



Independent Schools' Federation of India (Reg)
 An Association of schools affiliated to C.I.S.C.E. and C.B.S.E. all over
 Office : F-125, A&B, Aditya Arcade, Community Centre, Opp. CBSE, Preet Vihar, Delhi-11
 Mobile : 9958109033. Email: isfiindia@yahoo.com

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S. RASHMI AHLUWALIA	09876480005
Chair, Kalyaneshon Cambridge School, Pathankot (Pb.)	
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Chair, Society for Unaided School at Raj	
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Chair, St. John's Res. School, Chennai	
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Chair, St. Mary's School, Lucknow	
DEEPAK MADHOK	09721452001
Chair, St. Clare's School, Varanasi	
JAGDISH GANDHI	09415015030
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M.M. SHARMA	09897915871
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Chair, St. Mary's School, Ludhiana	
SECRETARY	
G.P. RAJ	09948810000
Chair, St. Mary's School, Ludhiana	

AC (PLG) ~~KMPA~~
 Dairy No. 1217
 Date 03/09/11

3/9/40
 31/08/10
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11.08.2012

To,
 The Honorable Lt. Governor of Delhi/Chairman DDA,
 Raj Niwas,
 Delhi

3537-C
 27-8-2012

Subject: Request for disposal for already carved out Nursery School plots in approved Layout Plans as per MPD-1962 and MPD-2001

Respected Sir,
 We bring to your kind notice that as per various Master Plans viz MPD-62 & MPD-2001, based on prescribed Planning Standards, a large number of Nursery School (NS) plots each measuring 800 sq. mtr were carved out. Out of these carved out plots a large number of plots year marked Nursery School sites till late remain un-allotted.
 Keeping in view the planning parameters and quality education all these plots are located near a park (at 1 nursery school for population of 2,500 persons). For the accessibility the nearest nursery school is located within a maximum distance of 300 mtr with travel time of 5 mins only.

In the Master Plan a Nursery School has been defined as -
 'A premises with facilities for training and playing, for children preparatory to the school'.

Further, subject to certain conditions - like non-availability of certain facilities in the vicinity etc. These sites could also be permitted for certain other facilities/uses.

4. But all of sudden in 2003 procedural for allotment of these already carved out Nursery Schools was brought to complete standstill, probably due to certain procedural errors committed by certain officials, and DDA, instead started permitting these sites for all together different purposes other than the very primary purpose for which these were carved out i.e. for Nursery Schools as per Master Plan.

Handwritten notes and signatures:
 This is a job...
 Kind personal...
 Not date...
 23/08/2012
 30/08/12
 23/08/2012
 30/08/12
 23/08/2012
 30/08/12

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The issue has been discussed in the 4th meeting of
MAG on "Enforcement & Plan Monitoring" held on 28.06.2012

u/c of V.C. DDA.

For information. Approved minutes are on website
~~If agreed we may send the reply to Independent~~
Schools Federation of India (Regd.)

Shikha
28/09/2012

Dir (Dy) MPR & TC

The similar reference is also
received from M.O.D. for
which reply is being sent
separately

Shikha
28/9

~~AC (MPR)~~

~~Dir (MPR)~~

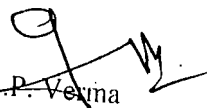
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AD (MP) II

5. Master Plan for 2021, which come into force from 7.02.2007, has in-fact permitted the continuation of these already carved out nursery school plots. And even has specified separate Developed Controls for Nursery Schools in Table 13.4.
6. Further MPD-2021 has also permitted that, where ever needed, Nursery Schools may function as part of Primary school/Secondary School/Senior Secondary School: It has also made permissible Nursery Schools in residential use premises as per Mixed use policy and by virtue of this proposition presently Nursery School are been permitted in narrow footpath lanes/6 mtr wide lanes in
 - I. Un-authorized/ Regularized colonies
 - II. Re-settlement Colonies
 - III. Walled city
 - IV. Rehabilitation colonies etc.
7. Thus ill-conceived MPD-2021 totally contradicts itself by permitting utilization of even tiny plots for Nursery Schools thereby defeating the very purpose and even definition prescribed in Master Plan itself, depriving all together the playing and training etc facilitates for the tiny tots.
8. We bring to your kind notice that a number of requests from prominent Educational Societies, duly sponsored by Govt., for allotment of these nursery sites are pending with DDA for more than a decade. But DDA without considering these or rather is all together ignoring these pending requests.
9. Based on the above stated facts you are requested to personally intervene in matter by stopping these on-going malpractices for utilization of Nursery School sites for purposes other than Nursery School and order for the allotment of these already carved out Nursery Schools to the above referred pending applicants for Nursery School only.

With warm regards


N.P. Verma
Senior Vice President
9891086668

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MASTER PLAN FOR DELHI

PREPARED BY THE DELHI DEVELOPMENT AUTHORITY AND APPROVED
BY THE CENTRAL GOVT. UNDER THE DELHI DEVELOPMENT ACT, 1957

This is to insure that the future development is a healthy one, with provision made for community facilities and services. Only by providing these will the community function and grow up in a manner that will help avoid future slums and social imbalances.

4. COMMUNITY STRUCTURE :

The pattern of self-contained planning divisions has been conceived from the bottom upwards. The lowest tier in the urban complex will be the "housing cluster" containing 750 to 1,000 population. These clusters roughly correspond to the traditional "Mohallas" or "kuchas" in the Old City and, in fact, is found in its rudimentary form in almost all of the Indian cities and towns. It will have as its nucleus a nursery school with a tot lot. These housing clusters or "Mohallas" grouped together around a primary school and convenience stores with a small park will form a "residential unit" containing a population of between 3,500 to 5,000 people.

However, for purposes of a wider range of community activities, the "residential planning area" of 12,000 to 15,000 population (containing roughly 3,000 families) is envisaged, which will have for its focal point a high school and a community hall with adequate neighbourhood shopping for the day to day needs. For the provision of additional facilities such as a health centre, library, cinema, better shopping and recreation centres, three residential planning areas have been grouped to form what is called a community with a "Community Centre".

Several of these communities have been grouped to form a District with a "District Centre". This is a composite retail shopping centre with commercial and service uses. In some cases they will have a small area for Government Offices and an industrial work centre to provide employment. This will serve a population ranging from 150,000 to 250,000.

- Eight Planning Divisions (each 300,000 to 750,000 population).
- 3 Central Business Districts and 15 District Centres. (each District Centre serves 150,000 to 2,00,000 population).
- Community Centre for 40,000 to 50,000 population.
- Residential Planning Areas (each 12,000 to 15,000)
- Residential Unit: (each 3,500 to 5,000 population)
- Housing Cluster. (each 750 to 1,000 population).

The District Centres have been shown in the Land Use Plan. In the Zonal Development Plans, the community centres will have to be shown, as also the residential planning area centres. Also, high schools, residential planning area parks and primary schools have to be shown. The other facilities listed in the standards will have to be shown in detailed layout plans.

5. STANDARDS FOR 15,000 POPULATION :

The basis on which the standards have been arrived at is fully discussed in the chapter on "Education, Recreation etc." and "Housing and Neighbourhood" in the work studies. Here only the standards are given. Standards for the Old City are given separately.

A variation upto 5 per cent. either way of the unit standards (plot sizes for schools, health centres, etc.) or community facilities will be allowed.

Pre-primary schools:

Sites will have to be reserved for 10 pre-primary schools varying from 0.2 to 0.75 acre each, according to density varying from 200 to 50 persons per acre. Optimum size of schools is 5 students.

ing areas, have been proposed for colleges to serve a population of 1.5 lakhs. It is further proposed that for every 4 or 5 colleges a university centre should also be provided, for which 30 to 40 acres have been reserved. The total area earmarked in the plan for education is 1,400 acres.

26. *Research & Educational Institutes.*—Land has been reserved for the expansion of Pusa Agricultural Research Institute and the Jamia Millia. Also a large area for an engineering college has been reserved. An area of about 600 acres has been earmarked in the south for educational and cultural purposes south-west of this college. Similarly another reservation of land of about 120 acres has been made north of Badarpur Road. The total land allocated in the plan for research and institutional use is about 2,900 acres.

27. A standard of one pre-primary school for 1,500 population and one primary school for a population of 3,750 and one higher secondary school for 15,000 has been recommended. The size of school sites varies for different transitions.

28. *Land has been reserved for 20 additional hospitals of about 15 acres each with 500 beds to serve 1,25,000 people.* It is also proposed that in each planning division at least one hospital will have about 25 acres instead of 15 acres, so that it can offer specialised services not available in other hospitals.

29. Police Stations, health centres, fire stations, electric substations, post and telegraph offices, telephone exchanges, community halls, community and neighbourhood shopping centres, etc., for which standards have been prescribed in the Master Plan, will have to be shown in zonal plans and detailed plans. Recognising the importance of social and cultural activities, and in purpose community centres have been recommended to provide a framework within which the whole fabric of social activities may be interwoven in the neighbourhoods so that the impersonal character of city life does not stifle the cultural life of the citizens. In

addition, it is proposed that new social and cultural buildings of national importance like conference and assembly halls, art galleries, convention halls, public auditoria, theatres and state guest houses, should be built by Government in the area stretching on either side of the Central Vista starting from Janpath. Other land reservations for cultural purposes have been made near Sapru House and near the proposed Municipal Corporation buildings opposite Ramliya Grounds. Yet another cultural centre is proposed in the Siri area where the State Governments may build cultural buildings in order to give a fillip to the song, dance, drama and other fine arts of the various States, which will help in the emotional and cultural integration of the Indian people.

30. *Public utilities and services.*—Active steps will have to be taken well-in-advance to secure the sources of water and power which are essential for the continuing growth of the Metropolis. Ways and means have been suggested for securing this and land reservations have been made for the expansion of the existing water works and for a new power house. Proposals to direct flume sewage overflows into the Yamuna have been recommended and adequate land has been reserved for treatment plants in different parts of the city.

31. Fifteen cremation grounds have been earmarked in the plan so that they are within a three mile radius of the residential areas. Sites for Muslim burial grounds have also been reserved.

32. It is recommended that presently cut up and low-lying land may be reclaimed by hygienically conducted sanitary earth fills of garbage.

Traffic & Transport.

33. *International Civil Airport.*—The International Civil Airport should be continued at Palam with suitable run-ways and terminal facilities for increased jet traffic unless Government decides to set up a separate airport. A site at Pasasanda in

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MASTER PLAN FOR DELHI PERSPECTIVE 2001

AUGUST, 1990
(SECOND PRINTING MAY 1996)

Prepared by Delhi Development Authority and approved by the Central Government under section 11 A (2) of Delhi Development Act 1957 and published on 1st August, 1990. [Gazette of India, Extra Ordinary, Part-II, Section 3 Sub Section (ii) vide S.O. 606 (L)]. This edition incorporates Gazette Notifications upto September, 1995.

school shall be utilised for creche which could be run by public, private or voluntary agencies. Specific areas have been reserved for city level integrated schools to accommodate central schools and public schools.

Planning standards for educational facilities are given below:

Upto Senior Secondary Level:

- (a) Pre-primary, Nursery school
 - 1 for 2500 population
 - Area for School 0.08 ha
 - Pre-primary/Nursery school to be located near a park.
- (b) Primary school (Class I to V)
 - 1 for 5,000 population
 - Strength of the school 500 students
 - Area per school 0.40 ha
 - School building area 0.20 ha
 - Play field area with a minimum of 18m x 36m to be ensured for effective play 0.20 ha
- (c) Senior Secondary School (VI to XII)
 - 1 for 7,500 population
 - Strength of the school 1000 students
 - Area per school 1.60 ha
 - School Building area 0.60 ha
 - Play field area with a minimum of 68m x 125m to be ensured for effective play 1.60 ha
- (d) Integrated School without hostel facility (Class I to XII)
 - 1 for 90,000 to 1,00,000 population
 - Strength of the school 1500 students
 - Area per school 3.50 ha
 - School building area 0.70 ha
 - Play field area 2.50 ha
 - Parking area 0.30 ha
- (e) Integrated School with hostel facility
 - 1 for 90,000 to 1,00,000 population
 - Strength of the school 1000 students
 - Area per school 3.90 ha
 - School building area 0.70 ha
 - Play field area 2.50 ha
 - Parking area 0.30 ha
 - Residential, hostel area 0.70 ha
- (f) School for Handicapped
 - 1 for 45,000 population
 - Strength of the school 400 Students
 - Area per school 0.50 ha

School building area	0.20 ha
Play area	0.30 ha

Higher Education-General

- (a) College
 - 1 for 1.25 lakh population
 - Student strength of the college 1000 to 1500 students
 - Area per college 4 ha
 - College building area 1.8 ha
 - Play field area 1.8 ha
 - Residential including hostel area 0.4 ha
- (b) University Campus
 - 1 each in Planning Division E, F and G
 - 1 in the Urban Extension
 - Area of the university campus 10 ha
- (c) New University
 - 1 in the Urban Extension
 - Area 60 ha

Technical Education

- (a) Technical Education Centre (A)
 - 1 such centre provided for every 10 lakh population to include one industrial training institute and one polytechnic
 - Strength of the polytechnic 500 students
 - Strength of the ITI 400 trainees
 - Area per centre 4.00 ha
 - Area for ITI 1.50 ha
 - Area for polytechnic 2.40 ha
- (b) Technical Centre (B)
 - 1 provided for 10 lakh population to include 1 ITI, 1 technical centre and 1 coaching centre
 - Area per centre 4.00 ha
 - Area for technical centre 2.10 ha
 - Area for ITI 1.40 ha
 - Area for coaching centre 0.30 ha

Professional Education

- (a) New Engineering Colleges
 - 2 numbers to be provided in Urban Extension
 - Strength of the College 1500 to 1700 students
 - Area per college 60.00 ha
- (b) New Medical College
 - 2 sites of 15 ha each in Urban Extension. This includes space for specialised general hospital.

Thermal Power Station is dumping about 4000 tons of coal ash per day. Adequate precautions are required in dumping so that ash filling may not cause any pollution to river Yamuna.

Noise Pollution: In general, it may be said that the noise level in Delhi has been rising with increasing traffic and industrial activities. Some of the planning controls suggested to curb the noise problems are :

- (i) The industries and the motor workshops (unauthorised) producing noise should be shifted immediately from residential areas.
- (ii) In case of new developments along the major roads, there should be a green buffer and also these areas could be utilised for the development of commercial activity.
- (iii) The areas located within the air funnel should be planned with due consideration of aeroplane noise.

Road Accidents: 4854 accidents took place on Delhi Roads in 1981 out of these 1072 were fatal. In 61 per cent of fatal accidents the victims were pedestrians and cyclists. Following planning and other measures have been suggested to reduce the traffic accidents :

- (i) to discourage truck movement within the city,
- (ii) segregated cycle tracks and pedestrian movement, in the circulation net work,
- (iii) improvement in road geometrics and adequate lighting on roads specially on intersections, and
- (iv) road discipline through education and management.

Air Safety

- (i) Location of tall buildings in the air funnel shall be as per requirement of the civil aviation safety.
- (ii) Plantation of trees in about 7 km. around the Airport should be such as not to attract birds which are menace to air safety.

ACCESSIBILITY

Convenience in an urban environment is accessibility to urban activities in reasonable

time on foot or through available modes of transport.

The standards set out are :

	Maximum Distance (Km.)	Approx. Time (minutes)
Creche/Nursery School (nearest)	0.30	5
Primary School (nearest)	0.80 (0.50)	10
Higher Secondary School (nearest)	1.50 (1.00)	20
Tot lot	0.30 (0.20)	5
Park	0.80 (0.50)	10
Neighbourhood Park and play area	1.60 (1.00)	20
Bus stop	0.80 (0.50)	10

Note : For the purpose of planning, the straight distances for design shall be as given in brackets.

PEDESTRIANISATION

Pedestrian movement free from any vehicular obstruction in a metropolitan city is a boon. Presently this aspect is not being given sufficient consideration in the planning and designing of residential, commercial and other areas.

In the design of residential areas, the pedestrian movement should be so provided that one could reach the bus stop, shopping centre and nursery school without conflicting with the vehicular road.

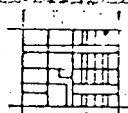
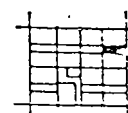

In case of major commercial centres like Karol Bagh, Chandni Chowk and Connaught Place, vehicle free pedestrian precincts should be designed and developed. The district centres and the sub central business district should be provided with pedestrian piazzas.

While preparing the division plans it should be tried to provide pedestrian movement to link major work places and recreational, residential and conservation areas through major pedestrian paths.

HIERARCHY IN URBAN DEVELOPMENT

structure; with nuclei to contain essential facilities and services at different levels. Such a structure could be created in the process of the preparation of division plans and area plans on the basis of the standards set in the following table.

A planned city, for an environment of convenience should be a hierarchical cellular

S. No.	LEVEL	FACILITIES	AREA IN sqm		PLAN IN WHICH PROVIDED/INDICATED		
			Nos.	PER UNIT	TOTAL	AREA PLAN/ LAYOUT PLAN	Div. PLAN
1.	Housing Cluster No. of Families-50 Population-250	Tot Lot	1	480	480	○	
2.	Housing Area No of Families-1,000 Population-5,000  Area-1.63 Ha	1 Nursery School	2	800	1600	○	
		2 Primary School	1	4,000	4,000	○	
		3 Community Room	1	660	660	○	
		4 Religious buildings	1	400	400	○	
		5 Milk Booth	1	150	150	○	
		6 Convenience Shopping	1	1,100	1,100	○	
		7 Housing Area Park	1	5,000	5,000	○	
		8 Housing Area Play Ground	1	5,000	5,000	○	
3.	Neighbourhood No of Families-3,000 Population-15,000   Area-7.2 ha	1 Sr. Secondary School	2	16,000	32,000	○	
		2 Dispensary	2	1,000	2,000	○	
		3 Community Hall & Library	1	2,000	2,000	○	
		4 Electric Sub Station 11 KV	2	460	920	○	
		5 Local Shopping including Service Centre	1	4,600	4,600	○	
		6 Three Wheeler & Taxi Stand	1	500	500	○	
		7 Neighbourhood Park	1	15,000	15,000	○	
		8 Neighbourhood Play Area	1	15,000	15,000	○	

078 Voluntary Health Service

A premises having medical facilities for treatment of outdoor patients and other like food bank etc. by voluntary institutions. This service may also take the form of temporary camp with charitable motive.

79 Creche and Day Care Centre

A premises having nursery facilities for infants during day time. The centre may be managed by an individual or an institution on commercial or non-commercial basis.

80 Nursery and Kindergarten School

A premises with facilities for training and playing for children preparatory to the school.

The following neighbourhood facilities are permissible in nursery school sites according to the layout plan, where no such facilities are available in the vicinity:

- Post Office
- Community Hall cum Library.
- Dispensary
- Health Centre.
- Creche and Day Care Centre
- Electric Sub-Station (11 kV)
- Cooperative Store.
- Milk Booth.
- Fine Arts School.
- Maternity Home
- Child Welfare Centre (Charitable)

31 Primary School

A premises having educational and playing facilities for students upto V standard

32 Secondary School

A premises having educational and playing facilities for students from VI to X standard. It shall include existing cases of middle school which are upto VIII standard for the purpose of school.

33 Senior Secondary School

A premises having educational and playing facilities for students from VIII to XII standard.

084 Integrated School

A premises having educational and playing facilities for students upto XII standard.

085 Integrated Residential School

A premises having educational and playing facilities for students upto XII standard. It shall have boarding facilities for students and may have residences for faculty members.

086 College

A premises with educational and playing facilities for students of under-graduate & post-graduate courses under a university. It includes all professional disciplines.

087 Vocational Training Institute

A premises with training facilities for short-term courses for discipline, preparatory to the employment in certain profession and trade. It shall be run by public or charitable institution on non-commercial basis. It includes training-cum-work centre.

088 Social Welfare Centre

A premises with facilities for welfare and promotion of community development. It shall be run by a public or charitable institution.

089 Research and Development Centre

A premises providing facilities for research and development for any specific field.

090 Library

A premises having a large collection of books for reading and reference for general public or specific class.

091 Technical Training Centre

A premises with facilities for training in discipline of technical nature. It includes technical school and industrial training institute etc.

092 Commercial and Secretarial Training Centre

A premises having training facilities for stenography, correspondence, record keeping etc.

MASTER PLAN FOR DELHI - 2021

7th February 2007
(Re-printed dated May 2010)

FOR OFFICE
USE ONLY

Prepared by Delhi Development Authority and approved by the Central Government under Section 11A(2) of Delhi Development Act 1957 and notified on 7th February 2007 (The Gazette of India, Extraordinary, Part II-Section 3 Sub-section (ii) No. 125 (Magha 18, 1928) vide S.O. 141-(E). This edition incorporates Gazette notifications of amendments / modifications up to October 2009.



DELHI DEVELOPMENT AUTHORITY

Following planning policy parameters are proposed:

- i) Differential norms and standards for various educational institutes / institutions shall be applicable in the light of the norms of the concerned controlling authorities e.g. University Grants Commission (UGC) / All India Council for Technical Education (AICTE) / Directorate of Education, GNCTE / Central Board of Secondary Education (CBSE) etc.
- ii) Coaching centres / vocational training centres would be permissible in school classes after school hours with (a) prior approval of Competent Authority in the case of schools run by GNCTD or local body and (b) with prior intimation to lessor and payment of fee to be prescribed in the case of schools run privately on leased land. Structured courses leading directly to degree / diploma shall however not be permitted.
- iii) The educational institution premises may be permitted to function in two shifts, subject to statutory approvals and any other conditions that may be stipulated by the relevant competent authority.
- iv) Nursery School may function as part of Primary School / Secondary School / Senior Secondary School, wherever needed. Separate / exclusive Nursery Schools are permitted in residential premises as per the Mixed-use policy.
- v) Requirement of schools and training centres for mentally and physically challenged with differential development norms are given.

Table 13.3: Planning Norms and Standards for Education Facilities

Sl.No.	Category	Population/unit (aprox.)	Plot Area
1.	Primary School	10,000	0.2 - 0.4 ha
2.	Sr. Secondary School	10,000	0.6 - 0.8 ha
3.	School for Mentally challenged	10.0 lakh	0.2 ha
4.	School for Physically challenged	10.0 lakh	0.2 ha

Table 13.4: Development Controls for Education Facilities

Sl. No.	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
1	Play School, Coaching Centre, Computer-Training Institute, physical Education Centre etc.	N.A.	N.A.	N.A.	1. Practice of providing dedicated Nursery School plots in the layout plan discontinued as same is permissible in Mixed use. Parking standard @ 1.33 ECS / 100 sq m of floor area. 2. In case of schools for mentally/ physically
2	Nursery School	33.33%	100	15m	
3	Primary school	30%	120	15m	

Sl. No.	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
4	Sr. Secondary School	35%	150	3m	challenged, 20% of max. FAR can be utilized for residential use of essential staff and student accommodation. Parking standard: Primary School / Middle School @ 1.33 ECS / 100 sq m of floor area. -Sr. Sec. School @ 2.00 ECS / 100 sqm of floor area. The areas earmarked for parking if misused, liable to be municipalized / taken over. 3. Other controls related to basements etc. are given in the Development Code chapter.
5	School for Mentally challenged	50%	120	3m	
6	School for Physically challenged	50%	120	3m	

Notes:

Pre-Primary Schools / Nursery Schools / Montessary Schools / Creche, Play Schools, are permissible in residential use premises as per Mixed use policy.

Other Controls:

- In case of new schools, the front boundary wall shall be recessed by 6 m to accommodate visitors parking within setback area.
- Upto 10% variation in plot size is permitted. Differential norms will be applicable to Special Area Regularized Unauthorized Colonies, Urban Villages and Resettlement Colonies.
- Playground shall be developed on pool basis in different areas at neighborhood level.

Table 13.5: Planning Norms and Standards for Education Facilities (Higher Education)

Sl. No.	Category	Pop./unit (approx.)	Plot Area
1	Vocational Training Centre (ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute etc.), Research and Development centre	5.0 lakh	0.4 ha
2	General College	5.0 lakh	As per UGC norms
3	Professional College (Technical)	5.0 lakh	As per the AICTE norms
4	University Campus including International Education Centre (IEC) - Large campus (10 ha and above) will be divided into following four parts: a) Academic including Administration (45% of total land area). b) Residential (25% of total land area). c) Sports and Cultural activities (15% of total land area). d) Parks and Landscape (15% of total land area)	4 sites in urban extension.	Upto 20.0 ha

Upto 10% variation in plot size is permitted.

Table 13.21: Educational Facilities

S. No.	Use/Premises	Definitions	Activities Permitted
1.	Pre-Primary / Nursery / Montessary / Creche & Day Care Centre	A premise having nursery facilities for infants during day time. The centre may be managed by an individual or an institution on commercial or non-commercial basis.	Creche & Day care Centre, Watch & Ward Residence (upto 20 sqm).
2.	Primary School	A premise having educational and playing facilities for students upto V standard.	Nursery School, Primary School, Watch & Ward Residence (Upto 20 sqm), Books & Stationery Shop (Upto 20 sqm), Soft Drink & Snack Stall.
3.	Middle School	A premise having educational and playing facilities for students upto VIII standard.	Nursery School, Middle School, Watch & Ward Residence (Upto 20 sqm), Books & Stationery Shop (Upto 20 sqm), Soft Drink and Snack Stall.
4.	Senior Secondary School	A premise having educational and playing facilities for students upto XII standard.	Nursery School, Sr. Secondary School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery Shop, Uniform Shop (Upto 20 sqm each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
5.	School for Mentally / Physically challenged	A premise having educational (formal and vocational) and playing facilities for mentally & physically challenged.	School, Ward & Watch Residence (Upto 20 sqm), workshop, sale counter, hostel facility (15% of permissible built up area), Books & Stationery Shop (Upto 20 sqm), Canteen, Bank Extension Counter, Post Office Counter facility, Indoor Games Hall, Upto 20% of max. FAR can be utilized for residential use of essential staff and student accommodation, office, professional activity, rehabilitation centre.
6.	College (including Professional College)	A premise having educational and playing facilities for students of undergraduate & post-graduate courses under a university. It includes all professional disciplines.	College, Residential Flat (For maintenance staff), Hostel, Retail Shops of area 20 sqm each (confectionery, grocery and general merchandise, books & stationery, chemist, barber, launderer, vegetable), Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Playground, Post Office Counter facility.
7.	Library	A premise having a large collection of books for reading and reference for general public or specific class.	Library, Watch & Ward Residence (upto 20 sqm.), canteen, exhibition and art gallery, auditorium.