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(1) To (19)

**CIDCO**  
WE MAKE CITIES

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**REGD. OFFICE :**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX : 00-91-22-2202 2509 / 6650 0933

**HEAD OFFICE :**

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.  
PHONE : 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/BP/ATPO/ 399

Date : 11/2/08

To,

The Chairman,  
Yerala Medical Trust & Research Centre  
Institutional Area, Sector-4, Kharghar

**ASSESSMENT ORDER NO. 427/2007 - 2008 REGISTER NO.02 PAGE NO.44**

**SUB:-** Payment of development charges for Educational Buildings on  
Plot no.16, 16A & 18 , Sector-04 at Kharghar, Navi Mumbai

- Ref:- 1) Your architects application dated.30/11/2007 & 22/01/2008  
2) Previous C.C. granted of existing building (Gr+3up) by this office vide letter No.185, dtd. 04/07/1995 of BUA=7638.93 Sq.mtrs.  
3) Previous Part O.C. granted by this office vide letter No.138, dtd.01/06/1998, of BUA=6382.71 Sq.mtrs.  
4) Previous balance O.C. granted by this office vide letter No. 1858, dtd.27/03/2000 of BUA=2238.38 Sq.mtrs.  
5) The latest C.C. granted of this building by this office vide letter no. 915, dtd. 04/05/2007 of BUA=2114.02 Sq.mtrs.  
6) The latest amended C.C. granted by this office vide No.27,dtd. 05/11/2007  
7) The latest OC granted on amalgamated plots dtd. 29/04/2005 & 15/11/2006  
8) Estate Officer (II) has permitted enhanced FSI from 0.75 to 0.875 & 0.875 to 1 in respect of Plot No.18, admeasuring enhanced BUA of 2500.00 Sq.mtrs & 2567.56 sq.mtrs. respectively vide letter No. 3901, dtd. 09/01/2007 & 3902, dtd. 03/04/2007  
9) Extension in time limit granted upto 08/01/2011 by Estate Officer (II), vide letter No.3901 & 3902, dtd. 09/01/2007 & 03/04/2007 respectively.  
10) PSIDC NOC issued by EE(Elect.) vide letter No. 894/1062, dtd. 02/04/2007 & 894/2007, dtd. 08/10/2007  
11) Revised NOC from Fire Officer vide letter No. 263/2007,dtd. 24/02/2007 & 27/2008, dtd. 18/01/2008  
12) Approval for elevations & aesthetic view from CA&P, vide letter No.14/2008,dtd.08/01/2008

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

**(OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)**

1. Name of Assessee :-The Chairman,  
Yerala Medical Trust & Research Centre
2. Location : Plot no. 16, 16A & 18, Sector-04 at Kharghar
3. Land use :-Educational
4. Plot area :-28972.25 Sq. mtrs
5. Permissible FSI : ONE
6. **AREA FOR ASSESSEMENT:-**
  - i) Plot area :-28972.25 Sq.mtrs.
  - ii) Built up area :-28285.99 Sq.mtrs
7. **DEVELOPMENT CHARGES :-**
  - i) On plot area :- 28972.25 Sq.mtrs X Rs.30/-=Rs. 869167.50
  - ii) On built up area :- 28285.99 Sq.mtrs X Rs.40/-=Rs.1131439.60
- 8) Total Assessed development charges:-7(I)+7(II)=Rs.2000607.10,Say Rs.2000608.00

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**Ref. No.**

**Date :**

/2/

- 9) Date of Assessment : 11/02/2008  
10) Due date of completion :- Upto 08/01/2011  
11) Development charges paid of Rs. 20,00,608/- vide  
1. Challan no.105473, dtd. 21/01/2008 Amount Rs.8638/-  
2. Assessment Order No. 305/2007-2008, dtd. 05/11/2007, Amount Rs.1991970.00

This assessment order supercedes the earlier order issued by this office vide  
No.305/2007-2008 dtd. 05/11/2007.

Yours faithfully

*V. Venu Gopal*  
11/02/08

**(V. Venu Gopal)**  
**Addl. Town Planning Officer**  
**Navi Mumbai & Khopta**

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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

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PHONE : 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP/ATPO/400

Date: 11/2/08

To,  
The Chairman,  
Yerala Medical Trust & Research Centre,  
Institutional Area, Sector-4, Kharghar.  
NAVI MUMBAI.

Sub:- Amended approval to revised plan for Educational Building on Plot no. 16, 16A & 18, Sector -04 at Kharghar, Navi Mumbai

Ref:- 1) Your architects application dated.30/11/2007 & 22/01/2008

- 2) Previous C.C. granted of existing building (Gr+3up) by this office vide letter No.185, dtd. 04/07/1995 of BUA=7638.93 Sq.mtrs.
- 3) Previous Part O.C. granted by this office vide letter No.138, dtd.01/06/1998, of BUA=6382.71 Sq.mtrs.
- 4) Previous balance O.C. granted by this office vide letter No. 1858, dtd.27/03/2000 of BUA=2238.38 Sq.mtrs.
- 5) The latest C.C. granted of this building by this office vide letter no. 915, dtd. 04/05/2007 of BUA=2114.02 Sq.mtrs.
- 6) The latest amended C.C. granted by this office vide No.27,dtd. 05/11/2007
- 7) The latest OC granted on amalgamated plots dtd. 29/04/2005 & 15/11/2006
- 8) Estate Officer (II) has permitted enhanced FSI from 0.75 to 0.875 & 0.875 to 1 in respect of Plot No.18, admeasuring enhanced BUA of 2500.00 Sq.mtrs & 2567.56 sq.mtrs. respectively vide letter No. 3901, dtd. 09/01/2007 & 3902, dtd. 03/04/2007
- 9) Extension in time limit granted upto 08/01/2011 by Estate Officer (II), vide letter No.3901 & 3902, dtd. 09/01/2007 & 03/04/2007 respectively.
- 10) PSIDC NOC issued by EE(Elect.) vide letter No. 894/1062, dtd. 02/04/2007 & 894/2007, dtd. 08/10/2007
- 11) Revised NOC from Fire Officer vide letter No. 263/2007,dtd. 24/02/2007 & 27/2008, dtd. 18/01/2008
- 12) Approval for elevations & aesthetic view from CA&P, vide letter No. 14/2008, dtd. 08/01/2008

Dear Sir ,

Please refer to your application for amended approval for Educational Building on Plot no.16, 16A & 18, Sector -04 at Kharghar, Navi Mumbai.

The amended approval is hereby granted to construct Educational Building on the plot mentioned above.

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

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kharghar, CIDCO prior to the commencement of the construction Work.

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FAX : 00-91-22-6791 8166

**Ref. No.**

**Date :**

/2/

You will ensure that the building materials will not be stacked on the road during the construction period.

This set of approved plans supercedes all the previous set of plans approved earlier by this office for the College building for Ayurved & Homoeopathy.

Thanking you,

Yours faithfully,

*V. Venu Gopal*  
11/02/22

**(V. Venu Gopal)**  
**Addl. Town Planning Officer**  
**Navi Mumbai & Khopta**

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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to The Chairman,

Yezala Medical Trust & Research Centre,

Amalgamated Plot Nos 10, 16A & 18 Road No. - Sector 4 Node Kharghar of

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed amendment for addition of 4th floor

& 5th floor to existing college Bldg. for Ayurved & Homoeopathy.

Total BUA of Bldg - 10766.51 M<sup>2</sup>  
previously approved - 8436.53 M<sup>2</sup>  
proposed BUA - 2329.98 M<sup>2</sup>

( Nos. of Residential Units — Nos. of Commercial units — )

1. This Certificate is liable to be revoked by the Corporation if :-
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
  - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.
  
2. The applicant shall :
  - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Obtain Occupancy Certificate from the Corporation.
  - 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted . at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
  
3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCR - 1975 in force.
  
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-45 of MRTP Act- 1966 and as per regulation no.16 1(B) of the GDCRs - 1975.

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 13,900/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any. etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UID-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply
  - i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a "Display Board" on the conspicuous place on site indicating following details :-
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number. Plot, Number/Sector & Noxle of Land under reference alongwith description of its boundaries.
    - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential Flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy. of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

*Ugale*  
11-2-08

ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopla

*gkr*

C.C.TO: ARCHITECT

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)

M/S. C.V. Parale Associates  
Udyam, 16-27, Shivaji Park,  
Road No.3, Dadas, Mumbai-28

RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
  - (i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
  - (ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
  - (iii) An impervious surface /underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
  - (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
    - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
    - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
    - c) Coarse sand as upper middle layer upto 20% of the depth;
    - d) A thin layer of fine sand as top layer;



- c) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

- g) Perforated concrete slabs shall be provided on the pits/trenches.
- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

2. The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq.mt.
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

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# PANVEL CITY MUNICIPAL CORPORATION



## Certificate Of Registration

(Under Bombay Nursing Home Registration (Amendment) Act 2005 Under Section 5)

This is certify that Dr. G.D.Pal B.A.M.S Ryno-I-8909

has been registered under The Bombay Nursing Home Registration (Amendment) Act

2005 in Respect of Dr. G.D.Pal Foundation Y.M.T Ayurvedic Medical College & Charitable  
Hospital

situated at Plot No 18 Seat 4 Institutional Area Kharghar Panvel City

Municipal Corporation and has been authorised to carry on said Nursing Home

Registration No. MH/Pmc/H-174

Date of Registration 06/05/2022

Place P.M.C

Date of issue 06/05/2022

### Terms and Conditions

- 1) Certificate is valid upto 31 / 03 / 2025 other bed 220
- 2) No. of indoor patients Sanctioned ..... 270..... Maternity Bed 50 / ICU Bed- 00 / NICU Bed/Total Bed 270
- 3) There should not be any nuisance or health hazards to the neighboring residents
- 4) Hospital waste should be disposed off as per the Biomedical Waste Act, 1998
- 5) Hospital waste should not be thrown in community dustbins or anywhere in open space.
- 6) All necessary NOC required from various department should be renewed regularly.
- 7) It is necessary to obtain relevant Registration / Licences required under various act applicable to hospital
- 8) Registration should be renewed every three year in the month of March as per the Bombay Nursing Home Registration (Amendment) Act 2005.
- 9) It is mandatory to submit information / report as desired by PCMC
- 10) The Registration is liable to be evoked on violation of any of above condition.



[Signature]  
Medical Officer of Health  
Local Supervising Authority  
Panvel City Municipal Corporation  
Panvel City Municipal Corporation

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24023516  
Website: <http://mpcb.gov.in>  
Email: [cac-cell@mpcb.gov.in](mailto:cac-cell@mpcb.gov.in)



Kalpataru Point, 2nd and  
4th floor, Opp. Cine Planet  
Cinema, Near Sion Circle,  
Sion (E), Mumbai-400022

RED/L.S.I

Date: 24/03/2023

No:- Format1.0/CAC/UAN No.0000138018/CR/2303001812

To,  
Dr. G. D. POL FOUNDATION,  
Plot No. 16, 16A, 18, Sector 4, Kharghar,  
Tal. Panvel, Dist. Raigad.  
Email: [aodrgdpol@gmail.com](mailto:aodrgdpol@gmail.com)  
Contact No.: 8291262322



Your Service is Our  
Duty

*Grant of Renewal of combine Consent and BMW Authorization (CCA) with increase in CI under the provisions of Water (P & CP) Act, 1974, Air (P & CP) Act, 1981 and Bio-Medical Waste Management Rules, 2016 as amended and Hazardous Waste (M & TM) Rules, 2016.*

- Ref:**
1. Previous Combine Consent and Bio-Medical Authorization granted by the Board vide dated 16.05.2019 which was valid up to 31.12.2020.
  2. Your application for Combine Consent and Bio-Medical Authorization vide UAN No. 138018, dated 29.04.2022.
  3. The minutes of Consent Appraisal Committee meeting dated 09.03.2023.

After examining the proposal, The Maharashtra Pollution Control Board hereby Renew Combined Consent and BMW Authorization to HCE under Section 25/26 of the Water (P&CP) Act, 1974, Section 21 of the Air (P&CP) Act, 1981 and Bio-Medical Waste Management Rules, 2016, and Authorization under Rule 5 of the Hazardous Wastes (Management & Transboundary Movement) Rules, 2016 respectively, under Environment (Protection) Act, 1986, subject to terms and conditions as specified below and in the **Schedules(I-IV) and Annexures (I-II)** enclosed in this order.

1. This CCA shall be in force for a period From **31-12-2020** To **31-12-2025**
2. The capital investment of the HCF is **₹7682.76** Lakhs (As per C.A Certificate Submitted by HCF)
3. HCF Area: - Plot Area 28972.00 M<sup>2</sup> with Built-up area 24207.00 M<sup>2</sup>.
4. **Activities Included**
  - a. Total Number of Beds : **440 Nos.** (As per BNH certificate no. MH/PMC/H-172, 173, 174 valid upto 31-03-2023)
    - I. General Beds : **380 Nos**
    - II. Maternity Beds : **60 Nos**
5. **Conditions under the Water (P&CP) Act, 1974:-**
  1. Quantity of total water consumption shall not exceed 181.00 M<sup>3</sup>/day. You shall not use the ground water without obtaining prior permission of Central Ground Water Authority.



2. You shall provide adequate treatment & disposal facility for Sewage & Effluent generated as specified in **Annexure-I**
3. You shall provide water meter at water intake point & at sewage/Effluent disposal point and shall maintain monthly records thereof.

**6. Conditions under the Air (P&CP) Act,1981:-**

1. You shall use the fuel for DG set as specified in the **Annexure-II**.
2. You shall provide adequate emission control system to DG set as specified in **Annexure-II**.
3. You shall strictly observe noise standards applicable for DG set stack emission and ambient noise level as per **Annexure-II**.

**7. Conditions under Hazardous and Other Wastes(Management, Handling & Transboundary Movement) Rules, 2016 for treatment and disposal of hazardous waste:-**

You shall have valid membership of CHWTSDF and shall dispose the Hazardous waste generated in strict compliance with said rules and maintain record thereof.

<b>Sr No</b>	<b>Type of Waste</b>	<b>HW Category no.</b>	<b>Quantity</b>	<b>UOM</b>	<b>Disposal</b>
1	5.1 Used or spent oil	5.1	50	Ltr/A	Sale to authorized recycler
2	35.3 Chemical sludge from waste water treatment	35.3	10	Kg/M	CHWTSDF

**8. Conditions under Solid Waste Management rules 2016**

1. You Shall Handover Solid waste (Other Than BMW) to Local bodies as per provisions of SWM Rules, 2016.
2. You shall Not mix general solid waste with Bio Medical Waste.

**9. Conditions under BMW Management rules, 2016 (As Amended):-**

1. You shall adhere to the BMW Generation quantity and storage conditions as specified in Schedule-I of BMW Management Rules, 2016, as amended.
2. You shall segregate and handover BMW to BMW T&D CTF **Mumbai Waste Management Ltd, Talaja, Navi Mumbai** Strictly complying with the Provisions of Schedule-I and Maintain record of the same.
3. **Cytotoxic Drugs/ Waste:** You shall have separate storage, marked with the symbol of Bio Hazard & Cytotoxic Hazard for outdated, discarded, unused cytotoxic drugs/waste and submit details of Management and Handling of outdated, discarded, unused Cytotoxic drugs in the format prescribed by CPCB which is available on [www.cpcb.nic.in](http://www.cpcb.nic.in) along with Annual Report to MPCB with a copy to CPCB before 30th June of every year.
4. **Mercury Waste:** You shall manage the Mercury Waste in HCE in environmentally sound manner (including storage, spilled collection, transportation and disposal) as per guidelines published by CPCB as detailed in document entitled "Environmentally Sound Management of Mercury Waste in Health Care Facilities" ([www.cpcb.nic.in](http://www.cpcb.nic.in)).



10. You shall not undertake Modifications/ Upgradation in existing facility without obtaining prior Environment Clearance under the Provision of EIA notification, 2006 Or Consent to Establish from the MPC Board as applicable.
11. Any unauthorized change in Location, Name, personnel, equipment or working conditions as mentioned in the application by you shall constitute a breach of this CCA. In case of any change you shall apply fresh for CCA or amendment as applicable.
12. You shall not Rent, Lend, Sell, Transfer or Close Down the facility or otherwise transport / Handover the Bio-Medical waste generated for any other purpose without obtaining prior written permission of the MPC Board.
13. This Board reserves the right to review, amend, suspend, revoke, or change any of the conditions applicable under this CCA and the same shall be binding on the HCE.
14. You shall maintain records of MPC board Officers visit and shall obey all the lawful instructions issued by the Board Officers from time to time.
15. Any violation of provisions of BMW Management Rules, 2016 as amended shall attract the penal provisions of Environment (Protection) Act, 1986 and Violations under the provisions of Water (P&CP) Act 1974, Air (P&CP) act 1981 shall attract provisions of respective act including closure of the facility and prosecution.
16. This CCA shall not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies as applicable.
17. HCE shall properly operate the ETP & STP to achieve the consented norms.
18. HCE shall submit BGs as per HCE BG regime.

This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



**Signed by: Dr. Y.B.Sontakke**  
 Joint Director(WPC) & InCharge Of CAC-Cell  
 For and on behalf of,  
**Maharashtra Pollution Control Board**  
 cac-cell@mpcb.gov.in  
 2023-03-24 18:00:56 IST

**Received Consent/Authorization fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	375000.00	MPCB-DR-11933	17/05/2022	NEFT
2	627877.00	TXN2303003426	21/03/2023	Online Payment
3	700000.00	TXN2303003424	21/03/2023	Online Payment
4	45000.00	TXN2205001313	11/05/2022	Online Payment

**Copy to:**

1. Regional Officer, MPCB, Raigad and Sub-Regional Officer, MPCB, Raigad I  
 - - They are directed to ensure the compliance of the consent conditions.  
 SRO They are directed to ensure the compliance of the consent conditions.
2. Cheif Accounts Officer, MPCB,Sion, Mumbai
3. I/C EIC- for record & website updating purpose.
4. CAC Desk - for record & updation purposes.

**Conditions under Water (P & CP), 1974 Act: (Refer Condition No. 5)**

## A. Water Consumption Details:-

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	175.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	6.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Other such as agriculture, gardening, etc.	0.00

## B. Conditions for Sewage &amp; Effluent Generation, Treatment and Disposal:-

<b>Sr. No.</b>	<b>Description</b>	<b>Permitted quantity of discharge (CMD)</b>	<b>Standards to be achieved</b>	<b>Disposal</b>
1	Domestic Sewage	140	As per clause 'C'	Recycle to maximum extent & remaining on land for gardening
2	Trade effluent	5.0	As per clause 'C'	As above

## C. You shall operate the combined waste water treatment plant of adequate design and capacity to treat the domestic sewage and trade effluent so as to achieve the following standards as prescribed below under E (P) Act, 1986 and Rules made there under and recycle treated effluent after achieving standard prescribed below.

<b>Sr. No.</b>	<b>Parameters</b>	<b>Discharge Standards applicable</b>
		Limiting Concentration in mg/except for pH
1	pH	6.5-9.0
2	Oil & Grease	10
3	BOD (3 days 27°C )	30
4	COD	250
5	Total Suspended Solids	100
6	Bio-Assay Test	90 % survival of fish after 96 hours in 100 % effluent

## D. You shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

## E. You shall provide Primary/ Secondary/ tertiary treatment system and disinfection facility.

## F. The Applicant shall obtain prior consent of the Board to take steps for Expansion/Modification of any treatment and disposal system or an extension or addition thereto.

## G. You shall provide Specific Water Pollution control system as per above conditions and conditions of Environmental Clearance, if applicable.

**Terms & conditions for Incinerator(s) and D.G. Set(s) under Air (P & CP) Act, 1981 and Bio Medical waste management Rule, 2016: (Refer Condition No.6)**

1. You shall observe following fuel pattern and erect following stack (s):

<b>Sr. No.</b>	<b>Stack Attached to</b>	<b>Fuel Type</b>	<b>Quantity</b>	<b>Stack Height (Mtr)</b>
1	DG Set 320 KVA	HSD	67.20 Kg/Hr	4.50

2. The Applicant shall obtain prior permission of MPC board for providing additional control equipment with necessary specifications and operation thereof or replacement/alteration well before its life come to an end or erection of new pollution control equipment.

3. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, either in whole or in part as necessary).

4. Conditions for D.G. Set:-

- a. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically for control of noise.
- b. Acoustic enclosure/acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB(A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
- c. You shall make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
- d. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- e. A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
- f. D.G. Set shall be operated only in case of power failure.
- g. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h. The applicant shall comply with the notification of MoEFCC dated 17.05.2002 regarding noise limit for generator sets run with diesel.

5. You shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

**SCHEDULE-I****Authorization for Management of Bio-Medical Waste (Category and Quantity)**

The authorization is granted for Generation and Segregation of BioMedical Waste (BMW) in waste categories and quantities listed here in below:

Sr. No	Category	Type of Waste	Quantity not to exceed (Kg/Month)	Segregation Colour coding	Treatment & Disposal
1	Yellow	a) Human Anatomical waste	77.00	Yellow coloured non- chlorinated plastic bags.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF Mumbai Waste Management Ltd, Taloja, Navi Mumbai.
		b) Animal Anatomical Waste	60.00		
		c) Soiled Waste	65.00		
		d) Expired or Discarded Medicines	30.00		
		e) Chemical Waste	90.00		
		f) Chemical Liquid Waste	55.00	Separate collection system leading to effluent treatment system.	
		g) Discarded linen, mattresses, beddings contaminated with blood or body fluid.	120.00	Yellow coloured non - chlorinated plastic bags or suitable packing material.	
		h) Microbiology Biotechnology and other clinical laboratory waste	35.00	Autoclave safe plastic bags or containers.	
2	Red	Contaminated waste (Recyclable)	25.00	Red coloured non chlorinated plastic bags or containers.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF Mumbai Waste Management Ltd, Taloja, Navi Mumbai.
3	White (Translucent)	Waste sharps including Metals	28.00	Puncture proof, Leak proof, tamper proof container.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF Mumbai Waste Management Ltd, Taloja, Navi Mumbai.
4	Blue	a) Glassware	45.00	Puncture proof, Leak proof with Blue coloured marking.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF Mumbai Waste Management Ltd, Taloja, Navi Mumbai.
		b) Metallic body implants	500.00		



**Responsibilities of the Health Care Facility**

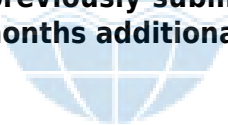
1. You shall handover Bio Medical waste only to MPCB Authorized Common Bio medical waste treatment and Disposal facility **Mumbai Waste Management Ltd, Talaja, Navi Mumbai** and maintain records thereof for 5 years.
2. You shall establish bar code for handling of bio-medical waste.
3. You shall ensure segregation of Bio-Medical Waste in colour coded bags as per BMW Management Rules, 2016
4. You shall not store Bio Medical waste beyond 48 hours from the generation.
5. You shall use only non-chlorinated plastic coloured bags.
6. You shall ensure use of colour coded bins and bags for segregation of BMW as required under BMW Management Rules 2016.
7. You shall not mix General/other Solid waste with Bio Medical Waste.
8. You shall ensure segregation, treatment and disposal of General / Other Municipal solid waste as per Solid Waste Management rules, 2016.
9. You shall pay the charges to authorized Common Bio Medical waste Treatment and Disposal facility for its services as agreed upon during the membership registration or as amended.
10. You shall comply and strictly abide with the conditions stipulated in BMW Management Rules, 2016 as amended time to time.
11. You shall handover Plastic / Metal waste (BMW) to Common Bio medical waste treatment and Disposal facility allocated to you for treatment & disposal or plastic/metal recycler authorized by MPCB for BMW Handling and maintain records thereof & submit to MPCB in Annual report.
12. You shall provide training to all workers involved in handling of bio-medical waste at the time of induction and at least once a year thereafter and maintain record thereof.
13. You shall undertake appropriate medical examination of all BMW Waste handlers & staff at the time of induction and at least once in a year and immunize all involved in management of Bio Medical Waste for protection against diseases, including Hepatitis B and Tetanus, that are likely to be transmitted while handling bio medical waste and maintain the records for the same.
14. You shall ensure use of personal protective Equipment such as Heavy Duty Gloves (Workman's Gloves), Gum Boots or safety shoes for waste collectors, Face mask, Head Cap, Splash Proof Gowns or aprons etc., Disposal gloves by waste handlers.
15. You shall develop and operate own website. The website should be uploaded on monthly basis with all the information relating to Bio-Medical waste management including this CCA and other permission and report.
16. You shall maintain all record for Generation, for a period of five years and produce whenever asked by MPCB authorities.
17. The occupier and operator of a Health Care Establishment shall be liable for all the damages caused to the environment or the public due to improper handling of bio-medical wastes.
18. You shall ensure submission of Annual Report of BMW for the period Jan to Dec, including category and quantity of BMW Generated and Disposed in Form IV for preceding year before 30th June of every year to the Regional Office, MPCB, Raigad and uploading the same to MPCB Portal (<https://www.ecmpcb.in/>).

**Bank Guarantees**

1. Bank Guarantee imposed to ensure timely compliance, to be observed by operator.

<b>Sr.No</b>	<b>Activity / Condition to be Complied</b>	<b>Compliance Timeline (Months)</b>	<b>Bank Guarantee Amount</b>
<b>1A</b>	<b>Operation and Maintenance</b>		
1	To Segregate and Handle BMW as per Rule	Continuous	50,000.00
2	Towards Operation and Maintenance of STP/ETP to achieve prescribed discharge standards	Continuous	50,000.00
<b>1B</b>	<b>Records</b>		
1	To Maintain records of BMW and submission of Annual Report in Form -IV before 31st June of every year	Continuous	25,000.00
2	To maintain records of BMW material delivered to CBMWTSDF	Continuous	25,000.00
<b>2</b>	<b>Performance</b>		
1	To provide BMW separate storage facility as per guidelines of CPCB	Continuous	50,000.00
<b>Total</b>			<b>2,00,000.00</b>

**Note: You shall extend the previously submitted Bank Guarantee valid upto the validity of this CCA + 4 months additional.**



**General Conditions****The following general conditions shall apply:-**

1. You shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2. Whenever due to any accident or other unforeseen act or event, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith reported to Board, concerned Police Station, Executive Engineer MIDC and Local Body. In case of failure of pollution control equipment's, the process connected to it shall be stopped.
3. You shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control operation to abide by terms and conditions of this consent.
4. You shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 15 of the Environment (Protection) (Second Amendment) Rules, 1992.
5. You shall comply with the Hazardous Waste (M, H & TM) Rules, 2016 and submit the Annual Returns as per Rule 20(2) of Hazardous Waste (M, H & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year to Regional Office, Raigad.
6. You shall engage qualified staff/personnel/agency to see the day to day compliance of consent & authorization condition towards Environment Protection.
7. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the Terminal manholes. No effluent shall find its way other than in designed and provided collection system.
8. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the HCE.
9. You shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
10. You should not cause any nuisance in surrounding area. You shall maintain good housekeeping.
11. You shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement by 30th September every year on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted.
12. The non-hazardous solid waste arising in the HCE premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.

13. You shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification Dated. 16/11/2009 as amended.
14. You shall submit an official e-mail address and any change will be duly informed to the MPCB.
15. You shall observe provisions of E-waste (Management) Rules 2016 & as amended time to time and Batteries (Management and Handling) Amendment Rules, 2010.
16. An inspection book shall be opened and made available to the Board's officers during their visit to the HCE.
17. In case you use/ handle/ generate the cytotoxic waste you shall strictly adhere to the standards/ SOPs applicable and waste shall be labelled specifically as "Cytotoxic Waste" with symbol on waste containers/ bags and shall handover to BMW CTFs.
18. You shall obtain required permissions from competent authority for radio active material user/ handling/ disposal of waste before commencement of such activity.
19. The Energy source for lighting purpose shall preferably be LED based.
20. You shall harvest rainwater from roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial applications within the plant
21. You shall provide personal protection equipment as per norms of Factory Act 1948
22. You are responsible to submit application for renewal of Combined Consent & Biomedical Waste authorization before 60 days of expiry.

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This certificate is digitally & electronically signed.

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**MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK**

(Land Document, 7/12 Extracts, Tittle Verification dead Building Approved Final plan by Corporation/Municipal Council Hospital College Architect Certified Rooms sizes (Dimensions) Constructed Area – College Hospital, Hostel, Accommodation)

**INFRASTRUCTURE**

Sr. No	Particulars to be verified	Details on College Website	Adequate/ Inadequate
<b>College</b>			
1	<b>Land details:</b> Total land, owner, unitary or not, NA of all land, 7/12 extracts of all land ( <b>Applicable only to Private Colleges</b> ). (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	<b>Adequate</b>
2	<b>Total constructed area of college building</b>		
	<b>(I) Administrative Section:</b> Total Area <b>320sq.ft</b> (which includes) Principal Room, P.A. Room, Reception cue Visitors lounge, Meeting hall, Account section, Record and Central store etc.	Yes	<b>Adequate</b>
	<b>(II) Lecture Halls:</b> a) Total No. of Lecture Halls - <b>05</b> b) IT enabled, Audio / Video teaching Aids – <b>Available</b> c) Total area for lecture Halls - <b>312.62 Sq. Mt.</b>	Yes	<b>Adequate</b>
	<b>(III) Seminar or Conference or Examination Hall:</b> a) Total Area <b>312.62 Sq.ft.</b> b) Total Seating Capacity - <b>100</b> c) Audio / Video System and Other Facilities - <b>Available</b>	Yes	<b>Adequate</b>
	<b>(IV) Central Library:</b> a) <b>Total Area : 273.49 sq.ft.</b> Total No. of Books - <b>13853</b> Distribution of books – <b>Ayu – 9041, Modern – 4098, Other - 679</b> Capacity of Reading Hall :- for Students - <b>100</b> for Teachers - <b>50</b> No. of Scientific Journals - <b>32</b> No. of News Papers - <b>7</b> Photo Copier Machine - <b>Yes</b> Drinking water & Washrooms - <b>Yes</b>  b) <b>Digital Library :</b> No. of Computers - <b>11</b> Internet Facility - <b>Yes</b>	Yes	<b>Adequate</b>
	<b>(V) Teaching Departments:</b>		
	There shall be fourteen Teaching Departments as per MSR No. of departments <b>14</b> Departmental Area - <b>2283.03 Sq.mt,</b> No. of Books/ Charts / Models / Spacimens (dry and wet) / Museum in each department information to be uploaded on college website.	Yes	<b>Adequate</b>



	(V) Providing a library and Quality Testing Laboratory as per MSR	Yes	Adequate
	(VIII) Common Rooms: Separate common rooms for boys and girls with adequate space and sitting arrangement shall be available.	Yes	Adequate
4	<b>University Examination Infrastructure:</b> Strong Room for examination a) (Area- 300 sq.ft, b) Shelf, c) Steel cupboard – 1, d) CCTV, Photocopier Machine, Examination hall with benches, Parking Facility for University vehicle, Guest house facility	-	Adequate
5	<b>Other facilities:</b> Hospital Waste Management, Medical Education Unit, Intercom Network, Playground, P.T Teacher or Instructor, Cafeteria, Facility for indoor games, Gymnasium / Gymkhana Facility, Is there any LMS (learning management system software) available	Yes	Adequate
6	<b>Hostel facility:</b> Boys (UG & PG), Girls (UG & PG), Interns, Residents, Canteen Facility, Warden/ Rector, Hygiene, Vending Machine etc. [Note: Verify Canteen Facility is monitored as per MUHS Circular No.18/2019 dated 19/03/2019.]	Yes	Adequate
<b>Hospital</b>			
7	<b>Hospital Details</b>	<b>Details on College Website</b>	<b>Adequate/ Inadequate</b>
	Name of the Hospital : <b>Dr. G. D. Pol Foundation YMT Ayurvedic Medical College &amp; Hospital</b>		
	Address: <b>Institutional Area, Sector -4, Kharghar, Navi Mumbai - 410210</b>		
	Telephone No. : <b>022-27744406</b>		
	Bed Strength : <b>270 Beds</b>	Yes	Adequate
	Distance of Hospital from the College to which it is attached (in kms)	<b>Same Building</b>	
	Number of beds registered as per BNH Act	Yes	Adequate
8	<b>I. Total constructed area of Hospital Building as per MSR (4420Sq.mtr. / Sq.ft.)</b> Whether the Hospital is Owned by the College / Management or Rented ?	Yes	Adequate
		Yes	Adequate
	<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	Adequate
	<b>III. Out-Patient Departments (OPD) as per MSR</b> Total Area of OPD Complex – <b>544.48Sq.ft.</b> No. of OPD's - <b>08</b> Facilities shall be as per MSR & all details shall be on college website.	Yes	Adequate
	<b>IV. In Patient Departments (IPD) as per MSR</b> Total Area of IPD Complex – <b>2214.48Sq.ft.</b> No. of IPD Departments – <b>06</b> Bed Distribution – <b>270</b> Facilities shall be as per MSR & all details shall be on college website.	Yes	Adequate

<b>V. Operation Theatres Block as per MSR</b> Total Area of OT Block – <b>259.20sq.ft.</b> No.of OTs available - <b>03</b> Facilities shall be as per MSR & all details shall be on college website.	Yes	
<b>VI. Panchakarma Block as per MSR</b> Total area of Panchakarma Block – <b>405.05Sq.ft.</b> No. of Panchakarma section for Male – <b>02</b> & Female - <b>02</b> Facilities shall be as per MSR & all details shall be on college website.	Yes	<b>Adequate</b>
<b>VII. Casualty Facilities</b> State Government Permission Letter	Yes	<b>Adequate</b>
<b>VII. Physiotherapy Unit as per MSR</b>	Yes	<b>Adequate</b>
<b>IX. Central Clinical Laboratory:</b> 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	<b>Adequate</b>
<b>VIII. Radiology or Sonography Section:</b> Radiologist chamber, X-ray room, Dark room, film drying room, store room, patients waiting and dressing room, reception or registration or report room.	Yes	<b>Adequate</b>
<b>IX. Labour Room :</b>	Yes	<b>Adequate</b>
<b>X. Hospital Kitchen and Canteen:</b>	Yes	<b>Adequate</b>
<b>XI. Stores/Mortuary:</b>	Yes	<b>Adequate</b>



Dean/ Principal Stamp & Signature

VD. SANJEEV YADAV  
PRINCIPAL  
Dr. G. D. POL FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Institutional Area Sector - 4,  
Kharghar, Navi Mumbai - 410 210..



पावती क्र.

नोंदणी ३९ म.  
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक १५६०

दिनांक ३०/६/१९ (सन १९)

दस्तऐवजाचा प्रकार--

भाडेपट्टा भु-व ६० व. माले १००

सादर करणाराचे नाव--

Dr. G. D. Pol,

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी  
नक्कल फी (फोलिओ)  
पृष्ठांकनाची नक्कल फी  
टपालखर्च  
नकला किंवा जापने (कलम ६४ ते ६७)  
शोध किंवा निरीक्षण  
दंड-कलम २५ अन्वये  
कलम ३४ अन्वये  
प्रमाणित नकला (कलम ५७)  
इतर फी (मागील पागावसील) बाब क्र.  
या पावतीची रक्कम भारतीय स्टेट बँक  
फॉरवार्ड शब्दांनी पत्रवैता येथे क्रमांक  
दिनांक १/११ अन्वये आगवारात जाणू केली आहे.

CHAIRMAN

Yerala Medical Trust & Research Centre,  
Currey Road (E), Mumbai - 400 012.

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२०,०००/-	
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दस्तऐवज

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Received on 18/10/2001  
Dhruv  
Dhruv

दुय्यम निबंधक

रोजी तयार होईल व  
Dhruv

एकूण

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक  
दुय्यम निबंधक, पत्रवैता

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

Please send the original documents to Managing Director, Abhyudaya Co-op Bank Ltd., Kark Tower, Parel Village, Mumbai - 400012.

VD. SANJEEV YADAV  
PRINCIPAL

Dr. G. D. POL FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Institution Area, Sector - 4,  
Kharghar, Navi Mumbai - 410 210.







26 JUN 1998

बिरोजाना घाटक मुतांक विधी क. १९९६  
 श्रीकृष्ण एस्टेट्स, मिनीअर गेट स.  
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क्रमांक..... 1215 .....  
 संदर्भ/श्री/श्रीमती..... Yerala Medical Trust & Research Centre

माला म्याग्रे, मुदांक र..... वा विर  
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**LEASE DEED**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF  
 MAHARASHTRA LTD.**

THIS LEASE made at C.B.D. Belapur, Navi MUMBAI The  
 BETWEEN THE CITY AND INDUSTRIAL  
 DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company  
 incorporated under the Companies Act, 1958 (1 of 1958) and  
 having its Registered Office at 1st Floor, Nariman P  
 Point, Bombay 400 021, (hereinafter referred to as the LEASE,  
 which expression shall where the context so admits, be deemed  
 to include its being as a public Charitable Trust under the  
 public Trust Act, 1950 under Registration No. E 12149, Bombay  
 Registered in the name of Yerala Medical Trust & Research  
 Centre, Bombay.

Estate Officer (I)  
 CIUCO LTD. Belapur  
 New Bombay-400 614.

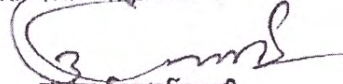
DR. Sanjeev Yadao  
 Datta...

Dr. G. D. POL FOUNDATION  
 Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
 Kharghar, Navi Mumbai - 410 210..

Dr. G. D. Pol  
 CHAIRMAN  
 Yerala Medical Trust & Research Centre,  
 Currey Road (E), Mumbai - 400 012.

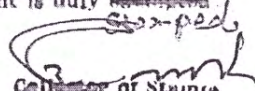
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अधिनियम की प्रतीति (पत्तिका मात्र)  
क्रमांक: 990 दि. 28/12/1995 रोज  
बसु करणेश भाली लाहे.

  
मुद्रिक जिल्हाधिकारी,  
वायसंड-अलिबाग

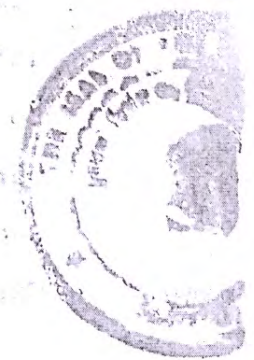
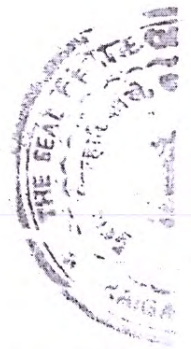
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CERTIFIED under section 23(1)(a)  
of the Bombay Stamp Act, 1958, that  
the Instrument is duly stamped

  
Collector of Stamps  
Raigad-Alibag



VD. SANJEEV YADAV  
PRINCIPAL  
Dr. G. D. P. FOUNDATION  
Y.M.T. AYURVEDIC COLLEGE AND HOSPITAL  
KIDDERPUR (Dist. Raigad-210..)



19.12.95  
D. S. P. A.  
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dated : 25/03/1989 granted by the Charity  
Commissioner and having its principal place  
of business at Trivani Sangam Building, III  
Floor, Currey Road (East), Mumbai 400 012  
(hereinafter referred to as the LEASEE, which  
expression shall where the context so admits  
be deemed to include its successor or succe-  
ssors and permitted assign or assigns) of the  
Other Part.

WHEREAS by an Agreement dated the 25th day  
of January, 1995 and made between the LESSOR  
of the One Part and the LESSEE of the Other  
Part, the LESSOR agreed to grant to the  
LESSEE upon the performance and observance by  
the LESSEE of the obligations and conditions  
contained in the said Agreement, a louse of  
the piece of the land and premises hereinafter  
described AND WHEREAS the LEASE has constructed  
in accordance with the said Agreement and the  
Certificate of completion thereby contemplated  
has been granted.

NOW THE LEASE WITNESSETH AS FOLLOWS :

INTERPROTATION

1. In these presents, the term 'Managing  
Director' shall mean the Managing Director  
including the Additional or Deputy Managing  
Director of the LESSOR and any Office autho-  
rised by him by a general or special order.

DESCRIPTION OF LAND (AND BUILDING) :

2. In consideration of the premises and  
of the sum of Rs.91,35,125/- (Rupees Ninety



*[Signature]*  
Estate Officer ( )  
CO. LTD. Belapur  
Day-40 614.

*[Signature]*  
Dr. G. D. Pol,  
CHAIRMAN ...3/-  
V.D. SANJEEV YADAV  
PRINCIPAL  
Yerala Medical Research Centre,  
Currey Road (East),  
Mumbai-400 012.  
M.T. ATOP ... AND HOSPITAL  
Kharol, Mumbai-400 012.

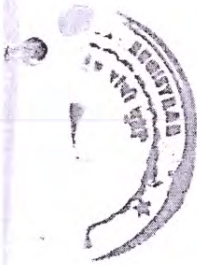
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One Lakhs Thirty Five Thousand One Hundred Twenty Five Only) paid by the LESSEE to the LESSOR as premium and of the rent hereby reserved and of the covenants and Agreements on the part of the LESSEE hereinafter contained, the LESSOR doth hereby demise unto the LESSEE. All that piece of land described in the Schedule hereunder written containing by measurement 20,270,25 Sq.Mtrs. or thereabout and more particularly delineated on the plan annexed hereto and shown thereon by a red colour line together with the buildings and erections now or at any time hereafter standing and being thereon AND TOGETHER WITH all rights easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the LESSOR all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as the demise premises') unto the LESSEE for a term of Sixty Years computed from the 25th day of January, 1995 subject nevertheless to the provisions of the Maharashtra Regional and Town Planning made thereunder PAYING THEREFORE yearly during the said term unto the LESSOR at the Registered Office of the LESSOR or as otherwise required the yearly rent of Rupees One Hundred only from the 1st April to 1st March or any part thereof, the said rent to be paid in advance without any deductions whatsoever on the 1st day of April in each year.



*[Signature]*  
Estate Officer ( )  
MICO LTD. Belapur  
Mumbai-400 614.

*[Signature]*  
...4/-  
VD. SANJAY SHANKAR  
PRINCIPAL  
Dr. G. D. POL FOUNDATION  
Y.M.T. AND ... HOSPITAL  
New National Area Sector-4,  
Kharghar, Nashik number - 410 210..



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CONVENENTS BY THE LESSEE :

3. The LESSEE with intend to bind all persons into whomsoever hands the demised premises may come doth hereby covenant with the LESSOR as follows :

TO PAY RENT :

a) During the said term hereby created to pay unto the LESSOR the said rent at the times, on the day and in the manner hereinbefore appointed for payment, thereof clear of all deductions.

TO PAY RENTS AND TAXES :

b) To pay all existing and future taxes, assessments land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised and anything for the time being thereon.

NOT TO EXCAVATE :

c) Not to make any excavate upon any part of the said land hereby demised, not to remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of buildings or for the purpose of execution, any work pursuant to the terms of this LEASE.

NOT TO ERECT BEYOND THE BUILDING LINE :

d) Not to erect any building, erection or structure except a compound wall and steps and



*[Signature]*  
Estate Officer ( )  
IDCO LTD, Pelapur  
No. mbay.40. 614.

*[Signature]*  
D. G. D. Pol. ...5/-  
CHAIRMAN  
Yerala Medical Trust & Research Centre,  
Currey Road (E), Bangalore - 400 012

VD. SANJEEV YADAV  
PRINCIPAL  
Dr. G. D. POL FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL



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garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building and shown upon the said plan.

NOT TO AFFIX OR DISPLAY SIGN BOARDS, ADVERTISEMENTS ETC :

e) Not to any time during the continuance of the said term to affix or display or from the demised premises any sign board sky sign noon sign or advertisement with or without illumination or otherwise unless the consent in writing of the Managing Director has been previously obtained thereto.

NOT TO BUILD EXCEPT WITH THE PREVIOUS PERMISSION OF THE LESSOR :

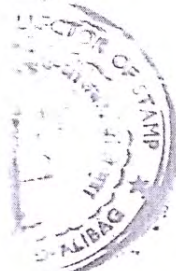
f) Not any time during the period of this demise to erect any building erection or structure on any portion of the said land or to add any thing to the existing building erection or structure except with the previous written permission of the LESSOR which the LESSOR shall be at liberty to grant on such terms and conditions as may be then stipulated including the condition for payment of additional premium.

ALTERATIONS :

g) That no alteration shall at any time be made to the facade or elevation of any building or erection and standing on the demised premises or architectural features thereof except with the previous written permission of the Managing Director.

*[Signature]*  
Estate Officer ( )  
LTD. Palapur  
Mumbai-400 614.

*[Signature]*  
Dr. G. D. Pol  
Principal  
Y.M.T. AYURVEDIC MEDICAL RESEARCH FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL RESEARCH FOUNDATION  
Institution Area Sector - 4,  
Kharghar, Mumbai - 410 210..



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TO REPAIR :

h) Throughout the said term at the LESSEE'S expense well and substantial to repair, mpave cleans and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Managing Director the said building and the premises and drains, compound walls and fences thereunto belonging and all fistures and all conditions thereto.

FOR CONVENENT NO.3 (m) OF LEASE DEED :

Without prejudice to the other rights of he LESSOR under this Agreement and/or in law, the LESSEE shall be liable to pay to the LESSOR interest at the rates to be approved by the LESSOR by general or specific order on all amounts due and payable by the LESSEE under this Clause if such amount remains unpaid for seven days more after becoming due.

TO ENTER AND INSPECT :

i) To permit the Managing Director and other Officers, Surveyors, Workmen or others employed by the LESSOR from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter line or upon the demised pre-mises and to inspect the state or repairs thereof and if upon such Inspection it shall appear any repiars or any works are necessary they or any of them may be notice to the LESSEE call upon him to excute the repairs or such



*G.D. Pol*  
**CHAIRMAN**  
Yerala Medical Trust & Research Centre  
Correy Road (E), Mumbai - 400 037

**Estate Officer ( )**  
Mumbai

...7/-

**VD. SANJEEV YADAV**  
PRINCIPAL  
D. G. D. POL FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Ins. Industrial Area Sector-4,



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works and upon his failure to do so within a reasonable time the LESSOR may execute them at the expense in all respects of the LESSEE.

**NUISANCE :**

j) Not to do or permit anything to be done on the demised premises which may be a nuisance annoyance or disturbance to the owners, occupiers or resident of other premises in the vicinity.

**USER :**

k) To use the demised premises for the purpose of establishing and conducting Ayurvedic and Homeopathic Medical Colleges and for no other purpose.

**INDEMNITY :**

1. To indemnify and keep indemnified the LESSOR against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

**PAYMENT OF SERVICE CHARGES :**

m) To make the LESSOR yearly payment at such rate as may be determined from time to time by the LESSOR as his contribution to the cost of establishing and maintaining civic amenities such as roads, water drainages, conservancy for the demised premises regardless of the extent of benefit derived by him/ them/it from such amenities. Provided that

*[Signature]*  
Estate Officer ( )  
MTCO LTD. Belapur  
Day-4-614

*[Signature]*  
**Dr. G. D. Patil** 8/-  
CHAIRMAN  
Y.M.T. Medical Trust & Research Centre,  
Carey Road (E), Mumbai - 400 012.

**VD. SANJEEV YADAV**  
PRINCIPAL  
Dr. G. D. PATIL FOUNDATION  
Y.M.T. AYURVEDIC COLLEGE AND HOSPITAL  
Sector - 4,



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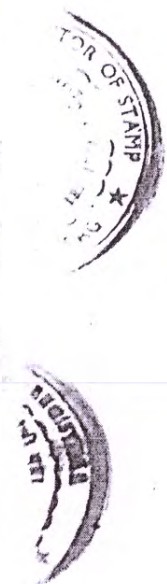
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no payment shall be made one year after such civic amenities have been transferred to a Local Authority constituted under any law for the time being in force. The payment shall be paid on the first day of April in each year or within 30 days therefrom.

**DELIVERY OF POSSESSION AFTER EXPIRATION :**

n) At the expiration or sooner determination of the said term quietly to deliver up to the LESSOR the demised premises and all erections and building then standing or being thereon PROVIDED always that the LESSEE shall be at liberty if the LESSEE shall have paid the rent and all Municipal and Other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term, to remove and appropriate all building, erections and structure and materials forming part of the demised premises but so nevertheless that the LESSEE shall deliver up as aforesaid to the LESSOR levelled and put in good order and condition to the satisfaction of the LESSOR all land from which such building, erection or structures may have been removed PROVIDED further that after the possession of the demised premises has been delivered to or obtained by the LESSOR, such building erection or structure shall stand forfeited to the LESSOR.



*[Signature]*  
 Estate Officer ( )  
 SIDCO LTD. Felapuri  
 No. mbay-480614.

*[Signature]* ...9/-  
 Dr. G. D. P.  
 CHAIRMAN  
 Yashwantrao Chavan Medical Trust & Research Centre  
 Curry Road  
 Dr. G. D. POL FOUNDATION  
 Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
 Kherghar, Nashik



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o) Not to sell, assign, mortgage, underlet or otherwise transfer wholl or partly the demised premises or its interest therein or part wholly or partly the demised premises except with the previous sanction of the Managing Director who will be at liberty to grant such sanction subject to such conditions as to may consider appropriate including a condition requiring the LESSEE to pay additional premium.

**INSURANCE :**

p) To keep the buildings erected or which may hereafter be erected or the demised premises excluding foundation and plinth, insured against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundations and plinth) in a Nationalised Insurance Company and on demand to produce to Managing Director a policy or policies of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be destroyed or damaged by fire to forthwith lay out all the monies which shall be received by virtue of any such insurance in a building or repairing the premises detroyed or damaged under the direction and to the satisfaction of the Managing Director AND whenever during the said term the said building or any part thereof respectively shall be destroyed by fire, tempest, humcane or otherwise the LESSEE shall reinstate and repair the same to the satisfaction of the Managing Director and



*[Signature]*  
 Estate Officer ( )  
**TRICO LTD. Belapur**  
 Dist. ... 614.

*[Signature]*  
**Dr. G. D. Patel** 10/-  
 CHAIRMAN  
 Yerala Medical Trust & Research Centre,  
 Curry Road (E), Mumbai - 400 012.

**DR. G. D. PATEL FOUNDATION**  
**PRINCIPAL**  
**Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL**  
 Institution ... Belapur - 4,  
 Maharashtra ... 411 0210

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shall nevertheless continue to pay the rent hereby reserved as if nor such destruction or damage by fire, tempest, hurricane or otherwise has happened.

RESTRICTION ON APPOINTMENTS OF AGENT :

q) Not to appoint any agent by a Power of Attorney or otherwise except its Office or Servant.

FURTHER COVENANTS BY LEASE :

3A. The LESSEE covenants with the LESSOR to conduct Ayurvedic and Homeopathic Medical Colleges subject to the following conditions:

A. The demised premises shall be equipped properly to the satisfaction of the Managing Director of the LESSOR.

B. The demised premises shall be open to the public without any discrimination on ground of religion, caste, creed, race, sex, place of birth, domicils, language or otherwise.

C. The LESSEE shall employ competent staff.

D. The demised premises shall be conducted for charitable purpose and not for profit.

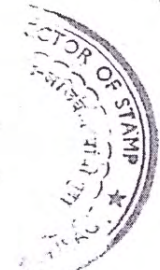
E. No fee shall be charged to a person whose total monthly income is less than Rs.350/-.

F. Three members of a body to be appointed by the LESSEE to manage or govern the College shall be nominated by the

Estate Officer ( )  
CO. LTD. Belapur  
No. 614.

*Dr. G. D. Pol...*  
CHAIRMAN  
Yerala Medical Inst...  
Carrey Road (E), Mumbai - 400 014

Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Institute No. 4, Sector - 4,  
Kharghar, near the road - 410 210..





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LESSOR and such persons shall have the same rights, powers, privileges and immunities as other members of the said governing body or the Committee of Management and the by laws of the LESSEE shall provide accordingly and shall, if necessary be amounted to provide for such nomination and the said provision shall not be amended or altered without the previous written permission of the Managing Director of the LESSOR.

D.

G. The LESSOR shall be entitled to issue to the LESSEE such directions as the LESSOR may think proper for the better and efficient conduct and management of the \_\_\_\_\_ including the maximum and minimum fees to be charged for services and the LESSEE shall obey such directions with utmost dispatch and without any demur.

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RECOVERY OF RENT AS LAND REVENUE :

4. Where any sum payable to the LESSOR by the LESSEE under this lease is not paid the LESSOR shall be entitled to recover such sum as arrears of land revenue pursuant to paragraph 6 of the Schedule to the Maharashtra Registered and Town Planning Act, 1960 (Mah XXXVII of 1966). Whether any sum is some payable by the LOSSEE shall be determined by the Managing Director and every such determination by the Managing Director shall not be disputed by the LESSEE and shall be final and binding upon it.

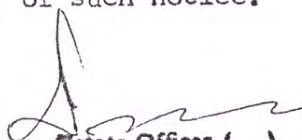
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ILCO LTD. Belapur  
Mumbai-400 614.

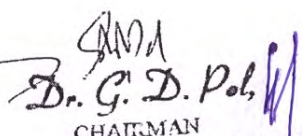
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VD. SANJEEV YADAV  
PRINCIPAL  
DR. G. D. FOL FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Institutional Area, Sector-1,  
Kharghar, Dist. Thane, Maharashtra-410 210..

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RE ENTRY:

5. If the said rent hereby reserved shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained or if the Lessee renounces its character as such by setting a title in the third person or claiming a title in itself, the Lessor may re-enter upon any part of the demised premises in the name of the shole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the lessee on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid, the powner of re-entry hereinbefore contained shall not be exercised unless and until the Managing Director of the Lessor shall have given to the Lessee or left on some part of the demised premises a notife in writting of his intention to be made enter and of the specific breach or breaches of covenant in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

  
Estate Officer ( )  
CO LTD, Belapur  
New Mumbai-400 614.

  
Dr. G. D. Pol,  
CHAIRMAN  
Yerala Medical Trust & Research Centre,  
Currey Road (E), Mumbai - 400 012.  
DR. G. D. POL FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Khar Road, Mumbai - 400 210.



Right of Lessor to resume demised premises :

5-A (1) Notwithstanding anything contained herein to the contrary, the demised premises shall be liable to be resumed by the Lessor upon the Happening of any of the contingencies viz.

- (i) The demised premises are not used for the purpose recited specifically hereto before.
- (ii) The demised premises are used for any other purpose.
- (iii) The demised premises are required by Central Government or the State Government for its own purpose.
- (iv) The demised premises are required for a public purpose.

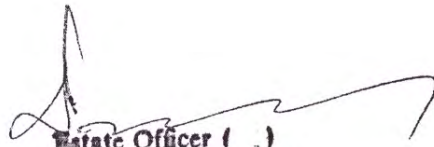
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
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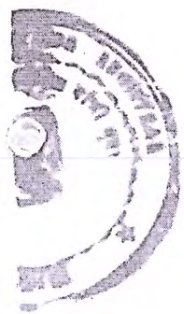
Explanation : A declaration by the Managing Director that the demised premises are required by the Central Government or the State Government for its own purpose or required for any public purpose shall as between the Lessor and the Lessee, be conclusive and binding upon the Lessee.

(2) If the demised premises shall at any time be resumed by the Lessor pursuant to the right and authority contained in the foregoing clause, the compensation payable therefore to the Lessee shall not exceed the amount paid by the Lessee to the Lessor as consideration for the grant of this Lease together with the cost or value at the time of resumption,

  
Estate Officer ( )  
CO LTD. Belapur  
New Mumbai-400 614.

  
Dr. G. D. Pol  
CHAIRMAN  
Yerala Medical Trust & Research Centre,  
Currey Road (E), Mumbai - 400 012.

VD. SANJEEV YADAV  
PRINCIPAL  
Dr. G. D. POL  
Y.M.T. AYURVEDIC MEDICAL CENTRE AND HOSPITAL  
1st Floor, 4,  
Khand...



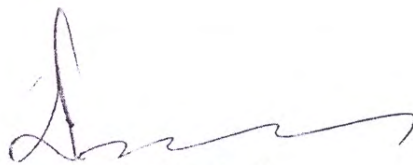
whichever is less, if any building or other works authorisedly erected by the Lessee on the land granted by the Lessor. If the question shall arise as to the adequacy of such compensation payable to the Lessee, such question shall be referred to the Government for its decision which shall be final and binding upon the Lessee.

Summary eviction of persons unauthorisedly occupying the demised land on determination of the Lease :

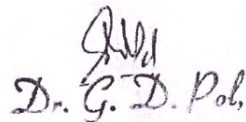
6. If on the determination of the lease, any person is found to be occupying the demised premises, it shall be lawful for the Managing Director of the Lessor to secure summary eviction of such person in accordance with paragraph with 1,2 and 3 of the Schedule to the Maharashtra Regional & Town Planning Act, 1966 (Mah.No.XXXVII of 1966).

Notice and demands :

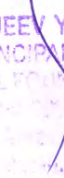
7. Any demand for payment of notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised premises and any demand or notice sent by post shall be deemed to have delivered in the usual course of post.



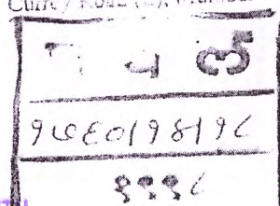
Estate Officer ( )  
MICO LTD. Belapur  
New Bombay-400 614.



CHAIRMAN  
Yerala Medical Trust & Research Centre,  
Currey Road (2), Mumbai - 400 012.



VD. SANJEEV YADAV  
PRINCIPAL  
Dr. G. D. POL FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Institute Building - 4,  
Kharghar, New Bombay - 400 210.





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7-A It is hereby agreed and declared by the betwe the parties hereto that the Lessor has leased and demised the premises unto the Lessee and the Lessee has ta taken such lease upon the conditions.covenants and stipula- tions contained herein to be observed and performed by the Lessee and subject to section 118 and other applicable provisions of the Maharashtra Regional & Town Planning Act, 1966, Maharashtra Act (XXXVII of 1966) and the rules and regulations, including the New Bombay Disposal of lands Regulations 1875 for the time being in force and as amended form time to time.

Marginal Note :

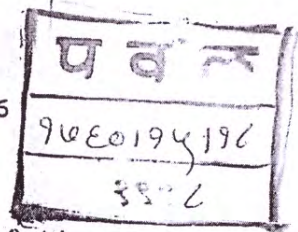
8. The Marginal not@s do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF, the Lesser and the Lessee have hereto set and subscribed their hands and seal the day an the year first above written.

S C H E D U L E

ALL THAT piece or parcel of land known as Plot No. 18 by admeasurement 20,270.25 square metres or thereabout in the 4 sector of the layout of land situated, lying and being at Village Kharghar, Taluka Panvel with the Registration sub District Raigad within the Registration District Raigad and bounded as follows :

- On the North by : 15.00 M ROAD
- On the East by : PLOT NO. 17 & 16
- On the South by : 15 M Road
- On the West by : PLOT NO. 19



*[Signature]*  
 Estate Officer ( )  
 M. CO. LTD. Relapur  
 New Bombay-400 614.

*[Signature]*  
 VD. SANJEEV YADAV  
 PRINCIPAL

*[Signature]*  
 Dr. G. D. P. Pol  
 Research Centre  
 400 012.

Dr. G. D. P. FOUNDATION  
 Y.M.T. AYURVEDIC ... HOSPITAL  
 Kharghar ... 410 210..





SIGNED AND DELIVERED for and )  
on behalf of the City and )  
Industrial Development Corporation )  
of Maharashtra Limited )  
by the hand of )

Shri J. D. Tamhankar )  
In the presence of )

- 1) Mr. V.S. Godbole )
- 2) Mr. G.D. Urunker for )

SIGNED AND DELIVERED by the )  
within named Lessee in the )  
presence of )

- 1) )
- 2) )

1) Mr. V.S. Godbole

2) Mr. G.D. Urunker for

*[Signature]*  
Estate Officer (I)  
CICCO LTD. Belapur  
New Bombay-400 614.

*[Signature]*  
Asstt. Estate Officer  
CICCO LTD.

*[Signature]*  
Dr. G. D. Pol,  
CHAIRMAN

Yerala Medical Trust & Research Centre,  
Currey Road (E), Mumbai - 400 012

*[Signature]*  
Asstt. Estate Officer  
CICCO LTD.



*[Signature]*  
VD. SANJEEV YADAV  
PRINCIPAL  
Dr. G. D. POL FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Institute, Sector - 4,  
Kharghar, New Mumbai - 410 210.

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**C. V. PAVALE ASSOCIATES**  
ARCHITECTS, INTERIOR DESIGNERS, VALUERS

K. C. PAVALE , G. D. Arch. A.I.I.A.

**REGISTERED ARCHITECTS**

'UDYAM, 16 - 27, SHIVAJI PARK, ROAD NO. 3, DADAR, MUMBAI - 400 028 TEL. : 2445 66 99, 2446 87 77

Ref. No. : CVPA/GDPF/AYURVED/2012/2020

DATE : 05/02/2020

**CERTIFICATE**

This is to state that **Dr. G. D. Pol Foundation's Y.M.T Ayurvedic Medical College and Hospital** has already constructed building comprising **Ground plus 5 upper floors** having **Built up area of 92865.00 SFT. (8627.37 SMT)** for B.A.M.S. (U.G. & P.G.) Courses in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai, & in use for the B.A.M.S. (U.G. & P.G.) Courses .

This is to further state that the land allotted to **Dr. G. D. Pol Foundation's Y.M.T Ayurvedic Medical College and Hospital Building (Ground plus 5 upper floors )** for B.A.M.S. (U.G. & P.G.) Courses is **0.65 Acre**, in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai.

VD. SANJEEV YADAV  
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Dr. G. D. POL FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Institutional Area, Kharghar, Navi Mumbai - 400 028.

*Havale*

(K. C. PAVALE)  
C. V. PAVALE ASSOCIATES  
Architects

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**REGISTERED ARCHITECTS**

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Ref. No. : CVPA/GDPF/AYURVED/2013/2020

DATE : 05/02/2020

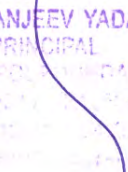
**CERTIFICATE**

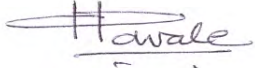
This is to state that the Bldg., of **Dr. G. D. Pol Foundation's Y.M.T. Ayurvedic Medical College and Hospital** for B.A.M.S. (U.G. & P.G.) Courses Constructed in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai, provides following accommodation.


**SUMMARY OF TOTAL CONSTRUCTED AREA**

**BUILT UP AREA**

GROUND FLOOR	17480.00 SFT	1623.93 SMT
FIRST FLOOR	17135.00 SFT	1591.88 SMT
SECOND FLOOR	14610.00 SFT	1357.30 SMT
THIRD FLOOR	14610.00 SFT	1357.30 SMT
FOURTH FLOOR	14515.00 SFT	1348.48 SMT
FIFTH FLOOR	14515.00 SFT	1348.48 SMT
<b>TOTAL</b>	<b>92865.00 SFT</b>	<b>8627.37 SMT</b>

  
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Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Institutional Area, Sector - 4,  
Kharghar, Navi Mumbai - 400 028.

  
(K. C. PAVALE)  
C. V. PAVALE ASSOCIATES  
Architects





**C. V. PAVALE ASSOCIATES**  
ARCHITECTS, INTERIOR DESIGNERS, VALUERS

K. C. PAVALE , G. D. Arch. A.I.I.A.

**REGISTERED ARCHITECTS**

'UDYAM, 16 – 27, SHIVAJI PARK, ROAD NO. 3, DADAR, MUMBAI – 400 028 TEL. : 2445 66 99, 2446 87 77

Ref. No. : CVPA/GDPF/AYURVED/2014/2020

DATE : 05/02/2020

**CERTIFICATE**

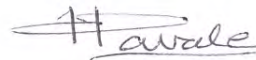
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**SUMMARY**

	<b><u>HOSPITAL</u></b>	<b><u>COLLEGE</u></b>
GROUND FLOOR	13461.00 SFT (1250.57 SMT)	4019.00 SFT (373.36 SMT)
FIRST FLOOR	---	17135.00 SFT (1591.88 SMT)
SECOND FLOOR	2790.00 SFT (259.20 SMT)	11820.00 SFT (1098.10 SMT)
THIRD FLOOR	---	14610.00 SFT (1357.30 SMT)
FOURTH FLOOR	14515.00 SFT (1348.48 SMT)	---
FIFTH FLOOR	14515.00 SFT (1348.48 SMT)	---
<b>TOTAL</b>	<b>45281.00 SFT (4206.73 SMT)</b>	<b>47584.00 SFT (4420.64 SMT)</b>

**Total Built up Area of Ayurved Institute - 92865.00 SFT 8627.37 SMT**

**VD. SANJEEV YADAV**  
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Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Institutional Area, Sector - 4,  
Kharghar, Navi Mumbai - 410 210..

  
(K. C. PAVALE)  
C. V. PAVALE ASSOCIATES  
Architects



**C. V. PAVALE ASSOCIATES**  
ARCHITECTS, INTERIOR DESIGNERS, VALUERS

K. C. PAVALE , G. D. Arch. A.I.I.A.

**REGISTERED ARCHITECTS**

'UDYAM, 16 – 27, SHIVAJI PARK, ROAD NO. 3, DADAR, MUMBAI – 400 028 TEL. : 2445 66 99, 2446 87 77

Ref. No. : CVPA/GDPF/AYURVED/2015/2020

DATE : 05/02/2020

**C E R T I F I C A T E**

This is to state that the Bldg., of **Dr. G. D. Pol Foundation's Y.M.T. Ayurvedic Medical College and Hospital** for B.A.M.S. (U.G. & P.G.) Courses Constructed in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai, provides following accommodation.

**GROUND FLOOR**

	<b><u>HOSPITAL</u></b>	<b><u>COLLEGE</u></b>
<b>1) Pharmacy</b>		
a) Raw Material Section	20.44 SMT	
b) Powder Section	19.05 SMT	
c) Pulvariser Section	19.04 SMT	
d) Dryer Section	19.97 SMT	
e) Oil Section	20.44 SMT	
f) Finished Product Section	20.44 SMT	
g) Pharmacy office	19.51 SMT	
h) Electric Rooms	39.95 SMT	
	<hr/>	
	<b>1925.03 SFT</b>	
	<b>(178.84 SMT)</b>	

**2) OPD**

a) Shalakya Tantra	83.61 SMT
b) Balrog	62.82 SMT
c) Special Ward	62.82 SMT
d) Panchkarma	41.80 SMT
e) Enquiry Counter	2.32 SMT
f) Swastharakshan	41.81 SMT
g) Registartion & Dispensing	41.81 SMT
h) Shalya Tantra	41.81 SMT

**VD. SANJEEV YADAV**  
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Institutional Area Sector - 4,  
Kharghar, Navi Mumbai - 410 210.

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i) Anushalya	41.81 SMT
j) Kayachikitsa	46.92 SMT
k) Pathology	150.04 SMT
l) Strirog.	61.32 SMT
m) X-ray & Sonography	52.02 SMT
n) Casualty	41.80 SMT

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8317.45 SFT  
(772.71 SMT)

3) Boy's Common Room	300.0 SFT (27.87 SMT)
4) Store & Mortuary	300.0 SFT (27.87 SMT)
3) Bhaishajya Kalpana & Rasashastra Department	1350.0 SFT (125.64 SMT)
4) Strirog Department	1075.0 SFT (100.00 SMT)
5) Entrance Lounge	990.0 SFT (91.98 SMT)

6) Physiotherapy Centre	1490.0 SFT (138.42 SMT)
7) Lifts	155.0 SFT (14.40 SMT)

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11888.00SFT      4019.00 SFT  
(1104.37 SMT)      (373.36 SMT)

8) Hospital Canteen	1573.0 SFT (146.20 SMT)
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**Total Constructed Area of Ground Floor** 17480.0 SFT      1623.93 SMT


Dr. G. D. P. FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Industrial Area Sector - 4,  
Kharghar, Navi Mumbai - 410 210..

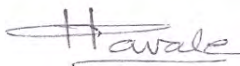
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## FIRST FLOOR

	<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Rog Nidan Department		1800.0 SFT (167.22 SMT)
2) Dean's Office		990.0 SFT (91.98 SMT)
3) Administrative Office		1450.0 SFT (134.71 SMT)
Committee Room		350.0 SFT (32.51 SMT)
4) Sharir Rachna Dept.		3365.0 SFT (312.61 SMT)
5) Class Room - 1		1722.0 SFT (160.0 SMT)
6) Kayachikitsa Dept.		1721.0 SFT (159.87 SMT)
7) Samhita Dept.		1490.0 SFT (138.42 SMT)
8) Ras shastra Dept.		660.0 SFT (61.32 SMT)
9) Panchkarma Dept.		830.0 SFT (77.11 SMT)
10) Lifts		155.0 SFT (14.40 SMT)
11) College Canteen		1926.0 SFT (178.93 SMT)
12) Hospital store Room		676.0 SFT (62.80 SMT)
		17135.0 SFT (1591.88 SMT)
<b>Total <u>Constructed Area</u> of First Floor</b>	<b>-</b>	<b>17135.00 SFT</b> <b>1591.88 SMT</b>

  
D. SANJEEV YADAV  
PRINCIPAL  
S. D. POLE FOUNDATION  
MEDICAL COLLEGE AND HOSPITAL  
Institutional Area, Sector - 4,  
Kharghar, Navi Mumbai - 410 210..

  
Hawale



## THIRD FLOOR

	<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Shalyatantra Dept.		1721.0 SFT (159.87 SMT)
2) Auditorium		3365.0 SFT (312.62 SMT)
3) Girls Common Room		582.0 SFT (54.00 SMT)
4) Shalakya Dept.		1721.0 SFT (159.87SMT)
5) Sharir Kriya Dept.		1800.0 SFT (167.22 SMT)
6) Class Room - 4		1800.0 SFT (167.22 SMT)
7) Class Room - 5		1722.0 SFT (160.00 SMT)
8) Agadtantra Dept.		1490.0 SFT (138.42 SMT)
9) Strong Room		409.0 SFT (37.98 SMT)
		14610.0 SFT (1357.30 SMT)
<b>Total <u>Constructed Area</u> of Third Floor</b>	<b>14610.00 SFT</b>	<b>1357.30 SMT</b>

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Institutional Area Sector - 4,  
Khargher, Navi Mumbai - 410 210..



## FOURTH FLOOR


	<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Panchkarma Ward - Female	1795.0 SFT (166.76 SMT)	
2) Panchkarma Therapy - Female	1800.0 SFT (167.22 SMT)	
3) Panchkarma Therapy - Male	900.0 SFT (83.61 SMT)	
4) Shalya Ward - Male	1345.0 SFT (124.95 SMT)	
5) Shalya Ward - Female	830.0 SFT (77.11 SMT)	
6) Strirog Ward	660.0 SFT (61.32 SMT)	
7) Kayachikitsa Ward - Male	1345.0 SFT (124.95 SMT)	
8) Strirog Ward	1660.0 SFT (154.22 SMT)	
9) Kayachikitsa Ward - Female	2535.0 SFT (235.51 SMT)	
10) Medical Record Room	660.0 SFT (61.32 SMT)	
11) Panchkarma Ward - Male	830.0 SFT (77.11 SMT)	
12) Lifts	155.0 SFT (14.40 SMT)	

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14515.0 SFT  
(1348.48 SMT)

Total Constructed Area of Fourth Floor - 14515.00 SFT 1348.48 SMT

*[Signature]*  
VD. SANJEEV YADAV  
PRINCIPAL  
Dr. G. D. P. FOUNDATION  
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
The Institute is situated at - 4,  
Khatghar, Haveli, Warananagar - 410 210..

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*Hawale*  


## FIFTH FLOOR

	<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Shalya Ward - Female	948.0 SFT (88.0 SMT)	
2) Matron's Room	270.0 SFT (25.00 SMT)	
3) Asst. Matron's Room	270.0 SFT (25.00 SMT)	
4) Panchakarma Therapy - Female	830.0 SFT (77.11 SMT)	
5) Shalakyia Ward - Male	1157.0 SFT (107.46 SMT)	
6) Panchkarma Ward - Male	1143.0 SFT (106.10 SMT)	
7) Panchakarma Therapy - Male	830.0 SFT (77.11 SMT)	
8) Shalya Ward - Male	861.0 SFT (80.0 SMT)	
9) Balrog Ward	1825.0 SFT (169.57 SMT)	
10) Superitendant Room	155.0 SFT (14.40 SMT)	
11) Dy. Superitendant Room	155.0 SFT (14.40 SMT)	
12) Kayachikitsa Ward - Male	1346.0 SFT (125.11 SMT)	
13) R. M. O. Room	323.0 SFT (30.00 SMT)	
14) Store	660.0 SFT (61.32 SMT)	
15) Store	155.0 SFT (14.40 SMT)	
16) Hospital Store	155.0 SFT (14.40 SMT)	

VD. SANJEEV YADAV

PRINCIPAL

Dr. G. P. POLI FOUNDATION

Y.M.T. AYURVEDIC COLLEGE AND HOSPITAL

1st Floor, Building No. 4,

Kharagpur, West Bengal - 751010.



17) Pray Room	515.0 SFT (48.00 SMT)
18) NABH	155.0 SFT (14.40 SMT)
19) Waiting	185.0 SFT (17.19 SMT)
20) Recovery Room	660.0 SFT (61.32 SMT)
21) Shalakyia Ward – Female	1762.0 SFT (163.76 SMT)
22) Lifts	155.0 SFT (14.40 SMT)

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14515.0 SFT  
(1348.48 SMT)

**Total Constructed Area of Fifth Floor** - 14515.00 SFT      1348.48 SMT

*Havale*

(K. C. PAVALE)  
C. V. PAVALE ASSOCIATES  
Architects



*[Signature]*  
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Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL  
Institutional Area Sector - 4,  
Kharghar, Navi Mumbai - 410 210..