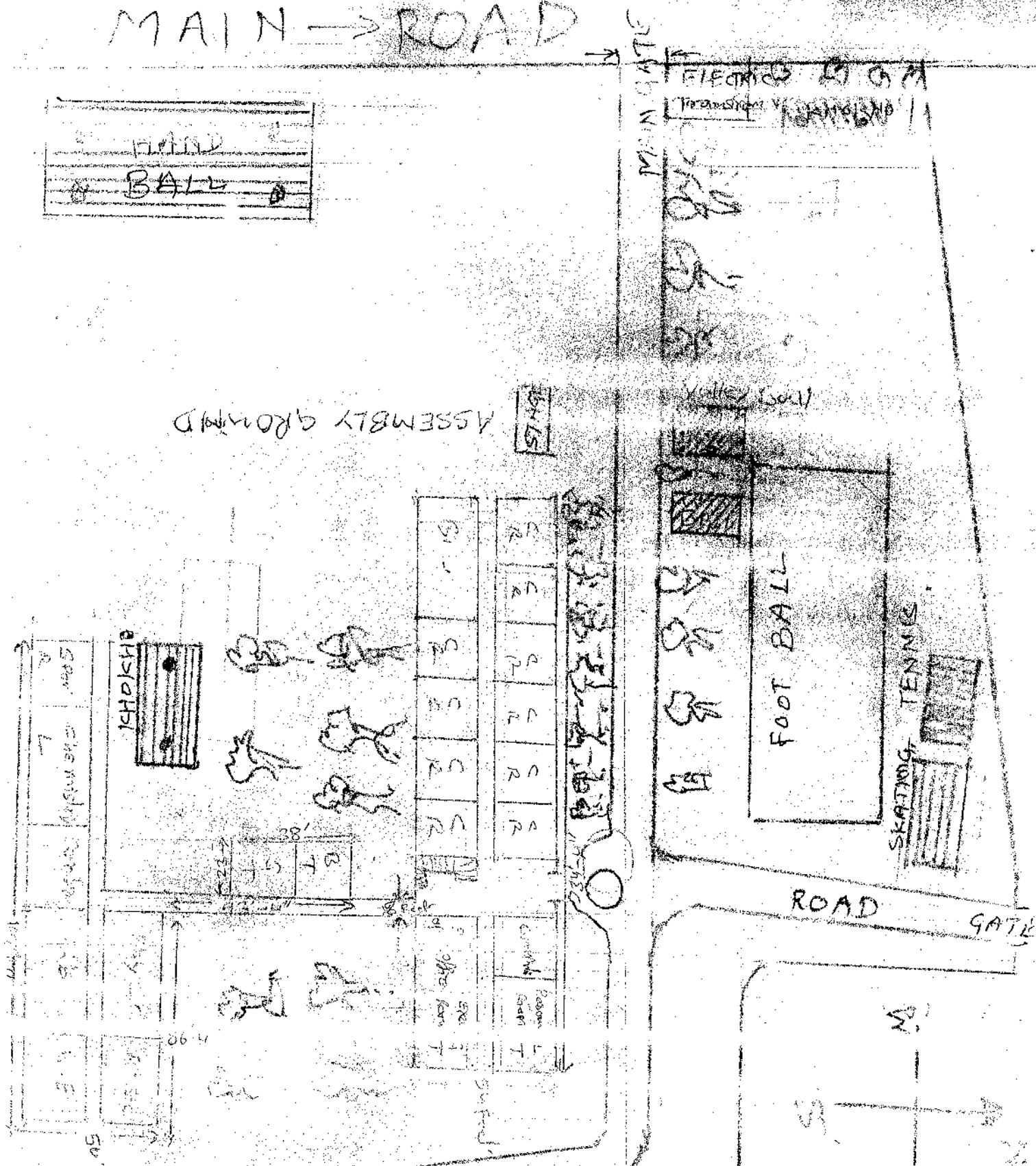


MAIN $\rightarrow$ ROAD



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જા. નંબર ૩૨૪૨

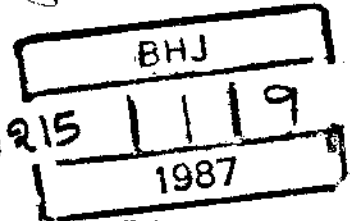
ખરીદનારનું નામ ૩૦૩ પિડેગામ ૦. ૨. ૨૦૧૬મ્ ૦૧. ૨૦૧૬મ્ ૦૧. ૨૦૧૬મ્ ૦૧. ૨૦૧૬મ્

દેકાથુ ઓફ

સ્ટેમ્પ કાગળની કિંમત ૨૧-૧૦૮ (૨૦૧૬)

ખરીદનારની સહી

૦૧/૨૩/૮ ૨૨૬૭ ૨૧૮
સ્ટેમ્પ વેન્ડર: ૨૪-૦૪



ORIGINAL

AGREEMENT

THIS INDENTURE MADE *Eight* day of *April* one Thousand Nine Hundred *eighty seven* between the President of India(hereinafter Called the" LESSOR") of the one part and the Kendriya Vidyalaya Sangathan , Central School No.2 Army Bhuj a society registered under the Society Registration Act (hereinafter called the LESSER) of the other part.

WHEREAS the Lessor has agreed to demise the plot of Land hereinafter described to the Lessee in manner here inafter appearing.

Cont....2-

Defence Estates Officer
Gujrat Circle
Ahmedabad.

M. N. Sharma
Commissioner (Army)
Kendriya Vidyalaya Sangathan
Ministry of Education & Culture
New Delhi

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or expedient for the purpose of searching for, digging, working, obtaining, removing, enjoying the same (paying the lessee reasonable compensation for all damage done) and also all timber fruit trees and other trees (but not the fruit or leaves or fallen branches of trees cut down with the written consent of the Defence Estates Officer/Cantonment Board) with right of entry to mark, fell out and carry away the same TO HOLD the premises hereby demised unto the Lessee in perpetuity from the 16th day of February 1987 paying therefor the yearly rent of Rupees 1/- only (Rupees one only) clear of all deduction on the 16th day of February each year at the office of the Defence Estates Officer ~~shall~~ or such other places as the Defence Estates Officer shall from time to time appoint in this behalf / first of such payment has already been made.

1. AND THE LESSEE DOTH HEREBY covenant with the Lessor.

(1) To pay unto the Lessor the yearly rent hereby reserved on the days and in the manner hereinbefore appointed.

(2) From time to time and at all times to pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter be imposed charged or assessed upon the premises hereby demised or the buildings to be erected thereupon.

(3) Not to cut down any of the timber, fruit trees or other trees now or at any time hereafter growing on the premises hereby demised but to preserve them in good order. If during the course of construction of School Building it becomes necessary to cut down a tree, it may be done by the Defence Estates Officer who will dispose of the same and credit the sale proceeds to the Govt.

(4) Not to make any excavations, in the land hereby demised or remove any minerals, mineral substances of any descriptions sand or clay from the said land without the consent of and in accordance with the terms and conditions prescribed by the Defence Estates Officer.

ms
S. M. SHARMA
Commissioner (Adm.)
Defence Estates Officer
Ahmedabad

cont...4-

[Signature]
Defence Estates Officer
Cujrat Circle
Ahmedabad.



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5. Within 12 Calendar months next after the date of the presents at their own cost to erect and finish fit for use on the premises hereby demised Central School, building, hostel, teacher accommodation, Play grounds in accordance with a plan or plans to be approved in writing by the Officer Commanding of the Station and not to erect or suffer to be erected on any part of the premises hereby demised any building without the previous consent in writing of the General Officer Commanding-in-chief the Command.

6. Not to make any alterations in the plan or elevation of the said School Buildings, hostel, Teachers' Accommodation and play grounds without such consent as aforesaid and not to use the same or permit the same to be used for any purpose other than these of accommodation for School, hostel buildings and or play grounds.

7. The responsibility for maintenance of the premises will rest with the Lessee. The Lessee shall make no structural alterations, erect any new structures in or upon any part of the premises and instal there in fittings without the prior approval of the Lessor. No compensation shall be paid for the aforesaid additions and alterations on delivering up the premises and the benefit of such additions and alterations shall ~~accrue~~ ^{accrue} to the Government. If the Lessor so desires, the Lessee shall at its cost restore the premises in the same condition as they were at the commencement of these presents.

8. Not to assign, underlet, transfer or handover possession of the said land and buildings or part thereof or any of their right/rights there in under these presents without sanction of the Lessor on such terms as to revision of rent, period of lease and other matters as may be deemed fit to impose.

9. To pay all charges in respect of electric power and light and water used on the said premises during the currency of the lease at the schedule of rates current and as may be revised by the Garrison Engineer, Military Engineering Service of the Station from time to time.



By: *[Signature]*

M. S. Shah
 J. D. [unclear]
 Commissioner
 Defence Estates
 Ahmedabad

cont...5-

[Signature]
 Defence Estates Officer
 Cuji Circle
 Ahmedabad,

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10. To pay all existing and future rates, taxes, assessment charges and other outgoings of every description in respect of the said premises if legally leviable and levied.

11. To pay all the taxes, assessment charges that may be recoverable under Contonment Act, 1924 in respect of the said premises during the period the buildings are with the lessee.

12. At all times to keep the said premises in good and substantial repair to the satisfaction of the Officer commanding the Station, and on determination of the lease to hand over the said premises in the same condition as they were at the commencement of the lease presents fair wear and tear and damage by fire or other causes beyond the control of the lessee being expected or at its option to pay compensation in lieu thereof provided that such compensation shall not exceed the value of the said premises on the date of determination of the premises, if they had remained in the same structural state and condition of repairs as they were in at the commencement of this lease.

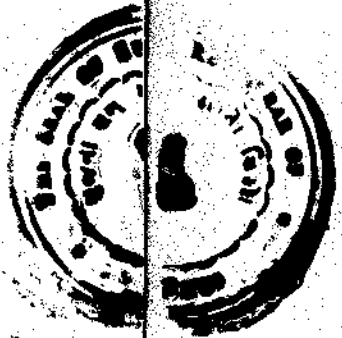
13. Not to remove any fixture and fittings from the premises existing at the commencement of this lease without the previous permission of the lessor.

14. Registration charges, if any, shall be borne by the lessee.

15. The lessee shall permit the Government with or without workmen to enter upon and view the condition of the said premises at all reasonable times upon prior notice.

16. During the occupancy of the premises and on delivering up of the premises, the lessee shall be liable for any damages caused to the premises, and to the fixtures and fittings as per inventory attached to the Deed and shall pay compensation in lieu thereof: fair wear and tear and damage by fire or other natural causes not occasioned by wilful act or default of the lessee excepted. The decision

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[Signature]

Station Master's Office
Circular
Dated

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the Officer Commanding/Station/Sub Area Commander on the question whether any damage is caused to the premises and the amount of such compensation shall be final and binding on the parties.

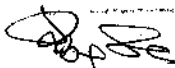
II. PROVIDED ALWAYS that if any part of the rent hereby reserved shall be in arrear of unpaid for one calender month next after any of the days whereon the same shall have become due whether the same shall have been demanded or not or if there shall have been in the opinion of the Defence Estates Officer any breach by the Lessee or by any person claiming through or under him of any of the covenants or conditions hereinbefore contained then and in such case, the Lessor may notwithstanding the waiver of any previous cause or right or reentry enter upon any part of the premises hereby demised or of the building thereon in the name of whole and thereon upon the said premises and buildings shall remain to the use of and be vested in the lessor and this demise shall stand determined and the Lessee shall not be entitled to any compensation whatsoever.

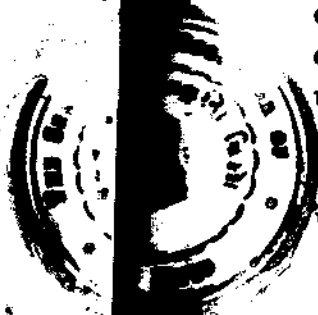
III. PROVIDED ALWAYS that it shall be lawful for the lessor at any time or times during the said term on giving thirty day's notice in writing to resume possession of and determine tenancy of the lessees of the said land or ~~any part thereof without making to the lessee/lessees~~ any compensation on account thereof save only a fair payment for the authorised buildings erected by the Lessee, cost where of will be assessed by the lessor and the amount of compensation so fixed by the lessor shall be final and binding.

IV. PROVIDED ALSO that unbuilt portion of demised land will be made available on short notice to the local Military authorities as and when required for such temporary use as deemed fit without payment of any rent/compensation.

V. PROVIDED ALSO that during times when School buildings other than class room, laboratories, hostels and like are not in use the same may be made available free of rent to the local Military authorities for temporary use for defence/recreation/training purposes.

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Defence Estates Officer
Gujrat Circle
Ahmedabad,



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Defence Estates Officer
Gujrat Circle
Ahmedabad

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VI. PROVIDED ALSO that in the event of the premises or a part thereof being no longer required by the lessee the lessor shall have the right to purchase the said buildings from the lessee on payment to the lessee of the value of the building as assessed by the Garrison Engineer, Military Engineering Service of the Station. In the event of lessor not purchasing the said buildings, the lessee shall be entitled to remove the buildings within one month after communication of the decision of the lessor. If the lessee fail to remove the buildings the same shall remain to the use of and be rested in the lessor and the lessee shall not be entitled to any compensation whatever therefor.

VII. In the event of dissolution of the Lease the said land as also the buildings standing thereon shall vest on the lessor.

VIII. PROVIDED ALSO that the expression "President of India" and the Lessee/Lesseees herein before used shall unless such an interpretation be inconsistent with the context include in the case of the former his successors and assign and in the case of latter its successors and assigns.

The Schedule above referred to

All that piece and parcel of 11.00 acres of Defence land situated at Village Bhuj Distt. Kutch and bounded.

On the North by:- Army Primary School

On the South by:- Tarapur Road

On the East by :- Station work shop

On the West by:- Road.

Amir
J. R. S.
Executive Engineer, Kutch
Ministry of Education
NEW DELHI

Defence Estates Officer
Kutch

cont--8-

Amir
Defence Estates Officer
Gujrat Circle
Ahmedabad.

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IN WITNESS whereof the parties have to
set their hands the day and year first written above.

On behalf of the president of
India in the presence of

[Signature]
Defence Estates Officer
Cujrat Circle
Ahmedabad.

Witness (1) *W. N. V. V.*
(G. S. INIVASAN) SDAI

(11) *[Signature]* SDAI Grade I
(M. K. SAHA)

[Signature]
(J. N. SHARMA)

Signed by above Deputy Commissioner (Admn.)
Kendriya Vidyalaya Sangathan
New Delhi
(Ministry of Education & Culture)
NEW DELHI

Witnesses:-

1. Name

Designation

Full address

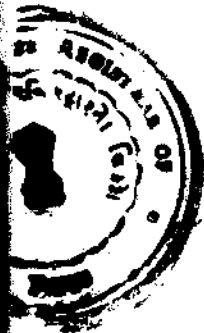
[Signature]
(Dr. K. M. Patel)
Education Officer, KVS (AR),
Sector - 30, Gandhinagar-381030.

2. Name

Designation

Full Address

[Signature] (D. DAVSAY ON THOR)
Principal
Central School,
Ahmedabad. (Canti)



ANNEXURE - 'A'
SCHEDULE OF SPACE REQUIREMENTS FOR DIFFERENT TYPES OF KENDRIYA VIDYALAYAS

- 17 -

Description	Type A(Enrolment 880)				Type B(Enrolment 1,320)				Type C(Enrolment 1,760)				Type D(Enrolment 2,200)			
	No.of rooms	Suggested dimension in cms.	Area of each room (sq.m.)	Total area (sq.m.)	No.of rooms	Suggested dimension in cms.	Area of each room (sq.m.)	Total area (sq.m.)	No.of rooms	Suggested dimension in cms.	Area of each room (sq.m.)	Total area (sq.m.)	No.of rooms	Suggested dimension in cms.	Area of each room (sq.m.)	Total area (sq.m.)
1	2a	2b	2c	2d	3a	3b	3c	3d	4a	4b	4c	4d	5a	5b	5c	5d
A. Teaching Class-rooms																
a) Primary	10	610x730	44.53	445.30	15	610x730	44.53	667.95	20	610x730	44.53	890.60	25	610x730	44.53	1113.25
b) Middle & Hr. Secondary	10	690x730	50.37	503.70	16	690x730	50.37	805.92	22	690x730	50.37	1108.14	28	690x730	50.37	1410.36
2. Science Theory Rooms.	2	690x730	50.37	100.74	3	690x730	50.37	151.11	3	690x730	50.37	151.11	3	690x730	50.37	151.11
3. Science Laboratories.																
a) Physics																
i) Laboratory	1	690x980	67.62		1	690x980	67.62		1	690x980	67.62		1	690x980	67.62	
ii) Store-cum-preparation	1	690x230	15.87	99.36	1	690x230	15.87	99.36	1	690x230	15.87	99.36	1	690x230	15.87	99.36
iii) Dark Room	1	690x230	15.87		1	690x230	15.87		1	690x230	15.87		1	690x230	15.87	
b) Chemistry																
i) Laboratory	1	690x980	67.62		1	690x980	67.62		1	690x980	67.62		1	690x980	67.62	
ii) Store-cum-preparation	1	690x230	15.87	99.36	1	690x230	15.87	99.36	1	690x230	15.87	99.36	1	690x230	15.87	99.36
iii) Balance Room	1	690x230	15.87		1	690x230	15.87		1	690x230	15.87		1	690x230	15.87	
c) Biology																
i) Laboratory	1	690x980	67.62		1	690x980	67.62		1	690x980	67.62		1	690x980	67.62	
ii) Store-cum-preparation	1	690x230	15.87	99.36	1	690x230	15.87	99.36	1	690x230	15.87	99.36	1	690x230	15.87	99.36
iii) Museum	1	690x230	15.87		1	690x230	15.87		1	690x230	15.87		1	690x230	15.87	
*d) Home Science																
i) Laboratory	1	690x980	67.62		1	690x980	67.62		1	690x980	67.62		1	690x980	67.62	
ii) Store	1	690x230	15.87	83.49	1	690x230	15.87	83.49	1	690x230	15.87	83.49	1	690x230	15.87	83.49
4. General Science Room		Nil				Nil				Nil			1	690x980	67.62	
Store-cum-preparation		Nil				Nil				Nil			1	690x230	15.87	
5. Social Sciences room.	1	690x980	67.62	67.62	1	690x980	67.62	67.62	1	690x980	67.62	67.62	1	690x980	67.62	67.62
6. Art Room	1	690x980	67.62	67.62	1	690x980	67.62	67.62	1	690x980	67.62	67.62	1	690x980	67.62	67.62

* Home Science Lab. is not to be provided as it is deleted from curriculum.

contd....

1	2a	2b	2c	2d	3a	3b	3c	3d	4a	4b	4c	4d	5a	5b	5c	5d
7. i) Workshop-Experience/Craft Room	1	690x980	67.62	67.62	1	690x980	67.62	67.62	1	690x980	67.62		1	690x980	67.62	
ii) Attached Workshop.		Nil				Nil			1	690x230	15.87	83.49	1	690x230	15.87	83.49
8. Activity Room	1	690x730	50.37	50.37	1	690x980	67.62	67.62	1	690x980	67.62	67.62	1	690x980	67.62	67.62
9. Library	1	690x1480 (6-Bay)	102.12	102.12	1	690x1720 (7-Bay)	119.37	119.37	1	690x1980 (8-Bay)	136.62	136.62	1	690x2230 (9-Bay)	153.87	153.87
Total			1786.66				2396.40				2954.39				3580.00	
Teaching Area per pupil																
i) Primary, Middle & Hr. Sec.			2.03				1.81				1.69				1.62	
ii) Middle & Higher Secondary			2.78				2.40				2.11				2.06	
B. Administrative																
1. Principal's Room	1	-	19.00	19.00	1	-	19.00	19.00	1	-	19.00	19.00	1	-	19.00	19.00
2. Office	1	-	29.30	29.30	1	-	29.30	29.30	1	-	44.50	44.50	1	-	44.50	44.50
3. Staff Common room 60% 1.8sq.m.	1	-	44.50	44.50	1	-	60.00	60.00	1	-	75.00	75.00	1	-	90.00	90.00
4. PET Room	1	-	44.50	44.50	1	-	50.40	50.40	1	-	50.40	50.40	1	-	50.40	50.40
5. General Store	1	-	50.37	50.40	1	-	50.40	50.40	1	-	67.62	67.62	1	-	67.62	67.62
6. Vice-Principal's Room	-	-	-	-	1	-	29.30	29.30	1	-	33.00	33.00	1	-	33.00	33.00
Total			187.70				238.40				289.52				304.52	
Administrative Area per pupil :																
a) Primary, Middle & Hr. Secondary			0.21				0.18				0.16				0.14	
b) Middle & Hr. Secondary			0.39				0.33				0.30				0.25	
C. Service & Support Room																
1. WCC/AOC/Scout/Guides	4	-	44.00	44.00	4	-	44.00	44.00	1	-	44.00	44.00	1	-	44.00	44.00
2. Medical Unit	1	-	29.30	29.30	1	-	29.30	29.30	1	-	29.30	29.30	1	-	29.30	29.30
3. Book Store	1	-	44.50	44.50	1	-	44.50	44.50	1	-	44.50	44.50	1	-	44.50	44.50
Total			117.80				117.80				117.80				117.80	

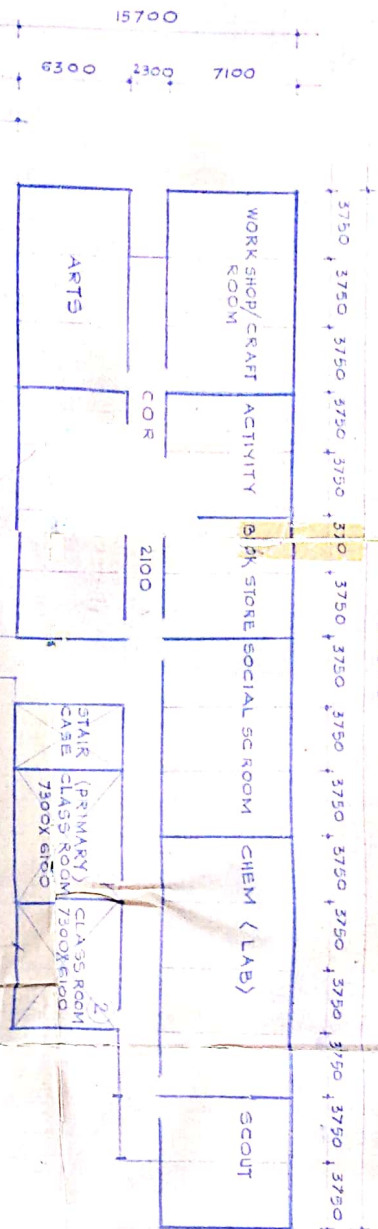
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1	2a	2b	2c	2d	3a	3b	3c	3d	4a	4b	4c	4d	5a	5b	5c	5d
Service Area per Pupil																
a) Primary, Middle & Hr. Secondary				0.13				0.09					0.07			0.06
b) Middle and Higher Secondary				0.25				0.16					0.12			0.10
Grand Total :				2092.16				2752.60					3361.71			4002.32
Area per pupil																
a) Primary, Middle & Higher Secondary				2.37				2.08					1.92			1.82
b) Middle & Higher Secondary				3.42				2.87					2.53			2.51

N.B. - Toilets, Canteen, Students' Common room (for boys and girls), Open Air Assembly etc. have to be provided. Their sizes are to be based on standard requirements.

TYPICAL LINE PLAN FOR CENTRAL SCHOOL TYPE A (TO BE CONVERTED TO TYPE B)

60000



SKETCH NO CEAZ/

NOTES

1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS GIVEN IN CENTRE TO CENTRE DIMENSIONS AND DIMENSIONS IN BRACKET ARE FOR FUTURE EXPANSION.
3. THIS INDICATION MARK FOR FUTURE EXPANSION IS.

PLINTH AREA STATEMENT

PLINTH AREA STATEMENT

1. PA FOR GF
2. PA FOR FF

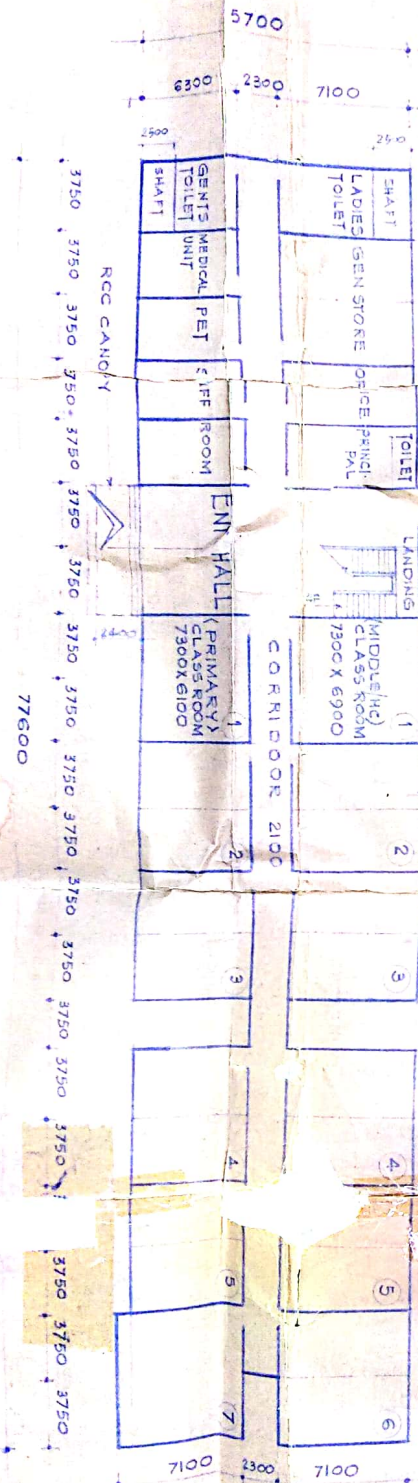
TOTAL

1. EXCESS PA FOR C TYPE B (FUTURE)
1. PA FOR GF
2. PA FOR FF

TOTAL

1. PA FOR TYPE A
2. PA FOR TYPE B (AFTER EXPANSION)

22000



GROUND FLOOR PLAN

SCALE: 1:200

