

(E) Answer L.VI 39
GOVERNMENT OF INDIA/BHARAT SARKAR
MINISTRY OF RAILWAYS/RAIL MINISTRALAYA
(RAILWAY BOARD)

No.83/W2/LM/18/87. New Delhi, dated 23/3/1989.

The General Manager,
All-Indian Railways,
including Metro Railway, Calcutta,
C.L.W., D.L.W., I.C.F., R.C.F.
W & A.P./Bangalore,
D.C.W./Patiala,
The D.G./R.D.S.O./Lucknow.

Subject : Licensing of railway land for
shopping purposes.

- Reference:- i) Board's letter No.80/W2/18/0/A
dated 7.6.1984.
ii) Board's letters No.83/W2/LM/18/87
dated 17.9.1985 and 8.10.1987.
iii) Board's letter No.83/W2/LM/18/87
dated 14.12.1985.

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Temporary licensing of railway land to private individuals for the purposes of setting up shops, commercial offices, vending stalls, clinics etc. not connected with railway working, was stopped vide Board's letter quoted at (i) above. These instructions were reiterated, vide Board's letter at (ii) above. It was, however, provided that, 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. It was further clarified, vide Board's letter last cited, that 20% of the market value of land may be adopted as the norm for fixing minimum upset price for shopping plots when such plots are licensed on the basis of auction/open tenders.

Certain instances have now been brought to the notice of the Board wherein the enforcement of the above ban has resulted in lack of shopping facilities in some of the railway colonies. Apart from causing inconvenience to the railway staff, the persisting need for such facilities has led to the mushroom growth of unauthorised shops, constituting encroachments on railway land. The matter

has been considered by the Board and it has been in partial modification of the extant instructions cases for licensing of land, for purposes not directly connected with Railway working, but concerning the welfare of staff, such as, providing shops in areas where adequate shopping facilities do not exist, may be accepted only with the concurrence of the F.A. & C.A.O. and personal approval of the General Manager. The extant instructions regarding the rate, terms and conditions, etc. for licensing of shopping plots on the basis of auction/open tender continue to apply.

In cases where Railway Welfare Organisations, such as the Womens' Organisation etc., who are eligible for licensing of land at nominal licence fee, come forward for providing and running the shops, the proposals duly concurred by F.A. & C.A.O. and recommended by the General Manager, forwarded to Board for approval. In such cases, the land will not be auctioned, and nominal licence fees will be charged.

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

DA; Nil.

(
Rajendra Nath)
Executive Director, Land Management
Railway Board.

No.83/W2/LM/13/87.

New Delhi, dated 23/3/87

Copy to:- F.A. & C.A.Os., all Zonal Railways and Production Units.

(
Dipali Khanna)
J.D.F.(X)L.R./Railway Board

Copy to:-

Adviser(C), Adviser(CE), Adviser(B), E.D.F.(B),
J.D.F.X./L.R.

Vigilance-I, F(X)-II, T.G.-IV, T.C.(M&S), T.T.-I
E(Co.op) Branches of the Railway Board's Office.