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D.O.No.59/WII/QR/39 **New Dehi, 22nd April, 1959**

My dear

Sub: Conservation of land.

I am addressing you on a subject on which our Minister has shown particular concern**.**

2. With the development in the country, the price of land has not only gone up, but in some cases it has become difficult to get suitable land adjoining the railway area at a reasonable cost. Frthermore, with the intensifying of the "Grow More Food" campaign, no land should remain fallow or unused. It is, therefore, necessary that the utmost economy should be exercised in use of land, and all available land should be used to the fullest extent.

3. Instructions have already issued that wherever the cost of land is high, such as in big cities and towns, multi-storeyed quarters should be constructed for the staff. Likewise, it is also necessary that the provision of flats or semi-detached flats for officers should be aimed at and no independent bungalows constructed without the special approval of the General Manager. Where land is very costly, flats for the officers should be built in the form of multi-storeyed buildings. Where it is less costly, the construction may be confined to double storey buildings.

4. Most of our officers' colonies were constructed when land was comparatively cheap, with the result that only single storey independent bungalows with large compounds were provided for officers. At the present time it is neither possible for an officer to maintain such a large compound, nor is it desirable that such large areas of land should be left unused, especially when land is at a premium and when there is such an overwhelming need for the maximum use of all available space. The Railways shall, therefore, make the best possible use of the existing vacant plots on Railway land to build flats for the officers and quarters for the staff. The economics for converting the existing single storeyed bungalows into double or multi-storeyed blocks of flats should also be considered, particularly where the cost of land is exorbitant. Now land should only be acquired where there is no other alternative.

I shall greatly appreciate if you will please acknowledge this letter and kindly see that you keep these instructions in mind while formulating your plans.

Sd/-
P.C.Mukherjee