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**STANDING COMMITTEE ON RAILWAYS
(2022-23)
SEVENTEENTH LOK SABHA**

**MINISTRY OF RAILWAYS
(RAILWAY BOARD)**

SIXTEENTH REPORT

PERFORMANCE OF RAIL LAND DEVELOPMENT AUTHORITY



**LOK SABHA SECRETARIAT
NEW DELHI**

AUGUST, 2023/ Sravana, 1945 (SAKA)

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MINISTRY OF RAILWAYS
(RAILWAY BOARD)

PERFORMANCE OF RAIL LAND DEVELOPMENT AUTHORITY

Presented to Lok Sabha on 08th August, 2023

Laid in Rajya Sabha on 08th August, 2023



LOK SABHA SECRETARIAT
NEW DELHI

AUGUST, 2023/ Sravana, 1945 (SAKA)

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COMPOSITION OF STANDING COMMITTEE ON RAILWAYS (2021-22)[@]

Shri Radha Mohan Singh - Chairperson

MEMBERS

LOK SABHA

2. Shri T.R. Baalu
3. Smt. Ranjanben Dhananjay Bhatt
4. Shri A. H. Khan Choudhury
5. Shri Kaushalendra Kumar
6. Ms. Diya Kumari
7. Smt. Jaskaur Meena
8. Smt. Satabdi Roy[#]
9. Ms. Chandrani Murmu
10. Smt. Keshari Devi Patel
11. Shri Mukesh Rajput
12. Shri N. Reddeppa
13. Shri Achyutananda Samanta
14. Shri Sumedhanand Saraswati
15. Shri Arvind Sawant
16. Dr. Amar Singh
17. Smt. Sangeeta Kumari Singh Deo
18. Shri Kodikunnil Suresh
19. Shri Gopal Jee Thakur
20. Sadhvi Pragya Singh Thakur
21. Vacant

RAJYA SABHA

22. Shri Narhari Amin
23. Shri Chh. Udayanraje Bhonsle
24. Shri H.D. Devegowda
25. Smt. Phulo Devi Netam
26. Ms. Saroj Pandey
27. Shri Ashok Siddharth
28. Dr. Sumer Singh Solanki
29. Shri Binoy Viswam
30. Prof. Manoj Kumar Jha^{*}
31. Vacant

[@] Constituted w.e.f. 13.09.2021 vide Lok Sabha Bulletin Part II No. 3192 dated 09.10.2021.

^{*} Nominated as Member w.e.f. 14.10.2021 vide Rajya Sabha Bulletin Part II No. 61163 dt 18.10.2021

[#] Nominated to the Committee w.e.f. 01.12.2021 vide Lok Sabha Bulletin Part II No. 3440 dated 01.12.2021 in place of Shri Sunil Kumar Mondal

COMPOSITION OF STANDING COMMITTEE ON RAILWAYS (2022-23)[@]

Shri Radha Mohan Singh - Chairperson

MEMBERS

LOK SABHA

2. Dr. Farooq Abdullah
3. Shri Thalikkottai Rajuthever Baalu
4. Smt. Ranjanben Dhananjay Bhatt
5. Shri Abu Hasen Khan Choudhury
6. Shri Kotagiri Sridhar*
7. Shri Ramesh Chander Kaushik
8. Shri Suresh Kodikunnil
9. Shri Kaushalendra Kumar
10. Km. Diya Kumari
11. Shri Dhairyasheel S. Mane
12. Smt. Jaskaur Meena
13. Ms. Chandrani Murmu
14. Smt. Keshari Devi Patel
15. Shri Ramulu Pothuganti
16. Shri Mukesh Rajput
17. Smt. Satabdi Roy (Banerjee)
18. Shri Achyutananda Samanta
19. Shri Sumedhanand Saraswati
20. Smt. Sangeeta Kumari Singh Deo
21. Shri Gopal Jee Thakur

Rajya Sabha

22. Shri Narhari Amin
23. Shri Chh. Udayanraje Bhonsle
24. Shri Ajit Kumar Bhuyan
25. Shri Ahmad Ashfaq Karim
26. Shri Khiru Mahto
27. Dr. Prashanta Nanda
28. Shrimati Phulo Devi Netam
29. Ms. Saroj Pandey
30. Shri Sandeep Kumar Pathak
31. Dr. Sumer Singh Solanki

[@] Constituted w.e.f. 13.09.2022 vide Lok Sabha Bulletin Part II No. 5296 dated 04.10.2022.

* Nominated as Member w.e.f. 16.11.2022 vide Lok Sabha Bulletin Part II No. 5382 dt 16.11.2022 in place of Shri N. Reddeppa, MP (Lok Sabha)

LOK SABHA SECRETARIAT

- | | | | |
|----|--------------------------|---|-------------------|
| 1. | Smt. Suman Arora | - | Joint Secretary |
| 2. | Md. Aftab Alam | - | Director |
| 3. | Ms. Savdha Kalia | - | Deputy Secretary |
| 4. | Shri Rudresh Singh Yadav | - | Committee Officer |

INTRODUCTION

I, the Chairperson, Standing Committee on Railways (2022-23), having been authorised by the Committee, present on their behalf this Sixteenth Report on 'Performance of Rail Land Development Authority'

2. The representatives of the Ministry of Railways (Railway Board) and Rail Land Development Authority (RLDA) briefed the Committee on the subject at their sitting held on 28.12.2021. Further, the Committee took oral evidence of the representatives of Ministry of Railways (Railway Board) and RLDA on 15.11.2022.
3. The Committee considered and adopted this Report at their sitting held on 07.08.2023. The minutes of the sitting are given in the appendix to the Report.
4. The Committee wish to express their thanks to the representatives of the Ministry of Railways (Railway Board) and Rail Land Development Authority (RLDA) for tendering evidence and placing before the Committee all the requisite material and information sought for in connection with the examination of the subject. They would also like to place on record their deep sense of appreciation for the valuable assistance rendered to them by the officials of the Lok Sabha Secretariat attached to the Committee.
5. For facility of reference and convenience, the observations and recommendations of the Committee have been printed in bold font in Part II of the Report.

NEW DELHI:
07 August, 2023

Sravana 16, 1945 (Saka)

RADHA MOHAN SINGH
Chairperson,
Standing Committee on Railways

PERFORMANCE OF RAIL LAND DEVELOPMENT AUTHORITY (RLDA)

PART-I

INTRODUCTION

The Rail Land Development Authority (RLDA) is a statutory authority under the Ministry of Railways. It was established in 2006. RLDA plays a pivotal role in generating revenue for Indian Railways by strategically developing and commercialising vacant or under-utilised Railway Land across the country. The primary objective of RLDA is to unlock the value of railways land assets and maximise their potential for commercial development. By identifying suitable land parcels, RLDA engages in activities such as leasing, licensing and joint ventures to transform railway land into vast commercial ventures, including residential complexes, office spaces, shopping complexes, hotels and transit-oriented development. The creation of RLDA was prompted by the recognition of the significant value and potential of Railway Land. Hence there was a need to leverage these land assets to contribute to the financial sustainability of Indian Railways.

1.1. With a view to appraise the performance of the RLDA, the Committee took up the Subject for examination and report. The Committee accordingly obtained background material and post evidence, written replies from the Ministry of Railways (Railway Board) besides taking their oral evidence. Based on the written and oral deposition of the Ministry, the Committee have analysed various issues pertaining to the Subject matter as enumerated in the succeeding paragraphs followed by the Committee's considered Observations/ Recommendations.

II. LEGAL FRAMEWORK

2. Rail Land Development Authority (RLDA) is a statutory Authority, under the Ministry of Railways, set-up by an Amendment to the Railways Act, 1989, for development of vacant railway land for commercial use for the purpose of generating revenue by non-tariff measures. RLDA has since been constituted in terms of Gazette Notification dated 31.10.2006, as amended on 05.01.2007. The Rules for functioning of RLDA have also been notified in the Gazette dated 04.01.2007. Land which is not required for operational purposes in the foreseeable future is identified by the zonal railways and the details thereof are advised to the Railway Board. Such plots of land are thereafter entrusted to RLDA by the Railway Board for commercial development. RLDA has a mission for "Development of

Land/Air Space entrusted to the Authority on sound commercial principles for generation of non-tariff revenue and creation of assets for Indian Railways”.

III. FUNCTIONS OF RLDA

3. In terms of Section 4(D), RLDA has to discharge functions & exercise such powers of the Central Govt. in relation to the development of Railway land as are specifically assigned to it by the Railway Board. In terms of section 4E of the Act, specifically subject to such directions as may be given to it by Central Government, RLDA has been empowered to enter into agreement on behalf of Central Government and execute contracts.

In terms of section 24 of RLDA (Constitution) Rule 2007, the Authority may set up any special purpose vehicle, joint venture or other legal entities for the performance of all or any of its functions under the Act with the approval of Central Government.

IV. ACTIVITIES UNDERTAKEN

4. RLDA presently undertakes following major activities:

- I. Commercial development of land parcels
- II. Redevelopment of railway colonies
- III. Redevelopment of railway stations
- IV. Development of Multi-Functional Complexes
- V. Other assignments- Commercial development of 4 Hill Railways, Commercial development of 18 Railway Stadiums, Pre-feasibility study along Vatva -Sabarmati Railway Track, Commercial development of land parcels at Bangalore for funding K-Ride (Rail Infrastructure Development Corporation (Karnataka)).

5. During the course of oral evidence on 15.11.2022, the representative of Ministry stated the following about work being done by RLDA-

"...महोदय, हमें 84 एमएफसीएस एनट्रस्ट किए गए थे, हमने 58 के डेवलपर फिक्स किए हैं और इनमें से 17 कमिश्नड हो गए हैं और सभी फंक्शनल हैं। They are being used by the public. 103 स्टेशन्स में से तीन आइकोनिक स्टेशन्स आरएलडीए के पास हैं और इसके लिए टेंडर इनवाइट कर दिए हैं। 40 स्टेशन्स के ईपीसी टेंडर आलरेडी अवार्ड हो गए हैं और काम शुरू हो गए हैं। हिल रेलवे को स्टडी करना था कि यहां कुछ कमिर्शियल पोटेण्शियल है या नहीं। हमने स्टडी की है और देख रहे हैं कि रेलवे को कुछ फायदा होगा या नहीं। इस पर बाद में फैसला लिया जाएगा। वातवा-साबरमती रेलवे ट्रैक को हमें दिया गया है कि यहां कैसे कमर्शियल डेवलपमेंट किया जा सकता है और साथ में क्लीन

कोरिडोर बनाया जा सकता है ताकि शहरों की गंदगी को कैसे हटाया जा सकता है। इसे एक्सपेरिमेंट के तौर पर हमें दिया गया है। इसके अलावा बेंगलुरु में हमें लैंड दी गई है, वहां सब्बर्न रेलवे बन रही है।..."

V. MODELS FOR DEVELOPMENT

6. Upfront Lease Premium/ Revenue Share

- Land leased to private developers for a period of 45/60/99 years
- Selection through transparent competitive bidding process
- Flexibility of product mix given to Developer
- Bid parameter for selection is Upfront Lease Premium (to be paid in annual installments)/ Revenue Share.

7. Self Development/ Joint development

- Development by RLDA itself or jointly with Government/ private entity.
- Leasing of built assets through competitive bidding processes

8. During evidence meeting on 15.11.2022, the representative from Ministry made following submissions about development models and bidding process-

"...डेवलपमेंट में दो मॉडल पर हम काम करते हैं। हम लैंड लीज पर आफर करते हैं और अलग-अलग प्रोडक्ट्स जो वहां चल सकते हैं, उसका पोटेंशियल देखकर हम काम करते हैं। हम लीज के लिए पारदर्शिता से बिडिंग करते हैं। सैक्शन-11 में हमें कमर्शियल डेवलपमेंट की पावर दी गई है। दूसरा यूनियन केबिनेट ने वर्ष 2017 में लीज पीरियड 99 ईयर कर दिया था, जो पहले 45 साल का था। हमें वर्ष 2018 में जो केबिनेट अप्रूवल हुआ, उसमें लैंड चेंज की कोई रिकायरमेंट नहीं है।..."

"...आरएलडीए जितनी जमीनें लीज पर देती है, वह सब ट्रांसपैरेंट बिडिंग के द्वारा होती है। इसमें कोई भी आदमी प्ले नहीं कर सकता है, इसका कोई चांस ही नहीं है। पूरी तरह से ऑनलाइन बिडिंग है। किसी की भी हिम्मत नहीं है कि उसमें ट्वीक कर सके। हमें भी नहीं पता होता है कि किसकी बिड आ रही है, किसी को भी पता नहीं होता है। जब तक बिड खुलती नहीं है, तब तक किसी को पता नहीं होता है कि कौन-सी बिड है। यही हमारा हॉलमार्क है। हमारे पास आज तक ऐसी कोई भी शिकायत नहीं है।..."

VI. DETAILS OF VACANT LAND & UTILISATION

9. Out of total railway land of about 4.86 lakh hectares, Indian Railways has about 62068.21 hectares of vacant land. In response to a query for furnishing the details of utilisation and non-utilisation of vacant land, the Ministry in its written reply informed that approx 60-70% of vacant railway land consists of narrow strips along the tracks which is utilised for servicing and maintenance of track, bridges and other infrastructure. This vacant land is permanently/ temporarily used for maintenance activities and other activities of Indian Railways which is a continuous process. Zonal Railway identifies surplus land out of this vacant railway land which is entrusted to RLDA for commercial utilisation. The vacant land of 62068.21 hectares excludes land already entrusted to RLDA or any other scheme. The temporary utilisation of this vacant land for railways activities is usually not maintained. Zone-wise vacant land which is being utilised and unutilised is as under-

(Zone-wise figures of utilised and unutilised vacant railway land in Hectares as on 31.03.2022)

Zonal Railway	Vacant Land (in Hectare)	Being utilised (in Hectare)	Unutilised (in Hectare)
Central	1670.22	1047.55	622.67
Eastern	2014.23	8.54	2005.69
East Central	4418.67	69.77	4348.9
East Coast	2221.22	366.566	1854.654
Northern	11043.72	1704.55	9339.17
North Central	993.12	6.219	986.901
North Eastern	5521.01	55.7086	5465.301
Northeast Frontier	13305.93	189.365	13116.57

North Western	1298.62	709.34	589.28
Southern	2493.79	176.85	2316.94
South Central	924.97	-	924.97
South Eastern	306.22	153	153.22
South East Central	3419.16	-	3419.16
South Western	4888.69	46.9418	4841.748
Western	6348.61	2350.76	3997.85
West Central	629.50	421.63	207.87
Metro	0.11	-	0.11
Production Units	570.42	-	570.42
Total	62068.21	7306.79	54761.42

10. Further on being enquired about total vacant land that has been handed over to RLDA for commercial development, the Ministry has informed that approx 1216 hectares has been handed over to RLDA for commercial development and colony redevelopment. RLDA has given 66.912 hectares land for commercial development. The details are as under:-

Zone wise Details of Awarded Commercial Site			
S. no.	Zone	No of Sites	Area (In Hectare)
1	CR	4	2.24
2	ECoR	1	0.2
3	ECR	2	1.77
4	ER	3	10.51
5	NCR	3	1.57
6	NER	1	6.47
7	NFR	1	0.89

8	NR	5	20.07
9	NWR	2	7.47
10	SCR	5	2.49
11	SR	5	5.31
12	SWR	2	7.772
13	WR	1	0.15
Total		35	66.912

11. On being asked if any target has been fixed for development of vacant land handed over to RLDA, the Ministry has stated as under-

"Development is a continuous process and regularly sites are being awarded for commercial development by RLDA to developers and simultaneously new sites are being entrusted to RLDA by the Railway Board. For year 2022-23 RLDA has set target for leasing out 20 commercial sites and 15 colonies for redevelopment with a total consideration of Rs. 5000 crores."

12. Further the Committee asked if there is any policy of the Railways to give vacant railway land on lease or rent to small business houses to protect their livelihood, to which the Ministry replied as under-

"Licensing of railway land to private individuals for setting up new shops, etc is not permitted. However, existing licensee on railway land have been permitted as per terms and conditions of the Master Policy for Management of Railway Land."

13. Regarding possibility of plantation on vacant railway land, the Ministry has submitted the following-

"Plantation drives are undertaken every year on vacant railway land and along the track near railway boundary which is not required for infrastructural development in near future. The details of progress of plantation on Indian Railways are as under:-"

S. No.	Railway zone	Nos. of Trees planted in 2022 till November (in thousands)
1	CR	134.00
2	ER	562.73
3	ECR	151.24

4	ECoR	621.77
5	NR	836.21
6	NCR	812.42
7	NER	521.00
8	NFR	169.27
9	NWR	499.97
10	SR	64.45
11	SCR	504.32
12	SER	572.52
13	SECR	506.04
14	SWR	39.21
15	WR	896.17
16	WCR	353.73
Total		7245.05

A total of about 2465.85 hectares of land has been licensed to Railway employees for cultivation under Grow More Food scheme in various Zonal Railways. As per existing policy, the license charges for railway land given under "Grow more Food" scheme are 1/4th of the expected revenue. No separate account under this head is maintained."

VII. ENCROACHMENT OF RAILWAY LAND

14. Asked to furnish the category-wise details of unauthorised occupants who have encroached railway land, the Ministry submitted that as on 31.03.2022, a total of 782.81 hectares of Railway land was under encroachment across all zonal Railways. Zone-wise details of unauthorised occupants may be seen in following table-

Zonal Railway	Land under encroachment (in Hectares) as on 31.03.2022
Central	52.50
Eastern	21.94
East Central	1.35
East Coast	13.04
Northern	157.89

North Central	40.98
North Eastern	23.31
Northeast Frontier	93.19
North Western	18.34
Southern	55.15
South Central	14.34
South Eastern	140.60
South East Central	41.41
South Western	16.26
Western	50.59
West Central	36.23
Production Units	5.69
Total	782.81

VIII. MEASURES TAKEN TO REMOVE & PREVENT ENCROACHMENT

Penal Provisions

15. There is a provision to take action against encroachers under Public Premises Eviction Act, 1971. In response to a query regarding existence of any legal/penal provisions for getting the land evicted from encroachers, Ministry stated as under-

"Under section 147 of Railway Act, if any person enters upon or into any part of a railway without lawful authority, or having lawfully entered upon or into such part misuses such property or refuses to leave, he shall be punishable with imprisonment for a term which may extend to six months, or with fine which may extend to one thousand rupees, or with both: Provided that in the absence of special and adequate reasons to the contrary to be mentioned in the judgment of the court, such punishment shall not be less than a fine of five hundred."

Deployment of RPF to Check Encroachment

16. The Committee desired to know whether the Railways are contemplating to deploy RPF personnel to keep a vigil on vacant railway land which are prone to encroachment. In response the Ministry submitted as under-

"RPF has been assigned the job of checking encroachments and to keep a vigil of vacant land prone to encroachment. In this regard, a Joint Procedure Order (JPO) has already been

issued by Railway. This JPO mandates joint responsibility including of RPF department to keep vigil on encroachments. Whenever cropping of new encroachments are noticed by Railway officials while doing inspections, assistance of RPF is being taken under section 147 of Railway Act whenever resistance is shown by encroachers."

Special drives to remove encroachment

17. Asked to furnish the status of eviction after passing orders by Estate Officer(s) to vacate the land & steps being taken for removal of encroachment, the Ministry stated as under-

"After passing eviction order under PPE ACT, 1971, Estate Officer(s), give time to encroachers to vacate the railway land/public premises as specified in order (30 days as per Railway Engineering Code) and if any encroacher refuses or fails to comply with the order of eviction, the Estate Officer evict that person from Railway land and take possession of railway land/public premises and for that purpose use force (with the help of RPF, Local Police etc) as may be necessary.

The procedure is strictly being followed in Railways. In some cases, Railways have recovered the encroached land after issue of eviction orders. In other cases, due to court cases and in some due to local law and problems and request from local state authorities, eviction proceedings are deferred till orders are issued by Hon'ble court and /or availability of local police. "

"Action on regular basis is taken for removal of encroachments, under the provisions of Public Premises Eviction of Unauthorized Occupants, Act, 1971, by taking the assistance from local Revenue, Enforcement and Police authorities. Actions are being initiated under PPE Act, 1971 for Hard Encroachment and soft encroachment are removed as and when noticed with the help of RPF or Civil Police. Since removal of encroachment is a continuous process, special drives are under taken on regular intervals and steps are taken regularly to remove encroachment. With these efforts, Railways have been able to retrieve an encroached area of 147.77 Hectares from encroachers during the last 8 years. "

Field Officers

18 The Committee desired to know the details of field officers and responsibilities assigned to them. In response, the Ministry submitted as follows-

"All Zonal Railways have appointed senior Railway officials in Divisions such as Divisional Engineer/Sr. Divisional Engineer as the Estate officers of their respective

jurisdiction as per the PPE Act, 1971 for removal of the encroachment within their jurisdiction. These railway officials are responsible to ensure that existing encroachments are removed and new encroachments do not crop up. "

18.1 As Regards, details of cases of encroachments received through complaints and on survey basis (by Field Officers), information furnished by the Ministry may be seen in the table-

Zonal Railway	No. of cases received through	
	Complaints	Survey of field officers
	Hard*	Hard*
CR	0	22558
ER	50	10623
ECR	0	25
ECoR	0	1747
NR	0	42674
NCR	8	1754
NER	0	2168
NFR	0	2793
NWR	0	1134
SR	9	8152
SCR	0	5789
SER	114	2182
SECR	0	9330
SWR	1539	1539
WR	0	14452

WCR	0	525
Total	1720	127445

Soft encroachment complaints are acted upon immediately as and when received and encroachment is removed then and there. As such, details of complaints of soft encroachment is not maintained.

19. On the question of monitoring mechanism of Field Officers to ensure that they perform their job responsibilities as per the mandates, the Ministry has provided the following information-

"Estate Officers wise position of encroachments is being reviewed regularly by Zonal railways. Accordingly concerned Estate Officers are being advised to take requisite action for prevention of new encroachment and removal of the old encroachment in their respective jurisdiction."

Role of Local Bodies/State Governments

20. As per Ministry, for actual eviction, State Authorities have to deploy Law enforcing agencies to maintain law & order. In most cases, in-spite of requesting the concerned state authorities for providing required assistance, the state authorities normally request for postponement of the eviction proceedings or to keep the same in abeyance, due to local law and order issues. In all cases of removal of encroachments, request is made to District Magistrates/Collectors to direct their concerned state officials, to render necessary assistance in eviction of unauthorized occupants but in most of the cases, these efforts have not been found successful. In some cases, encroachers are taking shelter of courts to obtain stay on the eviction orders

Land Management Cell

21. Asked to furnish salient features of the Land Management Cell, the Ministry submitted as under-

"The Land Management Cell has been formed at both divisional and HQ level to deal with land related matter with the following salient features:

- a. *Resolution of technical issues in land matters and complaints received through individuals, VIPs etc.*

- b. *Processing proposals of NOCs as and when received from local bodies/State Govt.*
- c. *Any other matter relating railway land that includes infrastructural works being executed/undertaken by various Central Agencies/PSUs/State Govt as and when received.*
- d. *Preparation of prescribed annexures/formats of Railway Board on land matter on a monthly basis."*

21.1. The Ministry has also furnished a summary of grievances/complaints regarding land issues in tabular form as under-

Total no. of complaints received	Total no. of complaints resolved	Pending	Reason for pending
2403	2304	99	Resolution of complaints is a continuous process. All the complaints received are examined by Zonal Railways and appropriate action as required is undertaken. However, sometimes the resolution of complaint(s) takes some additional time due to very nature of issue like sub judice matter or involvement of multiple stake-holders.

21.2. Regarding monitoring mechanism, the Ministry has submitted as under-

"Representations are received in Ministry of Railways, zonal railways and Divisions. All the representations are registered with unique number in respective offices. The representations received in the Ministry of Railways are forwarded to Zonal Railways for taking appropriate action. The status of replies of the representations received is monitored by assigned unique number id in the respective Land Cell of concerned divisions, zonal railways and Railway Board. "

Digitisation of land records

22. On a specific query regarding maintenance of land records by the Indian Railways/Land Management Cell, the Ministry replied that for the purpose of maintenance of Land records, land records are being brought to GIS platform by way of digitization and for this purpose a land module has been created in Track management System (TMS) module of Indian

railways where all the land plans of Railways are being uploaded whenever new plans are created due to acquisition of land during construction of new Infrastructures.

22.1 Committee asked whether all land of railways has been brought to GIS platform by way of digitization to which Ministry has replied as under-

"Indian Railways has started the process of mapping of all railway land /assets on GIS platform i.e. IR GEO portal in consultation with CRIS. After mapping of all the land assets, the same will be verified by divisions. This complete activity is likely to be completed by March, 2023"

Sub judice encroachment cases

23. Wherever matter is pending in courts, such cases are being pursued by railway divisions on priority. State Govt. is being approached for assistance by making reference to Hon'ble Supreme Court's orders dated 16.12.2021, wherein Hon'ble Supreme court has ordered to approach all concerned courts for expediting the cases for removal of encroachment. The Committee desired to know whether the railways have taken any measures to approach the judicial authorities for facilitating an exclusive fast track court/bench of judiciary for disposal of cases of encroachments of railway land for speedy disposal of cases, the Ministry replied as under-

"All zonal railways have been advised to approach concerned court by inviting attention of the concerned court to the directives issues by Hon'ble Supreme Court orders dated 16.12.2021 & 18.02.2022 to dispose the cases related to encroachment in Railway land expeditiously and seek appropriate direction from the concerned court to speed up the process of clearing the encroachments on Railway Property."

23.1 Regarding number of advocates that have been empanelled by the Railways, the Ministry has given details as follows-

Zonal Railway	No. of Advocates empanelled (In last 5 years)
CR	41
ER	27
ECR	14
ECoR	31

NR	184
NCR	61
NER	93
NFR	165
NWR	88
SR	170
SCR	21
SER	120
SECR	61
SWR	26
WR	154
WCR	33
Total	1289

IX. ISSUES RELATED TO NOCs WITH LOCAL BODIES/STATE GOVERNMENTS ETC.

24. As regards the issues relating to NOCs with local bodies/ State Govt, the Ministry stated as follows-

"As per Railway extant policy guidelines, Railway/RLDA shall consult urban local bodies/ other statutory authorities while approving its plans in terms of powers conferred to it under section 11 of Railway Act 1989 so that the development on Railway land is harmonious with the surrounding development, generally following the national Transit Oriented Development(TOD) policy. No change in land use is required pan India by Railways for developing Railway land for commercial use by RLDA.

Required NOCs from local bodies and state governments are either applied and taken by RLDA or after fixing the developer for any site, NOC is applied and taken by developer

before Commencement of actual work. In second case, wherever required, RLDA coordinates with local bodies and state governments. However, different kinds of issues are faced by RLDA with different state governments and local bodies. In Delhi, Delhi Development Authority (DDA) is not agreeing with the development plans of RLDA for railway land in Delhi although these have been planned in harmony with the surrounding development, without change in land use. Similarly, the issue of free FSI up to 5.0 for sites on Railway land in Mumbai has not been agreed by local urban authority.

Ministry of Housing and Urban Affairs vide letter no. K-14011/05/2016-UT-I dated 13.11.2019 had given direction to all states and Union Territories to consider RLDA at par with local authorities for deciding land use and approving various surrounding development for development projects undertaken by RLDA in connection with redevelopment of Railway stations. This will help in sorting many issues being faced in getting the projects cleared from local authorities especially in Delhi area."

25. During the course of oral evidence, the representative of Ministry, explaining the problems faced by RLDA, stated as under-

"...बहुत बार हमें ऑनरशिप डॉक्यूमेंट्स ही उपलब्ध नहीं होते हैं, म्युटेशन हमारे नाम पर नहीं होता है। हमारे पास उसकी पजेशन है, पेपर में भी हमारा ही लैंड है, हमारी कॉलोनी बनी हुई है, हमारा यूज हो रहा है, लेकिन म्युटेशन हमारे नाम पर नहीं है। किसी ज़माने में ऑनरशिप ली गई थी। ऐसी स्थिति में जब कभी डेवलपर्स को डेवलप करने के लिए देना होता है तो यह ऑनरशिप एक बहुत महत्वपूर्ण डॉक्यूमेंट हो जाता है। यह जमीन सॉवरेन लैंड है। हम किसी को भी ऑनरशिप ट्रांसफर नहीं कर सकते हैं। हम केवल लीज देकर उस से रेवेन्यू अर्न कर सकते हैं, यह मैनेजेंट है। कुछ शहरों में लीज होल्ड प्रॉपर्टी स्वीकार्य नहीं होती है, विशेषकर दक्षिण भारत में उन्हें लीज होल्ड लेना ही नहीं होता है, उन्हें ऑनरशिप ही चाहिए, तो ऐसे जगहों पर हमारी प्रगति की रफ्तार धीमी पड़ जाती है। वहां हमें रेवेन्यू जेनरेट करने में दिक्कतें आती हैं।..."

"...कुछ राज्य सरकारें, जैसे उत्तर प्रदेश सरकार ने ऑलरेडी नोटिफिकेशन इश्यू कर दिया है कि आरएलडीए को कहीं भी सी.एल.यू. की जरूरत नहीं है और ये अपने आप अपना प्लान एप्रूव कर सकते हैं, लेकिन बहुत सारे राज्य ऐसे हैं जहां हमें एनओसी लेना पड़ता है। उसमें हमें दिक्कतें आती हैं। उनके अपने रूल्स हैं। उन्होंने अभी तक इसका नोटिफिकेशन नहीं निकाला है, जिसका हमें कैबिनेट से एप्रूवल मिला है। हम राज्य सरकारों के साथ परस्यू कर रहे हैं कि अगर वे ऐसा ही आदेश जारी कर दें तो हमें वहां काम करना आसान हो जाएगा।..."

X. TERMINATION OF CONTRACTS

26 Ministry has stated that Letter of Acceptance of 16 commercial sites have been cancelled. Further the Ministry has given following reasons for cancellation-

1. Default in payment of installments of Lease Premium by the developers.
2. Developers faced issues in getting the projects financed from financial institutions.
3. NGT did not grant approval on certain grounds.

27.1 Main reasons adduced by the Ministry for cancellation of Award of most of these commercial sites are default in payment of installments of lease premium by the developers. It is also seen that developers faced issues in getting the projects financed from financial institutions. To address this issue, modifications in RLDA regulations are required which are under examination in the Ministry of Railways. It is expected that after issuance of these modifications, the issue of financing of projects by developers from financial institutions will be addressed.

27.2 Regarding the NGT issue, it happened in the case of a land plot in Shimla. In this case, the plans submitted by the Developer were cleared by the implementation committee and further supervisory committee of NGT also recommended a case for NGT approval. NGT did not grant approval on certain grounds.

XI. PERFORMANCE IN RECENT YEARS

28. **Commercial development of land parcels-** Presently RLDA has been entrusted with 119 commercial sites for development and out of which bids for 35 have already been awarded and rest are in different stages of award. Status of all 119 sites attached as **Annexure I**

Redevelopment of railways colonies- Presently RLDA has been entrusted with 104 colonies for redevelopment and out of which bids for 10 have already been awarded and rest are in different stages of award. Status of all 104 colonies attached as **Annexure II**

Redevelopment of railway stations - Presently RLDA has been entrusted with 103 stations for redevelopment. Details and status related to redevelopment of all 103 stations attached as **Annexure III**

Development of Multi-Functional Complexes: RLDA had taken up the work for development of 84 MFCs, the status of same is attached as **Annexure IV**.

29. Regarding financial performance of RLDA during last five years the Ministry has given following information-

Detail of Commercial Sites Since 2017-18				
Net Entrusted Sites	Awarded to Developer			
	Year	No's	Leased value of awarded sites (Cr)	Earning (Cr)
119	2017-18	3	69.87	5.45
	2018-19	4	62.73	52.2
	2019-20	7	1500.70	887.72*
	2020-21	5	116.43	294.5
	2021-22	6	341.28	319.62
	2022-23 up to Oct 2022	10	743.65	164.57
Total		35	2834.66	1724.06

Detail of Colony Sites Since 2017-18				
Number of Colony Site	Awarded to Developer			
	Year	No's	Total consideration (Lease Premium + cost of redeveloped assets) (Cr)	Earning (Cr)
104	2020-21	1	108.34	38.29
	2021-22	3	255.06	43.22
	2022-23 upto Oct 2022	6	826.68	72.52
Total		10	1190.08	154.03

Revenue & Expenditure during last 5 years			
Sl. No.	Financial Year	Expenditure (in Rs. Crores)	Total Revenue (in Rs. Crores)
1.	2017-18	19	43
2.	2018-19	17	83
3.	2019-20	21	933
4.	2020-21	37	352
5.	2021-22	51.11	381.89
6.	2022-23 (up to oct'22)	44.10	301.92
	Total	189.21	2094.81

30. During evidence meeting, the representative of Ministry while apprising the Committee about how the revenue is utilised deposed as under-

"...हमें जो रेवेन्यू मिलता है, वह हम स्ट्रेट-अवे मंत्रालय को ही दे देते हैं, केवल 15 प्रतिशत की रिटेंशन मनी हम अपने पास अपने डेवलपमेंट के लिए रखते हैं और बाकी पूरा पैसा रेल मंत्रालय के रेवेन्यू बजट में चला जाता है। ..."

XII. INGENIOUS USAGE OF VACANT RAILWAY LAND

Usage of narrow strip of land along tracks for growing crops

31. In response to a query regarding utilisation of narrow strips of vacant Railway land, the Ministry stated as under-

"Approx 60-70% of vacant railway land consists of narrow strips along the tracks which is utilized for servicing and maintenance of track, bridges and other infrastructure. A total of about 2465.85 Hectare of land has been licensed to Railway employees for cultivation under Grow More Food scheme in various Zonal Railways. As per existing policy, the license charges for railway land given under "Grow more Food" scheme are 1/4th of the expected revenue. No separate account under this head is maintained."

Solar power production

32. Indian Railways has stated that it has identified about 6268.164 hectares of land for the setting up of Solar Power Plants.

Usage of boundary wall

33. As regards raising boundary wall along rail tracks in all zones, the Ministry stated that construction of boundary wall is taken up at vulnerable locations prone to encroachments and tress-passing. During the last five years, boundary walls in approx. 1255 Km length have been constructed by Zonal Railways. The Committee enquired whether the boundary wall raised along the railway track would be utilized for advertisements to earn the revenue to which the Ministry replied that at present, there is no proposal to utilize the boundary wall for advertisement to earn the revenue.

XIII. CAPACITY DEVELOPMENT

34. As regards capacity building exercises undertaken by RLDA, the Ministry apprised as under-

"Following international/ internationally recognised firms were engaged by RLDA/IRSDC for carrying out the study in regard to -

- I. *AFD (THE AGENCE FRANÇAISE DE DÉVELOPPEMENT) + SNCF were engaged for "Capacity building of station development team, Study of facility management for redeveloped stations, standardization of KPIs" International case studies from France and other countries and study of Indian Railway stations was taken up under this program.*
- II. *Shakti Sustainable Energy Foundation, an NGO working internationally in the field of sustainable development was engaged through a technical assistance grant for "Form based codes for Station redevelopment". The planning process was standardized by incorporating best practices in urban design, planning, conservation and other aspects to get maximum benefits from station planning. Codes have been issued based on this study.*
- III. *M/s ARUP - for "Modularisation of components of IR stations". M/s Arup is one of the biggest engineering consultancies in the world and they were engaged to standardize the station planning and components. This has been done with an intent to modularise the station components. This will help economize and accelerate the station development works and also help in project implementation in existing stations within the constraints of running traffic. "*

35. The Committee have been informed that a team of two Executive Directors of RLDA visited USA during May, 2022 and studied about three stations i.e. Grand Central at New York, San Diego and Los Angeles. The same team is associated with redevelopment of New Delhi and other stations.

Part-II

OBSERVATIONS/RECOMMENDATIONS

1. Speeding up redevelopment of Railway stations

The Committee note that Rail Land Development Authority (RLDA) has been set up for development of vacant railway land for commercial use for the purpose of generating revenue by non-tariff measures. The development work undertaken by RLDA includes commercial development of land parcels, redevelopment of Railway Colonies, redevelopment of Railway Stations, and development of Multi-Functional Complexes. The Committee further note that RLDA has presently been entrusted with the redevelopment of 103 Railway Stations and redevelopment of two Railway Stations viz. Ranikamalapati and Gandhinagar has been completed so far. While appreciating the developmental works initiated by RLDA in recent years, the Committee observe that the development works particularly related to the redevelopment of Railway Stations may be further reinforced. The Committee, therefore, urge the Ministry to encourage private sector participation through suitable models to accelerate the redevelopment process. The Committee feel that this exercise can attract investment, expertise and innovative ideas resulting in faster execution. The Committee also recommend to the Ministry to implement a phased approach to redevelopment, prioritising stations based on factors like passenger footfall, connectivity and strategic importance.

2. Increasing utilization of land for commercial development

The Committee note that out of total vacant Railway land of about 62068.21 hectares about 60%-70% consist of narrow strips along tracks which is utilised for various operational needs. 1216 hectares of vacant land has been handed over to RLDA for commercial development which is one of the mandates of RLDA. Out of 1216 hectares, 66.91 hectares has been given by RLDA for commercial development so far. The Committee would like to impress upon the Ministry to explore various means to

utilise the vacant land under their control and ensure that more land is utilised for commercial development which will eventually increase the non-tariff revenue of Railways. The Committee urge the Ministry to clearly define and designate areas of vacant railway land for commercial development within the existing land use regulations. The Committee further impress upon the Ministry to establish a streamlined approval process for fast tracking permissions, clearances and permits for expeditious commercial development on Railway Land.

3. Removing Encroachment

The Committee are aware that about 782.81 Hectares of Railway land is under encroachment across various zones. The Committee appreciate the various steps taken by Indian Railways to remove and prevent further encroachment of its land which include removal of encroachments under the provisions of Public Premises Eviction of Unauthorized Occupants, Act, 1971, construction of boundary wall at vulnerable locations prone to encroachments and trespassing, deployment of RPF for checking encroachments and to keep a vigil of vacant land prone to encroachment through field officers etc. Considering the fact that land is a highly valuable resource and the encroached land also includes land in various metropolitan cities, the Committee are of the considered opinion that concerted efforts be made to collaborate with local bodies and authorities to address encroachment and unauthorised occupation and all necessary steps must be taken to ensure that the encroached land is reclaimed. The Committee, therefore recommend to the Railways to conduct the surveys by field officers frequently and to set up a proper monitoring mechanism to check the working and outcome of field officers and surveys respectively. Further the Ministry should also consider imparting tailor made training to field officers to deal with such encroachment cases. Also the Land Management Cell must be put to proper use for checking of such encroachments. The Committee further urge the Ministry to set a timeline for removal of all encroachments other than those pending in courts and keep the Committee informed in this regard.

4. Early Resolution of Sub Judice cases

The Committee have been informed that a plethora of encroachment cases are sub judice for which more than 1200 advocates are on the panel of Railways who amongst other matters deal with these cases across all zones. The Committee are apprised that all Zonal Railways have been advised to approach concerned court(s) by inviting their attention towards the directives issued by Hon'ble Supreme Court orders dated 16.12.2021 & 18.02.2022 in order to dispose the cases related to encroachment in Railway land expeditiously and seek appropriate direction from the concerned court to speed up the process of clearing the encroachments on Railway property. The Committee, therefore, urge the Ministry to conduct a comprehensive legal review of all pending sub judice cases relating to encroachment of Railway land. Further, the Committee further suggests that coordinated efforts be made among Railway, law enforcement agencies and local authorities to ensure effective enforcement of courts orders and eviction of encroachers once judgments are passed.

5. Augmentation of Revenue generation

The Committee appreciate that developmental activity has picked up following the Covid-19 pandemic. The number of commercial sites and colonies awarded to developers has shown considerable increase. The Committee observe that in 2019-20 the revenue of RLDA was highly encouraging. The Committee are of the view that by maximizing the utilization of the vacant land through usage of boundary walls for the purpose of advertisements, further usage of narrow strips of land under 'Grow More Food scheme', the revenue resources of Railways can be further augmented. In this regard, the Committee recommend to the Ministry to focus on developing and monetising its existing land bank, maximising the value of these assets.

6. Digitisation of land records

The Committee are happy to note that Indian Railways are bringing land records to GIS platform by way of digitisation. For this purpose a land module has been created in Track Management System (TMS) module of Indian Railways. In TMS all existing land plans of Railways are being uploaded and also new plans created due to acquisition of land during construction of new infrastructure will also be uploaded once finalised. The Committee feel that digitisation of land records is an important step towards transparency, efficiency and accessibility in land management. The Committee desire the Ministry to create a centralised database to store all land records in a digital format. The data base so created will be accessible to authorised users such as government officials, land owners and potential investors.

7. NOCs with Local Bodies/State Governments

The Committee are aware that as per Railway extant policy guidelines, Railways/RLDA shall consult urban local bodies /other statutory authorities while approving its plans in terms of power conferred to it under Section 11 of Railway Act 1989. Further, the Committee have been informed that various kinds of issues are faced by RLDA with different State Governments and local bodies. In Delhi, Delhi Development Authority (DDA) is not agreeing with the development plans of RLDA for railway land in Delhi although these have been planned in harmony with the surrounding development, without change in land use. Similar issues for development of sites on Railway land in Mumbai are being faced with local urban authority. The Committee note that Ministry of Housing & Urban Affairs vide letter dated 13.11.2019 had given directions to all State &UTs to consider RLDA at par with local authorities for deciding land use and approving various surrounding development for development projects undertaken by RLDA in connection with redevelopment of Railway Stations. The Committee take note of the issues being faced by RLDA in getting approval for various development plans. In this regard Committee would urge Railway Ministry to initiate regular and proactive communication with the concerned authorities and co-ordinate with Ministry of Housing & Urban Affairs and ensure compliance of the directions mentioned in the above mentioned letter by all States/UTs.

8. Cancellation of Awarded contracts

The Committee note that Letter of Acceptance of 16 commercial sites has been cancelled mainly because of default in payment of installments of lease premium by the developers. Ministry has informed that to address the issue, modifications in RLDA regulations are under process which will enable the developers in obtaining loans from financial institutions. The Committee urge the Ministry to issue necessary modifications at the earliest to avoid further cancellations and ensure fulfillment of development of commercial sites. The Committee also desire the Ministry to establish a clear and fair dispute resolution mechanism within the contracts including provisions for mediation, arbitration and other alternative dispute resolution methods.

9. Capacity Development

The Committee note that various international/internationally recognised firms have been brought on board by the Ministry to augment its capacity building initiatives by conducting various studies pertaining to designing, planning and modernization of stations, sustainable development among various others. Further various visits are also being conducted to understand the best practices of technology and development. While taking note of the same the Committee urge the Ministry to implement comprehensive training and development program for RLDA staff at all levels. These programmes can focus on building technical skills, project management expertise, negotiation and controlling abilities, legal and regulatory knowledge and other relevant competencies. Besides regular training sessions, workshops and seminars can help employees stay updated with best practices and emerging trends.

NEW DELHI:
07 August, 2023
Sravana 16, 1945 (Saka)

RADHA MOHAN SINGH
Chairperson,
Standing Committee on Railways

Annexure-I

Status of Commercial Sites as on 31.10.2022							
SN	Railway	Division	Site particulars	Area (Ha)	Date of entrustment	Current status of planning/Date of Issue of LOA	Cancellation Date/De-Entrustment Detail , if any
1	ECR	DDU (Mughalsara)	Gaya (Gautam Budha Institute)	0.57	23.02.2007	27-09-2010 Terminated 11/05/2015	-
2	ECR	Samastipur	Raxaul -On station approach Road	1.2	30.08.2007	27-9-2017	-
3	WR	Mumbai	Bandra(East)	0.15	03.03.2016	6-11-2017	-
4	NR	Ambala	Shimla (Railway Godown below Winter Field)	0.35	03.10.2016	30/11/2017 17/07/2018	24.05.2018
5	SR	Chennai	Kakkapalam, Padi, 5kms from ICF /Chennai	2.1	30.04.2007	22-2-2018	-
6	WCR	Kota	Sawaimadhopur Near GRP Thana in the circulating area.	0.4	13.01.2016	26-03-2018 LoA canceled on 12/02/2020	-
7	SR	Tiruchirappalli	Villipuram - 2 plots at station (North and South)	0.7	03.09.2007	31-7-2018	-

8	NWR	Ajmer	Hazari Bagh Colony	7.33	27.02.2014	26-9-2018	Agreement terminated dated 27.4.2022
9	NCR	Gwalior (Jhansi)	Kampu Kothi	0.6	25.04.2007	19/02/2018 19/12/2018	24.07.2018
10	SR	Chennai	Waltax Road near Basin Bridge	0.12	15.12.2017	12/20/2018 LoA cancelled	25.09.2020
11	NWR	Ajmer	Johns Ganj	0.86	27.02.2014	18-1-2019	-
12	NCR	Jhansi	Jhansi (East)	0.67	26.07.2012	14/03/2018 18/01/2019	05.10.2018
13	NCR	Allahabad	Etawah	0.3	26.07.2012	3-6-2019	-
14	SCR	Vijayawada	Vijayawada-Poornadampet - Near Rly Hospital	0.15	25.04.2007	April/2015 09/03/2017 03/06/2019	24.08.2017
15	ECoR	Waltair	Visakhapatnam-Daba Garden Ambedkar Circle LIC junction	0.2	23.02.2007	24/11/2016 23/07/2018 06/06/2019	27.04.2017
16	NR	Lucknow	Lucknow Ind. Area siding, Aish Bagh	3.54	07.04.2008	20/06/2019	-
17	SCR	Guntakal	Guntakal -In Rly Colony (Sports Pavilion)	0.48	12.05.2009	25/06/2019 01/07/2020	19.12.2019
18	NR	Delhi	Ashok Vihar	13.25	25.09.2007	28-2-2020	-

19	NR	Ferozepur	GT Road, Amritsar	0.24/ 0.372	13.02.2009	6-3-2020	-
20	NCR	Prayagraj	Gwaltoli, Kanpur	1.52	05.11.2019	21-1-2020	20.09.2019
21	SCR	Hyderabad	Nizamabad	0.24	25.01.2008	25/10/2018 26/11/2019	11/05/2021 02.02.2022
22	SR	Chennai	Ayanavaram Colony Plot- A, B, C	3.5	15.12.2017	In Progress	24.06.2021
23	SR	Chennai	Tambaram Plot - A & Plot- B	1.65	r	6/4/202(Part A) 19.02.2021 (Plot B)	-
24	SCR	Hyderabad	Park (Millennium Park) opposite rail kalyan near Mettuguda Metro Station	0.96	15.05.2018	8-5-2020	-
25	NR	Delhi (Delhi)	Delhi Kishanganj (Karol Bagh) Railway Colony along Rani Jhansi Road	15.27	23.02.2007	19/05/2008 26/11/2010	-
26	WR	Mumbai	Bandra (East)	4.3	7.02.2008	26/03/2018 Awarded to IRCON by MoU	-
27	NR	Firozpur	Katra	1.53	03.09.2007	20-08-2018 LoA cancelled on 21/01/2019	21.01.2019

28	NER	Izzatnagar	Shahamatganj Part-A & Part-B	14.681	05.11.2009	02-11-2021	-
29	SCR	Nanded	Aurangabad - Part of old ITDC Hotel	3.9	25.04.2007	In Progress	-
30	NCR	Allahabad	Nirala Nagar/Kanpur	34.5	23.02.2007	In Progress	-
31	ECoR	Khurda Road	Building and air space above Tourist Complex at Puri	0.27	25.07.2019	In Progress	-
32	ER	Howrah	Salt Golah	8.83	25.07.2019	In Progress	-
33	NR	Delhi	Shakurbasti (Old Rohtak Road)	17.9	02.04.2018	In Progress	-
34	WCR	Kota	Kota Jn - Near existing P.F.NO.1 Cycle Stand	0.21	13.01.2016	In Progress	-
35	NWR	Jaipur	Loco Area	2.17	27.02.2014	In Progress	-
36	NWR	Jaisalmer	Plot A = 3.17 Plot = B 0.28	3.17	22.08.2019	In Progress	-
37	NWR	Bikaner	Railway Colony, Lalgah (Part B - 6 Ha. Part D-12.43 Ha, Part E-2.39 Ha)	44.77	27.02.2014	In Progress	-

38	NCR	Jhansi	Jhansi (West)	4.12	26.07.2012	In Progress	-
39	WR	Mumbai	Scrap Yard at Mahalaxmi	0.95	12.02.2014	In Progress	-
40	NR	Lucknow	Plot of land behind Alam Bagh-Diesel Shed, Lucknow	0.44	07.04.2008	In Progress	-
41	WR	Mumbai	Khar Colony	0.33	15.12.2017	In Progress	-
42	WR	Mumbai	Mahim	4.24	27.02.2019	In Progress	-
43	SR	Chennai	Victoria Crescent adjacent to Ethiraj College	0.43	15.12.2017	In Progress	-
44	SR	Chennai	Tiruvottiyur	19.43	15.12.2017	In Progress	-
45	SR	Chennai	Pullianthope	0.74	15.12.2017	29/07/2021	-
46	SWR	Bangalore	Bangalore city - PF Road	1.01	23.02.2007	30-11-2009 terminated	-
47	CR	Bhusawal	Bhusawal-In front of Bhusawal bus stand adjoining Railway Station	0.2270	03.07.2019	29.07.2021	23.12.2021
48	CR	Mumbai	Lokgram Kalyan Additional land lokgram kalyan	5.56+ 3.65=9.21	15.12.2017 & 27.07.2020	In Progress	-

49	CR	Mumbai	Kurla(West)	0.13	15.12.2017	In Progress	-
50	SWR	Hubli	MTS Colony, Karwar Road, Hubli	6	15.05.2018	In Progress	-
51	ER	Chittranjan	Site near Gate No. 1 under Col.-1	0.9	27.08.2019	In Progress	-
52	ER	Chittranjan	Site near fish market , Amladahi under Col-II	0.83	27.08.2019	In Progress	-
53	ER	Howrah	Strachey Road Colony, Liluah	0.93	15.05.2018	In Progress	-
54	SCR	Hyderabad	Lancer lines Opposite (OCO Compound) behind Officers Rest House	0.44	22.05.2019	In Progress	-
55	SCR	Hyderabad	Opposite to FA & CAO/T's Office Complex (Lekha Bhawan)	1.9	22.05.2019	In Progress	-
56	NWR	Abu Road	Vacant Land between RLY. Qtr. No. 113 & 114	0.1364/0.165	18.11.2019	In Progress	-
57	NWR	Abu Road	Vacant Land adjoining Sr. DEN Bungalow opposite to	1.115/ 0.8362	18.11.2019	In Progress	-

			ADEN office				
58	NWR	Rana Pratap Nagar Station	Circulating Area of Two Plots on either side of entry Road to the Station.	0.73(Plot-A=0.42 Ha + plot-B=0.25 Ha	18.11.2019	In Progress	-
59	NWR	Ajmer	Near CSI office and Martindle bridge adjoining Nallah	0.44	18.11.2019	In Progress	-
60	NWR	Ajmer	Commercial Development of the Land of Bunglow No. 377 on Ajmer-Beawer Road.	0.9/ 0.8960	18.11.2019	In Progress	-
61	NFR	Lumding	Ambari, Guwahati	0.89 / 0.95 Actual	14.01.2020	02.11.2021	-
62	CR	Mumbai	Bushi Dam Site Lonawala	2.06	27.07.2020	In Progress	-
63	CR	Bhusawal	In the Vicinity of Amravati Railway Station	1.01	27.07.2020	In Progress	-
64	NWR	Bikaner	Mandi Dabwali	0.79/0.6822	27.07.2020	In Progress	-
65	ER	Asansol	Asansol Division Site 1	0.75	11.09.2020	In Progress	-
66	ER	Asansol	Asansol Division Site 2	0.17	11.09.2020	In Progress	-

67	ER	Asansol	Asansol Division Site 3	0.12	11.09.2020	In Progress	-
68	ER	Asansol	Asansol Division Site 4	2.44	11.09.2020	In Progress	-
69	CR	Bhusawal	Comm. Dev. Of land at Bushawal behind Amar store	0.29	11.09.2020	In Progress	05.01.2022
70	CR	Solapur	Good luck colony near Solapur station.	0.73	11.09.2020	In Progress	-
71	WCR	Jabalpur	Old Howbagh Station (Narrow Gauge)	4.25	21-1-2021	In Progress	-
72	WCR	Kota	Kota Jn - Near Saint Paul school	2.407	26.02.21	In Progress	-
73	WCR	Kota	Kota Jn - Near Sogariya Village , Plot-A	6.258	26.02.21	In Progress	-
74	NWR	Ajmer	Near Raja Cycle Circle (2 pieces)	0.4117	21.06.21	In Progress	-
75	NWR	Ajmer	Budha Pushkar	0.213	21.06.21	In Progress	-
76	NWR	Ajmer	Frazer Road	1.705	21.06.21	In Progress	-
77	NWR	Ajmer	Near Community Hall	0.151	21.06.21	In Progress	-
78	NWR	Ajmer	Taragarh	0.836	21.06.21	In Progress	-

79	NWR	Ajmer	Site 1 (4 pieces)	1.306	21.06.21	In Progress	-
80	NWR	Ajmer	Site 2	0.453	21.06.21	In Progress	-
81	NWR	Ajmer	Site 3 (2 pieces)	0.845	21.06.21	In Progress	-
82	NWR	Bikaner	Hanumangarh	3.983	21.06.21	In Progress	-
83	NWR	Bikaner	Sangaria	3	21.06.21	In Progress	-
84	NWR	Bikaner	Sirsa	3.263	21.06.21	In Progress	-
85	NWR	Bikaner	Sardar Shahar (5 pieces)	1.291	21.06.21	In Progress	-
86	NWR	Bikaner	Km 400.975 to 401.993- Ratangarh Bikaner Section (4 pieces)	4.369	21.06.21	In Progress	-
87	NWR	Bikaner	Ratangarh Station (6 pieces)	12.84	21.06.21	In Progress	-
88	WR	Ahmedabad	Gandhi Dham Station Circulating area	0.8	21.06.21	24.10.2021	-
89	WR	Ahmedabad	Old Bhuj Colony	13.39	21.06.21	24.10.2021	-
90	NER	Gorakhpur	Railway Junior Institute near Durgabadi	2.7492	07.07.21	In Progress	-
91	NER	Gorakhpur	Dharmshala to Gorakhnath	0.041	07.07.21	In Progress	-

			ROB Road				
92	SCR	Vijayawada	Ajit Singh Nagar- By the side of Vambay Colony	10.319	07.07.21	In Progress	-
93	WCR	Jabalpur	Opposite Satna Station Building (Behind Sharda Colony)	4.2	07.07.21	In Progress	-
94	WCR	Jabalpur	Opposite Satna Station Building (Near Civil Line Square)	1.44	07.07.21	In Progress	-
95	WCR	Jabalpur	Opposite Satna Station Building - JPB End(Beside STP Plant)	1.4	07.07.21	In Progress	-
96	WCR	Jabalpur	Opposite Satna Station Building- MKP End (Near Goods Shed New Platform)	0.6	07.07.21	In Progress	-
97	SCR	Guntakal	Raichur	0.6061	07.09.21	In Progress	-
98	NR	Delhi	In the Vicinity of Chanakyapuri Railway Station (Plot A + B+C)	8.58	07.09.21	In Progress	-

99	SCR	Vijayawada	Rajamundry-Near Railway Station and in between Railway Colonies	5.45	07.09.21	In Progress	-
100	SCR	Guntakal	Renigunta (Near Tirupathi Airport)	1.57	07.09.21	In Progress	-
101	SCR	Vijayawada	Kolankonda Station	14.44	07.09.21	In Progress	-
102	SCR	Vijayawada	Krishna Canal Colony	4.39	07.09.21	In Progress	-
103	SCR	Guntakal	Dharmavaram	2.84	07.09.21	In Progress	-
104	SCR	Guntakal	Guntakal	1.74	07.09.21	In Progress	-
105	NR	Delhi	Entry to Subzi Mandi Railway Station	1.74	16.09.21	In Progress	-
106	NFR	Katihar	Bagdogra	2.04	16.09.21	In Progress	-
107	SWR	Bengaluru	Bengaluru city (Plot No. A)	5.8	21.10.21	In Progress	-
108	SWR	Bengaluru	Bengaluru city (Plot No. B)	6.24	21.10.21	In Progress	-
109	SWR	Bengaluru	Bengaluru city (Plot No. D)	1.04	21.10.21	In Progress	-
110	SWR	Bengaluru	Bengaluru Contonment (Plot No. A)	4.49	21.10.21	In Progress	-
111	SWR	Bengaluru	Yeshwantpur (Plot No. B)	3.04	21.10.21	In Progress	-
112	SWR	Bengaluru	Devanahalli	2.21	21.10.21	In Progress	-

			(Plot No. B)				
113	NCR	Agra	Belan ganj, Agra	8.58		In Progress	-
114	ECOR	Waltair	Land adjacent to dharmavaram in Tatichetlaplem rly colony, Visakhapatana m	3.1286	20.09.202 2	In Progress	-
115	ECOR	Waltair	Waltair near Kendriya vidyalay school, Tatichetlaplem, Visakhapatana m	0.1821	20.09.202 2	In Progress	-
116	ECOR	Waltair	Land adjacent to AH-45 (NH- 5) Kailasapuram	1.906	20.09.202 2	In Progress	-
117	ECOR	Sambalpur	Water reservoir (Pampu Talab)	37.28	28.09.202 2	In Progress	-
118	ECOR	Sambalpur	Vacant Land Available	3.43	28.09.202 2	In Progress	-
119	ECOR	Sambalpur	Vacant land available after earmarking for plantation & solar park	44.426	28.09.202 2	In Progress	-

Annexure-II

Status of Colony Redevelopment Projects as on 31 October 2022						
S.No.	Railway	Division	Name of Colony	Approx. area of Colony in sqm	Date of Entrustment	Current status of planning/Date of Issue of LOA
1	WR	Mumbai Cental	Bandra (West)	50000	20.07.18	Planning in Progress
2	WR	Mumbai Cental	Bandra (East)	35818	20.07.18	Planning in Progress
3	WR	Mumbai Cental	Matunga Road Railway Colony	29848	09.07.18	Being given to DRP for Dharavi Redevelopment
4	CR	Mumbai Cental	Matunga W A, Mumbai	96481	06.06.18	
5	CR	Mumbai	Supari Baug, Parel Mumbai	24317	19.06.18	Planning in Progress
6	NFR	Lumding	Staff colony, Guwahati	26516	06.06.18	Awarded
7	ECoR	Khurda	Rail Vihar Colony, Candrasekharpur Bhubaneswar	180000	19.06.18	Forest land being mutated in favour of Railways.
8	NER	Gorakhpur	Ramgarh Tal Rly Colony, Gorakhpur	34748	06.06.18	Awarded

9	NER	LJN	Badshah Nagar, Lucknow	9009.02	06.06.18	Planning in Progress
10	NER	LJN	Aishbagh Nehru Nagar, Lucknow	14122	06.06.18	Planning in Progress
11	NER	IZN	Office & Medical Colony, Izzat Nagar	117970.66	06.06.18	In Progress
12	NER	IZN	South Colony Pilibhit, Izzat Nagar	85500.00	06.06.18	In Progress
13	NER	IZN	Chaupla Colony, Izzat Nagar, Bareilly	105000.00	06.06.18	Awarded
14	NER	BSB (Varanasi)	Vasundhara (old Loco Colony), Varanasi	23796.82	06.06.18	In Progress
15	NER	BSB (Varanasi)	Jhusi Colony Varanasi Div.	70606.30	06.06.18	Awarded
16	SCR	Secunderabad	Chilakalaguda Rly Colony, Hyderabad*	44211	19.06.18	Awarded
17	SCR	Secunderabad	Rifle Range Rly Colony, Hyderabad	35945	19.06.18	Awarded
18	SCR	Vijayawada	Satyanarayanapura m, Vijayawada	198627	19.06.18	In Progress
19	SWR	Hubballi	Rly Colony L.H.Side towards Karwar Road at Hubballi	181600	19.06.18	In Progress
20	NR	Delhi	Punjabi Bagh	91400	09.07.18	In Progress

21	NR	Delhi	Boulevard Colony	21800	09.07.18	In Progress
22	WCR	Bhopal	Bhopal (West)	165000	20.07.18	Awarded
23	WCR	Kota	Workshop & Loco Colony Kota	142285	20.07.18	In Progress
24	NR	DLI	Lodhi Colony	40320	1.10.19	In Progress
25	NR	DLI	Tilak Bridge	98302	1.10.19	In Progress
26	NR	DLI	Basant Lane	101089	1.10.19	In Progress
27	NR	DLI	Sewa Nagar	14620	1.10.19	In Progress
28	NR	FZR	Ludhiana (Colony no. 13)	24000	1.10.19	Awarded
29	NR	LKO	Part of Shantipuram Colony	116171	1.10.19	In Progress
30	NR	MB	Moradabad South Colony	21482	1.10.19	In Progress
31	NR	UMB	Kalka Railway Colony	127100	1.10.19	In Progress
32	WR	Ratlam	GRP & Railway Hospital Colony (Indore)	24733 (15155+9578)	1.10.19	In Progress
33	WR	Vadodara	Railway Colony at Anand	53800	1.10.19	In Progress
34	WR	Ahemdabad	Khokra Railway Colony at Ahmedabad	25807(14125+11682)	1.10.19	In Progress
35	WR	BCT	Khar (East) Railway Colony	18000	1.10.19	In Progress
36	WR	BCT	Santacruz (West) Rly Colony	10581	1.10.19	In Progress

37	WR	BCT	Dahisar (South) Railway Colony	8602	1.10.19	In Progress
38	WR	BCT	Dahisar (North) Railway Colony	11641	1.10.19	In Progress
39	WR	Rajkot	Staff Colony, Rajkot	32000	1.10.19	Awarded
40	WR	Bhavnagar	Medical Colony & ADEN office Colony Bavnagar	13100 (2700+10400)	1.10.19	In Progress
41	NCR	JHS	East Railway Colony, Jhansi	6669	1.10.19	In Progress
42	NCR	JHS	West Railway Colony, Jhansi	150004*	1.10.19	In Progress
43	NCR	Agra	North Colony Plot -1, Agra	3424.35		In Progress
44	NCR	Agra	North Colony Plot -2, Agra	8579.5*	1.10.19	In Progress
45	NWR	Ajmer	Hazaribagh, Ajmer	122916.15	1.10.19	In Progress
46	NWR	Bikaner	Sadul Colony, Bikaner	6630	1.10.19	In Progress
47	NWR	Jaipur	Loco Colony, Jaipur	59204	1.10.19	In Progress
48	NWR	Jodhpur	New Loco Colony, Jodhpur	60003	1.10.19	In Progress
49	SR	Chennai	Egmore Colony	25657	1.10.19	Awarded
50	SR	Salem	Erode	26386.44	1.10.19	In Progress
51	SR	Palghat	Mangalore Central	86000	1.10.19	In Progress
52	SR	Palghat	Kannur	12280	1.10.19	In Progress

53	SR	Trivandrum	Nagercoil Jn.	1200	1.10.19	In Progress
54	SR	Tiruchchirappalli	Crawford Colony	15000	1.10.19	In Progress
55	SR	Madurai	Madurai Jn Railway Colony	9110	1.10.19	In Progress
56	SECR	BSP	Tarbahar Colony, Bilaspur	29021	1.10.19	In Progress
57	SECR	Raipur	RVH Colony	141340	1.10.19	In Progress
58	SECR	Nagpur	Bellyshop colony	19952/28000	1.10.19	In Progress
59	SCR	Secunderabad	Kazipet	280000	1.10.19	In Progress
60	SCR	Guntakal	Cuddapah	14175	1.10.19	In Progress
61	SCR	Nanded	Adilabad	22900	1.10.19	In Progress
62	CR	Pune	Tadiwal Road Colony	259000	1.10.19	In Progress
63	CR	Pune	Ghorpadi Railway Colony near diesel shed workshop	98900	1.10.19	In Progress
64	CR	Pune	GRP colony & Type III Colony at Maldhakka	17000	1.10.19	In Progress
65	SWR	Mysuru	Shivamogga Town	32091.57	1.10.19	In Progress
66	SWR	Banglore	YPR Railway Colony	40468	1.10.19	In Progress
67	ER	SDAH	Dakhshindary Rly Colony	43750	1.10.19	In Progress
68	ER	SDAH	Dakshineswar Rly Colony	13816.53	1.10.19	In Progress
69	SER	Kharagpur	Kharagpur	1178152	1.10.19	In Progress

70	SER	Chakradharpur	Tata Nagar	100000	1.10.19	In Progress
71	SER	Chakradharpur	Bondamunda	36440	1.10.19	In Progress
72	SER	Kharagpur	Garden reach Rly Colony	11212	1.10.19	In Progress
73	SER	Ranchi	Ranchi	21490	1.10.19	In Progress
74	NFR	KIR	Drivertola, Katihar	26780	1.10.19	In Progress
75	NFR	KIR	Barrack Colony, New Jalpaiguri	21960	1.10.19	In Progress
76	NFR	APDJ	Shanti Colony, Alipurduar	75000	1.10.19	In Progress
77	NFR	TSK	Naliapool Rly Colony, Dibrugarh	50165	1.10.19	In Progress
78	ECR	Dhanbad	Old Station Colony, Dhanbad	213300	1.10.19	In Progress
79	ECR	Danapur	Loco Colony, Patna	7361	1.10.19	In Progress
80	ECR	Danapur	Loco Colony, Danapur	77000	1.10.19	In Progress
81	ECR	Mughalsarai	Loco Colony, Gaya	217085.73	1.10.19	In Progress
82	ECR	Samastipur	Railway Colony East, Saharsa	140000	1.10.19	In Progress
83	ECR	Samastipur	Diwan Takiya Colony, Darbhanga	15265	1.10.19	In Progress
84	ECR	Sonepur	Bramhapura Colony, Muzaffarpur	93610	1.10.19	In Progress
85	WR	ADI	GandhiDham	14807	28.06.22	In Progress

			Colony			
86	WR	ADI	Bhuj	133829	28.06.22	In Progress
87	WR	RTM	Neelganga Colony Ujjain	15680	28.06.22	In Progress
88	WR	RTM	Wadala Railway Colony	8083	28.06.22	In Progress
89	ER	SDAH	Kamardanga Railway Colony	49419	28.06.22	In Progress
90	NER	GKP	Railway Colony near Asuran Chowk	25500	28.06.22	In Progress
91	NCR	PRYJ	South Colony, Kanpur	62220	28.06.22	In Progress
92	NCR	PRYJ	RE Colony, Kanpur	22278.4	28.06.22	In Progress
93	NCR	PRYJ	Diggi Colony, Kanpur	21060	28.06.22	In Progress
94	NCR	PRYJ	Cooperganj Colony, Kanpur	60450	28.06.22	In Progress
95	NR	UMB	T-2 Colony and North Colony Saharanpur	50434.68	28.06.22	In Progress
96	NR	UMB	South Colony, Saharanpur	40694.46	28.06.22	In Progress
97	NR	UMB	GRP Colony and North Colony, Saharanpur	43217.14	28.06.22	In Progress
98	NR	UMB	SSBL Colony, Saharanpur	30660.1	28.06.22	In Progress

99	NR	DLI	Plots at Delhi Shahdra Railway Station Delhi L-1/ DSA/2021/DLI-GZB/D-I&L-2/DSA/2021/DLI-GZB /R-II	18019	28.06.22	In Progress
100	NR	UMB	Old Railway Colony, Ambala Cantt	27468	28.06.22	In Progress
101	NR	BSB (Varanasi)	AEN Colony	21000	28.06.22	In Progress
102	NR	BSB (Varanasi)	RMS Colony	10305	28.06.22	In Progress
103	NR	BSB (Varanasi)	Bhadau Colony	9590	28.06.22	In Progress
104	NR	ASN	Giridih	17500	28.06.22	In Progress

Major Upgradation of Stations : Status of 103 stations with RLDA

SN	State		Name of Station	Status of Preparatory Works
1	Andhra Pradesh	1	Visakhapatnam	EPC tender awarded on 14.09.2022.
		2	Renigunta	Master plan is under Preparation.
		3	Tirupati	EPC Tender awarded on 30.05.2022.
		4	Nellore	EPC Tender awarded on 17.08.2022.
		5	Vijayawada	Master plan is under preparation.
2	Bihar	6	Gaya	EPC Tender awarded on 14.06.2022.
		7	Rajendra Nagar	Master plan prepared and discussed with GM/ECR on 07.07.2022.
		8	Muzaffarpur	EPC Tender awarded on 29.07.2022
		9	Begusarai	Master plan is under finalization
		10	Bhagalpur	Master plan is under finalization.
		11	Sitamarhi	Master plan is under finalization
		12	Darbhanga	Master Plan presented to DRM/Samastipur on 13.09.2022.
		13	Bapudham Motihari	Final master plan , Floor plans & 3D Views finalised. Meeting-cum-presentation held on 15.09.2022, in the chamber of DM/Motihari, for consulting the local authorities.

3	Delhi	14	Delhi Cantt.	EPC Tender accepted on 09.09.2022.
		15	Delhi Sarai Rohilla	Master plan is under preparation.
		16	New Delhi	EPC Tender was invited on 07.10.2022 to be opened on 27.01.2023. Pre-bid meeting held on 07.11.2022.
		17	Tilak Bridge	Station development will be taken up with air space monetization.
		18	Safdarjung	Work in progress. Work started : December, 2021 Columns of 2nd basement : 80% progress Roof slab of 2nd basement : 70% progress TDC: August 2023
		19	Adarsh Nagar Delhi	Master plan under finalisation.
		20	Bijwasan	The work is under progress. TDC is August 2023.
		21	Delhi Shahdara	Master Plan under preparation.
		22	Hazrat Nizamuddin	Master plan under Preparation.
		23	Anand Vihar	Master plan finalised.Tender to be invited on PPP mode.
		24	Delhi Junction	Master plan under Preparation.
4	Gujarat	25	Ahmedabad	Tender invited on 07.10.2022. to be opened on 30.01.2023. Pre-bid meeting on 09.11.2022.

		26	New Bhuj	EPC tender awarded on 09.10.2022.
		27	Somnath	EPC Tender awarded on 01.07.2022
		28	Gandhinagar Capital	Work Completed
		29	Sabarmati	EPC Tender awarded on 18.08.2022.
		30	Surat MMTH	EPC Tender awarded on 30.09.2022
		31	Udhna	EPC Tender awarded on 01.07.2022.
5	Haryana	32	Panipat	Master plan under Preparation.
		33	Faridabad	EPC tender awarded on 19.08.2022.
		34	Ambala Cantt	Master plan under Preparation.
		35	Gurugram	Master Plan under finalisation.
6	J&K	36	Jammu Tawi	EPC Tender awarded on 17.08.2022.
7	Jharkhand	37	Hatia	Master Plan is ready for submission.
		38	Ranchi	EPC Tender awarded on 06.09.2022.
8	Karnataka	39	Mangalore Central	Master plan is to be presented to GM/SR
		40	Bangalore Cantt.	Rendered NIT issued on 04.10.2022. to be opened on 18.11.2022
		41	Bangalore City	Master plan under finalization.

		42	Yeswanthpur	EPC tender awarded on 18.10.2022.
9	Kerala	43	Kozhikode	Master plan is under finalisation.
		44	Ernakulam Jn.	EPC Tender awarded on 13.07.2022.
		45	Ernakulam Town	EPC Tender awarded on 29.08.2022. .
		46	Kollam	EPC Tender awarded on 26.08.2022.
		47	Thiruvananthapuram	Master plan under finalisation.
		48	Varkala	Master plan under Preparation.
10	Madhya Pradesh	49	Khandwa	Master plan under Preparation.
		50	Rani Kamlapati	Work completed
		51	Indore	-Master Plan,floor Plans and other documents for the calling of the EPC tender are under preparation.
		52	Gwalior	EPC Tender awarded on 17.10.2022
		53	Singruli	Master plan under Preparation.
11	Maharashtra	54	Nasik Road	Master plan under finalisation.
		55	Ajni (Nagpur)	EPC Tender opened on 12.10.2022. Under TC evaluation.
		56	Miraj	Master Plan under preparation.

		57	Mumbai Central	Master plan under finalization
		58	Nagpur	EPC Tender awarded to M/s Girdari Lal on 17.10.2022.
		59	Andheri	Master Plan under preparation.
		60	Borivali	Consultant to be appointed.
		61	Dadar	Master plan is under finalization.
		62	Kalyan	The modified concept plan is under process with the consultant.
		63	CSMT	Tender invited on 07.10.2022. to be opened on 31.01.2023 Pre-bid meeting on 10.11.2022.
		64	Thane	Master Plan is under finalisation.
		65	Pune	Master plan under Preparation.
		66	Aurangabad	Master plan finalised. Tender documents & DPR under preparation .
		67	Jalna	Master plan finalised. Tender documents & DPR under preparation .
12	Odisha	68	Bhubaneswar	EPC Tender awarded on 24.8.2022.
		69	Puri	EPC Tender was awarded on 22.07.2022.

		70	Cuttack	EPC Tender invited on 6.9.2022 by ECoR & opened on 14.10.2022. under evaluation.
13	Puducherry	71	Puducherry	EPC tender awarded on 22.09.2022.
14	Punjab	72	Jalandhar Cantt	EPC Tender awarded on 17.08.2022.
		73	Amritsar	Master Plan and DPR ready. Facade of the station is under finalization .
		74	Ludhiana	EPC Tender opened on 12.10.2022. Under Evaluation
15	Chandigarh	75	Chandigarh	Tender re-invited on 20.09.2022 and opened on 04.11.2022
16	Rajasthan	76	Jaisalmer	EPC Tender awarded on 31.08.2022.
		77	Jodhpur	EPC tender awarded on 29.09.2022.
		78	Kota	EPC Tender awarded on 10.08.2022.
		79	Dakaniya Talav	EPC Tender awarded on 08.08.2022.
		80	Jaipur	EPC tender awarded on 18.10.2022.
		81	Gandhinagar Jaipur	EPC Tender awarded on 20.08.2022.
		82	Udaipur City	EPC Tender awarded on 29.08.2022.
17	Tamil Nadu	83	Madurai	EPC tender awarded on 22.09.2022.
		84	Rameswaram	EPC tender awarded on 22.09.2022.
		85	Kanyakumari	EPC Tender reinvited and opened on 26.10.2022. Under Evaluation

		86	Katpadi	EPC tender awarded on 22.09.2022.
		87	Tambaram	Master Plan under finalization.
		88	Chennai Central	Concept Master plan is under preparation
		89	Chennai Egmore	EPC tender awarded on 07.10.2022.
		90	Avadi	Concept Plan under discussion.
		91	Coimbatore	Master plan under preparation.
18	Telangana	92	Secunderabad	EPC tender awarded on 17.10.2022.
		93	Hyderabad	Master plan under finalization.
19	Uttar Pradesh	94	Gomtinagar	Work is in progress.TDC Aug'2023.
		95	Charbagh (Lucknow)	EPC Tender awarded on 31.07.2022
		96	Ghaziabad	EPC Tender has been re-invited by NR and opened on 02.11.2022 , Bids under evaluation.
		97	Kanpur	Tender opened on 04.11.2022 under Evaluation.
		98	Prayagraj	EPC Tender invited by NCR on 15.06.2022. Tender opened on 08.08.2022. Under Evaluation.
20	Uttarakhand	99	Kathgodam	Yard remodeling requirement has been given by the Railway. Proposal to transferring the station to NER was

				sent by RLDA.
21	West Bengal	100	Alipurduar Jn.	Master plan under preparation.
		101	New Jalpaiguri	EPC Tender awarded on 26.07.2022
		102	Asansol	Master Plan is ready.
		103	Howrah	Master plan is under finalisation.

Annexure-IV

MFC Status as on 31.07.2023								
<i>SN</i>	<i>Site</i>	<i>Division</i>	<i>Zone</i>	<i>State</i>	<i>NPV/Reserve Price in Lakh</i>	<i>Date of LOA</i>	<i>Awarded</i>	<i>Status</i>
MFCs Awarded and commissioned								
1	Kurnool Town	Hyderabad	SCR	Andhra Pradesh	133.09	03.07.2015	Yes	Completed and commissioned on 05.01.2022.
2	Patna Saheb	Danapur	ECR	Bihar	318.32	22.10.2014	Yes	Completed and commissioned on 26.07.2019.
3	Gaya	Mughal Sarai	ECR	Bihar	461.71	22.02.2014	Yes	Completed and commissioned on 04.10.2019.
4	Bhuj	Ahmedabad	WR	Gujarat	150.73	03.10.2013	Yes	Completed and commissioned on 23.12.2015.
5	Junagadh Jn.	Bhavnagar	WR	Gujarat	378.12	03.10.2013	Yes	Provisional Completion Certificate issued on 31.10.2017.
6	Katra	Firozpur	NR	J & K	671.05	20.01.2011	Yes	Completed and commissioned on 30.01.2023.
7	Arsikere	Mysore	SWR	Karnataka	51	10.01.2020	Yes	Completed and commissioned on 26.10.2022.
8	Rewa	Jabalpur	WCR	Madhya Pradesh	559.65	03.07.2015	Yes	Completed and commissioned on

								18.05.2022.
9	Ratlam	Ratlam	WR	Madhya Pradesh	441.72	20.02.2014	Yes	Completed and commissioined on 24.08.2016.
10	Shegaon	Bhusaval	CR	Maharashtra	212.55	20.02.2014	Yes	Completed and commissioned on 05.11.2019.
11	Wardha	Nagpur	CR	Maharashtra	342.24	30.01.2015	Yes	Completed and Commissioned on 18.07.2016.
12	Abu Road	Ajmer	NWR	Rajasthan	267.83	22.10.2014	Yes	Completed and commissioned on 09.09.2016.
13	Sawai Madhopur Jn.	Kota	WCR	Rajasthan	1052.91	30.01.2015	Yes	Completed and commissioined on 15.03.2017.
14	Salem	Salem	SR	Tamilnadu	244.65	01.09.2014	Yes	Completed and commissioned on 30.11.2015.
15	Jhansi	Jhansi	NCR	Uttar Pradesh	1060	20.01.2011	Yes	Part Completion certificate issued for the area 1297.03 sqm out of 2400 sqm on 30.05.2023. Further work is in progress.
16	Bareilly	Moradabad	NR	Uttar Pradesh	313.82	23.08.2016	Yes	Provisional Completion Certificate issued on 08.07.2019.
17	Asansol	Asansol	ER	West Bengal	491.6	16.02.2017	Yes	Completed and commissioned on 17.10.2022.

18	Ajmer	Ajmer	NW R	Rajasthan	1037	23.12. 2014	Yes	Deemed completion claimed by the Developer. There is a court case on the Due Payment.
MFCs Awarded								
19	Nellore	Vijayawada	SCR	Andhra Pradesh	69.68	01.09. 2014	Yes	Work in progress
20	Vijayawada	Vijayawada	SCR	Andhra Pradesh	1000.72	21.03. 2014	Yes	Work in progress
21	Dibrugarh	Tinsukia	NFR	Assam	9.5	13.11. 2017	Yes	Work in progress
22	Sasaram	Mughal Sarai	ECR	Bihar	488.89	02.11. 2021	Yes	Work in progress
23	Raxaul Jn	Samastipur	ECR	Bihar	152.01	19.12. 2014	Yes	Work in progress
24	Bhagalpur	Malda	ER	Bihar	494	30.01. 2018	Yes	Work in progress
25	Katihar	Katihar	NFR	Bihar	110.16	20.07. 2017	Yes	Work in progress
26	Anand	Vadodara	WR	Gujarat	274.15	03.10. 2013	Yes	Work in progress
27	Nadiad Jn	Vadodara	WR	Gujarat	311	15.09. 2020	Yes	Work in progress
28	Rohtak	Delhi	NR	Haryana	96	16.06. 2021	Yes	The developer has submitted the drawings, which are under scrutiny.
29	Deoghar	Asansol	ER	Jharkhand	75.2	11.01. 2019	Yes	GAD sent to Division for approval on 05.06.2023

30	Tatanagar	Chakradharpur	SER	Jharkhand	340	16.06.2021	Yes	Lease Agreement executed on 04.05.2023. Site was visited on 15.05.2023 for handing over to developer, but the site was not available as Railways have constructed solid waste management plant and Electric Station on the proposed site. Letter dated 22.05.2023 has been sent to Railway to make available the alternate land. Railway has suggested an alternate land for which the Developer has been asked for his consent.
31	Bangalore	Bangalore	SWR	Karnataka	105.51	10.01.2020	Yes	Work in progress
32	Tumkur	Bangalore	SWR	Karnataka	50.38	22.10.2014	Yes	Work in progress
33	Yeshvantpur	Bangalore	SWR	Karnataka	261	30.11.2017	Yes	Work in progress. Redevelopment work yet not started.
34	Neemuch	Ratlam	WR	Madhya Pradesh	87	22.05.2018	Yes	Work in progress
35	Lokmanya Tilak Terminus	Mumbai	CR	Maharashtra	1616	06.02.2015	Yes	The GAD sent to Division for approval vide letter dated 20.03.2023. A reminder for the same is sent to Division on

								date 24.05.2023.
36	Miraj Jn	Pune	CR	Maharasht ra	800	20.02. 2014	Yes	Work in progress
37	Hazur Sahib (Nanded)	Nanded	SCR	Maharasht ra	472	22.05. 2018	Yes	The GAD approved by the Division vide letter dated 15.02.2023. The set of approved drawing has been sent to Developer for further work.
38	Vasai Road	Mumbai	WR	Maharasht ra	429.11	27.03. 2015	Yes	Work in Progress
39	Sambalp ur	Sambalp ur	ECO R	Orissa	13.5	13.11. 2017	Yes	Work in Progress
40	Kachegu da	Hyderab ad	SCR	Telangana	609.97	21.03. 2014	Yes	Awarded on 21.03.2014. Lease Agreement executed on 01.02.2017. Site handed over. Division was deliberating on the issue of World Class Station and asked RLDA to wait for construction till their advise.
41	Nizama bad	Hyderab ad	SCR	Telangana	734.11	21.03. 2014	Yes	Site is handed over to Developer on 10.07.2019. The drawings submitted by the developer. After scrutiny, Developer has been communicated to comply the

								observations.
42	Zahirabad (Medak)	Secundrabad	SCR	Telangana	46.86	21.03.2014	Yes	Work in Progress
43	Orai	Jhansi	NCR	Uttar Pradesh	356.98	30.05.2017	Yes	Work in Progress
44	Gorakhpur	Lucknow	NER	Uttar Pradesh	612	13.07.2022	Yes	The GAD approved by the Division vide letter dated 19.05.2023. The set of approved drawings has been sent to Developer for further work. Work in progress.
45	Dehradun	Moradabad	NR	Uttarakhand	455.73	31.05.2017	Yes	Work in progress. Redevelopment work yet not started.
46	Durgapur	Asansol	ER	West Bengal	322	22.12.2020	Yes	Work in progress
47	Bolpur	Howrah	ER	West Bengal	29	13.11.2017	Yes	Work in progress
48	Barrackpore	Sealdah	ER	West Bengal	78.96	13.11.2017	Yes	The GAD approved by the Division and the set of approved drawing has been sent to Developer for further work.
49	Kalyani	Sealdah	ER	West Bengal	93.89	30.01.2018	Yes	Work in progress

50	Kanchar apara	Sealdah	ER	West Bengal	450	30.09. 2020	Yes	Lease Agreement executed on 27.07.2023.
51	Naihati	Sealdah	ER	West Bengal	43.24	13.07. 2022	Yes	The site handed over to Developer on 23.03.2023. Work is in progress.
52	Purulia	Adra	SER	West Bengal	36	02.11. 2021	Yes	The GAD approved by the Division and the set of approved drawing has been sent to Developer for further work.
53	Hisar Jn	Bikaner	NW R	Haryana	178	06-04- 2023	Yes	LoA issued on 06.04.2023.
54	Patiala	Ambala	NR	Punjab	130	06-04- 2023	Yes	LoA issued on 06.04.2023.
55	Krishna nagar city Jn.	Sealdah	ER	West Bengal	88	06-04- 2023	Yes	LoA issued on 06.04.2023.
MFCs Bid Invited								
56	Sikar Jn	Jaipur	NW R	Rajasthan	241			NIT re-invited. Bid to be opened on 21.08.2023.
57	Bharatp ur Jn	Kota	WC R	Rajasthan	156			NIT re-invited. Bid to be opened on 21.08.2023.
58	Dhakuri a	Sealdah	ER	West Bengal	155			NIT re-invited. Bid to be opened on 21.08.2023.
59	Bankura	Adra	SER	West Bengal	157			NIT re-invited. Bid to be opened on 21.08.2023.

MFCs under Valuation/ Re-valuation								
60	Dharma varam (near Puttapar thi)	Guntaka l	SCR	Andhra Pradesh	10.4	01.09. 2014		LOA cancelled on 19.10.2022. Fresh valuation required for bidding.
61	Bhilai	Raipur	SEC R	Chhatisg arh				Deferred status withdrawn vide Railway Board letter dated 30.09.2020. Fresh Valuation required for bidding.
62	Srinagar	Ferozpu r	NR	J & K				Site inspection required for the valuation.
63	Udhamp ur	Firozpur	NR	J & K				Site inspection required for the valuation.
64	Gulbarg a	Sholapu r	CR	Karnatak a	148	15.05. 2020		NTT was invited. No bid received. Fresh valuation required for bidding.
65	Bellary Jn	Hubli	SWR	Karnatak a	1068	15.05. 2020		Fresh valuation required for bidding.
66	Kasarag od	Palghat	SR	Kerala	25.8	01.09. 2014		LOA cancelled on 19.10.2022. Fresh valuation required for bidding.
67	Tiruttani	Chennai	SR	Tamilnadu	23	01.09. 2014		LOA cancelled on 19.10.2022. Fresh valuation required for bidding.
68	Tirchi	Tiruchhi	SR	Tamilnadu	824	15.05.		Bid opened on 08.06.2021 no bid

	Fort	rapalli				2020		received. Fresh NIT will be invited. Fresh valuation required for bidding.
69	Karimnagar	Secundrabad	SCR	Telangana	15.25	01.09.2014		LOA cancelled on 19.10.2022. Fresh valuation required for bidding.
70	Siuri	Asansol	ER	West Bengal	8	15.05.2020		Bid opened on 20.09.2021. No bid received. Fresh NIT will be invited. Fresh valuation required for bidding.
71	Malda Town	Malda	ER	West Bengal	128	15.05.2020		NIT was invited. Bid opened on 28.11.2022. No bid received. Fresh valuation required for bidding.
72	Raja-Ki-Mandi	Agra	NCR	Uttar Pradesh	337	16.06.2021		LOA cancelled on 20.04.2023. Due to default of the bidder.
73	Nasik Road	Bhusaval	CR	Maharashtra				The availability of site is yet to be confirmed from Zonal Railway for further action.
74	Cuttack	Khurda Road	ECOR	Orissa	245	20.01.2011		Arbitration awarded 3.72 Crore to claimant. RLDA has challenged the arbitration award in Hon'ble High Court Delhi.
75	Amritsar	Ferozpur	NR	Punjab				Under redevelopment of station. The

								availability of site is yet to be confirmed from Zonal Railway for further action.
76	Erode Jn	Salem	SR	Tamilnadu				LOA cancelled on 03.01.2018. Selected bidder has challenged the cancellation of LOA in Madras High Court. After legal advice tender will be invited.
77	Diamond Harbour	Sealdah	ER	West Bengal	30.05	16.02.2017		LOA cancelled due to default of the bidder. Site is not hindrance free. The availability of site is yet to be confirmed from Zonal Railway for further action .
78	Midnapur	Kharagpur	SER	West Bengal				Deferred status withdrawn vide Railway Board letter dated
79	Hajipur	Sonpur	ECR	Bihar	524.16	31.05.2017		Lease agreement terminated on request of the lessee vide letter dated 31.08.2020. Lessee has filled a Petition in Hon'ble High Court of Delhi.
80	Jhargram	Kharagpur	SER	West Bengal	87	05.01.2021		06 items NIT already invited. But no responded. The site will be proposed for de-entrustment to

								Railway Board.
81	Somnath	Bhavnagar	WR	Gujarat	192.02	03.10.2013		Agreement terminated on 23.09.2022. Termination payment done. Right of way was not given at that time. Site was not clear. The site will be proposed for de-entrustment to Railway Board.
82	Dhanbad	Dhanbad	ECR	Jharkhand	132.99	03.07.2015		LOA cancelled on 28.01.2022 due to non-availability of Site. The site will be proposed for de-entrustment to Railway Board.
83	Madarihat	Alipur Duar	NFR	West Bengal	9	15.05.2020		06 items NIT already invited. But no responded. The site will be proposed for de-entrustment to Railway Board.
84	Balurghat	Katihar	NFR	West Bengal	8	15.05.2020		05 items NIT already invited. But no responded. The site will be proposed for de-entrustment to Railway Board.

APPENDIX-I

MINUTES OF THE THIRD SITTING OF THE STANDING COMMITTEE ON RAILWAYS (2021-22)

The Committee met on Tuesday, the 28th December, 2021 from 1400 hrs. to 1525 hrs. in Room No. 63, Parliament House, New Delhi.

PRESENT

Shri Radha Mohan Singh - Chairperson

MEMBERS

LOK SABHA

2. Shri T.R. Baalu
3. Ms. Diya Kumari
4. Smt. Jaskaur Meena
5. Smt. Satabdi Roy
6. Shri Arvind Ganpat Sawant
7. Smt. Sangeeta Kumari Singh Deo
8. Shri Gopal Jee Thakur

RAJYA SABHA

9. Shri Narhari Amin
10. Shri H.D. Devegowda
11. Smt. Phulo Devi Netam
12. Shri Ashok Siddharth
13. Dr. Sumer Singh Solanki
14. Prof. Manoj Kumar Jha

SECRETARIAT

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|----|-----------------------|---|----------------------|
| 1. | Shri Prasenjit Singh | - | Additional Secretary |
| 2. | Shri R.L. Yadav | - | Additional Director |
| 3. | Smt. ArchanaSrivastva | - | Deputy Secretary |

REPRESENTATIVES OF THE MINISTRY OF RAILWAYS (RAILWAY BOARD)

1.	Sh.Sanjeev Mittal	Member (Infrastructure), Railway Board & Ex. -officio Secretary to the Government of India.
2.	Sh. O.P. Singh	Additional Member, Land and Amenities
3.	Sh. Ved Prakash Dudeja	Vice Chairman, RLDA

2. XXXX

3. XXXX

4. Thereafter, the representatives of the Ministry of Railways (Railway Board) were called in. The Chairperson, welcomed the representatives of the Ministry of Railways (Railway Board) and Rail Land Development Authority (RLDA) to the sitting of the Committee to give briefing on the subject 'Performance of Rail Land Development Authority' and also invited their attention to the provisions contained in Direction 55 of the Directions by the Speaker, Lok Sabha regarding the confidentiality of the proceedings.

5. A brief PowerPoint Presentation on the subject was given to the Members by the Committee Branch containing *inter alia* introduction of RLDA, mandate, portfolio, development model, performance of RLDA during the last five years including assignment of sites/surplus Railway land for development/re-development and financial progress etc. Thereafter, the Vice Chairman, RLDA apprised the Committee about the working and major achievements of RLDA. He apprised the Committee that the process of documentation was one of the major reason for target not achieved by the RLDA from the years 2007 to 2016. The Committee was informed about the bidding process and present status of work being undertaken by the RLDA. The Members inquired about the slum rehabilitation measures being undertaken by the RLDA, station development/re-development policy, dilapidated condition of staff quarters, bidding process in respect of Commercial Sites, policy of land sharing with State Governments. The Members also inquired about the passenger amenities being provided by the Railways as well as planned by RLDA especially for the non-major

stations and zone-wise data of surplus Railway land after the inception of RLDA in 2007. The Chairperson inquired about the status of work done on the 103 Railway Stations, 125 Commercial Sites, 34 Railway Colonies and 16 Multi-Functional Complexes (MFCs) envisaged to RLDA for development. He also enquired about the revenue generated from the already commissioned MFCs.

6. The Chairman (Infrastructure) and Chairman, RLDA replied to some of the queries. The Chairperson thanked the Chairman, RLDA and other officials of the Ministry for appearing before the Committee for providing valuable information on the subject and also directed the representatives to provide written replies to the queries in respect of which the information was not readily available.

7. A verbatim record of the proceedings of the Committee has been kept.

The Committee then adjourned.

X-Not related to report

**MINUTES OF THE SECOND SITTING OF THE STANDING COMMITTEE ON
RAILWAYS (2022-23)**

The Committee met on Tuesday, the 15th November, 2022 from 1430 hrs. to 1540 hrs. in Committee Room 'D', Parliament House Annexe, New Delhi.

PRESENT

Shri Radha Mohan Singh - Chairperson

MEMBERS

LOK SABHA

2. Dr. Farooq Abdullah
3. Shri Thalikkottai Rajuthever Baalu
4. Shri Ramesh Chander Kaushik
5. Shri Kaushalendra Kumar
6. Km. Diya Kumari
7. Smt. Jaskaur Meena
8. Smt. Keshari Devi Patel
9. Shri Gopal Jee Thakur
10. Shri Mukesh Rajput
11. Smt. Satabdi Roy (Banerjee)
12. Shri Achyutananda Samanta
13. Shri Sumedhanand Saraswati

RAJYA SABHA

14. Shri Ajit Kumar Bhuyan
15. Dr. Prashanta Nanda
16. Smt. Phulo Devi Netam
17. Ms. Saroj Pandey

SECRETARIAT

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|----|-----------------------|---|------------------|
| 1. | Smt. Suman Arora | - | Joint Secretary |
| 2. | Shri Ram Lal Yadav | - | Addl. Director |
| 3. | Smt Archana Srivastva | - | Deputy Secretary |

REPRESENTATIVES OF THE MINISTRY OF RAILWAYS (RAILWAY BOARD)

1	Shri V.K. Tripathy	Chairman & CEO, Railway Board & Ex-officio Principal Secretary to the Govt. of India
2	Shri Raj Kumar Mangla	Member (Infrastructure), Railway Board & Ex. -officio Secretary to the Government of India.
3	Shri Brijesh Kumar	Additional Member, Land and Amenities
4	Shri Ved Prakash Dudeja	Vice Chairman, RLDA

-2-

2. At the outset, the Hon'ble Chairperson welcomed the representatives of the Ministry of Railways (Railway Board). Thereafter, the Chairperson invited the attention of the officials of the Ministry to the provisions contained in Direction 55 of the Directions by the Speaker, Lok Sabha regarding the proceedings to be treated as confidential. After introduction, the representatives briefed the Committee about the vacant land of the railways and various measures being taken for its development. The Vice Chairman, RLDA made a Power Point Presentation on the subject containing *inter alia emergence of* RLDA and the mandate given to it including portfolio, assignments, development model, land monetization, performance, financial progress etc. He also apprised the Committee about the difficulties being faced by RLDA in commercial development of sites, bidding process and the current status of progress made.

4. The Committee then, asked certain clarificatory questions on various projects being undertaken on vacant/surplus Railway land, the possibility of construction of low-budget hotels in PPP Mode, land lease policy, status of vacant Railway land in North East Frontier Railway Zone, land dispute management policy, monetization of vacant Railway land located near halt stations, dilapidated condition of Railway Staff Quarters etc. The Chairperson further enquired about encroachment and rehabilitation policy of RLDA and also suggested that the advice of

People's representatives should be taken into consideration while planning for developmental works and for this needful, meetings should be organized by the zonal railways with them.

5. The Representatives replied to some of the queries raised by the members. The Chairperson thanked the Chairman & CEO, Railway Board and other officials of the Ministry for appearing before the Committee and for providing valuable information and also directed the Ministry to furnish written replies to the queries in respect of which the information was not readily available with them within a week.

6. The evidence was concluded.

(The witnesses then withdrew)

7. XXX

8. A verbatim record of the proceedings of the Committee has been kept.

The Committee then adjourned.

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X-Not related to report

**MINUTES OF THE EIGHTH SITTING OF THE STANDING COMMITTEE ON
RAILWAYS (2022-23)**

The Committee sat on Monday, the 07 August, 2023 from 1500 hrs. to 1530 hrs. in Committee Room No. 2, Parliament House Annexe Extn., New Delhi.

PRESENT

Shri Radha Mohan Singh - Chairperson

MEMBERS

LOK SABHA

2. Dr. Farooq Abdullah
3. Shri Ramesh Chander Kaushik
4. Shri Kaushlendra Kumar
5. Ms. Diya Kumari
6. Shri Dhairyasheel S. Mane
7. Smt. Jaskaur Meena
8. Ms. Chandrani Murmu
9. Smt. Keshari Devi Patel
10. Shri Mukesh Rajput
11. Smt. Satabdi Roy
12. Shri Sumedhanand Saraswati
13. Smt. Sangeeta Kumari Singh Deo
14. Shri Gopal Jee Thakur

RAJYA SABHA

15. Shri Narhari Amin
16. Shri Ahmed Asfaque Karim
17. Shri Khiru Mahto
18. Smt. Phulo Devi Netam
19. Ms. Saroj Pandey

SECRETARIAT

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|----|------------------|---|------------------|
| 1. | Smt. Suman Arora | - | Joint Secretary |
| 2. | Md. Aftab Alam | - | Director |
| 3. | Ms. Savdha Kalia | - | Deputy Secretary |

2. At the outset, the Chairperson welcomed the Members to the sitting of the Committee. Thereafter, the Committee took up for consideration the following two draft Reports.

I. xxxx xxxx xxxx xxxx xxxx xxxx

II. Performance of Rail Land Development Authority.

The Committee adopted the above-mentioned Reports without any modification.

3. The Committee authorized the Chairperson to finalise and present the Reports to the Parliament.

The Committee then adjourned.

x- not related to the Report.