



दक्षिण पूर्व मध्य रेलवे
South East Central Railway



मुख्यालय कार्मिक विभाग, प्रथम तल, महाप्रबंधक कार्यालय, बिलासपुर (छ. ग.) 495004

HEAD QUARTER PERSONNEL DEPARTMENT, 1st FLOOR, GM's OFFICE, BILASPUR (C.G.) 495004

सं. पी-एचक्यू/रुलिंग/पॉलिसी/13

दिनांक: 20.03.2023

प्रति,
सर्व संबंधित

स्थापना नियम सं.- 72/2023

विषय:- Redevelopment of railway colonies – No. of quarters to be built for staff.

रेल्वे बोर्ड के पत्र सं. 2013/LMB/15/5 pt.1 दिनांक: 13.03.2023 की प्रति सूचना, मार्गदर्शन तथा आवश्यक कार्यवाही हेतु प्रकाशित की जा रही है।

उपरोक्त नियम दफ्तरे की अधिकारिक वेब-साइट <http://www.secr.indianrailways.gov.in> एवं PCPO के share folder (10.206.2.18) पर निम्नलिखित लिंक पर उपलब्ध हैं:-


Web-site-

Home page—Dept./Div of SECR—HQ—Personnel—Rules & Publications

Share Folder-

Personnel—PCPO—Ruling—html—Estt. Rules

संलग्न:- यथोक्त.


(संग्राम सोरेन)
उप मुख्य कार्मिक अधिकारी (एच.आर.डी)
कृते प्रधान मुख्य कार्मिक अधिकारी

भारत सरकार / GOVERNMENT OF INDIA
रेल मंत्रालय / MINISTRY OF RAILWAYS
(रेलवे बोर्ड / RAILWAY BOARD)

No. 2013/LMB/15/5 pt.1

Dated: 13/03/2023

General Managers,
All Zonal Railways.

Sub:- Redevelopment of railway colonies - No. of quarters to be built for staff.

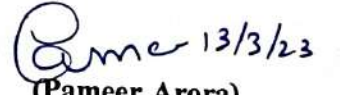
The guidelines for finalizing the MoU between RLDA and Railways were issued vide Board's letter of even No. dated 20.06.2019 (copy enclosed) wherein it was advised that the number of quarters to be replaced should generally be same, and in case Zonal Railways require constructing more no. of quarters than the quarters to be replaced, prior approval of Board shall be obtained.

In a recent meeting held with RLDA in Board's office, it has been brought to the notice of Board that at many locations, Zonal Railways are insisting for construction of more no. of quarters than the existing no. of quarters. Such insistence is in violation of Board's guidelines for redevelopment of colonies and should be avoided.

It has also been noticed that in some cases, divisions are insisting on construction of new quarters under colony redevelopment programme although a large no. of existing quarters are lying vacant in adjacent railway colonies. In such a scenario, a judicious decision is required to be taken to construct only those quarters which are actually required for the need of staff. Such need based approach is required to make colony redevelopment proposition financially viable for prospective developer and to maximize revenue generation.

All Zonal Railways are requested to keep the above guidelines in view during their colony redevelopment program.

DA: As above

 13/3/23

(Pameer Arora)
Director/Land & Amenities
Railway Board
Room No. 477, Rail Bhawan
Tele: 011 - 2338 4480

Copy to :- The Vice Chairman, Rail Land Development Authority (RLDA), Near Safdarjung Railway Station, New Delhi - 110021.

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भारत सरकार GOVERNMENT OF INDIA
रेल मंत्रालय MINISTRY OF RAILWAYS
(रेलवे बोर्ड RAILWAY BOARD)

No. 2013/LMB/15/5-Pt.1

New Delhi, Dated: 20 /06/2019

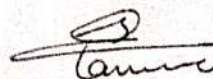
The General Managers,
All Zonal Railways.

Sub: Redevelopment of colonies - MOU between RLDA and Railways.

RLDA has been entrusted with the responsibilities of redeveloping 23 railway colonies spread over various Zones of Railways. Entrustment of 45 more colonies is also under process. The model of colony development envisages redeveloping old colonies having horizontal development with planned colonies using maximum permissible FSI and then commercial utilization of unutilized FSI for funding colony development at no cost to Government as well as to earn revenue for Railways. As the colony redevelopment project requires involvement of both the Zonal Railways/Division Officers and RLDA for overall success, it has been decided that all Zonal Railways should enter into Memorandum of Understanding with RLDA clearly delineating individual role and responsibilities of RLDA and Zonal Railways at every stage/phase of activities. Further, the following should be kept in view while finalizing the MOU:-

- (1) Redevelopment of colony should be preferably in-situ.
- (2) Number of quarters to be replaced should, generally, be same. However, Type-I quarters are to be converted into Type-II.
- (3) In case, Zonal Railway require constructing more number of quarters than the quarters to be replaced, prior approval of Board shall be required.
- (4) All efforts should be made to utilize maximum FSI as permitted by development control norms of the city.
- (5) In case, number of quarters to be constructed at present are less than feasible with permissible FSI, foundation and services should be constructed for vertical expansion in future.
- (6) RLDA and Zonal Railways may decide about the amenities to be provided in the colony (viz. park, community centre etc.) jointly.

All Zonal Railway are advised to finalize their MOU with RLDA at the earliest in accordance with the above mentioned guidelines and under intimation to this office.


(Chander Shekhar)
Joint Director/L&A
Railway Board

Copy to: VC/RLDA, RLDA, Near Safdarganj Railway Station, Moti Bagh-I,
New Delhi-110021

