

The School or Society/Trust/Company managing the school must have land as per the following norms:

### 3.1 REQUIREMENTS WITH RESPECT TO LAND

The following conditions should be satisfied in respect of the land:

- 3.1.1 The land on which the school is located should necessarily be a contiguous single plot of land. If there are more than two survey numbers etc. all the survey numbers/plots should be adjacent/touching each other and shall make a single plot of land on the whole.
  - 3.1.2 A suitable building should be constructed on a part of the land mentioned in 3.1.1 above.
  - 3.1.3 A proper playground should exist on the remaining part of the land mentioned in 3.1.1 above.
  - 3.1.4 Other facilities as prescribed by the Board from time to time should exist on a part of the land mentioned in 3.1.1 above.
  - 3.1.5 The land mentioned in 3.1.1 above should be surrounded on all sides by a pucca boundary wall of sufficient and adequate height.
- 3.2 The school affiliated or seeking affiliation with the Board shall have a **minimum of 8000 square meters** of land in general subject to the restriction of optimum enrolment and number of sections given in **Appendix-V**.
- 3.3 The school not fulfilling the minimum requirement of 8000 square meters but having **land not less than 6000 square meters** may be granted affiliation, subject to the restriction of optimum enrolment and number of sections given in **Appendix-V**.
- 3.4 The land requirement will be of minimum **4000 square meters** in case of the following, subject to the restriction of optimum enrolment and number of sections given in **Appendix-V**:
- 3.4.1 School located in limits of Municipal Authorities of cities with a population exceeding **15 Lakhs**.
  - 3.4.2 School located in **hilly areas**. The norms as prescribed by the Planning Commission (NITI Aayog) shall be applicable for determining the hilly areas.
  - 3.4.3 Schools located within the limits of Municipal Authorities of the State **Capital Cities**.
  - 3.4.4 Schools located in the **North Eastern States**.
  - 3.4.5 Schools located in the state of **Jammu and Kashmir**.
  - 3.4.6 Schools located within the limits of Municipal Authorities of Ghaziabad, NOIDA, Faridabad and Gurugram cities only of National Capital Region.
  - 3.4.7 Schools located within the limits of Municipal Authorities of Panchkula (Haryana) and Mohali/SAS Nagar (Punjab), the satellite cities of Chandigarh.

- 3.5 For the schools located within the limits of Municipal Authority of the cities classified as Class-X (At present Ahmedabad, Bengaluru, Hyderabad and Pune) by the Government of India the minimum land requirement will be 2000 square meters for a Secondary School and 3000 (or 4000) square meters for a Senior Secondary School subject to the restriction of optimum enrolment and number of sections given in **Appendix-V**.
- 3.6 For the schools mentioned in sub-clauses to this clause, the minimum land requirement will be 1600 square meters for a Secondary School and 2400 (or 3200) square meters for a Senior Secondary School subject to the restriction of optimum enrolment and number of sections given in **Appendix-V**.
- 3.6.1 For the school located in the limits of Municipal Authorities of 4 metropolitan cities of **Chennai, Delhi, Kolkata and Mumbai**.
- 3.6.2 For the schools located in the state of **Arunachal Pradesh**.
- 3.6.3 For the schools located in the state of **Sikkim**.
- 3.6.4 For the schools located on the **Islands**.
- 3.7 For the schools situated on the **Hill Stations**, the minimum land requirement will be 2000 square meters for a Secondary School and 3000 (or 4000) square meters for a Senior Secondary School subject to the restriction of optimum enrolment and number of sections given in **Appendix-V**:
- 3.7.1 The institution should have an arrangement for sports and extracurricular activities with the nearby schools/colleges or any other institution for a minimum period of 15 years.
- 3.7.2 In case the arrangement in respect of 3.7.1 is with a private institution, a copy of the resolution passed by the management of the institution at its managing committee meeting may also be submitted to the Board.
- 3.7.3 In case the arrangement in respect of 3.7.1 is with a government institution, a copy of the letter issued by the head of such institution may also be submitted to the Board.
- 3.7.4 The number of students should be restricted in such institutions on the basis of constructed covered area of school building by following the norms of 1 sq.mtr. floor area per child.
- 3.8 **LAND OWNERSHIP**
- All the land title documents should be in the name of the School or Society/Trust/Company which has established the school.
- 3.8.1 In case of ownership, the land title documents should be a Sale Deed/Conveyance Deed/Gift Deed/Lease Deed/Allotment Letter etc. duly registered before the Registration Authority concerned of the State as per rules.
- 3.8.2 In case of lease, the Lease Deed of the land/building should be duly registered before the concerned Registration Authority of the State and should be for a minimum effective term of 15 years.
- 3.8.3 A lease executed by a government or any agency of government may be accepted even if it is for a term of less than 15 years but the lease should specifically be for running a school.
- 3.8.4 The lease deed shall be operational at the time of application for affiliation/upgradation/extension.

- 3.8.5 The period of validity of lease or any other documents of property should be such that it guarantees the enjoyment of lawful rights over the land for a continuous period of five years or more from the session for which the application for initial affiliation has been submitted.
- 3.8.6 It shall be the responsibility of the school to renew the lease or allotment etc. during the period of affiliation to ensure lawful rights over the land on which the school is situated.
- 3.8.7 Period of lease will further be subject to the rules and policy of the State/UT Government.
- 3.8.8 In case of schools mentioned in 2.1.5, 2.1.6, 2.1.7, the land may be accepted if the same is under the ownership or legal possession of the (Central or State) Public Sector Undertakings, Statutory Bodies and Autonomous Bodies, Government Department etc. and has been allotted by the said (Central or State) Public Sector Undertakings, Statutory Bodies and Autonomous Bodies, Government Department etc. for running of school.
- 3.8.9 In case of schools established by or in large scale industrial projects, the land may be accepted if the same is under the ownership or legal possession of the industrial project and has been allotted by the said industrial project for running of school.
- 3.9 For the purpose of Upgradation to Secondary Level stage in respect of the schools which were granted Affiliation up to Secondary level on or before the year 1996 under the relaxed condition of land requirement may be considered for Upgradation to +2 stage provided that they should have at least 4000 square meters of land.

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