S.N. 46

GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
(RAILWAY BOARD)

No. 2008/LML/2/13 New Delhi, dated 16 .05.2013

The Vice Chainnan,
Rail Land Development Authority,
Near Safdarjum.g Railway Station,
Moti Baghl-l
New Delhi- 110 021

Sub: Development of Multi Functional Complexes (MFCs).

Ref: Board's letter of even number dt. 26.07.2012.

Vide Board's letter dated 26.07.2012, under reference above, duties/ responsibility to be discharged by Zonal Railways, RLDA and PSUs in cOlli1ectioll with development of Multi-Functional Complexes (MFCs) by RLDNPSUs were circulated.

2. The matter with regards to duties/respqnsibility for approval/signature of detailed building plan and Completion Celiificate have been reviewed in the context of MFCs constructed/developed by Railway PSUs. Accordingly, revised duties/responsibilities are enclosed herewith as Annexure- 1 foi' necessary compliance.

3. Guidelines to Zonal Railways for checking of General Arrangement Drawing, building plans, completion/as built plans and Completion Celiificates are enclosed as Aiuiexure- 2.

Encl: as apove

(S. Banerjee)
Deputy Director, LML- II
o/:ailway Board

Copy to :

1. The Chairman and M'8Il~gingDii:e'Gt0JH RITES Limited, Gurgaon.
2. The Chairman and Managing Director, IRCON International Limited, New Delhi
3. The Chairman and Managing Director, Rail Vikas Nigam Limited, New Delhi.
4. Principal Chief Engineers, All Zonal Railways.

Annexure 1

S. No.	Hem	Duty /Responsibilities			
		RaHway	RJLJDA	PSUs	Private Developer
1	Identification of site	Yes	Yes	Yes	-
2	Handing over of site	Yes	Yes	Yes	Yes
3(a)	Shifting of utilities	Yes		Yes, if permission given for shifting by Rly.	
3(b)	Removal of hoardings	Yes		Yes, if permission given for shifting by Rly.	
3(c)	Obtaining tree cutting permission from State Administration	Supporting letter to be given by Rly.		Yes	Yes
3(d)	Dismantling of existing Structure/bldg., if any.	Yes		Yes, if permission given by Rly. on as is where is basis.	
4	Supply of utility services (elect./water/ sewage)	Yes, as per Bd.'s letter No. 2009/LML/2j13 dt.28.12.10		Yes, to be arranged from local authorities where Zonal Railway is not able to provide these services, no way and leave charge would be levied for getting these utilities.	
5	Approval of G.A.D.jlayout Plan	Yes	Yes (for MFCs assigned to RLDA)		
6	Approval of detailed building plan	Copy of detailed building plans & completion certificate to be submitted by PSUs to Zonal Railways & RLDA (PI refer guidelines in Annexure 21		Yes	
7	Completion certificate			Yes	
8	Responsibility for obtaining all other approvals/licenses/permissions, as may be required, will lie with the PSUs/Private Developer. . Railway /RLDA will issue supporting letter /NOC as may be i1ecessary for obtaining such approval/licenses/permission.				
9	Operation & Management of MFCs shall be governed by policy gUidelines issued vide Board's letter No. 2008/LML/2/13 dated 12.08.2011.				

Gu- dines to Zonal Railways for Checking of General Arrangement Drawing, Building Plans and Completion / As Built Plans for MFCs

1. General Arrangement Drawing shall show the positioning and orientation of the site and building with respect to surroundings, It should also show the followings:

a) Key site plan showing the area of railway land to be taken over by the PSU and location of site with respect of the station building/yard;

b) Land boundary ofland being handed over to or to be taken over by the PSU should be shown distinctly separate fi'om the outer building line of the plan;

c) Entry and Exit of the Building;

d) Minimum Set back(s) / offsets required around Building as per the local bye laws (set back falling on railway land under common use that is not being handed over to the PSU shall be shown in dotted lines) and to form pmi ofland be taken over by PSUs.

e) Floor-wise built up area and total built up area;

f) Architectural Elevation including height of the building;

g) Provision of parking, where parking is not provided in the MFC building or on the lmld being taken over by / handed over to the PSU, Parking to be indicated on the separate area of land if allowed by Railway including its area & location or any other area as identified for the purpose;

h) Certificate of a registered practicing Architect about compliance of local Building Bye laws.

2. Building Plans to be submitted shall include following details (Detailed as built floor plans to be submitted to Railways for record).

a) Typical structural components design e.g. column, roof, floors, foundation, basement and walls;

b) Certificate from Architect about compliance of NaLional Building Codelrelevant codal provisions and local fire regulations;

c) Certificate of structural Engineer about adequacy of the design as per extant codal provisions.

d) Building plans shall also be signed by Competent Authority of PSUs.

3. Completion Certificate shall include the following (final building completion celiificate shall be submitted to Railway for record) :

Final Building Completion Celiificate from concerned local body, 'after completing of all civil works including all works related to utilities, services & internal finishing works etc. and making building fit for commissioning, before commissioning of the MFC. The completion certificate shall also be signed by Competent Authority of PSUs ..