

RAILWAY BOARD

दिनांक

Date: 7 MAR 2005

महा प्रबंधक को कार्यालय
Office of General Manager

No. 2005/LML/16/6

The General Managers,
All Indian Railways & Productions Units

GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
(RAILWAY BOARD)

New Delhi, dt. 10.02.2005

Sub: Policy on licensing of railway land for commercial plots etc. (Master Circular)

Ref: Board's letter No. 83/W1/LM/18/87 dt. 29.8.1995) F135

Policy guidelines for commercial licensing of Railway land last issued vide Board's letter No. 83/W2/LM/18/87 dated 29.8.1995 in super-session of the earlier policy directives, have been amended from time to time. With a view to bring all such policy instructions under one umbrella, it has been decided to issue a Master Circular combining all the instructions issued so far on the subject. Henceforth, Railways should quote only the present letter for any further reference.

2.0 General

2.1 Leasing of land is not permitted except in cases where it is specifically approved by the Railway Board. Lands for the purpose of commercial use should be given on licensing basis only. In this connection, Board's letter No. 82/W2/LM/18/116 dt. 22.11.1982 may please be referred to.

2.2 Temporary licensing of railway land to private individuals for the purpose of setting up shops, commercial offices, vending stalls, clinics etc. not connected with the Railway working was stopped in terms of Board's letter No. 80/W2/18/GA dt. 7.6.1984. This ban will continue. In exceptional cases, where such licensing may have to be done with the prior approval of the Board, licence fee must be fixed by resorting to public auction/open tenders for getting the maximum revenue.

2.3 Licensing of ordinary commercial plots connected with Railway working, as indicated in para-3 below will be done with the personal approval of General Manager in consultation with FA&CAO. The periodical review may, however, be approved by DRM on the recommendation of Committee of Divisional Heads of Engineering, Commercial and Finance Departments.

2.4 Licenses of existing licencees, not connected with the Railway working as mentioned in Para 3 (f) below may, however, be renewed from time to time so

long as the land is not required by Railway for its own purpose but on new terms and conditions indicated in this letter.

2.5 In each case of licensing, proper agreement must be executed between the Railway Administration and the licensee before the licensee is given possession of the land/plot. This must be strictly followed and for any violation of these instructions, the official handing over land before the execution of agreement, shall be held personally responsible by the Railway Administration.

3. Rates of licence fee

3.1 Licence fee of plots will continue to be fixed as a percentage of the land value, determined as per the procedure detailed in para-5 below. The percentage applicable w.e.f 1.4.04 to various types of plots will be as under:

Item No.	Types of Plots	Annual Licence Fee as a Percentage of Land Value
(a)	Railway related activities such as City Booking offices, Out Agencies etc.	6%
(b)	Ordinary Commercial Plots - without structures	6%
(c)	Ordinary Commercial Plots - with temporary structures for stacking/storing	
	(i) Covered area	(i) 7 1/2%
	(ii) Open area	(ii) 6%
(d)	Steel Yards / Coal Dumps. Bulk Oil Installations etc.	7 1/2%
(e)	Land used to lay private sidings	6%
(f)	Shops / Retail Depots etc.	10%

4.0 Formation of a Standing Committee

4.1 A Standing Committee of three HODs will be set up at the Headquarters of each Zonal Railway and other Railway Units. The Standing Committee consisting of CE, CCM and FA&CAO shall examine fresh cases connected with railway working as indicated in Para 3 (a) to (e) and submit its recommendations to G.M. for approval.

4.2 The periodical review will, however, be done by DRM on the recommendations of Divisional Heads of Engineering, Commercial and Finance Departments. The Committee will review annually whether the traffic commitments by the licensees of the commercial plots have actually materialised

or not and in case of any deviation, initiate suitable corrective action including de-licensing and vacation as necessary.

5.0 Fixing of land value

5.1 A market value would however, be required to be taken to serve as a base value for working out rental fee payable. This shall be fixed on the basis of the land value of the surrounding area as on 1.1.1985, as determined from the Revenue Authorities and/or from the following:

- (a) Evaluation of Town Planning Department;
- (b) Actuals as per PWD and CPWD transactions;
- (c) Actual Transactions, as per documents filed in the Office of the Sub-Registrar;
- (d) Value of land as assessed by professional evaluators of the State and Central Governments;

5.2 The land value as worked out shall be increased every year on the 1st of April, starting from 1.4.1986, at the rate of 10% over the previous year's land value to arrive at the land value for the following year based on which the annual licence, fee shall be fixed. From 1.4.2004 onwards, the land value shall be increased at the rate of 7% every year over the previous year's value.

5.3 However, for fresh cases of licensing of plots, for any purpose(s) defined in Para 3.1 (a) to (e) above, the licence fee shall be fixed after obtaining the current value of land. In very rare cases where it is not possible to obtain the current cost (reasons for which should be brought on record), the updated cost based on 1.1.1985 land price should be adopted.

However, for the Metropolitan towns of Mumbai, Kolkata, Delhi, and Chennai if the HODs' Committee feel that the land rates are widely varying within the City, two or more rates can be utilised for that city. Using this method, arrears of collection of license fee on this account should not be allowed to accumulate.

6.0 Minimum licence fee

6.1 The minimum licence fee in respect of plots covered under this letter should be Rs. 1000/- per annum. For the purpose of determining the minimum license fee, the maximum size of a plot shall be taken as 100 sq. metres. For instance, in case licensing of a plot measuring 250 sq. metres is involved, the minimum license fee chargeable shall be relevant to three plots of 100 sq.m metres each and will work out to Rs. 3000 per annum.

7.0 Revision of licence fee

7.1 As the notional land value will increase by 7% over the previous year's land value as mentioned in Para 5.2 above, the licence fee will automatically go up by 7% over the previous year's fee from the first of April every year. Suitable provisions, with the Schedule of payment due, may be incorporated in the Agreement.

FOOTNOTES

7.2 The termination/renewal date of the Agreement should always be the end of the Financial year so that there is no confusion and a better watch is kept on renewals.

8.0 Powers of licensing and renewal

8.1 Fresh cases of licensing of plots connected with Railway working and mentioned at (a) to (e) of Para 3 above will be approved by GM, on recommendation of the HOD's Committee. As regards plots mentioned at (f) of Para 3, viz. shops, retail oil depots etc., as already stated, the existing ban on fresh licensing for purposes unconnected with Railway working, will continue. Renewal of licences of railway land not connected with Railway working given under para 3 (f) can be done at G.M.'s level with Finance concurrence.

9.0 Security Deposit and Liquidated Damages

9.1 Instructions contained in para 1025, 1026 and 1027 of the Indian Railways Code for the Engineering Department (1999 Edition) should continue to be strictly followed and any violation of these instructions should be viewed seriously.

10.0 Settlement of pending cases:

10.1 The revised instructions would become effective with effect from 1.4.2004. It has also been decided to withdraw the retrospective effect of orders dated 29-8-1995. Thus, the orders of August 1995 would be made applicable for the period 1995-96 onwards and not for the earlier period i.e. from 1-4-1986 to 31-3-1995. Any recovery already effected for the period between 1-4-1986 to 31-3-1995 need not be refunded in cash but should be adjusted against future payments due from the concerned party. Arrears of land licence fee may be recovered in easy instalments.

10.2 In cases pending in Courts of Law, the Law Officer of the Railway should be consulted before arriving at a settlement.

11.0 Having included their provisions in the master circular, the earlier circulars on the subject Nos.

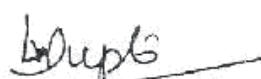
- i 83/W2/LM/18/87 dt. 24.3.04 — F-142
- ii 83/W2/LM/18/87 dt. 29.8.95 — F. 135
- iii 83/W2/LM/18/87 (Vol. II) dt. 14.3.01
- iv 83/LML/18/87 (Vol. II) dt. 5.11.01 —
- v 83/W2/LM/18/87 (Vol. II) dt. 28.4.04 — F. 144

vi

01/LML/18/58 dated 23.9.02, stand withdrawn.

This issues with the concurrence of the Finance Directorate of the Ministry of Railways.

Please acknowledge receipt.

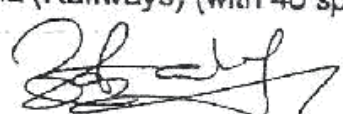

(DESH RATAN GUPTA)
Director (Land & Amenities)
Railway Board.

No. 2005/LML/18/8

New Delhi, Dated 10-02-05.

Copy forwarded for information to (i) FA&CAO, all Indian Railways and Production Units.

(ii) Deputy Comptroller and Auditor General of India (Railways) (with 46 spares).


For Financial Commissioner / Railways

Copy to EDTC®,
Branches, Railway Board.

EDFC®, FC and F(X) I

16/142

GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
RAILWAY BOARD

No.2005/LML/18/8

New Delhi, 8.06.05 13 JUN 2005

The General Managers,
All Indian Railways & Productions Units.

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रेलवे बोर्ड डाक
RAILWAY BOARD DAK
दस्तावेज

नई प्रबंधक को कार्यालय
Office of General Manager

Subject: Policy on licensing of railway land for commercial plots etc (Master Circular).

Ref:- Board's letter of even number dated 10.02.05

In partial modification of Board's letter referred to above, Para 3 may be read as under:-

3. Rates of licence fee

Licence fee of plots will continue to be fixed as a percentage of the land value, determined as per the procedure detailed in para-5 below. For period prior to 1.4.1995, the license fee will be governed in terms of Board's letter No.83/W2/LM/18/87 dated 17.9.1985. For subsequent periods, the percentage would be as under:-

Item No.	Types of Plots	Annual Licence Fee as a Percentage of Land Value(from 1.4.95 to 31.3.04 in terms of Boards letter dated 29.8.95)	Annual Licence Fee as a Percentage of Land Value(from 1.4.04 onwards in terms of Board's letter dated 24.3.04)
(a)	Railway related activities such as City Booking offices, Out Agencies etc.	6%	6%
(b)	Ordinary Commercial Plots - without structures	6%	6%
(c)	Ordinary Commercial Plots - with temporary structures for stacking/storing		
	(i) Covered area	7 ½% for the whole area	(i) 7 ½%
	(ii) Open area		(ii) 6 %
(d)	Steel Yards / Coal Dumps. Bulk Oil Installations etc.	10%	7 ½%
(e)	Land used to lay private sidings	6%	6%
(f)	Shops / Retail Depots etc.	20%	10%

मुख्य वाणिज्य प्रबंधक को कार्यालय

द. म. रेजिदे, सिविल लाइन्स

21 JUN 2005

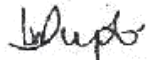
Office of the
General Manager

CCM
PCE
Deals / MKP / Gridline
Let us circulate to
Division. Give
one copy to me.
10/6
22/6

CCM/FS & CCM/PS

Other terms and conditions remain unchanged.

This issues with the concurrence of finance directorate of Ministry of Railways.


(Desh Ratan Gupta)
Director(Land and Amenities)
Railway Board.

No. 2005/LML/18/8

New Delhi, Dated 8 -06-05.

Copy forwarded for information to (i) FA&CAO, all Indian Railways and Production Units.

(ii)Deputy Comptroller and Auditor General of India (Railways) (with 46 spares).


For Financial Commissioner / Railways

Copy to EDTC@, EDF(C), F(C) and F(X)I
Branches , Railway Board.

9/12

Date: 17.07.09

✓ CCM/FS,FA&CAO/G
DRM/SC,BZA,GTL,GNT,HYB and NED
Sr.DEN/Co-ord./SC,BZA,GTL,GNT,HYB and NED
Sr.DFM./ SC,BZA,GTL,GNT,HYB and NED
Sr.DCMs/ SC,BZA,GTL,GNT,HYB and NED

Ref: Joint Procedural Order Dated 16.07.09.

★★

The JPO may be circulated to all concerned, working under your control/unit..

Copy to :CTE,CBE,CE/TM,CE/P&D,CE/TP,CE/Works
Copy to :Secy.to PCE for kind information of PCE
Copy to DGM/SC

Office of the
Chief Commercial Magistrate
S.O. Rly., Sate of Gujarat

~~Mktg~~
~~Dir~~
~~2/2/09~~

Joint Procedural Order

Sub: Fixing of land value for arriving license fee on Commercial Plots.

1. Railway Board have circulated guidelines vide their letter No.2005/LML/18/8 dated 10.02.2005 (Master Circular) on licensing of Railway land. Para No.5.1 stipulates the procedure for fixing of land value. As per Board's guidelines, land value certificate shall be obtained from the Revenue Authorities and/or from the following:
 - a. Evaluation of Town Planning Department.
 - b. Actuals as per PWD and CPWD transactions.
 - c. Actual transactions as per documents filed in the office of Sub-Registrar.
 - d. Value of land as assessed by professional evaluators of the State and Central government.
2. In one of the cases submitted to General Manager for consideration, while agreeing to the proposal in principle, the General Manager had directed that revised commercial rates as calculated by the Engineering department have to be levied as license fee, as the land being given against license fee is for a commercial purpose.
3. Keeping this in view, a few cases have been received from the Engineering branch at the Divisional level advising the commercial rates based on local enquiries. To have a uniform and a well defined procedure, the following guidelines are given:
 - 3.1 Locations falling under Municipal Corporations and Municipalities:
 - a. Land value to be obtained from the Sub-Registrar concerned as a specific request from the Railways as per the extant procedure.

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16/7/09
CCE

Contd..2.

[Signature]
16/7/09
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- b. Land value to be obtained duly engaging an Approved/Licensed Valuer of State/Central Government (In terms of Correction Slip No.105 dated 29.02.2008, Schedule of Powers 2003 edition, DRM is empowered to sanction Consultancy Contracts upto Rs.50,000/- per case with an annual ceiling of Rs.1 lakh per annum.).
- c. Ascertain whether any other rates are available as per valuation of the Town Planning Department or actuals as per PWD/CPWD transactions.

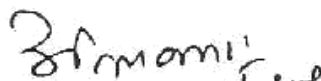
The **highest among the three types of rates referred above** should be adopted for the purpose of processing proposals relating to licensing of Railway land as commercial plots.

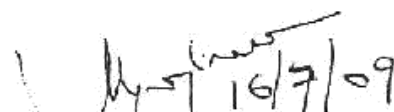
3.2 Locations other than those falling under Municipal Corporations and Municipalities:

In such cases, the extant practice of adopting the land value as made available by the Sub-Registrar should be followed.

4. However, the license fee so worked out in either case will be subject to the minimum amount prescribed in Para 6 of Board's letter of 10.02.2005 referred above, as may be modified from time to time.
5. These instructions/guidelines shall be followed henceforth for fixing of license fee in case of allotment of commercial plots at stations.


CCM/FS 16/7/09


CGE 16/7/09


FA&CAO(G)

South Central Railway

Headquarters Office
Works Branch
Secunderabad.

Np:W/277/P/vol.VII/W-17

Date:08.01.10

CCM/FS,FA&CAO/G
DRM/W/SC,BZA,GTL,GNT,HYB and NED
Sr.DEN/Co-ord./SC,BZA,GTL,GNT,HYB and NED
Sr.DFM./ SC,BZA,GTL,GNT,HYB and NED
Sr.DCMs/ SC,BZA,GTL,GNT,HYB and NED

Sub: Revised Joint Procedural Order for fixing of land value for arriving license fee on Commercial Plots.

Ref: 1.Joint Procedural Order Dated 16.07.09.
2.Joint Procedural Order Dated 08.01.10.

**

In super session of Joint Procedural Order Dt.16.07.09 on the subject issued under letter of even no: dated 17.07.09 . a revised Joint Procedural Order dated 08.01.10 is enclosed herewith .

Henceforth, the proposals for allotment of commercial plots shall be forwarded to Headquarters after complying with the instructions/guidelines of this JPO dated 08.01.10.

The JPO may be circulated to all concerned, working under your control/unit..

Encl: one JPO.


(K.P.C. Kutty
Dy.CE/LM

Chief General Engineer.

Copy to :CTE,CBE,CE/TM,CE/P&D,CE/TP,CE/Works
Copy to :Secy.to PCE for kind Information of PCE
Copy to DGM/SC

Joint Procedural Order

Sub: Fixing of land value for arriving license fee on Commercial Plots.

This Joint Procedural Order is issued In super session of JPO issued under this office letter No:W.277/P/Vol.VII/W-17 Dated 17.07.09.

1. Railway Board have circulated guidelines vide their letter No:2005/LML/18/8 dated 10.02.2005 (Master Circular) on licensing of Railway land. Para No:5.1 stipulates the procedure fixing of land value. As per Board's guidelines, land value certificate shall be obtained from the Revenue Authorities and / or from the following:
 - a. Evaluation of Town Planning Department.
 - b. Actuals as per PWD and CPWD transactions.
 - c. Actual transactions as per documents filed in the office of Sub-Registrar.
 - d. Value of land as assessed by professional evaluators of the State and Central Government.
2. In one of the cases submitted to General Manager for consideration, while agreeing to the proposal in principle, the General Manager had directed that revised commercial rates as calculated by the Engineering Department have to be levied as license fee, as the land being given against license fee is for a commercial purpose.
3. Keeping this in view, a few cases have been received from the Engineering Branch at the Divisional level advising the commercial rates based on local enquiries. To have a uniform and a well defined procedure, the following guidelines are given:
 - 3.1. Locations falling under Municipal Corporations and Municipalities.
 - a. Land value to be obtained from the Sub-Registrar concerned as a specific request from the Railways as per the extant procedure.
 - b. Land value to be obtained duly engaging an approved / licensed valuer of State / Central Government (in terms of correction slip no:105 dated 29.02.2008, Schedule of Powers-2003 edition, DRM is empowered to sanction consultancy contracts upto Rs.50,000/- per case with an annual ceiling of Rs.1 lakh per annum).

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8/11/10

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- c. Ascertain whether any other rates are available as per valuation of the Town Planning Department or actuals as per PWD/CPWD transactions.

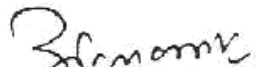
The **highest among the three types of rates referred above** should be adopted for the purpose of processing proposals relating to licensing of Railway land as Commercial plots.

3.2 Locations other than those falling under Municipal Corporations and Municipalities:

In such cases, the extant practice of adopting the land value as made available by the Sub-Registrar should be followed. However, a certificate should be furnished by division that the said area is beyond municipal limits.

4. However, the license fee so worked out in either case will be subject to the minimum amount prescribed in Para:6 of Board's letter of 10.02.2005 referred above, as may be modified from time to time.
5. The proposed license fee and terms and conditions for allotment of commercial plot shall be informed to the party. Acceptance of the same shall be obtained from the party in writing under proper signature.
6. Division shall certify that there are no other applicants for the same commercial plot at the particular station/location and no other party will be denied of the loading facilities at that station.
7. It should be ensured that the sufficient area is left alongside the loading line to facilitate loading/unloading of other goods by any other party and the same should be clearly marked in the sketch.
8. Henceforth, after complying with these instructions/guidelines, proposals shall be forwarded to HQRS, for allotment of commercial plots with a very clear sketch indicating the dimensions of the plot and also the location of track and inter distance from track and plot etc.


CCM/FS 8/1/10


CGE 8/1/10


FA&CAO/G

South Central Railway

Headquarters Office
Works Branch
Secunderabad.

N0: W/277/P/vol.VIII/W-17

Date:25.06.2010.

CCM/ES,FA&CAO/G
DRM/SC,BZA,GTL,GNT,HYB and NED
Sr.DEN/Co-ord./SC,BZA,GTL,GNT,HYB and NED
Sr.DFM./ SC,BZA,GTL,GNT,HYB and NED
Sr.DCMs/ SC,BZA,GTL,GNT,HYB and NED

Sub: Joint Procedural Order for fixing of land value for arriving license fee in respect of all land lease/licensing proposals including way leave proposals.

Ref: This office letter of even no. dated 08.01.2010.

In continuation to this office letter of even No dated 08.01.2010, another Joint Procedural Order Dt.24.06.2010 for fixing of land value for arriving license fee in respect of all land lease/licensing proposals including way leave proposals is enclosed herewith. The instructions /guidelines contained in the JPO may be followed henceforth for fixing of license fee in all land leasing/ licensing proposals.

The JPO may be circulated to all concerned, working under your control/unit.

Encl: one JPO.

(K.P.C.Kutty)
Dy.CE/LM

for Chief General Engineer.

Copy to :CTE,CBE,CE/TM,CE/P&D,CE/TP,CE/Works
Cooy to :Secy.to PCE for kind information of PCE
Copy to DGM/SC

मुख्यालय, द. क. रेलवे, सिकंदराबाद
व. म. से. से., सिकंदराबाद
25 JUN 2010
Office of the
Chief General Engineer
S.C. Ry. Secunderabad-11

Remd on 21/7/10

Joint Procedural Order

No. W.277/P/Vol.VIII/W-17

Date: 24.06.2010.

Sub: Fixing of land value for arriving license fee in respect of all land lease/Licensing proposals including way leave proposals.

1. Railway Board have circulated guidelines vide their letter No:2005/LML/18/8 dated 10.02.2005 (Master Circular) on licensing of Railway land for commercial plots. Para No:5.1 stipulates the procedure fixing of land value. As per Board's guidelines, land value certificate shall be obtained from the Revenue Authorities and / or from the following:
 - a. Evaluation of Town Planning Department.
 - b. Actuals as per PWD and CPWD transactions.
 - c. Actual transactions, as per documents filed in the office of Sub-Registrar.
 - d. Value of land as assessed by professional evaluators of the State and Central Governments.
- ✓ 2. However, Railway Board does not stipulate any methods/guidelines for ascertaining the market value of the land for land lease/licensing proposals (including way leave proposals), except for commercial plots.
- ✓ 3. It is observed that, in the proposals received from divisions for land leasing/licensing for various purposes, the procedure adopted for fixing of market value of the land for arriving the land lease/license fee varies from case to case and division to division.
4. Keeping this in view and to have a uniform and a well defined procedure, the following guidelines are given for fixing of land value for arriving at license fee in respect of all land lease/Licensing proposals including way leave proposals, which are already in vogue for fixing of land value for arriving license fee for commercial plots, vide JPO dated 08.01.2010:

[Signature]

CGE

[Signature] 24/6/10
FA&CAO/G

Contd..2

4.1 Locations falling under Municipal Corporations and Municipalities.

- a. Land value to be obtained from the Sub-Registrar concerned as a specific request from the Railways as per the extant procedure.
- b. Land value to be obtained duly engaging an approved / licensed valuer of State / Central Government (in terms of correction slip no:105 dated 29.02.2008, Schedule of Powers-2003 edition, DRM is empowered to sanction consultancy contracts upto Rs.50,000/- per case with an annual ceiling of Rs.1 lakh per annum).
- c. Ascertain whether any other rates are available as per valuation of the Town Planning Department or actuals as per PWD/CPWD transactions.

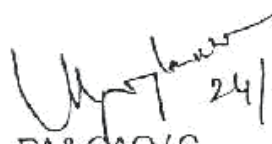
The **highest among the three types of rates referred above** should be adopted for the purpose of processing all land lease/Licensing proposals including way leave proposals.

4.2 Locations other than those falling under Municipal Corporations and Municipalities:

In such cases, the extant practice of adopting the land value as made available by the Sub-Registrar should be followed. However, a certificate should be furnished by division that the said area is beyond municipal limits.

- 5 The proposed license fee and terms and conditions for allotment of land for the specific purpose shall be informed to the party. Acceptance of the same shall be obtained from the party in writing under proper signature.


CGE

 24/6/10
FA&CAO/G

 gave



SOUTH CENTRAL RAILWAY
OFFICE OF THE PRINCIPAL CHIEF ENGINEER,
'A' BLOCK, FIFTH FLOOR, RAIL NILAYAM,
SECUNDERABAD - 500071

Rlys 040-277 - 86394 BSNL - 040-27825124 CUG: 09701370204

No: W/277/P/Vol.VIII/W-17

Date: 21.04.2011.

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DRM/SC, BZA, GTL, GNT, HYB and NED
Sr.DEN/Co-ord./SC, BZA, GTL, GNT, HYB and NED
Sr.DFM./ SC, BZA, GTL, GNT, HYB and NED
Sr.DCMs/ SC, BZA, GTL, GNT, HYB and NED

Sub: Correction Slip to the Joint Procedural Orders dated 08.01.2010 & 24.06.2010 issued for fixing of land value for arriving license fee in respect of all land lease/licensing proposals including Commercial plots and way leave proposals.

Ref: 1) This office letter No.W/277/P/Vol.VIII/W-17 dated 08.01.2010.
2) This office letter No.W/277/P/Vol.VIII/W-17 dated 25.06.2010.

In connection with the above subject, a Correction slip to the Joint Procedural Orders dated 08.01.2010 & 25.06.2010, which were circulated vide this office letters cited under reference, is enclosed. The instructions /guidelines contained in the JPOs along with this correction slip may be followed henceforth for fixing of license fee in all land leasing/ licensing proposals including commercial plots and way leave proposals.

The JPOs along with correction slip may be circulated to all concerned, working under your control/unit for implementation.

Encl: correction slip

Manjul
21/04/11
(MANJUL MATHUR)
Chief General Engineer

Copy to :CTE,CBE,CE/TM,CE/P&D,CE/TP,CE/Works
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Copy to DGM/SC

मुख्य वाणिज्य प्रबंधक का कार्यालय
दक्षिण मध्य रेलवे, सिकंदराबाद-७१

27 APR 2011

Office of the
Chief Commercial Manager
S.C. Railway, Secunderabad-71.

SOUTH CENTRAL RAILWAY

No: W/277/P/Vol.VIII/W-17

Date: 20.04.2011.

Correction Slip

Sub: Correction Slip to the Joint Procedural Orders dated 08.01.10 & 24.06.2010 issued for fixing of land value for arriving license fee in respect of all land lease/licensing proposals including Commercial plots and way leave proposals.

Ref: 1) This office letter No. W/277/P/vol.VII/W-17 dated 08.01.2010.
2) This office letter No. W/277/P/Vol.VIII/W-17 dated 25.06.2010.

Please refer this office letter cited under reference (1) above, wherein a Joint procedural order dated 08.01.2010 has been issued for fixing of land value for arriving license fee of commercial plots. Further, another JPO dated 24.06.2010 has been issued vide letter under ref(2) for fixing land value for arriving license fee in respect of all land lease/licensing proposals including way leave proposals.

The Para Nos 3.1 & 3.2 of JPO dated 08.01.2010 and Para No.4.1 & 4.2 of the JPO dated 24.06.2010 stands modified as follows:

Para No	Existing para	To be modified as
3.1 & 4.1	<p>a) Land value to be obtained from the Sub-Registrar concerned as a specific request from the Railways as per the extant procedure.</p> <p>b) Land value to be obtained duly engaging an approved / licensed valuer of State / Central Government (in terms of correction slip no:105 dated 29.02.2008, Schedule of Powers-2003 edition, DRM is empowered to sanction consultancy contracts upto Rs.50,000/- per case with an annual ceiling of Rs.1 lakh per annum).</p> <p>c) Ascertain whether any other rates are available as per valuation of the Town Planning Department or actuals as per PWD/CPWD transactions.</p>	<p>a) Land value to be obtained from the Sub-Registrar concerned as a specific request from the Railways as per the extant procedure.</p> <p>b) Land value to be obtained duly engaging an approved / licensed valuer of State / Central Government (in terms of correction slip no:105 dated 29.02.2008, Schedule of Powers-2003 edition, DRM is empowered to sanction consultancy contracts upto Rs.50,000/- per case with an annual ceiling of Rs.1 lakh per annum).</p> <p>c) Ascertain whether any other rates are available as per valuation of the Town Planning Department or actuals as per PWD/CPWD transactions.</p> <p>d) Land value to be obtained through local enquiry by Railway field Engineers duly supported by documentary proof.</p>

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CCM/S
20/4/11

SOUTH CENTRAL RAILWAY

	The highest among the <u>three</u> types of rates referred above should be adopted for the purpose of processing all land lease/Licensing proposals including way leave proposals.	The highest among the <u>four</u> types of rates referred above should be adopted for the purpose of processing all land lease/Licensing proposals including way leave proposals.
3.2 & 4.2	In such cases, the extent practice of adopting the land value as made available by the Sub-Registrar should be followed. However, a certificate should be furnished by division that the said area is beyond Municipal limits.	<p>a) Land value to be obtained from the Sub-Registrar concerned as a specific request from the Railways as per the extant procedure</p> <p>b) Land value to be obtained through local enquiry by Railway field Engineers duly supported by documentary proof.</p> <p>The higher between the two types of rates referred above should be adopted for fixing of land value. However, a certificate should be furnished by division that the said area is beyond municipal limits.</p>

The instructions /guidelines contained in the above JPOs along with the above modifications/corrections may be followed henceforth for fixing of license fee in all land leasing/ licensing proposals including commercial plots and way leave proposals.

The JPOs along with this correction slip may be circulated to all concerned, working under your control/unit for implementation.

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List of Commercial Plots of South Central Railway

Sl No	Name of the Station where Commercial plot is available (Division-wise)
Secunderabad (7)	
1	Karimnagar
2	Mandamarri
3	Rechini Road
4	Pandarpavani
5	Tadakalapudi
6	Manuguru
7	Gangadhara
Hyderabad (1)	
8	Alampur
Guntakal (3)	
9	Bethamcherla
10	Panyam
11	Kondagunta
Vijayawada (2)	
12	Rajahmundry
13	Ravikampadu

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