 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) 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	
	(IX) Common Rooms: Is separate common rooms for boys and girls available (Specify seating capacity) 30 Students	Yes	
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	Yes	
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	
5	Hostel facility: Boys (UG & PG), Girls (UG & PG), Interns, Residents, Warden/ Rector, Hygiene, Vending Machine etc.	Rented Hostel	
Hospital attach Relevant Document on web site			
6	Hospital Details Name of the Hospital : Address: Telephone No. : Bed Strength : Distance of Hospital from the College to which it is attached (in kms) Number of beds registered as per BNH Act (attach certificate on web site)	Details on College Website	Adequate/ Inadequate
7	I. Total constructed area of Hospital Building as per MSR attach completion certificate and blue print (.....Sq.mtr. / Sq.ft.) Whether the Hospital is Owned by the College II. Hospital Administration Block as per MSR (Superintendent room, Deputy Superintendent room, Medical officers' room, Matron room, Assistant Matron room, Reception and Registration, etc.) III. Out-Patient Departments (OPD) as per MSR Total Area of OPD ComplexSq.ft. No. of OPD's 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. V. Operation Theatres Block as per MSR Total Area of OT Blocksq.ft. No. Of OTs available Facilities shall be as per MSR & all details shall be on college website. VI. Casualty Facilities State Government Permission Letter attach copy on web site	Affiliated to Civil Hospital Ratnagiri	Adequate



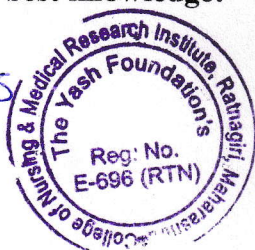
VII. Central Clinical Laboratory details (all Relevant information on hospital letter head to be uploaded on web site) Well-equipped with separate sections for Pathology, Biochemistry and Microbiology. Attached toilet shall be there for collection of urine samples. Other diagnostic tools for ECG or TMT etc. shall be Provided.		
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.		
IX. Labor Room :- Average Deliveries conducted annually/Monthly/ Daily as per Birth record maintained by hospital:- (information to be available on web site)		

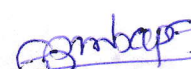
PARTICULAR TO BE VERIFY BY ASSESOR		YES / NO	Remark
Certified Copy of Location Of College Building Address by Government authority (Search Report) to be uploaded at website		Yes	
Certified Copy of Location Of Hostel Building Addressed by Government authority (Search Report) to be uploaded on website		Yes	
Is Separate College Building Not Available { Attach resolution of Trust /owner for Area Allocation } to be uploaded on website		Own	
Is Separate Hostel Building Available { Attach resolution of Trust /owner for Area Allocation } to be uploaded at website		Rented	
Authorized Building Plan approved by Competent Authority to be uploaded at website		Yes	
Availability of Building Completion (College / Hostel) Certificate by Competent Authority to be uploaded at website		Yes	
Lease or Rent Agreement of College if Required to be uploaded at website		Yes	
Provision Of Fire Safety Measure as per standard norms of Government		Yes	
Fire Safety Certificate for College , Hostel And Hospital to be uploaded at website		Yes	
General Student Safety Measures done in Building as per norms		Yes	
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)		Yes	
Provision for Physical Teacher for Student in College And Hostel		Yes	
Garage (Garage should accommodate a 50 seated vehicle)		Yes	
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:-

Date:- 30/1/25




Dean/Principal Stamp & Signature
Principal
The Yash Foundation's College
of Nursing & Medical Research
Institute, Ratnagiri, Maharashtra



अहवाल दिनांक : 24/12/2024

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- मिरजोळे (565590)

तालुका :- रत्नागिरी

जिल्हा :- रत्नागिरी

PU-ID : 38498580643

भूमापन क्रमांक व उपविभाग : 42



38498580643

भू-धारणा पद्धती : भोगवटादार वर्ग - 2

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक ह.आर. चौ.मी. 26 अ) लागवड योग्य क्षेत्र जिरायत - बागायत - ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 8.80.00 वर्ग (ब) - एकूण पो.ख. 8.80.00 एकूण क्षेत्र 8.80.00 (अ+ब) आकारणी 0.00 जुडी किंवा विशेष आकारणी		औद्योगिक प्रकल्प	8.80.00 (2707)	कुळाचे नाव व खंड इतर अधिकार भूसंपादन अधिनियमान्वये संपादित वापर आणि हस्तांतरणावर निर्बंध (6269) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 6269 व दिनांक : 11/05/2022
जमिन फेरफार क्र. (1)(249)(2115)(2707)(4015)(6269)				सिमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- मिरजोळे (565590)

तालुका :- रत्नागिरी

जिल्हा :- रत्नागिरी

भूमापन क्रमांक व उपविभाग : 42

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					ह.आर. चौ.मी.	ह.आर. चौ.मी.			ह.आर. चौ.मी.
2019-20	खरीप							पोटखराब	0.0000

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

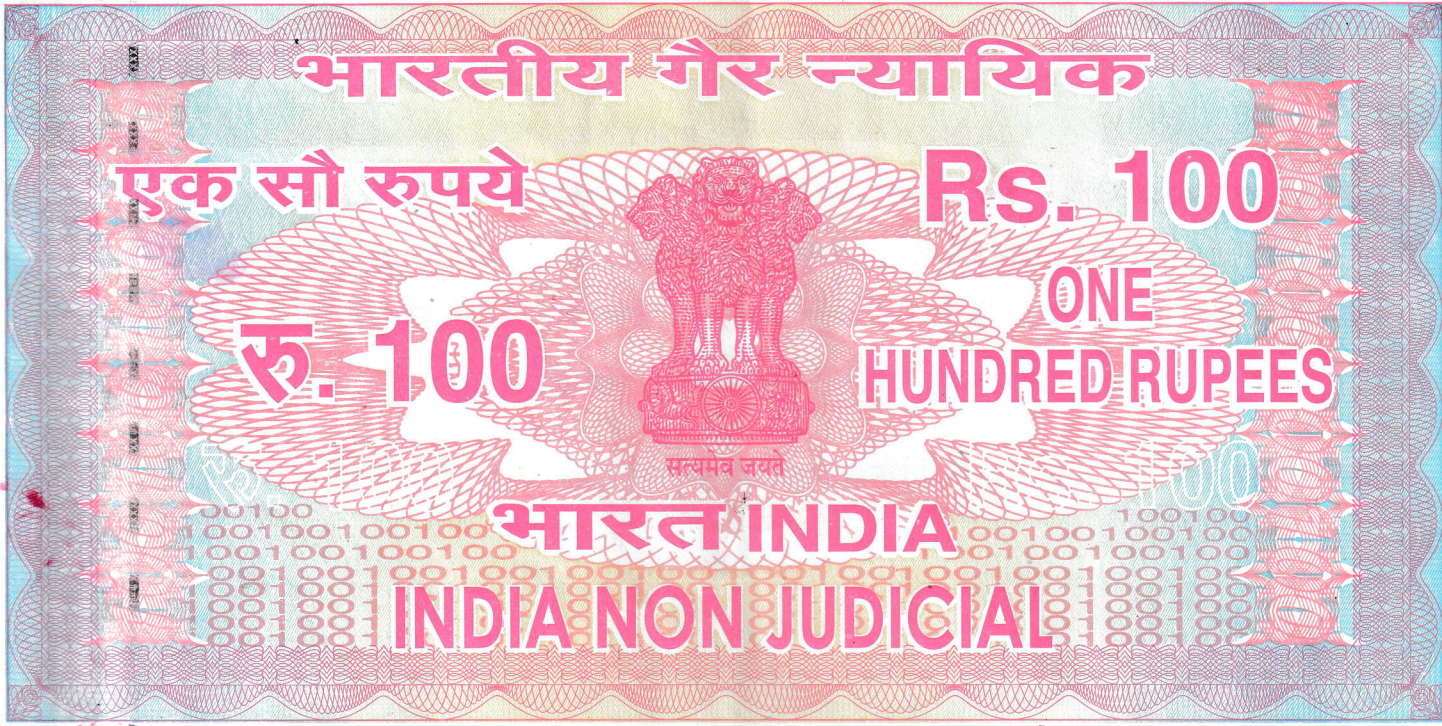
दिनांक :- 24/12/2024

सांकेतिक क्रमांक :- 2732000604038700001220241200

ग्राम महसूल अधिकारी

(नाव :- सचिन प्रकाश यादव)

ग्राम महसूल अधिकारी साक्षात :- मिरजोळे ता. :- रत्नागिरी जि. :- रत्नागिरी



महाराष्ट्र MAHARASHTRA

2022

55AA 210916



दस्तावा प्रकार / अनुच्छेद क्रमांक -

करार

दस्त नोंदणी करणार आहेत का ?

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव -

मिळकतीचे वर्णन

मोबदला रक्कम

मुद्रांक विकत घेणाऱ्याचे नाव -

दुसऱ्या पक्षाचे नाव -

हस्ते असल्यास त्यांचे नाव व पत्ता -

मुद्रांक शुल्क रक्कम - १००/-

मुद्रांक नोंदवही अनु. क्रमांक -

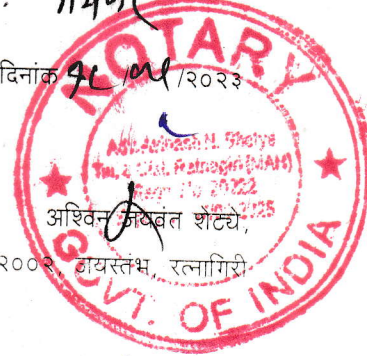
मुद्रांक विकत घेणाऱ्या ची सही -

परवानाधारक मुद्रांक विक्रेत्याची सही -

परवाना क्र./मुद्रांक विक्रीचे ठिकाण / नाव व पत्ता -

नितीन रमेश पाटील
द. यश फाऊंडेशन कॉलेज ऑफ
नर्सिंग व मेडिकल रिसर्च इन्स्टिट्यूट,
प्लॉट ७९, एम. आय. डी. सी, मिरजोळे, रत्नागिरी

दिनांक १६/०५/२०२३



प.क्र. १/२००२, वायस्तंभ, रत्नागिरी

करारपत्र

श्री. नितीन रमेश पाटील
मु.पो. मिरजोळे,
वा.जि. रत्नागिरी.

लिहून देणार
(पार्टी नं. १)

श्री. मिहीर सुरेंद्रनाथ माने
मा. सहव्यवस्थापकीय विश्वस्त,
दि यश फाऊंडेशन कॉलेज ऑफ
नर्सिंग अँड मेडिकल रिसर्च इन्स्टिट्यूट,
प्लॉट ७९, एम. आय. डी. सी, मिरजोळे, रत्नागिरी

लिहून घेणार
(पार्टी नं. २)

Notatry is not responsible for
Contents of the document

Sr. No. 72 Page No. 1 Date: 11/5/2023

लिहून देणार (पार्टी नं. १) यांचे मिरजोळे ग्रामपंचायत हद्दीमध्ये मिरजोळे पाटीलवाडी येथे सदनिका आहे. त्याकारणाने लिहून देणार (पार्टी नं. २) हे आपल्या संस्थेच्या नर्सिंग कॉलेजसाठी लिहून घेणार (पार्टी नं. १) याचेकडे जागा भाड्याने मिळणेसाठी विचारणा केली. सदर जागा ०१ ऑगस्ट २०२३ ते ३१ जुलै २०२५ पर्यंत (२४ महिने) करारपत्राने खालील अटी व शर्तीनुसार भाड्याने देण्याचे (पार्टी नं. १) यांनी मान्य व कबुल केले.

१. सदरहु जागेचे दरमहा रु २०,०००/- ऐवढे (एकुण ४० विद्यार्थीनी) पार्टी नं. २ यांनी पार्टी नं. १ यांना दयावयाचे आहे.

श्री. नितीन रमेश पाटिल.
मु.पो. मिरजोळे,
ता.जि. रत्नागिरी.

MR. Nitin

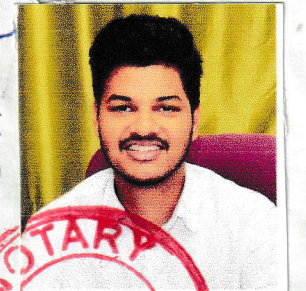
लिहून घेणार
(पार्टी नं. १)



श्री. मिहीर सुरेंद्रनाथ माने
मा. सहव्यवस्थापकीय विश्वस्त,
दि यश फाऊंडेशनस कॉलेज ऑफ
नर्सिंग अँड मेडिकल रिसर्च इन्स्टिट्यूट,
पी.७९, एम. आय. डी. सी, मिरजोळे,
विमानतळासमोर, रत्नागिरी.

Mr. Mihir

लिहून देणार
(पार्टी नं. २)



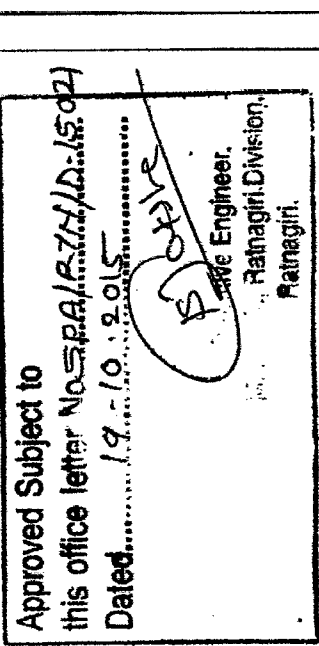
Only Signed Before Me
Mr./Mrs. *Mr. S. N. N. N.*

Executive has been identified by
Images & e prob.
Who is known to me
Solemnly affirming & Verifying
Signed & Sealed
NOTED & FILED
The execution of this office
Date: *1/8/2023*
Document contains *4* Pages.

BEFORE ME
Adv. Avinash N. Shetye
Adv. AVINASH N. SHETYE
Notary Govt. of India
Tal. & Dist. Ratnagiri (MAH)
Regn. No. 20222

Sr. No. *713* Page No. *2* Date: *1/8/2023*





STAMP FOR APPROVAL

1 3

SCHEDULE OF OPENING			
S.NO.	NAME	SIZE	DESCRIPTION
01	D	1.50 X 2.10	T.W. PANNELED DOOR
02	D1	1.00 X 2.10	T.W. PANNELED DOOR
03	D2	0.75 X 2.10	T.W. PANNELED DOOR
04	O	2.00 X 2.10	OPENING
05	O	0.90 X 2.10	OPENING
06	O	0.75 X 2.10	OPENING
07	W1	2.00 X 1.20	ALUMINIUM GLAZED WINDOW
08	W2	1.50 X 1.20	ALUMINIUM GLAZED WINDOW
09	W3	0.90 X 1.80	ALUMINIUM GLAZED WINDOW
10	W4	1.00 X 1.20	ALUMINIUM GLAZED WINDOW
10	V	0.60 X 0.75	FULLY GLAZED VENTILATOR

NOTES

ER.

STRUCTURE

1

10 M. THICKNESS.

BLACK.

SHOWN IN RED DOTT

1000

REVISED PLAN FOR EDUCATIONAL BUILDING ON
PLOT NO. P-79
OF MIRJOLE BLOCK MIDC RATNAGIRI
FOR : "THE YASH FOUNDATION"

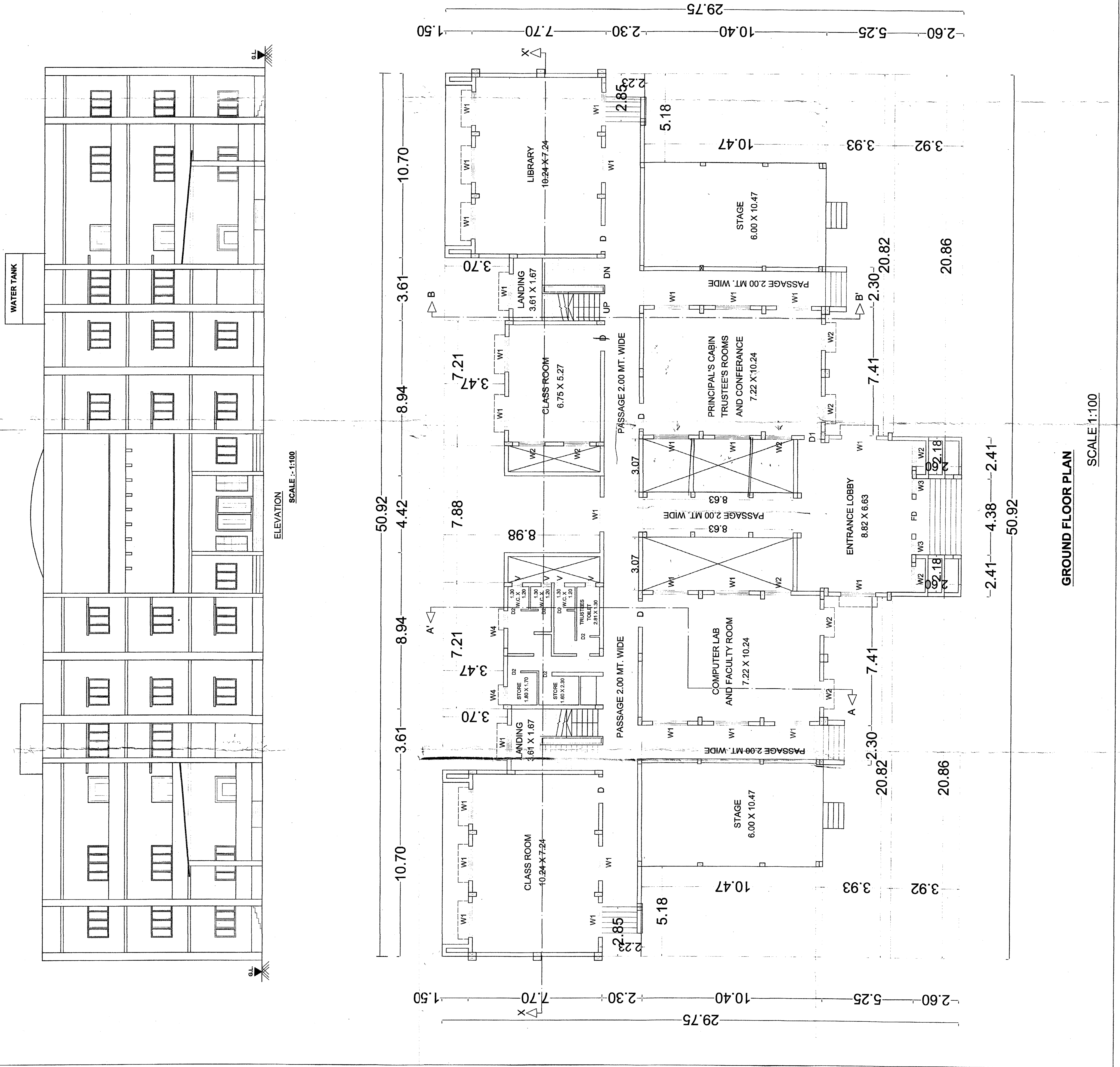
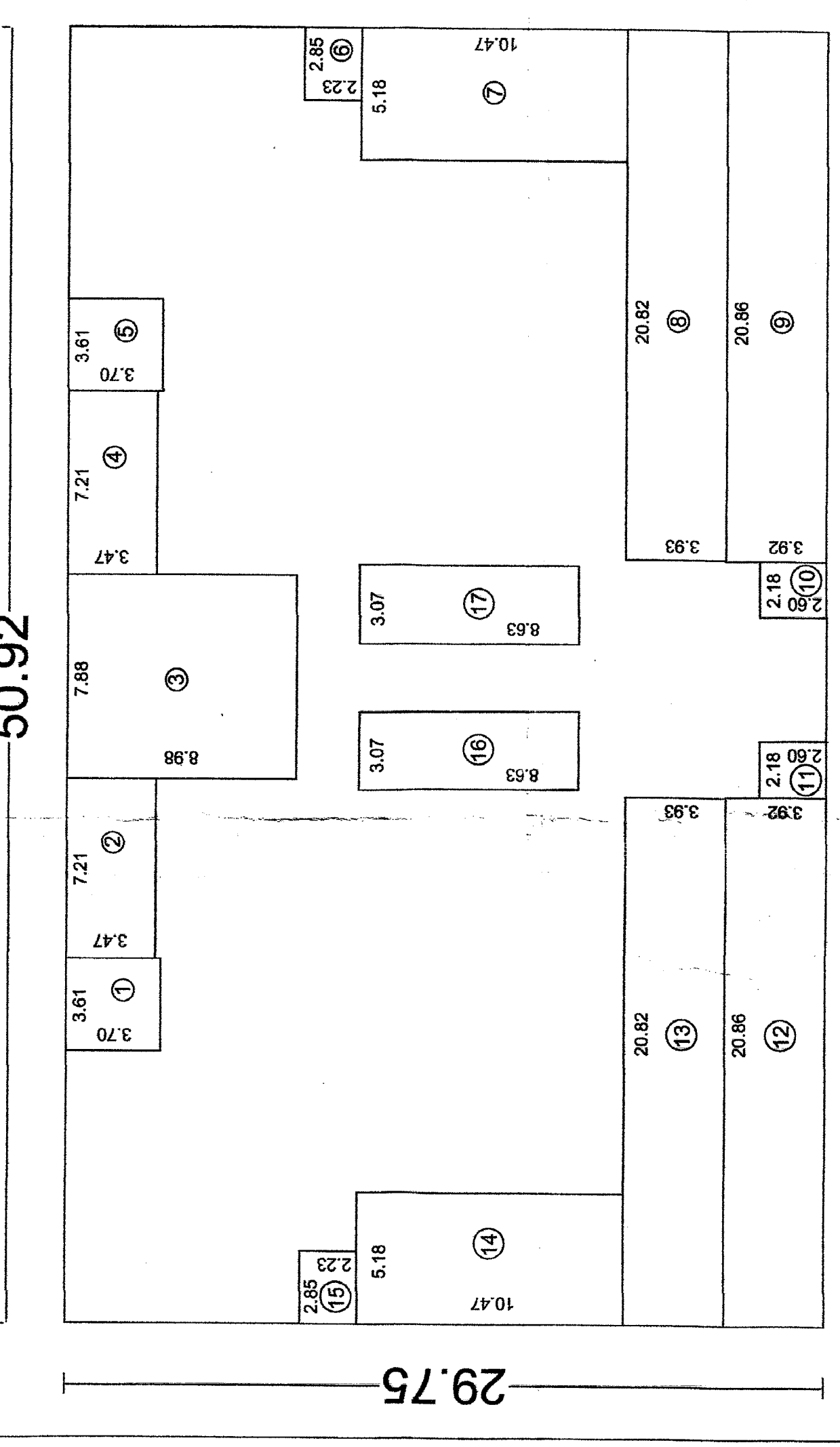
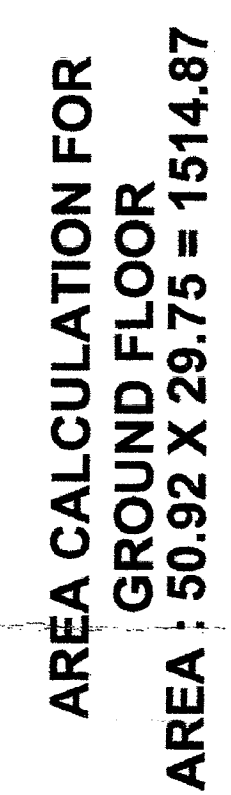
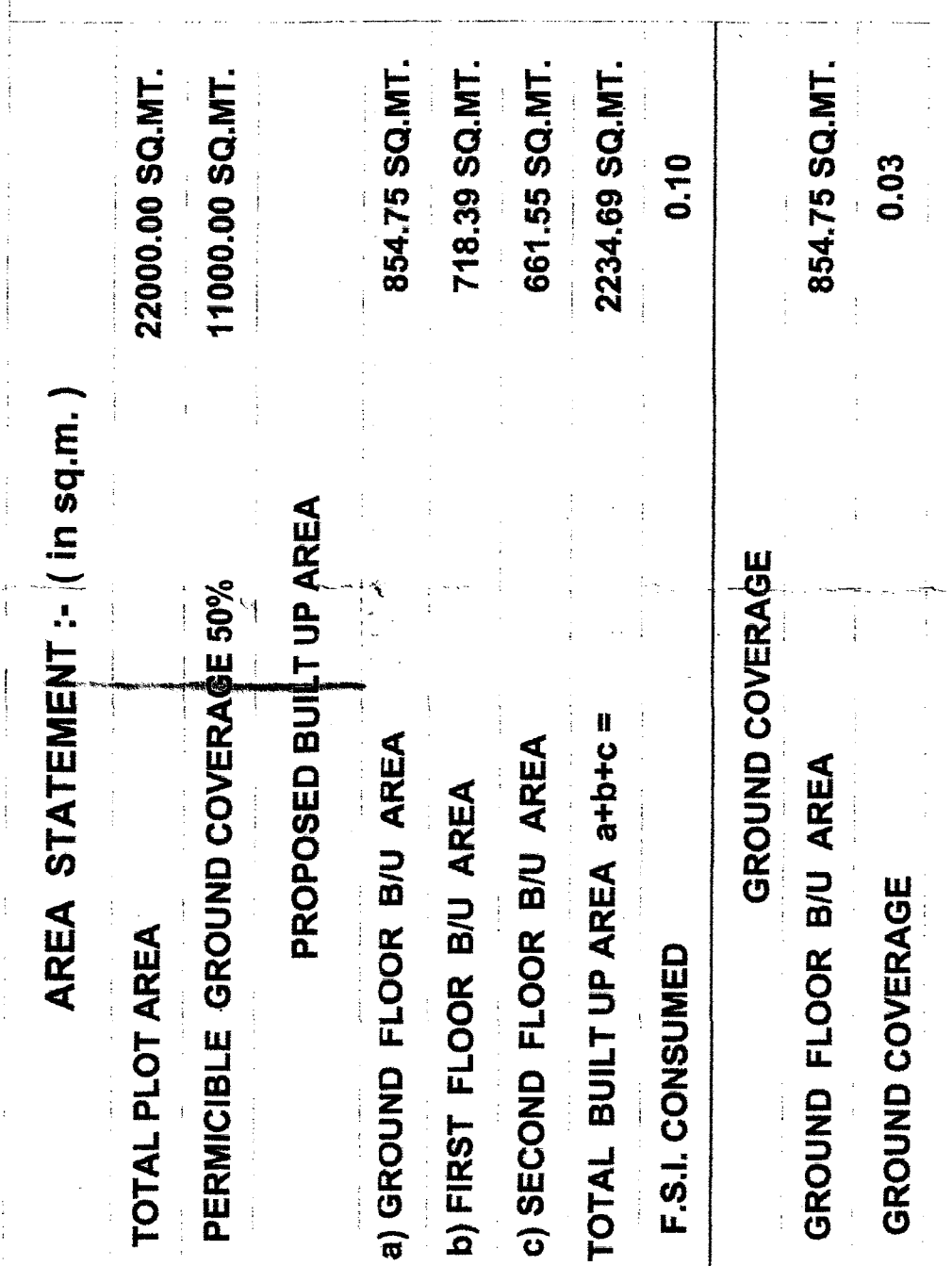
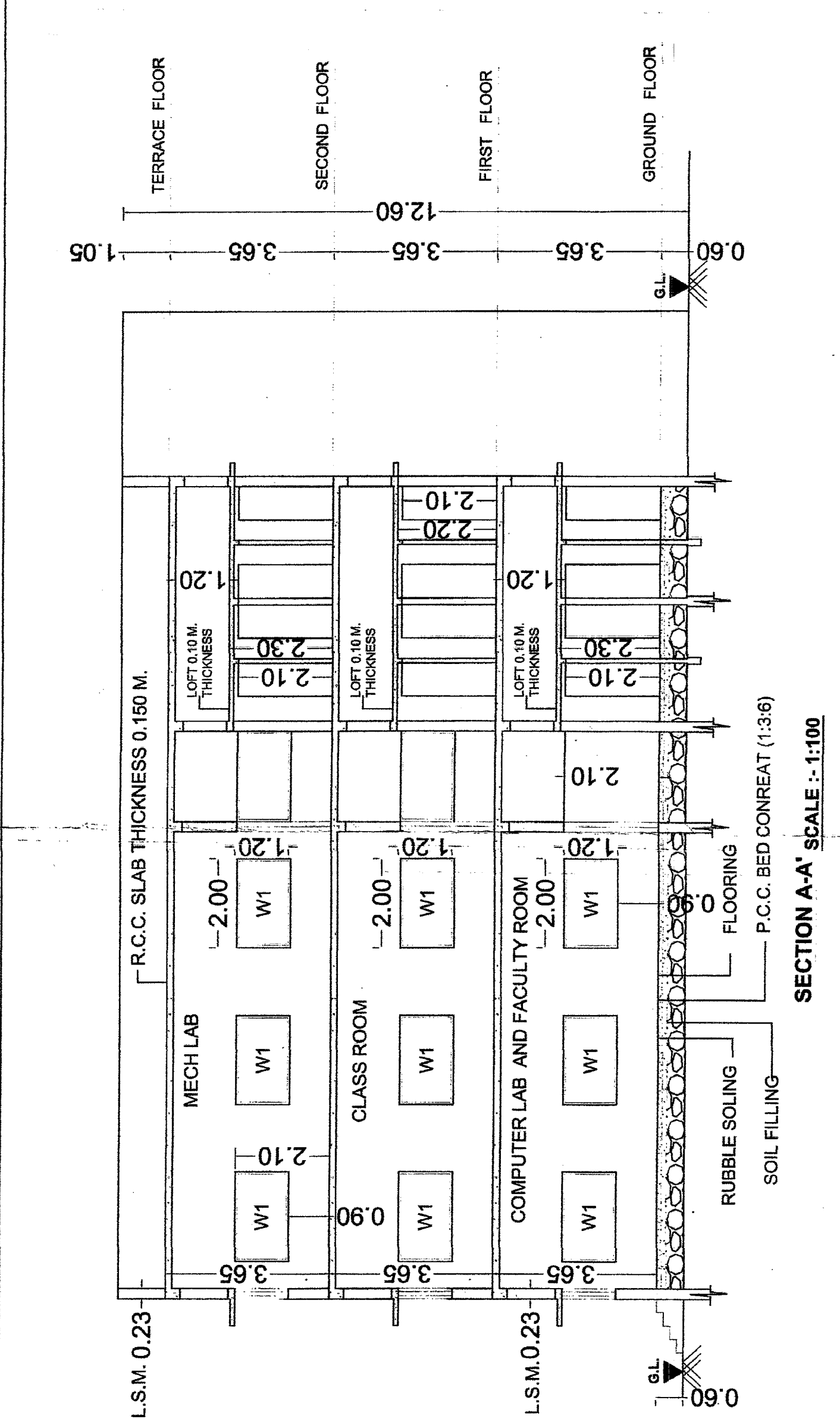
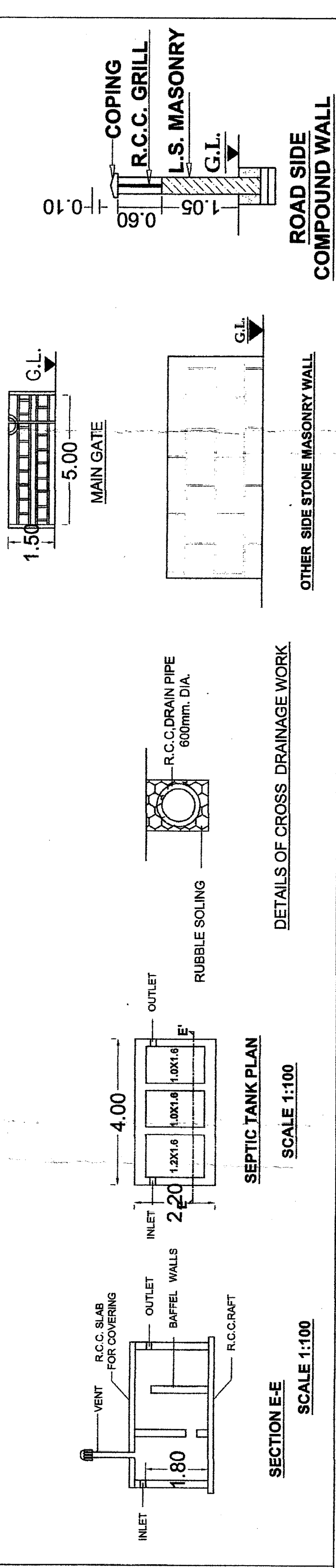


SHRUTI V. AMBERKAR
Civil Engineer
License No. - engg/17
B/206, Jutika Apt. Teli Ali Corner,

OWNER'S SIGN.

SHRUTI V. AMBERKAR.
Civil engineers & consultants

B/206, JUTIKA APT. TELIALI CORNER, RATNAGIRI.
MOBILE : 9130907404



STAMP FOR APPROVAL

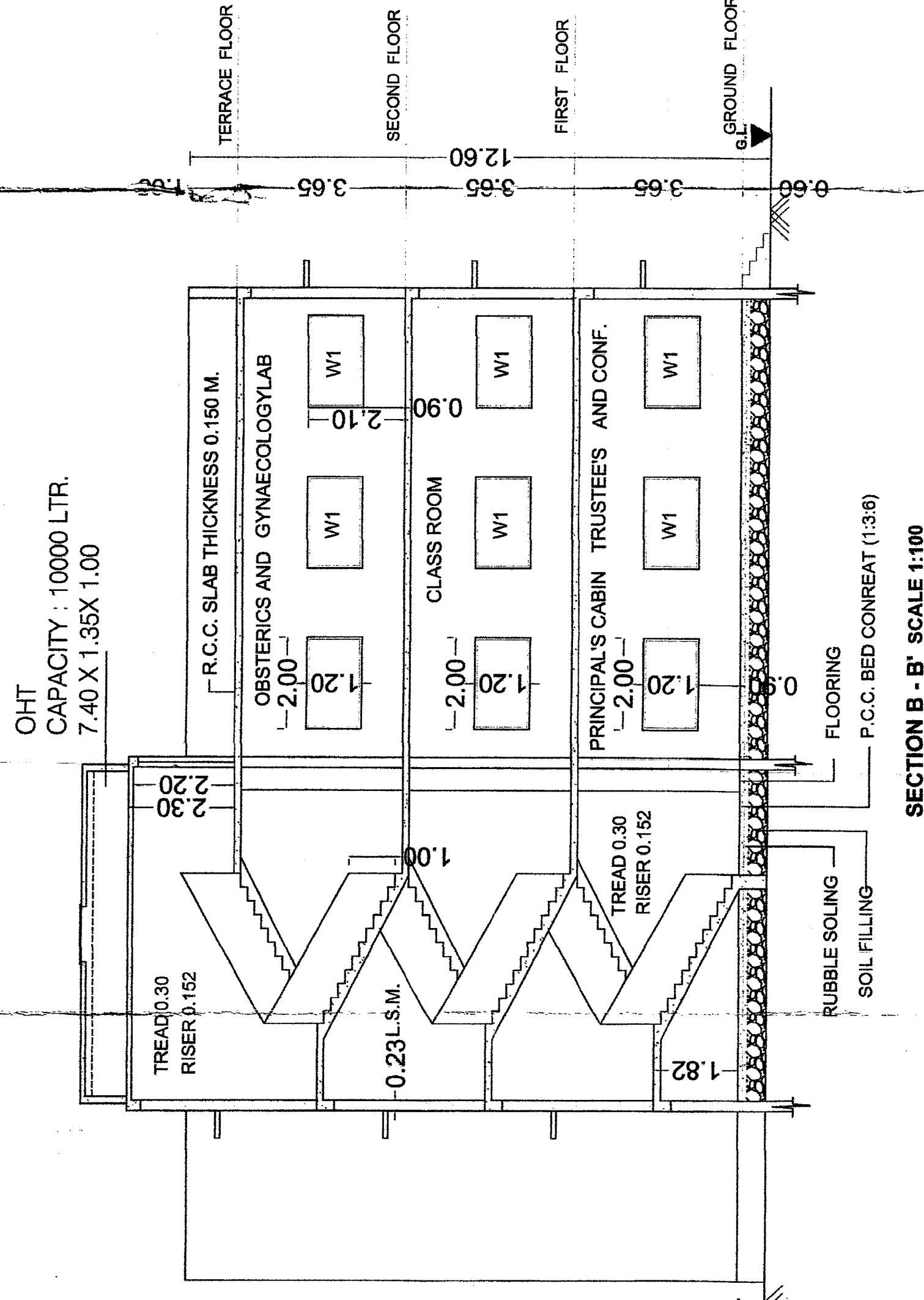
2
3



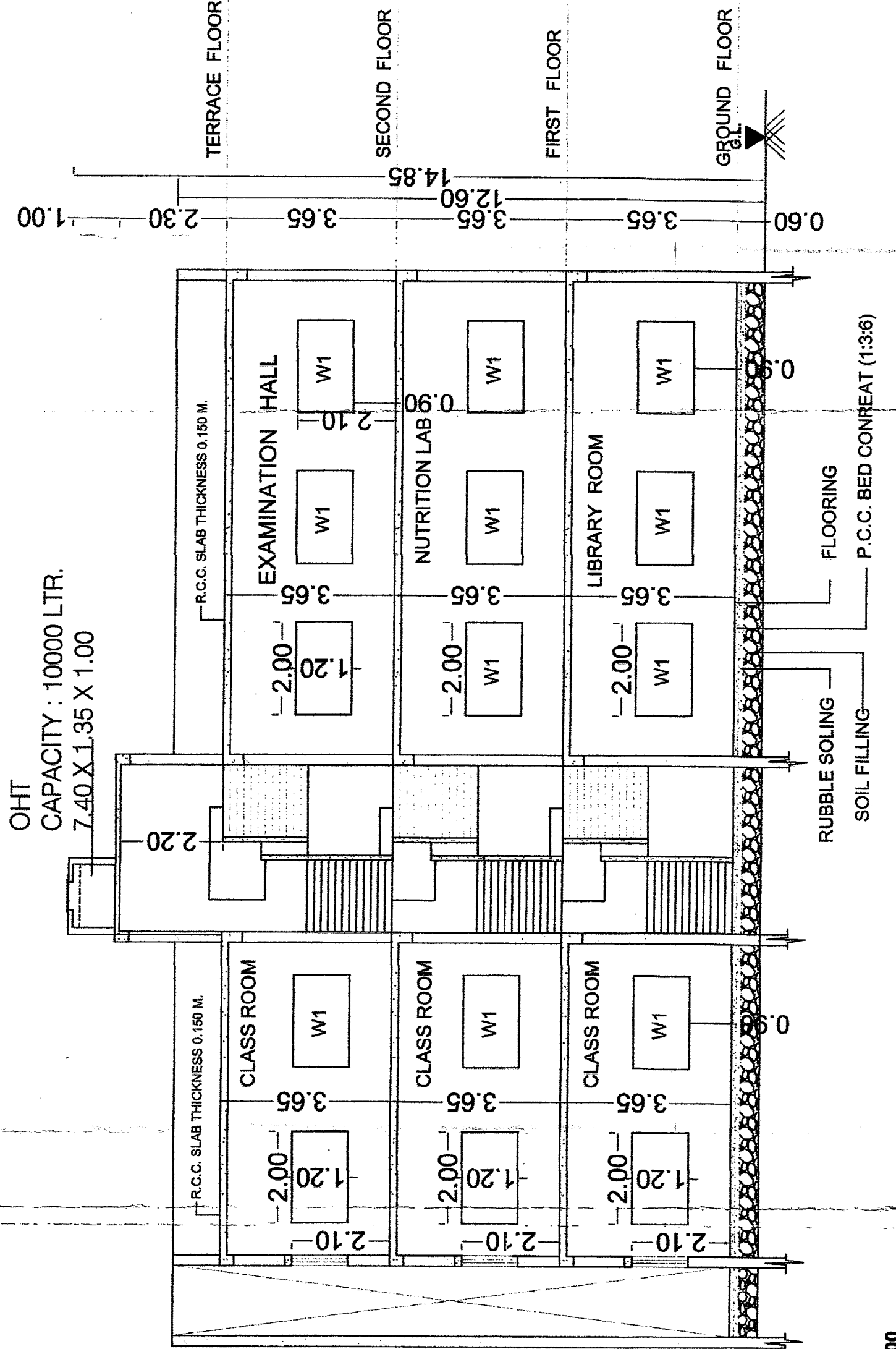
Approved Subject to
this office letter No. 241/2022/12-15394
Date: 12/12/2022
Executive Engineer,
M. I. C. Ratnagiri Division,
Ratnagiri.

OHT
CAPACITY : 10000 LTR.
7.40 X 1.35 X 1.00

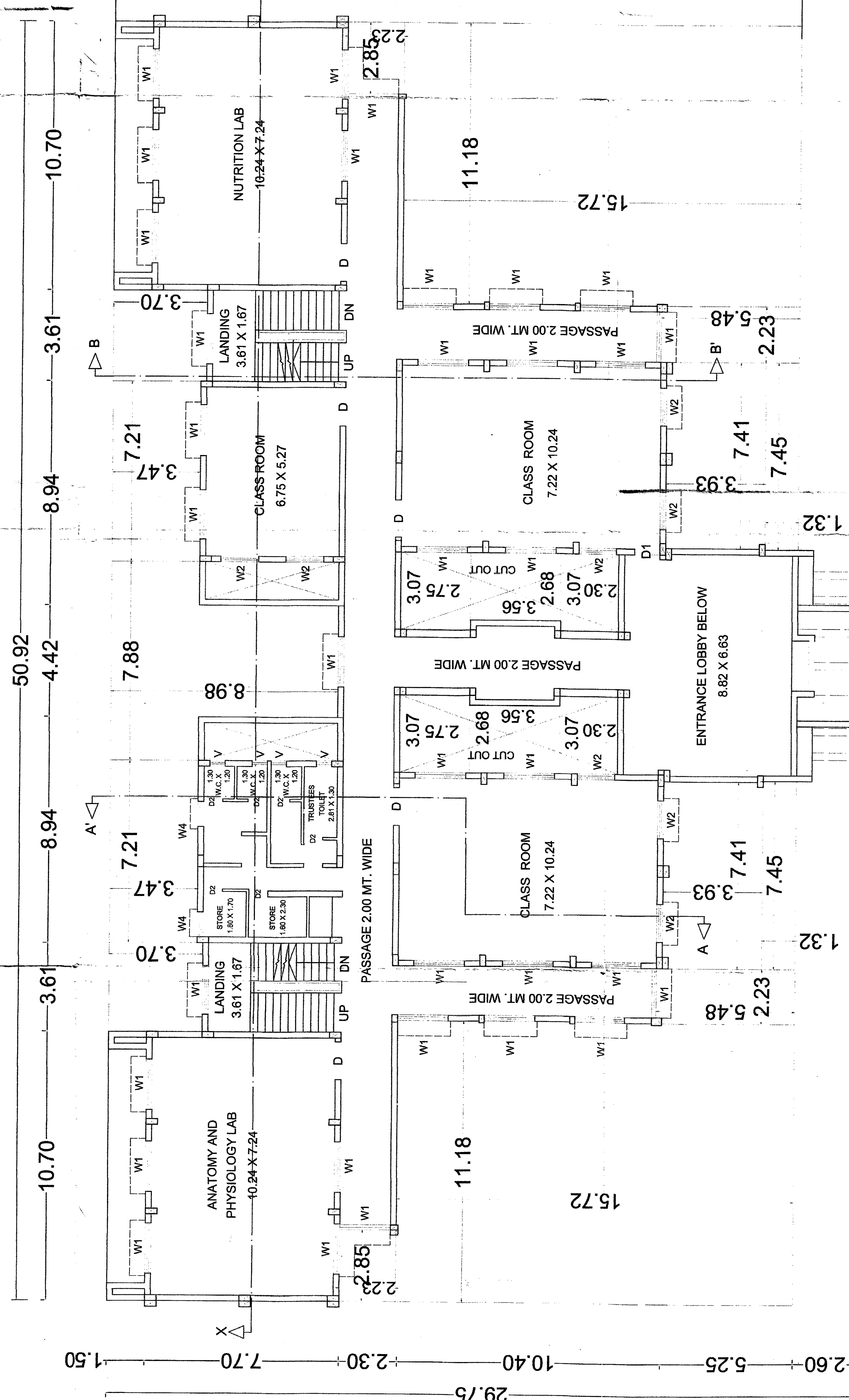
OHT
CAPACITY : 10000 LTR.
7.40 X 1.35 X 1.00



SECTION B - B' SCALE 1:100



SECTION X-X' SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100

AREA STATEMENT :- (in sq.m.)	
TOTAL PLOT AREA	22000.00 SQ.MT.
PERMISSIBLE GROUND COVERAGE 50%	11000.00 SQ.MT.
PROPOSED BUILT UP AREA	
a) GROUND FLOOR BUI AREA	854.75 SQ.MT.
b) FIRST FLOOR BUI AREA	718.39 SQ.MT.
c) SECOND FLOOR BUI AREA	661.55 SQ.MT.
TOTAL BUILT UP AREA a+b+c =	2234.69 SQ.MT.
F.S.I. CONSUMED	0.10
GROUND COVERAGE	854.75 SQ.MT.
GROUND FLOOR BUI AREA	0.03

AREA CALCULATION FOR
FIRST FLOOR
AREA : 50.92 X 27.15 = 1382.47

1	03.61 X 03.70 = 13.35
2	07.21 X 03.47 = 25.01
3	07.86 X 05.98 = 47.06
4	07.21 X 03.47 = 25.01
5	03.61 X 03.70 = 13.35
6	02.85 X 02.23 = 06.35
7	11.18 X 15.72 = 175.74
8	02.23 X 05.48 = 12.22
9	07.41 X 03.93 = 29.12
10	07.45 X 01.32 = 09.83
11	07.45 X 01.32 = 09.83
12	07.41 X 03.93 = 29.12
13	02.23 X 05.48 = 12.22
14	11.18 X 15.72 = 175.74
15	02.85 X 02.23 = 06.35
16	03.07 X 02.75 = 08.44
17	02.66 X 03.56 = 09.54
18	03.07 X 02.30 = 07.06
19	03.07 X 02.75 = 08.44
20	02.66 X 03.56 = 09.54
21	03.07 X 02.30 = 07.06

TOTAL DEDUCTION AREA 864.08 SQ.MT.
NET BUI AREA = 1382.47 - 864.08 = 518.39 SQ.M

50.92

27.15

PROP. FIRST FLOOR AREA

DIAGRAM

SCALE 1:200

S.NO.	NAME	SIZE	DESCRIPTION
01	D	1.50 X 2.10	T.W. PANNELED DOOR
02	D1	1.00 X 2.10	T.W. PANNELED DOOR
03	D2	0.75 X 2.10	T.W. PANNELED DOOR
04	O	2.00 X 2.10	OPENING
05	O	0.90 X 2.10	OPENING
06	O	0.75 X 2.10	OPENING
07	W1	2.00 X 1.20	ALUMINIUM GLAZED WINDOW
08	W2	1.50 X 1.20	ALUMINIUM GLAZED WINDOW
09	W3	0.90 X 1.80	ALUMINIUM GLAZED WINDOW
10	W4	1.00 X 1.20	ALUMINIUM GLAZED WINDOW
10	V	0.60 X 0.75	FULLY GLAZED VENTILATOR

NOTES

ALL DIMENSIONS ARE IN METER.

R.C.C. & LOAD BEARING STRUCTURE

0.250, 23.0, 15.0, 10 THK. WALL

R.C.C. SLAB 0.150, & LOFT 0.10 M. THICKNESS.

PLOT BOUNDARY SHOWN IN BLACK

PROPOSED CONSTRUCTION SHOWN IN RED.

SANITARY ARRANGEMENT SHOWN IN RED DOTTED.

REVISED PLAN FOR EDUCATIONAL BUILDING ON
PLOT NO. P-79
OF MIRJOLE BLOCK MIDC RATNAGIRI
FOR : "THE YASH FOUNDATION"

Shruti V. Ambekar

SHRUTI V. AMBERKAR
Civil Engineer
License No. : Engg/17
B/206, JUTIKA APT. TELIJI CORNER,
RATNAGIRI

OWNER'S SIGN.

ENGINEER'S SIGN.

SHRUTI V. AMBERKAR

Build engineers & consultants

B/206, JUTIKA APT. TELIJI CORNER, RATNAGIRI.

MOBILE : 9130907404

Stamp for approval with project details and official seals.

AREA CALCULATION FOR SECOND FLOOR
AREA : 50.92 X 22.15 = 1127.87

1	03.61 X 03.70 = 13.35
2	07.21 X 03.47 = 25.01
3	07.68 X 08.96 = 70.76
4	07.21 X 03.47 = 25.01
5	03.51 X 03.70 = 13.35
6	02.85 X 02.23 = 06.35
7	11.18 X 10.72 = 119.84
8	02.23 X 00.48 = 01.07
9	08.74 X 01.63 = 14.24
10	02.23 X 00.48 = 01.07
11	11.18 X 10.72 = 119.84
12	02.85 X 02.23 = 06.35
13	03.07 X 02.75 = 08.44
14	02.68 X 03.56 = 09.54
15	03.07 X 02.91 = 07.06
16	03.07 X 02.75 = 08.44
17	02.58 X 03.56 = 09.54
18	03.07 X 02.31 = 07.06
19	02.23 X 00.48
20	02.23 X 00.48
21	02.23 X 00.48
22	02.23 X 00.48
23	02.23 X 00.48
24	02.23 X 00.48
25	02.23 X 00.48
26	02.23 X 00.48
27	02.23 X 00.48
28	02.23 X 00.48
29	02.23 X 00.48
30	02.23 X 00.48
31	02.23 X 00.48
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77	02.23 X 00.48
78	02.23 X 00.48
79	02.23 X 00.48
80	02.23 X 00.48
81	02.23 X 00.48
82	02.23 X 00.48
83	02.23 X 00.48
84	02.23 X 00.48
85	02.23 X 00.48
86	02.23 X 00.48
87	02.23 X 00.48
88	02.23 X 00.48
89	02.23 X 00.48
90	02.23 X 00.48
91	02.23 X 00.48
92	02.23 X 00.48
93	02.23 X 00.48
94	02.23 X 00.48
95	02.23 X 00.48
96	02.23 X 00.48
97	02.23 X 00.48
98	02.23 X 00.48
99	02.23 X 00.48
100	02.23 X 00.48

TOTAL DEDUCTION AREA = 486.32 SQ.MT.
NET BUI AREA = 1127.87 - 486.32 = 641.55 SQ.M

AREA STATEMENT :- (in sq.m.)

TOTAL PLOT AREA	22000.00 SQ.MT.
PERMISSIBLE GROUND COVERAGE 50%	11000.00 SQ.MT.
PROPOSED BUILT UP AREA	
a) GROUND FLOOR BUI AREA	854.75 SQ.MT.
b) FIRST FLOOR BUI AREA	718.39 SQ.MT.
c) SECOND FLOOR BUI AREA	661.55 SQ.MT.
TOTAL BUILT UP AREA a+b+c =	2234.69 SQ.MT.
F.S.I. CONSUMED	0.10
GROUND COVERAGE	
GROUND FLOOR BUI AREA	854.75 SQ.MT.
GROUND COVERAGE	0.03

SCHEDULE OF OPENING

S.NO.	NAME	SIZE	DESCRIPTION
01	D	1.50 X 2.10	T.W. PANNELED DOOR
02	D1	1.00 X 2.10	T.W. PANNELED DOOR
03	D2	0.75 X 2.10	T.W. PANNELED DOOR
04	O	2.00 X 2.10	OPENING
05	O	0.90 X 2.10	OPENING
06	O	0.75 X 2.10	OPENING
07	W1	2.00 X 1.20	ALUMINIUM GLAZED WINDOW
08	W2	1.50 X 1.20	ALUMINIUM GLAZED WINDOW
09	W3	0.90 X 1.80	ALUMINIUM GLAZED WINDOW
10	W4	1.00 X 1.20	ALUMINIUM GLAZED WINDOW
10	V	0.60 X 0.75	FULLY GLAZED VENTILATOR

NOTES

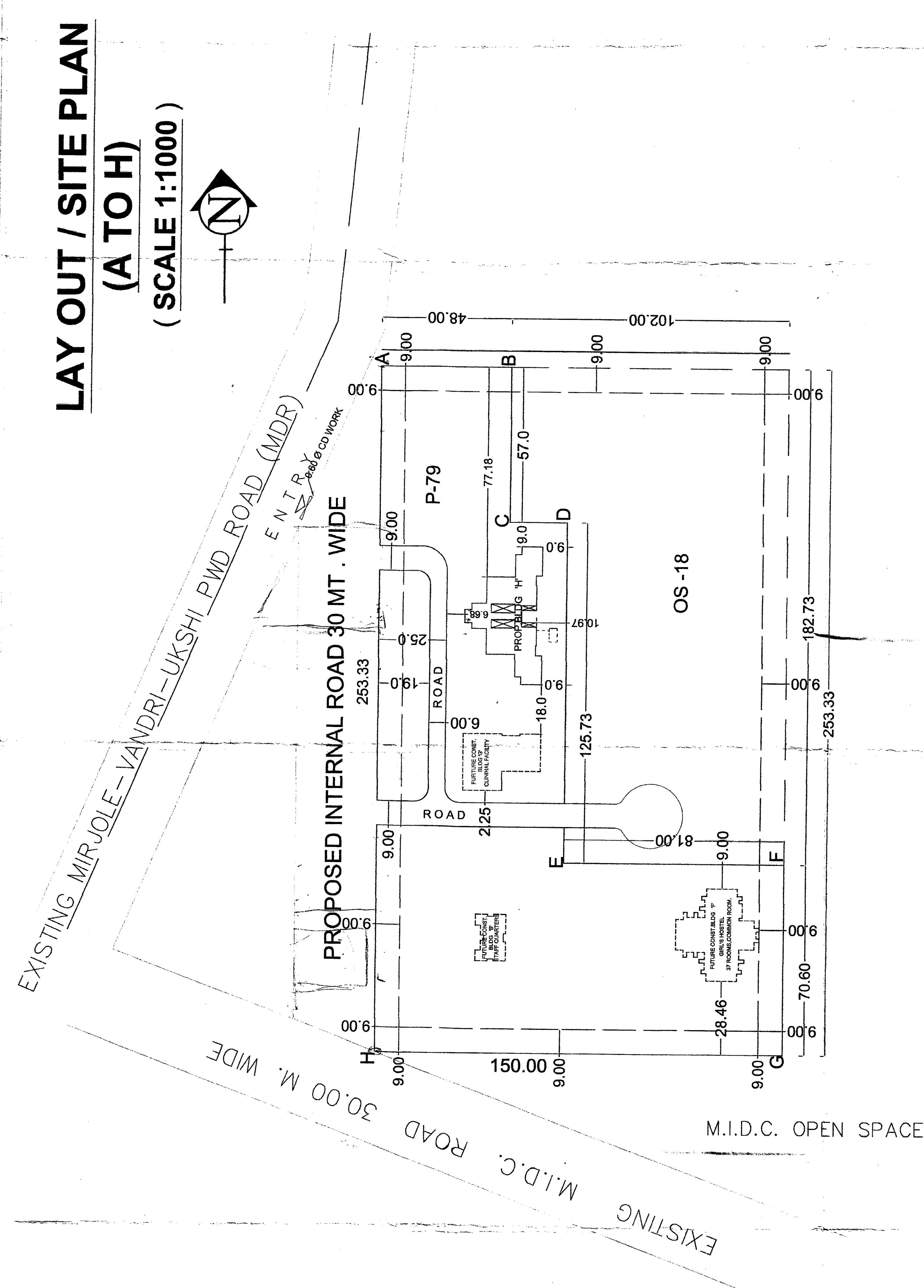
ALL DIMENSIONS ARE IN METER.
R.C.C. & LOAD BEARING STRUCTURE
0.25 & 0.23 & 0.15 & 0.10 THK. WALL
R.C.C. SLAB 0.150 & LOFT 0.10 M. THICKNESS.
PLOT BOUNDARY SHOWN IN BLACK.
PROPOSED CONSTRUCTION SHOWN IN RED.
SANITARY ARRANGEMENT SHOWN IN RED DOTTED.
ROADS SHOWN IN GREEN.

REVISED PLAN FOR EDUCATIONAL BUILDING ON PLOT NO. P-79 OF MIRJOLE BLOCK RATNAGIRI FOR : "THE YASH FOUNDATION"

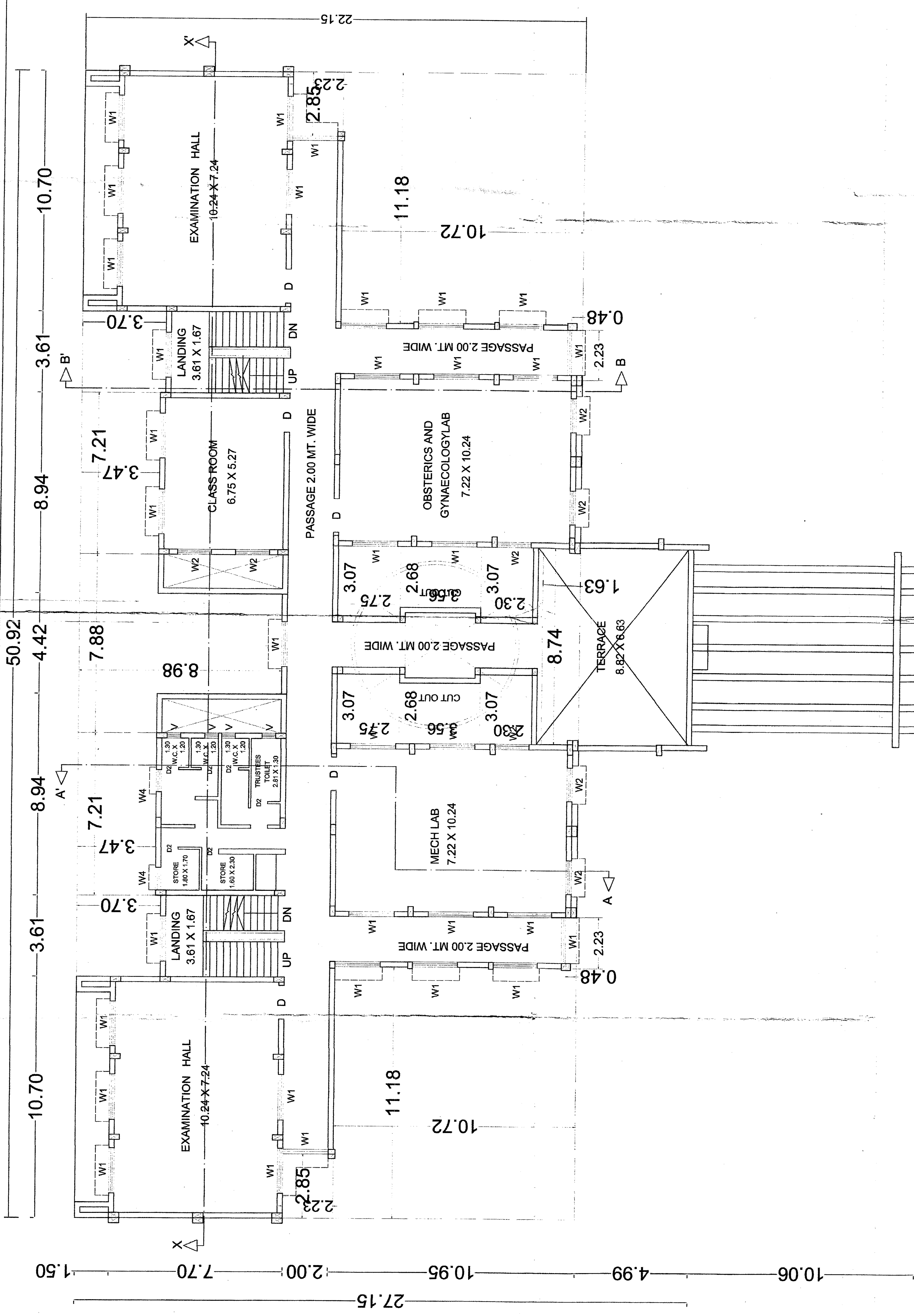
Stamp of the engineering firm and signatures of the engineer and owner.

SHRUTI V. AMBERKAR
Civil Engineer & Consultant
B/206, JUTKA APT. TELJALI CORNER, RATNAGIRI.
MOBILE : 9130907404

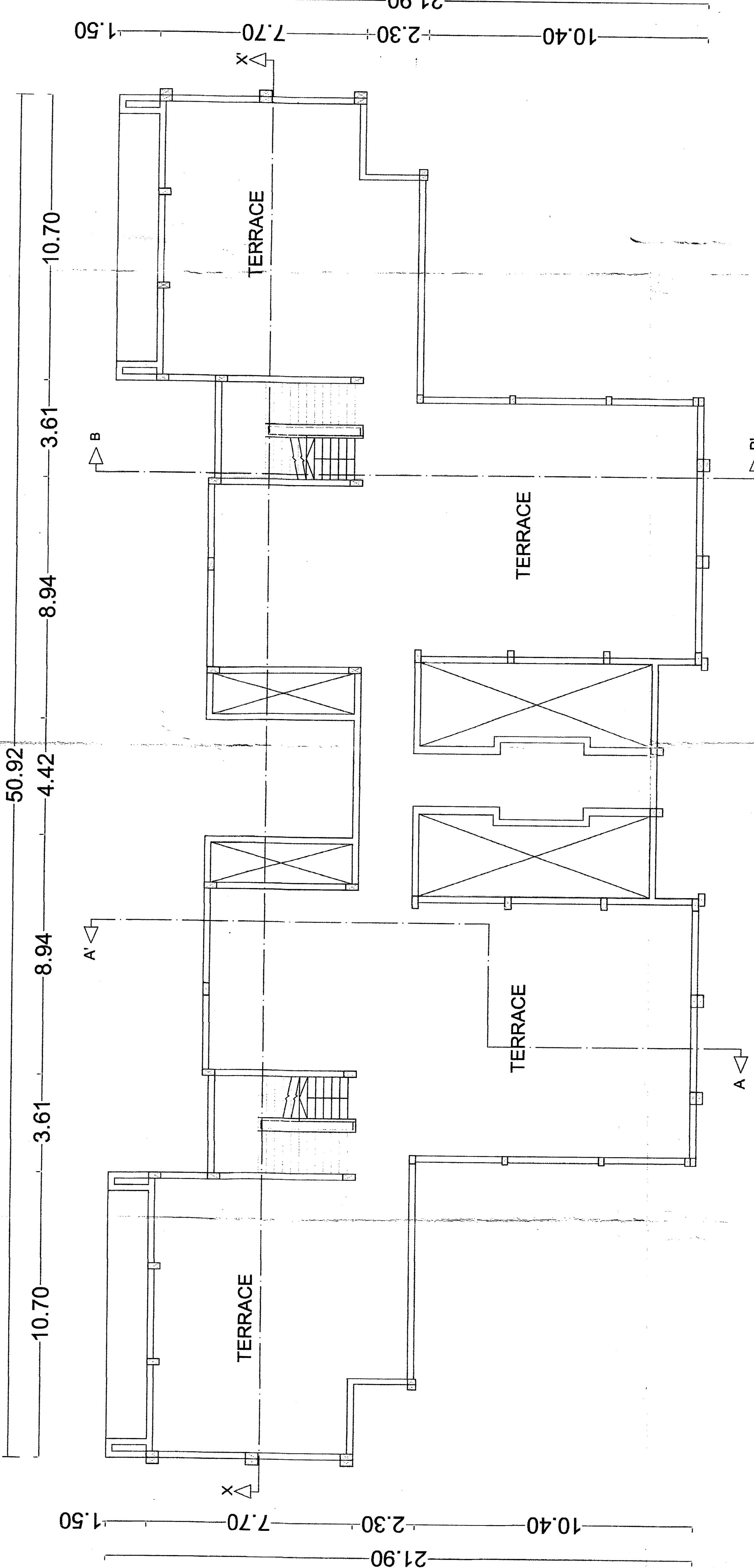
LAY OUT / SITE PLAN
(A TO H)
(SCALE 1:1000)



SECOND FLOOR PLAN SCALE 1:100



TERRACE FLOOR PLAN SCALE 1:100





(A Govt. of Maharashtra Undertaking)

BUILDING COMPLETION CERTIFICATE.

This is to certify that, M/s. The Yash Foundation, allottee of plot No. P-79 (Mirjole block) in Ratnagiri Industrial area have completed the Commercial building work on the above said plot in accordance with the building plans approved vide this office letter No. SPA/RTN/D-15021 dated - 19.10.2015 through the licensed Architect Smt. Shruti V. Amberkar (Name Regd. No. ____).

Details of units constructed are as given below.

01. Name of Allottee.	☞ M/s. The Yash Foundation.
02. Plot No.	☞ P-79 (Mirjole block)
03. Plot Area in Sq.m.	☞ 22000.00M ²
04. Date of allotment.	☞ 29.05.2006.
05. Approval of plans.	☞ Built up area in M2
a 1 st approval No. DB/RTN/ 1026 dated 09.06.2006.	☞ 10148.44 M ² (Cancelled)
b 1 st Revised approval No. SPA/ RTN/ D-15021 dated 19.10.2015.	☞ 2234.69 M ²
c 2 nd Additional approval No. DB/ RTN/- dt.	☞ - M ²
d 4 th approval No. DB/RTN/- dt. -	☞ -
e Total : as per (b)	☞ 2234.69 M ²
06 Position of construction on the site as on:	☞ 02.11.2015
a) Built up area complete in all respect. (in M ² m)	☞ 2234.69 M ²
b) Area under construction.	☞ -
c) Open area (in sq.m.)	☞ 21145.25 M ²
d) Remarks.	☞ -

07. Remarks of Executive Engineer regarding observation of D.C. rules (Executive Engineer may indicate as to whether the construction has been in accordance with the approved plan and give any other observation which he considers necessary to give) ☒ The Commercial building is completed as per approved plans.
08. Area that could be considered as built up area (in sq. m.) ☒ 2234.69 M²
09. Actual utilization of plot in view of the existing construction in the form of utilization of F.S.I. ☒ 0.10 < 1
10. Do you recommend grant of final lease of the entire plot having regard to the area of the plot and construction carried out so far? ☒ Yes.



S. Jakshe
Executive Engineer,
MIDC, Ratnagiri Division,
Ratnagiri.

NO./SPA/RTN/ 0 67 055/OF 2015,
Office of the Executive Engineer,
M.I.D.C. Ratnagiri Division,
Ratnagiri - 415 639.

Date: 10-12-2015

1. Copy f.w.cs to M/s. The Yash Foundation, Plot No. P-79 (Mirjole block), MIDC, at Ratnagiri Industrial Area.
2. Copy f.w.cs. to the Regional Officer, MIDC Ratnagiri for information.
3. Copy to Deputy Engineer(Civil), MIDC Ratnagiri Sub-Division for information.
4. Copy to Deputy Engineer(E&M), MIDC Ratnagiri Sub-Division for information.
5. Copy to guard file.



(A Govt. of Maharashtra Undertaking)

Ph. No. : 022352-228630
Fax No. : 02352-228712
e-mail ID : eeratnagiri@midcindia.org
Web site : www.midcindia.org

No./TB/RTN/ D-19272/of 2017,
Office of the Executive Engineer,
MIDC, Division Ratnagiri.
Ratnagiri 415 639.
Date : 04.09.2017

To,
K. S. Bharati
Joint Secretary,
India Nursing Council
8th floor, NBCC Centre
Plot No. 2 community centre
Okhlaphase - I, New Delhi.

Sub : Building completion certificate.

Ref. : 1) BCC No. - SPA/RTN/D-67055 of 2015 dt. 10.12.2015
2) Letter received from Yash Foundation No. YF/Con/414
dt.04.09.2017

Dear Sir,

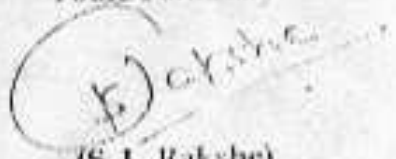
With subject to above reference (1) BCC issued by this office dt. 10.12.2015, We certify that plot No. P-79 allotted to 'The Yash Foundation' is not for commercial building purpose. Plot No. P-79 is allotted to 'The Yash Foundation' for educational building purpose.

This is for your information please.

Thanking You,



Yours Faithfully

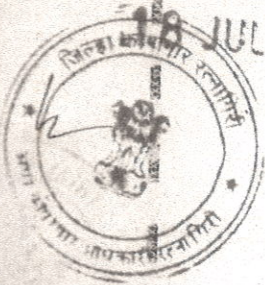

(S. L. Rakshie)
Executive Engineer
MIDC, Division Ratnagiri

Copy submitted to Registrar, The Yash Foundation, Ratnagiri for information.
Copy submitted to Regional Officer, MIDC, Ratnagiri for information.
Copy to Guard File.



महाराष्ट्र MAHARASHTRA

T 269975



18 JUL 2006

Handwritten signature



अ नं. ०४६६ किमत १००८ रातनागिरी - २०/७/०६
ठिकाण - रातनागिरी, श्री. यश आर्ट्स साइन्स & कॉमर्स फाउंडेशन
हस्त - मंगेशा. मोहाराज रातनागिरी

(सौ यशरा राजेश काणे)
लायसन्स स्टॅप हेंडल, रातनागिरी.
लायसन्स नंबर - १/९७

THIS AGREEMENT made at Ratnagiri this 21st day of July Two thousand Six BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a corporation established under the Maharashtra Industrial Development Corporation Act, 1961 and having its office at Orient House, Adi Marzban Path, Ballard Estate, Mumbai-400038 (hereinafter called "the Lessor" which expression shall, unless the context does not so admit include its successors and assigns) of the First Part: M/s The Managing Trustee Yash Arts, Science & commerce foundation a trust Registered under Bombay Public Trust Act. 1950 at Kamalashram Jakimirya, Tal. & Dist. Ratnagiri, (hereinafter called "the Lessee" which expression shall, unless the context does not so admit include its successor or successor in the heirs, executors, administrators, successors and permitted assigns of such last survivor) of the Second Part:-



Handwritten signature

AND The Bank of Maharashtra Br. R. P. Gogate Colloage, Ratnagiri (hereinafter referred to as the "Financial Institution which expression shall unless does the context does not so admit, include its successors and assigns) of the Third Part:

AND WHEREAS:

(a) By an indenture of the Lease dated the **20th** day of **July 2006** (hereinafter referred to as "the said Lease") and made between the Lessor of the One Part and the Lessee of the other part and lodged for registration in duplicate in the office of the Sub-Registrar of Assurance at **Ratnagiri** under the serial Nos. **3136** on the **20st** day of **July 2006** the Lessor in consideration of the premium paid and of the rent thereby reserved and of the covenants, and conditions contained therein and on the part of the Lessee to be paid observed and performed did thereby demise unto the Lessee all that place of land known as Plot No **P-79 in the Ratnagiri (Mirjole) Industrial Area**, within the village limits of **Mirjole Taluka** and Registration Sub-District **Ratnagiri District** and Registration District **Ratnagiri** containing by admeasurements **22000** square metres or thereabouts, and more particularly described in the First Schedule there under and also in the First Schedule hereunderwritten together with the buildings and erection then or at any time thereafter standing and being thereon and together with all rights, easements and appurtenances thereto belonging to hold the said land and premises expressed to be thereby demised (therein and hereafter referred to as the "the demised premises") unto the Lessee for a term of ninety five years computed from the **1st day of May, 2006** subject to the payment of rent and on the terms, covenants and conditioned therein contained:

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(b) The Lessor had, at the request of the Lessee, granted to the Lessee consent to mortgage/charge by the Lessee of the Lessee's interest under the Lease in favour of , Bank of Maharashtra Br. R. P. Gogate Collage, Ratnagiri as security for repayment of the loan of Rs. 10,00,000/- .

(c) The Lessee has requested the Financial Institution to advance to the Lessee certain loans particulars whereof are set out in the Second Schedule hereunder written (hereinafter called "the said Loans") on the security, interalia of a mortgage of the demised premises which the Financial Institution has agreed to do on certain terms and conditions as also on condition that the Lessee will mortgage and change all its assets including the Lessee's interest in the demised premises under the said Lease in favour of the Financial Institution;

(d) The Lessor at the request of the Lessee has agreed to accord the necessary permission to mortgage the demised premises to the Financial Institution and to enter into this agreement in the manner hereinafter contained;

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

(1) In pursuance of the said agreement in consideration of the premises the Lessor hereby grants permission to the Lessee to mortgage the demised premises to the Financial Institution for the bonafide purpose of securing the due payment of the said loans advanced or to be advanced by the Financial Institution to the Lessee subject to a maximum of **Rs. 10.00 Lacs** in the aggregate. The permission hereby granted will not authorize the Lessee to mortgage only the part of the demised premises.

2) The Lessor the Lessee and the Financial Institution further agree that the Financial Institution may sell the demised premises or any part

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hereof or have the same sold for realizing the security in their favour subject, however, what is stated below namely:-

- (a) In the event of the Financial Institution selling the demised premises or any part thereof or having the same sold as aforesaid for realization of the security, the Financial Institution shall pay to the Lessor the entire amount of the unearned income from the land demised under the said Lease (excluding the value of buildings or structures, plant and machinery erected and installed thereon by the Lessee viz., the entire excess of the price of land calculated at the ruling rate prescribed by the Lessor in the said Industrial area on the date of such sale and the amount of premium paid by the Lessee to the Lessor in respect of the said plot of land at the time of allotment viz., premium calculated at the rate of **Rs. 60/- & 120/- per Square Meters** provided that the Lessor will not be entitled to receive any such payment unless the claims of the Financial Institution in respect of the mortgage debt inclusive of interest commitment charge, increase that may occur on account of devaluation/foreign exchange fluctuation escalation, costs, charges and expenses are satisfied in full. The decision of the Lessor subject only to an appeal to the Government of Maharashtra as regards the amount of unearned income shall be final;
- (b) The right of Financial Institution to sell the demised premises under such mortgage to realize the undercharged debt shall be absolute as set out in condition (a) as above;

"In the event of sell the financial Institution shall ensure that the proposed activity of the purchaser shall be same for which the plot is allotted and the corporation (The grantor/Lessor) will not allow any charge."

- (c) The condition prohibiting assignment, underletting or parting with the possession of the demised premises or any part thereof or any interest

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therein imposed upon the Lessee under the said Lease shall apply to any future assignment, underletting or parting with the possession of the demised premises or any part thereof or any interest therein by the transferee who purchases the demised premises or any part thereof at the sale by the Financial Institution/s or any one or more of them as aforesaid;

(d) In the event of the Lessee committing any default or committing breach of any of the covenants and condition of the said Lease and the Lessor deciding to exercise its right to re-enter upon and resume possession of the said plot of land, the Lessor shall give unto Financial Institution at least six month notice in writing specifying the default or breach committed by the Lessee and the Lessor shall not exercise its right of re-entry of resumption unless the Lessee or the Financial Institution or any of them shall has failed to remedy the same within six month of receipt of the said notice:

(e) During the continuance of the said mortgage of the demised premises in favour of the Financial Institution as security for loan advanced by it to the Lessee hereinbefore recited it shall not be necessary for the Lessee to insure building and structures comprised in the demised premises in the joint name of the Lessee and the Lessor PROVIDED the Lessee has such insurance effected in the joint names of the Lessee and the Financial Institution;

(f) The Lessee shall in case of such mortgage of the demised premises and the buildings and structures therein or any of them as provided in preceding clause 1 above, file complete particular of that mortgage with the Lessor within a period of one month from the date of such mortgage.

3. Subject as aforesaid all the covenants and conditions of the said indenture of Lease shall remain in full force and effect.

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IN WITNESS WHEREOF the Lessor hath caused these presents to be executed on its behalf, the Lessee has set his hand, thereto and the Financial Institution have caused these presents to be executed under the hands of its authorized representatives the day and year hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece of land known as **Plot No. P-79 in the Ratnagiri Industrial Area**, within the village limits of **Mirjole Taluka** and Registration Sub-district **Ratnagiri District** and registration District **Ratnagiri** Containing by admeasurement **22000** square metres or thereabouts and bounded as follows that is to say: -

On or towards the North by : MIDC Land PL-1

On or towards the South by : MIDC Road 30.5 m R/W

On or towards the East by : Open space No. 18 & MIDC Land

On or towards the West by : PWD Ratnagiri & Mirjole Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Particulars of Loans)

Name of the Financial Institution

Amount of the loan agreed to
be advance Rs.

The Bank of Maharashtra
Br. R. P. Gogate collage, Ratnagiri

Rs 10,00,000/-
(Rs. Ten Lacs only)

S/Mane

SIGNED, SEALED AND DELIVERED by the
within Name **SHRI. D.S.GAVIT**, The **Regional
Officer** for and on behalf of the within named
**MAHARASHTRA INDUSTRIAL DEVELOPMENT
CORPORATION**, in the presence of :-



1. *Shri V.P. Vanjane* *[Signature]*

[Signature]
Regional Officer
M.I.D.C. Ratnagiri

2. *Shri R. B. Bhosale* *[Signature]*

The Rubber Seal of the above named
Licensee



**M/s. The Manging Trussee Yash Arts,
Science & commerce foundation**

[Signature]

who in token of having affixed the Seal of the
Company, set his hand/their respective
hands hereto in the presence of:-

Managing Trustee
YASH ARTS, SCIENCE & COMMERCE FOUNDATION
"KAMALASHRAM" JAKIMIRYA,
TAL. & DIST. RATNAGIRI

1. *Shri U.B. Sawant* *[Signature]*

2. *Shri B.B. Pawar* *[Signature]*

SIGNED, SEALED AND DELIVERED by

The within named Financial Institution

THE Bank of Maharashtra Br. R.P.

Gogate Collage, Ratnagiri

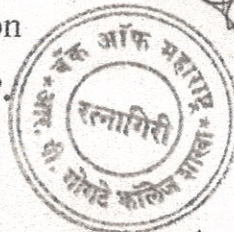
the hand of

Shri *Mahaddalkar Sanjay Shantaram*

Its constituted Attorney in the presence of: -

1. *Sou. Anagha N. Joshi* *[Signature]*

2. *शेताब अनंत भुवड* *[Signature]*



कुलेबँक ऑफ महाराष्ट्र

शाखा प्रबंधक
आर.पी. गोगटे कॉलेज शाखा
रत्नागिरी.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

POSSESSION RECEIPT

I, **Shri. J N Gade**, Head Surveyor on behalf of the Maharashtra Industrial Development Corporation and **Managing Trustee, Yash Arts, Science, & Commerce Foundation** on behalf of have this day respectively handed over and taken over the possession of **Plot No. P-79** admeasuring **22000 Sq. mts** of the **Ratnagiri Industrial Area, Tal. Ratnagiri, Dist Ratnagiri** after actual measurement and demarcation of the plot on the site.

Place:- Ratnagiri.

Date:- 29/05/2006

Handed over by

Taken by

(Signature of the officer with designation)

(Signature of the allottee or representative with this designation)

Head Surveyor,
-M. I. D. C., Ratnagiri.

Though the physical possession of **Plot No. P-79** is handed over today on **29/05/2006** the legal title to the plot, shall be passed to the allottee, only after the legal documents as prescribed by MIDC, are duly completed and conferred be the allottee, and the competent of in MIDC, and this possession receipt by itself, does not pass on the legal title of the plot to person, to whom the plot is handed over.



(Signature of the allottee or representative with this designation)

Managing Trustee
YASH ARTS, SCIENCE & COMMERCE FOUNDATION
"KAMALASHRAM" JAIJIMBYA,
TAL. & DIST. RATNAGIRI



Contact details: (+91)9767924059
Email: aakarbuildingsolution@gmail.com
Address: Audumbar plaza, phase II,
Malvan-Kudal road, Kudal,
Sindhudurga. Pin- 416520
GSTN:27ABMFA5352L1Z2

Ref No: - ABS/B/04/2025

Date: 08/01/2025

FORM B

[See Section 3(3) and rule 4(2)]

Six monthly Certificate to be given in every January and July by the owner or the occupier for compliance of the

Fire Prevention & Life Safety Measures.

Certificate

Certified that, I/we have carried out inspection of the Fire Prevention and Life Safety Measures installed in the following building or Premises, Namely

**M/s The Yash Foundation,
Plot No. P-79, MIDC, Ratnagiri Industrial Area, District-
Ratnagiri, Maharashtra**

We further certify that these installation in the above-mentioned building are maintained in good and efficient conditions during the period **1st July 2024 to 31st December 2024** as required under the provision of the Maharashtra Fire Prevention & Life Safety Measures Act, 2006 (Mah.III of 2007.) The detail of the inspection of installation carried out by us are mentioned in the report appended herewith.

Place: Ratnagiri

**Ajinkya Anant
Jamsandekar**

Digitally signed by Ajinkya
Anant Jamsandekar
Date: 2025.01.08 13:42:35
+05'30'

Signature of the Licensed Agency

Fire Hydrant System: MFS-LA/F-415



Contact details: (+91)9767924059
Email: aakarbuildingsolution@gmail.com
Address: Audumbar plaza, phase II,
Malvan-Kudal road, Kudal,
Sindhudurga. Pin- 416520
GSTN:27ABMFA5352L122

Ref No: - ABS/B/05/2025

Date: 08/01/2025

Subject: - Installation Report of Fire Equipment's installed at **M/s The Yash Foundation,**
Plot No. P-79, MIDC, Ratnagiri Industrial Area, District-
Ratnagiri, Maharashtra

Dear Sir,

As a routine, we have checked the firefighting equipment's installed at aforesaid site and details are as under:

Sr. No	Equipment	Quantity
1.	450 LPM, 5 Hp -Terrace booster pump	01 Nos
2.	S.S. Hydrant valve- ISI mark	03 Nos
3.	Hose Pipe with S.S Coupling of 15m length, ISI mark	03 Nos
4.	Hose Box – Single door	03 Nos
5.	Branch Pipe nozzle of SS, ISI mark	03 Nos
6.	Hose Reel Drum with hose 30m length of IS: 12585	03 Nos
7.	Fire Brigade Inlet	01 Nos.
8.	ABC type fire Extinguisher 6 Kg.	05 Nos.
9.	Fire Buckets	02 Nos.
10.	Sign Boards	01 Set.

We have inspected and confirm that requisite firefighting system are installed. The above said fire prevention equipment's installed are in good condition.

Ajinkya Anant
Jamsandekar

Digitally signed by
Ajinkya Anant
Jamsandekar
Date: 2025.01.08 13:43:12
+05'30'

You're faithfully,

For Aakar Building Solutions