

NORTHERN RAILWAY

Headquarters Office,
Baroda House,
New Delhi.

CHIEF ENGINEER CIRCULAR NO. 906
No. 192-W/O/Land Use Policy.

Date: Jun. 2012.

COM. CCM. CME. CSTE. CEE. CPO. COS. FA & CAO. Baroda House. New Delhi.
Chief Administrative Officer/Const. P&P & USBRL. FA & CAO (Const.). K. Gate. Delhi. (5 copies each)
All Engineering Officers of Headquarters Office, Baroda House, New Delhi.
Divisional Railway Manager DLI, FZR, LKO, MB & UMB (10 copies each)
Sr. DEN (C) DLI, FZR, LKO, MB & UMB., (20 copies each)
Sr. DFM DLI, FZR, LKO, MB & UMB
Dy. C.V.O. Engg. Baroda House. New Delhi.
The Dy. Chief Engineer/Bridge Workshop, N. Rly., Lucknow.
The Dy. Chief Engineer/Bridge Workshop, N. Rly., Jalandhar.
The Dy. Chief Engineer/Bridge Line, N. Rly., Tilak Bridge. New Delhi.
The Dy. Chief Engineer/TMC/Line, N. Rly., State Entry Road, New Delhi.
The Dy. Chief Engineer, N. Rly./Flash Butt Welding Plant, Meerut Cantt.
The Executive Engineer, N. Rly., Concrete Sleeper Plant, Khajisour.
The Executive Engineer, Thermit Portion Plant, Near Br. Workshop, Charbagh, Lucknow.

Sub: Procedure order for allocating land plots for railways own use.

In supersession of all previous instruction on the subject issued from time to time, the revised instruction on procedure order for allocating land plots for Railways own use as approved by GM Northern Railway issued as Land Circular No. 906, is enclosed as per Annexure.

It is requested that above instructions may be brought in the notice of all Concerning Officers and their subordinates to ensure its strict implementation thereof.

Please acknowledge receipt.

DA :- As above.

(Signature)
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(R.K. Bariar)
Chief Engineer/ERTS

LAND CIRCULAR No.906
(NORTHERN RAILWAY)

No. 192-W/O/Land Use Policy

Date: 11th June, 2012

Sub: - Procedure order for allocating land plots for railways own use.

Ref: - Railway Board letter No. 2009/LML/13/26 dated 11-11-2010.

- 1.0 As per Engineering Code Para-807. "Engineering Department or the department which has custody of the land is responsible for seeing that it is made use of to the best advantage".
- 2.0 Availability of vacant land on the Railway is shrinking and unplanned use, without exploiting its full potential, is not in Railway's long term interest.
 - 2.1 Apart from Railway's own conventional use for operational, residential & welfare purposes and licensing/leasing for activities related to Railway's operations, Railway land is also being provided for: -
 - 2.11 Commercial exploitation and Development of Space for housing Railway Institutions through Rail Land Development Authority.
 - 2.12 Development of Multi-Functional Complex through RLDA, IRCON & RVNL.
 - 2.13 Development of Hospital, Educational Institutions etc. in co-ordination with other Ministries etc.
 - 2.2 Accordingly, judicious use of available land resources has attained paramount importance. Railway land/plots are available at right from prime urban location to deep rural areas and have potential for various uses depending upon its location and size. Market value of land has been rapidly increasing in the last decade and is still maintaining that trend.
 - 2.3 Instances have come to notice, wherein proposals for availability of land for settings up various facilities have been processed by different departments of this Railway, without consulting Engineering Department and have informed the Railway Board from N.Riy. This has resulted in earmarking of the same plot of land for setting up of different facilities, causing avoidable conflict. Similar conflict may also develop in future on proposals being processed by different departments on Divisions/HQ and may lead to haphazard growth, if suitable procedure is not followed.
 - 2.4 Railway Board vide letter under reference reiterate that "As on railway Engineering Department is the custodian of land and responsible for its proper management, all proposals for setting up any facility are required to be routed through them". Therefore, it is necessary to follow proper & stringent procedure, through which land is earmarked only with due consideration of all relevant aspects, particularly keeping in view the future requirements.
 - 2.4.1 Major remodeling/addition in any occupied land shall also fall in this category.

3.0 Therefore, following procedure will be followed on Northern Railway, with immediate effect: -

3.1 In respect of Metropolitan Cities, State Capitals, Class A1 & A stations and important District HQ & Junction stations (as listed below) - For any utilization of railway land, approval of Nominated Officer of Engineering Department of Head-Quarters will be necessary.

Division wise locations where HQ's permission is necessary for deciding use of Railway Land					
Locations falling NCR of Delhi : -					
Section on DLI Division: - DLI-PNP, DLI-BTI, DLI-GZB, DLI-ROK, NDLS-PWL, DEE-RE & ROK-GHNA-PNP					
Sections on MB Division : - GZB-DRLA & GZB-GMS					
Other Stations: -					
S.N.	Delhi	Firozpur	Lucknow	Moradabad	Ambala
1	Entire NCR	Amritsar Jn.	Akroapur Jn.	Entire NCR	Ambala Cantt.
2	Jind Jn.	Beas	Aunethi (D)	Bareilly Jn.	Bhatinda Jn.
3	Jakhal Jn.	Chakki Bank	Ayodhya (D)	Chandausi Jn.	Chandigarh
4	Karnal	Fazilka Jn.	Barabanki Jn. (A)	Dehradun	Dhuri Jn.
5	Kurukshetra Jn (D)	Firozpur Jn.	Bhadohi	Hardoi	Jagadhari
6	Muzaffarnagar	Hoshiyarpur (D)	Chilbila Jn.	Haridwar	Kalka Jn.
7	Narwana Jn.	Jalandhar City	Faizabad Jn.	Laksar Jn.	Malerkotla (D)
8	Panipat Jn.	Jalandhar Cantt	Jaunpur Jn.	Moradabad Jn.	Morinda Jn.
9		Jammu Tawi	Lucknow	Nazibabad Jn.	Patiala
10		Ludhiana Jn.	Rae-Bareli	Rampur Jn.	Rajpura Jn.
11		Muktsar (D)	Pratapgarh Jn.(A)	Roorkee	Ropar (D)
12		Moga (D)	Shahganj Jn.	Roza Jn.	Saharanpur
13		Phillaur Jn. (D)	Sultanpur (D)	Shahjahanpur	Sirhind Jn.
14		Phagwara Jn	Unnao Jn.	Sitapur City (D)	Sangroor (D)
15		Pathankot Jn.	Varanasi Jn.		Shimla
16		Srinagar			
17		Udhampur			

3.2 For remaining stations/locations personal approval of DRM will be necessary with intimation to the PCE/nominated CE.

4.0 Henceforth with following procedure shall be followed for allocating plots for use by various Departments: -

4.1 User department will send their proposal to Sr.DEN/C of the concerned division with details of scheme such as (i) Name of the Work (ii) Location (iii) Justification of location (iv) Tentative area of land required (v) Particulars of area required (vi) Remarks. Land cell in the Division office shall verify the proposal with respect to Master Copy of "Land Use Plan".

This will be followed by verification at site by the concerned Inspector and the ADEN. After necessary correction/amendment, if any, the plan on tracing will be processed for DRM's personal approval for forwarding/intimating to PCE office, as the case may be. The Plan on Tracing, duly approved by the DRM, should be sent to HQ for obtaining approval of the Nominated Officer of Engineering Department in consultation with other departments, if required in respect of stations mentioned in Para 3.1.

4.2 Each division shall create and maintain "Master Land Use Plan" preferably in CAD format for all Stations and locations mentioned in Para-3.1 above. All proposals, pending or approved for land use, should be marked on this plan with reference file no. for each case.

4.3 All existing/proposed schemes should be marked on a copy of Land Plan depicting all proposed/existing features and future proposal e.g. entrustment of land to RLDA, development of MFC's etc. Special drive may be launched in divisions to update the details in two months.

4.3.1 A copy of (hard and soft) of all updated Master Land Use Plan will be sent to HQ.

5.0 Land Use Plan should be prepared in conformity with guiding principles for Siting of Buildings or other structure and Planning of Railway Staff Colonies etc. available in Para-201 & 202 of IRWM.

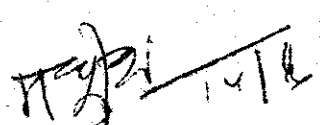
5.1 The approved plot of land shall be utilized, by the user agency e.g. Divisions, Construction Organization, RLDA, Railway's PSUs etc. in such a way that the plots' potential is fully harnessed. Hence, after allotment of the plot, user agency shall prepare the Development Plan and submit it for the scrutiny & approval by the Nominated Officer of Engineering Department at Division and at HQ office for locations listed at Para 3.1.

5.2 For each approval of site, a unique no. will be allotted with which all reference may be kept connected preferably duly computerized.

6.0 Under no circumstances works should be commenced or permitted to commence, without the approval of Land Use Plan by the Nominated Officer at HQ or by DRM of the divisions, as the case may be.

7.0 Sectional DEN/Sr.DEN will be fully responsible for ensuring strict compliance of above instructions in their term of office for their respective territorial jurisdiction. Any infringement to above instruction should be treated as "unauthorized" activity and should be dealt with accordingly.

This has approval of the General Manager.


(MADHURESH KUMAR)
Principal Chief Engineer