

NORTHERN RAILWAY

HEADQUARTERS OFFICE
BARODA HOUSE, NEW DELHI.

No.290-W/14/WQ/Pt.16/02

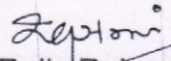
Dated: 02.06.2015.

Sr. DEN/Co-ordination,
Northern Railway,
Delhi, Firozpur, Lucknow,
Moradabad & Ambala.

Sub: Joint Procedure Order for disposal of condemned/ abandoned Railway quarters/ buildings of masonry structure (CE Circular No. 621)

Please find enclosed herewith Joint Procedure Order signed by Pr.CE, COS & FA&CAO/N.Rly on subject above. This is for your information and strict compliance.

Encl: a/a


(Rajiv Rajvanshi)
Chief Engineer (Genl.)

Copy to:

1. Secy. to GM for kind information of GM.
2. All PHODs and CAO/C/K.Gate, Delhi.
3. DRMs, DLI, FZR, LKO, MB & UMB.
4. All HODs & Dy. HODs of concerned deptt.
5. All EDUs of Engg. Deptt. for similar necessary action.

- Vision Statement -

"Failure free, restriction Free, Refreshing Speedy Travel and Creation of Aesthetically Sound, Safety Structures in Green Clean Enlivening Environment"

Engg.Deptt./NR

CE Circular NO. 621

Sub: Joint Procedure Order for disposal of condemned/ abandoned Railway quarters/ buildings of masonry structure.

There are large scale abandoned quarters on Northern Railway. Besides quarters, there are many more masonry buildings in disuse. These masonry buildings have either out lived their codal life and repair to them have become uneconomical or else can not be put to alternate use in future; such buildings are to be declared as abandoned/ condemned and need to be disposed off.

At present, there is no laid down procedure at the Zonal Railway level. Therefore, to stream line the above on this Railway, following Joint Procedure Order is issued:

1. Railway quarters & Buildings of masonry structure considered to be abandoned (keeping in mind codal life, expenditure incurred on its repair and maintenance till date) should be surveyed by an officer of Engineering Department of a rank not below Sr. Scale for declaration as condemned / abandoned and not fit for use. Some masonry buildings like cabins etc. which may be structurally sound but still not of any use in foreseeable future (to be certified by user Deptt. also); may also be classified as abandoned. These may be recommended for disposal on as is where is basis.
2. DRM may approve after satisfying himself that there is no alternative use of these quarters/masonry buildings in foreseeable future or these are otherwise unliveable/condemned.
3. Such abandoned/condemned quarters/buildings after approval by DRM, should be disposed off on "as is where is basis" after following procedures noted in paragraphs given under.
 - 3.1 Engineering, Electrical and S&T Deptt. shall remove usable fittings and material after building is declared abandoned. List of removable fittings will be signed by Jr. Scale officer of concerned Deptt. and vetted by an ISA.
 - 3.2 Engineering Department will assess the estimated value after removal of any usable Engineering material based on market rate/last accepted rates. This estimate shall have mention of approx. list of released/dismantled material and approximate cost at prevailing rates. Out of dismantled material, Division may keep provision of construction of boundary wall in mud mortar / cement mortar which may be necessary to prevent encroachment in the vacated area. The assessed value (Total value of released materials – Cost of dismantling – net cost of construction of boundary wall etc.) will be got vetted by Divisional finance.
 - 3.3 Efforts should be made to club as many buildings as possible into one tender which are indentified for dismantling and to be disposed off on 'as is where is

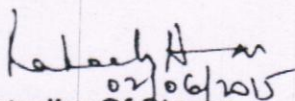
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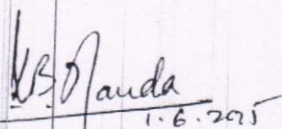
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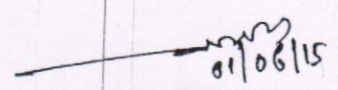
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basis', if such clubbing is likely to result in the receipt of more favourable offers by Railway.

- 3.4 After the vetting of the assessed/ estimated value, the Engg. Deptt. will invite tender for disposal of condemned/abandoned buildings as a works tender and 10% of the assessed value will be specified as Earnest Money. Tender Notice will be issued as per extant rules. Tenderer will be asked to submit scheme of dismantling so that it does not infringe safety of running trains/ nearby occupants.
- 3.5 The tender will be opened as per extant rules. Comparative statement will be prepared and got vetted. The tender will be considered by a tender committee and Accepting Authority as applicable to normal works contracts as per SOP (Works matter)- 2009 updated by correction slips time to time.
- 3.6 Earnest Money deposited by the successful bidder will be retained as Security Deposit and contract entered into with successful tenderer.
- 3.7 The buildings will be handed over to the successful tenderer within one month for dismantling and at that time before dismantling full accepted value will be deposited by the successful tenderer with the Railway.
- 3.8 Completion period of dismantling should be clearly specified in the tender documents.
- 3.9 After the completion of the work and complete clearing of the site as certified by the concerned ADEN, Security Deposit of the successful contractor shall be refunded.
- 3.10 The revenue earned from disposal of abandoned/redundant quarters & buildings should be credited to "Capital head" of account following the building indicated in Finance letter No. 93/Appro/Retired Assets dt. 15.12.1994.
- 4.0 This procedure is applicable for only Railway quarters & buildings of masonry. For disposal of items not covered under this JPO, present system of scrap disposal through COS shall continue.


02/06/2015
Controller Of Stores


1.6.2015
Financial Advisor
& Chief Accounts Officer


01/06/15
Pr. Chief Engineer