

F. No 18015/11/2019-EMRS
Government of India,
Ministry of Tribal Affairs
National Education Society for Tribal Students

Shastry Bhawan, New Delhi
Dated: 06.10.2020

To,
The Principal Secretary/Secretary In charge
Tribal Development Department
As per list attached

Subject: - Regarding detailed guidelines for providing land particulars, demarcation & handing over land for construction of EMRS/EMDBS.

Ref: 1. F. No. 18015/15/2018/Grants dated 14.11.2019 for Land Suitability Report
2. Letter No 18015/11/2019/EMRS(Pt) dated 26.08.2020 for providing land particulars
3. Letter No 18015/11/2019/EMRS(Pt) dated 14.09.2020 for relaxation in approved land area.

Sir/Madam,

As per the CCEA decision, 462 Tribal Blocks in different part of the country have been identified by Ministry of Tribal Affairs for the establishment of EMRS/EMSBS for tribal students. The National Education Society for Tribal Student (NESTS), Ministry of Tribal Affair has assigned the construction of EMRS/EMDBS to CPWD, Central Government/ State Government PSUs and the State Governments at 452 locations as per the summary given below:

Sl. No	Implementing Agency	No of Schools Assigned
1	PSUs	370
2	CPWD	40
3	State Government	42
	Total	452

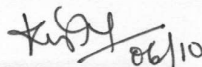
Vide letters under reference guidelines were also issued to provide land particulars in prescribed format (Land Suitability Particulars) along with land documents as listed in this office letter dated 25.08.2020 referred above.

The identification of lands, providing required land documents, transfer of the land to the Tribal Development Authority or State Society, demarcation of lands and taking possession of lands by construction agencies are in progress. The identified land detail received from the State is also being shared with the construction agencies on regular basis to commence pre-construction activities.

It is very important that, the identified land must be in the name of State Society or Tribal Welfare Department of particular State allotted for the construction of a particular EMRS and clearly certified by the competent authority that the encroachment and encumbrance free identified land is available at the location under village, block, and district for construction of EMRS.

In this regard consolidated guideline and orders has been compiled for the identification of suitable lands, providing land particulars, demarcation of identified lands and handing over sites to the construction agencies particulars. Compiled detailed guidelines are as under:-

1. Land allotment letter of State Government
2. Land Suitability Particulars duly signed by Secretary/Commissioner, Tribal Welfare Department.
3. Land documents indicating following items
 - (i) Khata No/Survey No/Plot No, Area of Lands,
 - (ii) Legal Title Holder of land
 - (iii) Sketch/Survey Map
 - (iv) Ownership Documents – Land Deed/ Gift Deed/ Govt. Notification, /Land Alienation Certificate, etc
 - (v) Land Use Certificate indicating land is allotted for construction of EMRS.

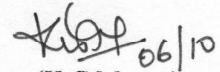

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- (vi) Copy of giving possession of lands to Construction Agencies if handed over to Construction agency.
- (vii) Details of Land transferred to TWD/State Society.
4. As per prevailing guideline relatively leveled and rectangular shape of land with normal topography shall preferably be identified for construction of EMRS/EMDBS. Any deviation from these land parameters will increase cost of construction, which has to be borne by the State Government. Therefore, following types of lands may be avoided as far as possible: -
- (i) Land with no approach road which may require additional cost for construction of approach road.
- (ii) Highly undulated lands and low lying lands involving considerably higher expenditure for filling & cutting.
- (iii) Highly undulated hilly terrain requiring a high expenditure for construction of retaining wall.
- (iv) In case the State Government gives an undertaking that such works will be done by State Govt. utilizing their own funds, NESTS can sanction such sites on a case to case basis.
5. The approved land area for construction of EMRS and EMDBS are 15 Acres and 5 Acres respectively. However, the competent authority has delegated the power to Commissioner, NESTS to relax the approved land area on case to case basis provided that full justifications are submitted by State Government. The plot should satisfy functional requirement as per the scope of establishment of EMRS.
6. Similarly, the land area beyond approved area of 15 acres is not permissible. In case the plot area is more than approved land area, portion of land measuring 15 acres and 5 acres for EMRS & EMDBS should be demarcated by the State Government from the available land and sketch map of re-located land shall also be enclosed.
- 7. NESTS shall issue the formal sanction order for construction of EMRS only after receipt of the required land particulars complying guidelines detailed above. The formal sanction order of EMRS is mandatory requirement to commence the construction activities.**

The details of land particulars for majority of EMRS locations are awaited from the Tribal Department of the state. Therefore, it is requested that the process of identification and providing the land particulars may be expedited in accordance with the compiled guidelines mentioned above.

Wherever the sanction order of EMRS in identified locations has been issued by NESTS, New Delhi, the Local level officers such as concerned Dist Welfare Officer/Revenue officer of the respective Districts may be directed to expedite the process of demarcation of lands and handing over the EMRS construction sites to the Construction agency to start the EMRS construction at the earliest.

You will appreciate that construction of EMRS is one of the topmost priorities of the Government for providing quality education to tribal students. Any delays in this program will affect this adversely. Moreover early start of construction activities will ensure generation of local employment which is of paramount importance during these times.


(K C Meena)

Additional Commissioner (NESTS)

Copy to:

1. Sh. P.Ranjit Basha, Secretary (FAC), APTWREIS, Andhra Pradesh
2. Sh. K. Prabhakara Rao, Deputy Secretary (Admin & Accts) (FAC) APTWREIS, Andhra Pradesh

ANNEXURE

LAND SUITABILITY REPORT

Information of Land identified for construction of Eklavya Model Residential School (EMRS) and Eklavya Model Day Boarding School (EMDBS)

S.No.	Information Required	Information Submitted	
1.	Name of EMRS/EMDBS		
2.	Legal title holder of the proposed plot		
3a.	Area of land identified for transfer to EMRS (in Acres) (if more than one place, indicate separately)		
3b.	Survey No/ Khata No/Plot No/Khasra No.		
4.	Location of Land (District/ Block/Village.) (Please attach survey plan showing area of land and boundaries) Clearly indicate URBAN/RURAL Areas etc.	District:	LGD Code:
		Block:	LGD Code:
		Village:	LGD Code:
5.	Approach road to land and its condition		
6.	Distance from the main city/town/habitable area and availability of public transport		
7.	Whether plot is in forest area full or part of trees/bushes etc. (mention clearly instead of yes or no)		
8.	Terrain of the land (plain, undulated, sloppy, hilly etc. upto what extent)		
9.	Whether the plot is low lying requiring filling and if so what extent		
10.	Whether any nallah is passing through the land (if so details thereof)		
11.	Whether any public road (Katcha/Pucca) passing through the land (if so the detail thereof)		
12.	Whether HT/LT, electric lines/poles are passing through the land (if so details may be given)		
13.	Whether electric supply is available in the vicinity with approx, distance		
14.	Availability of drinking water supply and sewage disposal lines of the Municipality/Cantt. / Board/ Village Block Panchayat etc. in the vicinity		
15.	Status of availability of ground water in the proposed plot (Whether potable or not) and water level of the area		

16.	Whether any encroachments noticed on land	
17.	Any other relevant information in support of land	

Overall Assessment of the Competent Authority

- I. The plot of land is found suitable by the Competent Authority for construction of school building, staff quarters, sports facilities etc.
- II. The site can be made suitable to the State Govt from their own resources.

Secretary/Commissioner,

Tribal Welfare/Development Department

Saurabh Jain, IAS
Joint Secretary (EMRS)



जनजातीय कार्य मंत्रालय
Ministry of Tribal Affairs
भारत सरकार
Government of India
शास्त्री भवन, नई दिल्ली-110 001
Shastri Bhawan, New Delhi-110 001
Website : www.tribal.nic.in

F.No. 18015/15/2018-Grants

Dated: 14.11.2019

Dear Sir/Madam

As you are aware, Ministry has sanctioned 145 Eklavya Model Residential Schools (EMRS) and 5 Eklavya Model Day Boarding School in different States in 2018-19 and 2019-20.

2. In this regard, Ministry has requested for identification of the land sub district wise for establishing schools at different locations vide letter no. 18015/15/2018/Misc-Grants dated 26th Dec 2019, 24th Jan 2019 and 27th June 2019.
3. You will appreciate that availability of land, free from encumbrances, is a prerequisite for starting the construction work. The ministry is in the final stages for identification of Project Management Consultant for construction of EMRS/EMDBS and they have to be handed over the land expeditiously for starting the construction work.
4. For ensuring preparation of database of land details, a standard format of land suitability report has been developed and enclosed. You are requested to kindly submit **Land Suitability Report** for each of the EMRS and EMDBS of your State at the earliest.

This may please be accorded on priority.


Regards,

Encl: as above

To

The Principal Secretaries, Tribal Welfare/ Development Department
(As per list of States Attached)

Yours Sincerely


(Saurabh Jain)

Information of Land identified for construction of Eklavya Model Residential School (EMRS) and Eklavya Model Day Boarding School (EMDBS) school building and staff quarters etc.

Land Suitability Report

S.No.	Information Required	Information Submitted	
1.	Name of EMRS/EMDBS		
2.	Legal title holder of the proposed plot		
3.	Area of land identified for transfer to EMRS (in acres) (if more than one place, indicate separately)		
4.	Location of Land (District/ Block/Village/Khasra No.) (Please attach survey plan showing area of land and boundaries) Clearly indicate URBAN/RURAL Areas etc.	District:	LGD Code:
		Block:	LGD Code:
		Village:	LGD Code:
5.	Approach road to land and its condition		
6.	Distance from the main city/town/habitable area and availability of public transport		
7.	Whether plot is in forest area full or part of trees/bushes etc. (mention clearly instead of yes or no)		
8.	Terrain of the land (plain, undulated, sloppy, hilly etc. up to what extent)		
9.	Whether the plot is low lying requiring filling and if so what extent		
10.	Whether any nallah is passing through the land (if so details thereof)		
11.	Whether any public road (Katcha/Pucca) passing through the land (if so the detail thereof)		

12.	Whether HT/LT, electric lines/poles are passing through the land (if so details may be given)	
13.	Whether electric supply is available in the vicinity with approx, distance	
14.	Availability of drinking water supply and sewage disposal lines of the Municipality/cantt./ Board/ Village Block Panchayat etc. in the vicinity	
15.	Status of availability of ground water in the proposed plot (Whether potable or not) and water level of the area	
16.	Whether any encroachments noticed on land	
17.	Any other relevant information in support of land	

Overall Assessment of the Competent Authority

- I. The plot of land is found suitable by the Competent Authority for construction of school building, staff quarters, sports facilities etc.
- II. The site can be made suitable subject to following which will be carried out by the State Govt at their own resources. (Please mention the improvements)

Secretary/Commissioner,

Tribal Welfare/Development Department

F. No 18015/11/2019-EMRS(Pt.)
Government of India
Ministry of Tribal Affairs
National Education Society for Tribal Students

Shastri Bhawan, New Delhi
Dated: 25th Aug, 2020

To,
The Principal Secretary/Secretary In charge
Tribal Development Department
As per list attached

Subject: Providing of land documents of identified land for the construction of EMRS.

Dear Madam/ Sir,

As you are aware, the Construction work of 452 locations identified as per CCEA decision has been assigned between CPWD, Central Government/ State Government PSUs and the State Governments.

The construction agencies have been requested to visit the identified location and start the pre-construction activities at earliest. The identified land detail received from the State is also shared with the construction agencies to take possession of the land to start the pre-construction activities. There are instances that the construction agencies are facing difficulties since the local administration is not handing over the land in writing to the construction agencies and agencies are starting survey works without getting formal handing over the land document from the local administration. This may lead to local dispute at a later stage.

In this regard, it is very important that, the identified land must be in the name of State Society or Tribal Welfare Department of particular State and clearly certified by the competent authority that the identified land is free from encroachment and encumbrance with proper land use certificate for the construction of EMRS.

Therefore I am directed to request you to kindly provide the following land document of the identified land to the NESTS:-

1. Ownership document (Land deed, Gift Deed etc.) indicating Actual Locations, Khata No./ Khasra No., Plot no., Size/Area of land, Land Alienation Certificate etc.
2. Survey Map and Sketch map of identified land
3. Ownership transfer certificate (Ownership transfer to State Society/ Tribal Welfare Department)
4. Land Use Certificate
5. Any other relevant document

It is again requested that the above information/land document may be sent to the NESTS at email id: nests-tribal@tribal.gov.in latest by 10th Sept 2020.

Thanking You,

Your faithfully,



(K.C. Meena)

Additional Commissioner, NESTS

Email id: kcmeena.ofb@ofb.gov.in

Telephone No.23380068

18015/11/2019-EMRS (Pt.)
Government of India
Ministry of Tribal Affairs
National Education Society for Tribal Students

Shastri Bhawan, New Delhi
Dated: 14th Sep, 2020

To,
The Principal Secretary/Secretary In charge/ Commissioner/Director
Tribal Development Department/State EMRS Society
(As per list of States attached)

Subject: Relaxation in approved land area for the establishment of EMRSs/EMDBSs.

The approved land area for the establishment of EMRS and EMDBS are 15 acre and 5 acres respectively. However, there are instances where the availability of land area is less than approved area. In the layout plans submitted recently by some of the construction agencies, it has been observed that plots having areas less than 15 acres can satisfy functional requirements of EMRS with same size of school buildings, hostels, staff quarters which were originally envisaged.

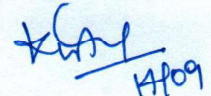
In this regard, I am directed to convey the approval of the competent authority for the relaxation of plots having land area 10 acre for the scope of establishment of EMRS. The 10 acres of land can accommodate the required buildings and sports facilities. Only the size of the playground and other sports courts has to be reduced proportionately in case of smaller plots.

I am also directed to convey the approval of the competent authority, delegating the power to Commissioner, NESTS for relaxing the land criteria on a case to case basis.

In view of above, it is requested to submit the proposal for required relaxation of land area (if any) along with the required land related documents as per even no. letter dated 25.08.2020 (i.e. Land Suitability Report, ownership documents, sketch map, Ownership transfer certificate, land Use Certificate etc.) in the favor of Commissioner, NESTS for perusal and approval.

Thanking You,

Your faithfully,


(K.C. Meena)

Additional Commissioner, NESTS