

CHAPTER – XV
LAND AND BUILDINGS

Rule No	Old Rule Book	New Rule Book (Including Correction / Addition / Deletion)	Auth	Remarks
15.01	<u>LAND AND BUILDINGS</u> Every Sainik School ideally needs about 250 acres of land to cater for adequate play grounds, farms etc, as its optimum requirement but in certain States/areas where land is scarce a reduction could be accepted.	15.01 <u>LAND AND BUILDINGS</u> Every Sainik School ideally needs about 250 acres of land to cater for adequate play grounds, farms, etc, as its optimum requirement.		
15.02	The Government of the sponsoring state has to provide land and buildings, and meet the initial cost of all the equipments, for setting up the school. The infrastructure provided should include the following:- (a) An administrative block. (b) Academic blocks including laboratories, computer rooms, workshops, library, examination hall, lavatory blocks and storage space for different types of QM/NCC/Academic Stores. (c) Dormitories, mess halls and kitchen. (d) Indoor Games hall cum Gymnasium. (e) Residential accommodation for all members of staff. (f) Auditorium, infirmary, shopping complex, bakery, guest house, swimming pool and accommodation for the primary school. (g) Land and buildings for farm, piggery, poultry, fishery, dairy farm, Dhobi Ghat, Post Office, Bank etc. (h) Extensive play ground.	15.02 The Government of the sponsoring state has to provide land and buildings, and meet the initial cost of all the equipments, for setting up the school. Multifaceted facilities of the school will need professional and proactive approach in management so as to ensure their availability to students at all times. One important facet is use of technology to forecast a problem and replacing Preventive Maintenance with Predictive Maintenance. The infrastructure provided should include the following:- (a) An administrative block containing offices and storage facilities of various types of QM/ NCC/ Academic stores needed by a residential school. (b) Academic blocks including classrooms , laboratories, computer rooms, workshops, library, examination hall and adequate lavatory facilities. (c) Dormitories, mess halls and kitchen. (d) <u>Games and Sports Facilities.</u> (i) Play fields for team games like Football, Hockey, Basketball and Volleyball. The playfields should be adequate in number, depending upon the strength of cadets. (ii) Adequate number of Tennis courts and Squash courts. (iii) Indoor games-hall-cum gymnasium. (iv) Swimming pool. (v) Stables and Equestrian area. (e) <u>Accommodation.</u> (i) Residential accommodation for all members of staff. (ii) Accommodation for the primary school. (iii) Guest houses (separately for parents and visitors). (iv) Work place for services, viz, tailor, washer man, cobbler, barber, post office, bank, etc.		Amendment in school infra and accn

15.03	In addition to the land, buildings and equipments, the State Government will provide the motor vehicles as indicated in rule 17.01 of Chapter XVII here after. They will also provide grant-in-aid required subsequently for making up the initial deficiencies or for major replacements and additional equipment required for further expansion of the school.	15.03 In addition to the land, buildings and equipments, the State Government will provide the motor vehicles as indicated in rule 17.01 of Chapter XVII here after. They will also provide grant-in-aid required subsequently for making up the initial deficiencies or for major replacements and additional equipment required for further expansion of the school.		
15.04	<u>MAINTENANCE OF SCHOOL BUILDINGS/ROADS</u> It will be the responsibility of the State Govt to arrange maintenance of buildings, roads, and other installations either through release of funds direct to school or through inclusion of such works in the maintenance list of the respective Public Works Departments (PWD) under advice to Sainik School concerned. The Principals will take up this question with the State Governments concerned and evolve workable arrangements.	15.04 <u>MAINTENANCE OF SCHOOL BUILDINGS/ ROADS</u> It will be the responsibility of the State Govt to arrange maintenance of buildings, roads, and other installations either through release of funds direct to school or through inclusion of such works in the maintenance list of the respective Works Departments of concerned state under advice to Sainik School concerned. The Principals will liaise with the State Governments concerned and evolve workable arrangements.		PWD changed to respective Works dept of State
15.05	Where a State Govt agrees to release grant-in-aid for maintenance directly to the school, the requirements will be projected to the State Govt on PWD norms, fixed on the basis of a percentage of the cost of buildings. Cases for special maintenance grants, if any, will be taken up with the State Govts as and when required.	15.05 Where a State Government agrees to release grant-in-aid for maintenance directly to the school, the requirements will be projected to the State Government on government norms, fixed on the basis of a percentage of the cost of buildings. Cases for special maintenance grants, if any, will be taken up with the State Governments as and when required.		
15.06	To ensure that the school buildings and the campus are properly maintained, the Principals may carryout urgent functional repairs out of miscellaneous income with the approval of the Local Board of Administration.	15.06 To ensure that the school buildings and the campus are properly maintained, the Principals may carryout urgent functional repairs out of miscellaneous income with the approval of the Local Board of Administration.		
15.07	<u>RENT RECOVERY – DISPOSAL</u> Rent recovered from bank, post office, contractors etc (after payment of local taxes the House Tax etc) will be utilised for the upkeep of the campus in case depositing of it in the Govt account is not insisted upon by the State Govt. A separate account will, however, be maintained for receipts and expenditure of this nature for scrutiny by the auditors.	15.07 <u>RENT RECOVERY – DISPOSAL</u> Rent recovered from bank, post office, etc will be utilised for the upkeep of the campus in case depositing of it in the Government account is not insisted upon by the State Government . A separate account will, however, be maintained for receipts and expenditure of this nature for scrutiny by the auditors.		

15.08	<u>AGREEMENT BETWEEN STATE GOVT AND THE SAINIK SCHOOLS</u> The land, buildings and equipments provided by the State Govt for the establishment of a Sainik School will be taken over by the Sainik Schools Society but only after all the phases of the project have been completed. An agreement, vesting in the Sainik School's Society the right to immovable property provided for the Sainik School, will be executed by the State Govt and the Sainik Schools Society. The Principal will obtain the approval of the Board of Governors before signing such an agreement on behalf of the Sainik School's Society.	<u>15.08 AGREEMENT BETWEEN STATE GOVT AND THE SAINIK SCHOOLS</u> The land, buildings and equipments provided by the State Govt for the establishment of a Sainik School will be taken over by the Sainik Schools Society but only after all the phases of the project have been completed. A Memorandum of Agreement, vesting in the Sainik School's Society the right to immovable property provided for the Sainik School, will be executed by the State Government and the Sainik Schools Society. The Principal will obtain the approval of the Board of Governors before signing such an agreement on behalf of the Sainik Schools Society.		
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