GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
(RAILWAY BOARD)

No. 2001/LML/18/31 New Delhi, dated 26.4.2006.

General Manager (Engg.).
S.E.Railway.
Kolkata.

Sub: Licence fee for Railway Built Shops.

Ref: Railway's letter No. PR/RLY/STR/SETTLEMENT/Pt.V Dated 16.12.2005.

In the light of the facts and figures furnished in your letter referred to above, the issue related to fixing of licence fee for Railway Built Shops has been considered and it has been decided to charge the licence fee on the basis of 10% of current market value of land plus 6%of the present day cost of construction of shop i.e., as on 1.4.2006 instead of existing provisions i.e., @ 10% of the market value of land + 6% of original cost of construction.

These instructions come into force from the financial year 2006-2007.

In view of the above, while the licence fee of the land value shall be increased by 7% every year in accordance with the provisions of Master Circular No.2005/LML/18/8 dated 10.2.2005, the cost of constuction of the shops as worked out above i.e, as on 1.4.2006 shall remain frozen and the same cost shall be considered in the assessment of rent for future years.

This issues with the concurrence of Finance Directorate of the Railway Board.

(Desh Ratan Gupta)
Director (Land & Amenities)
Railway Board.

GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
RAILWAY BOARD

No.2001/LML/18/31 New Delhi 2 ,03.05

The General Manager,
All Zonal Railways,
Production Units

Sub:- Proposal for changing rental scheme for 17 shops at Tollygunge station

Ref:- Board's letter of even number dt. 20.9.02. → 75 SNo11

Consequent to modifications in Para 3.1(f) of Board's letter No.83/WII/LM/18/87 dt 29.8.95 vide Board's letter No.83/W2/LM/18/87 dt: 24.3.04, reducing the licence fee of shops to 10% of market value of land, Para 2(i) of Board's letter under reference may be suitably amended to read as under:

(i) 10% of the land value in terms of Para 2 (f) of Board's letter No.83/W2/LM/18/87 dt: 24.3.04.

Para 3 of the letter may also be modified to replace the figure of 20% with 10% of the prevailing market value of land. The revision of licence fee of the existing licencees will, however be done from the next date of revision.

The issues with concurrence of Finance Directorate of Ministry of Railways.

(Desh Rattan Gupta)
Director/Land & Amenities
Railway Board

No.2001/LML/18/31 New Delhi, 03.05

Copy forwarded for information to FA&CAO, all Indian Railways.

(Desh Rattan Gupta)
Director/Land & Amenities
Railway Board

Copy to F(X)I

GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
RAILWAY BOARD

L-XII

No. 2001/LML/18/31 New Delhi,dt.16.10.2002

The General Managers,
All Zonal Railways including
Production Units.

Sub: Licensing of built shops----revision of licence fee.

Ref: Board's letter of even number dt. 20.9.2002.

In connection with above, it is to clarify that paras 2 and 3 of the letter will apply in all cases of licensing of built shops on Railways. The revision of licence fee will however be done from the next due date of revision so as to avoid any problems or litigations in case of revision in the middle of the present licensing term.

This issues with the concurrence of Associate Finance of this Ministry.

Hindi version will follow.

(Desh Ratan Gupta)
Director/Land and Amenities
Railway Board

GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
RAILWAY BOARD

No. 2001/LML/18/31 New Delhi, dt. 20.9.02

General Manager,
Metro Railway,
Kolkata.

Sub: Proposal for changing rental scheme for 17 shops at Tollygunge station.

Ref: Rly.'s letter No. MRTS/Div./Engg./W-84 O.T.I dt. 25.6.02.

The proposal as contained in your Railway's letter under reference has been examined by Board. Accordingly, the approval of the Board is communicated as under:-

(i) Fixation of licence fee at the rate of Rs. 5,572/- per sq.m mt. per annum for the year 2000-2001, with an annual escalation at the rate of 10% per annum, so as to arrive at the current market value, till 2004-2005;

(ii) Auction of seven vacant shops by keeping the reserve price as prescribed in sub-para (i) above for the remaining licence period i.e. upto 2004-2005; and

(iii) Auction of all shops from April 2005 onwards on expiry of licence term of the shops after duly fixing the reserve price in the manner prescribed in Para (2) below.

2. The reserve price for fixing the annual licence fee for built shops which would henceforth include, both the elements of land and building(s), shall be reckoned in the following manner:-

(i) 20% of the land value in terms of Para 3.1 (f) of Board's letter No. 83/W2/LM/18/87 dt. 29.8.1995; and

(ii) 6% of the total cost of the shops (original cost of construction which includes departmental charges etc.) including sanitary, water supply and electric installations & fittings.

3. The reserve price for fixing the licence fee for built shops would be the summation of 20% of prevailing market value of land and 6% of the total cost of construction of shops.

4. This issues with the concurrence of the Finance Directorate of Ministry of Railways.

Please acknowledge receipt.

Hindi version is enclosed.

(K. K. GUPTA)
Executive Director/Delhi Metro
Railway Board

Copy to:-

(i) General Manager, All Zonal Railways and Production units for information and necessary action with regard to Para (3) above for calculation of licence fee of built shops of Railway land.

(ii) F(X) I Branch, Railway Board.