



केन्द्रीय माध्यमिक शिक्षा बोर्ड

(शिक्षा मंत्रालय, भारत सरकार के अधीन एक स्वायत्त संगठन)

CENTRAL BOARD OF SECONDARY EDUCATION

(An Autonomous Organisation under the Ministry of Education, Govt. of India)



CBSE/Aff/Circular/2026

Dated: 19.01.2026

Circular No. 04/2026

NOTIFICATION

To All the Heads & Managers of CBSE Affiliated Schools

Subject:- Amendment in Clauses 3.3, 3.4, 3.5, 3.6 & 3.7 of Chapter-3 (Land Requirement) of Affiliation Bye Laws-2018 of the Board regarding minimum land requirement for establishing a school-reg.

As per the recommendation of the Affiliation Committee in its Meeting held on 26.11.2025 vide Agenda Item XIX, ratified by the Governing Body in its Meeting held on 24.12.2025 vide Agenda Item IV and subsequent approval of the Controlling Authority of the Board, the existing Clauses 3.3, 3.4, 3.5, 3.6 & 3.7 of Chapter-3 (Land Requirement) of CBSE Affiliation Bye Laws 2018 have been abolished and substituted by amended Clause 3.3 regarding the minimum land requirement for establishing a school:

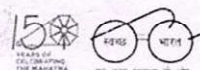
EXISTING CLAUSES

Clause 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..."
Clause 3.4	"The land requirement will be of minimum 4000 square meters in case school located in limits of Municipal Authorities of cities with a population exceeding 10 Lakhs, hilly area, State Capital Cities, North Eastern States, UT of J&K & Ladakh, Municipal Authorities of Ghaziabad, NOIDA, Faridabad and Gurugram cities only of National Capital Region and Municipal Authorities of Panchkula (Haryana) and Mohali/SAS Nagar (Punjab), the satellite cities of Chandigarh."
Clause 3.5	"For the schools located within the limits of Municipal Authority of the cities classified as Class-X ... the minimum land requirement will be 2000 square meters for Secondary School and 3000 (or 4000) square meters for a Senior Secondary ..."
Clause 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 ... 3.6.1 For the schools 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."
Clause 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..." "The institution should have an arrangement for sports and extracurricular activities with the nearby schools/colleges or any other institution..."

AMENDED CLAUSE 3.3

THE MINIMUM LAND REQUIREMENT FOR AFFILIATION WITH THE BOARD					
Category of school area	A	B		C	
Level of Affiliation	Upto Sr. Sec. Level	Upto Sec.Level	Upto Sr Sec Level	Upto Sec.Level	Upto Sr Sec Level
Minimum Land Requirement	6000 Sq.mtr.	2400 Sq.mtr.	3200 Sq.mtr.	1600 Sq.mtr.	2400 Sq.mtr.
School's Location	Anywhere in the country.	1. Within the limits of Municipal Authority of 'Y' category of cities as notified by Govt. of India vide OM No. 2/5/2017-E.II(B) dated 07.07.2017 and subsequent amendment made thereafter from time to time. 2. Within the limits of Municipal Authority of other cities/towns where HRA at "Y" city rates is admissible as per special orders of the Govt. of India. 3. Within the limits of Municipal Authorities of the State Capital Cities. 4. In Hilly Areas. The norms as prescribed by the Planning Commission (NITI Aayog) shall be applicable for determining the hilly areas.		1. Within the limits of Municipal Authority of 'X' category of cities as notified by Govt. of India vide OM No. 2/5/2017-E.II(B) dated 07.07.2017 and subsequent amendment made thereafter from time to time. 2. In the following States/UTs: i. Arunachal Pradesh, ii. Sikkim iii. UT of Andaman and Nicobar Islands iv. UT of Lakshadweep.	

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	<p>a. The school should have the following provisions for play area:</p> <ol style="list-style-type: none"> All schools should have a play area of not less than 2000 square meters of land within the campus. The school located on relaxed land norms having land area less than 6000 square meters should have a play area of not less than 2000 square meters within the campus or an arrangement for sports and extracurricular activities with the nearby schools / colleges / sports complex / stadium / any other institution for a minimum period of 15 years or public parks/ play area /sports complex maintained by local urban municipal / development authorities or any other government authority. The arrangement should be having safe and easy access without compromising with the safety of the students within the maximum limit of 200 meters from the school ensuring that the students do not have to cross any District / State / National Highway or any major road carrying significant traffic which may pose a serious safety hazard for students. In case the arrangement is made with a private institution, a signed agreement between the school management and other private institution/body may also be submitted to the Board. In case the arrangement is in respect of any municipal/ development authorities/ government institution, a copy of the letter issued by such an institution may also be submitted to the Board. The existing schools already affiliated with the Board under relaxed land norms which do not fulfill the requirement of minimum play area may make efforts to have an arrangement for sports and extracurricular activities as per serial number ii above. <p>b. The covered area and the height of the school building should be as per notified Building Bye Laws of the respective State/UT or MBBL-2016 circulated by Ministry of Urban Development, Government of India in its absence.</p> <p>c. The maximum number of sections shall be restricted based on the total built up area of the school building as mentioned in APPENDIX-V as notified vide Board's circular No. 13/2025 dated 31.07.2025.</p> <p>d. The existing schools affiliated with the Board under relaxed land norms and situated in cities or areas not specifically mentioned herein shall continue to be governed by the then existing provisions applicable to them at the time of their affiliation.</p> <p>e. For foreign Schools, minimum land requirement will be as per the prescribed norms of the respective country.</p>
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Himanshu Gupta)
Secretary, CBSE



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Distribution:

1. The Commissioner, Kendriya Vidyalaya Sangathan, 18 Institutional Area, Shaheed Jeet Singh Marg, New Delhi-16.
2. The Commissioner, Navodaya Vidyalaya Samiti, B-15, Sector-62, Institutional Area, Noida-201309.
3. The Secretary, Eklavya Model Residential Schools (EMRS), Ministry of Tribal Affairs, Government of India.
4. The Secretary, Sainik Schools Society, Room No. 101, D-1 Wing, Sena Bhawan, New Delhi-110001.
5. The Chairman, Odisha Adarsha Vidyalaya Sangathan, N-1/9, Near Doordarshan Kendra, PO Sainik School Nayapalli, Bhubaneswar, Odisha-751005.
6. The Director of School Education, Andhra Pradesh, 3rd Floor, B block, Anjaneya Towers, VTPS Rd, Bhimaraju Gutta, Ibrahimpatnam, Andhra Pradesh - 521 456.
7. The Director of School Education, Govt. of Arunachal Pradesh, Itanagar -791 111.
8. The Director of Education, Govt. of Sikkim, Gangtok, Sikkim -737101.
9. The Director of Education, Govt. of A&N Islands, Port Blair - 744101.
10. The Director of Public Instructions (Schools), Union Territory Secretariat, Sector 9, Chandigarh-160017.
11. The Director of Education, Directorate of Education, Govt. of NCT of Delhi, Old Secretariat, Delhi-110 054.
12. The Director of School Education, Ladakh, Room No.101-102, Ground Floor, Council Secretariat, Kurbathang, Kargil – Ladakh.
13. The Director, Sambhota Tibetan Schools Society, Dharmshala, Himachal Pradesh.
14. The Additional Director General of Army Education, A-Wing, Sena Bhawan, DHQ, PO, New Delhi-110001.
15. The Secretary AWES, Integrated Headquarters of MoD (Army), FDRC Building No. 202, Shankar Vihar (Near APS), Delhi Cantt-110010
16. The Group Captain Education (Schools), Directorate of Education, West Block VI, Air HQs (RKP), R.K. Puram, New Delhi- 110066
17. The Commodore (Naval Education), Directorate of Naval Education, Naval Headquarters, Ministry of Defence, West Block- V, RK Puram, New Delhi- 110066.
18. JS to Chairperson, CBSE.
19. Secretary/ Controller of Examinations/ All Directors, CBSE.
20. All Regional Directors/ Regional Officers of CBSE with the request to send this circular to all the Heads of the affiliated schools of the Board in their respective regions
21. All Joint Secretary/ Deputy Secretary/ Under Secretary/ Assistant Secretary, CBSE
22. All Head(s)/ In-Charge(s), Centre of Excellence, CBSE.
23. In charge IT Unit with the request to put this Notification on the CBSE Affiliation Website
24. In-Charge, Library.
25. Record File.

(Himanshu Gupta)
Secretary, CBSE

