

GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
(RAILWAY BOARD)

No.2011/LMB/WCS/22/07/25/Pt.1

New Delhi, dt, 17.10.2018

The General Managers
All Zonal Railways

The Managing Director & Chief Executive Officer,
Indian Railway Stations Development Corporation Ltd.
(IRSDC),
Palika Bhavan (4th Floor),
Sector-13, R. K. Puram,
New Delhi-110 066

Sub: General Guidelines on Redevelopment of Railway Stations by Indian Railway Stations Development Corporation Limited (IRSDC) as Nodal Agency, through simplified procedures and for longer lease tenure.

Ref: Board's letter No.2011/LMB/WCS/22/1/39(Part.II), dated 14.09.2015

A Cabinet Note on 'Redevelopment of Railway Stations' was submitted for the approval of Cabinet on 23.05.2018. The Union Cabinet has approved the following on 03.10.2018:

1. Redevelopment/ development of all stations through IRSDC as the nodal agency. IRSDC shall also be the main Project Development Agency (PDA). However, MoR on case to case basis, may also designate Zonal Railways / RLDA or any other Central Government agency as the PDA.
2. PDA shall undertake station redevelopment on any of the various business models such as various mode of PPP, Modified Bid challenge method (as per earlier Cabinet note 2011/LMB/22/1/39 dated 24 June, 2015), JV with State Govt. entities/other PSUs/ULB's, combination of PPP mode and EPC, standalone EPC (in certain circumstances like if extra land is not available etc), or combination of any or all of these modes etc, as deemed fit by MoR. It shall be Railways endeavor to generally develop the stations along with Railway land, if any, as a no cost to Railways principle as seen on a basket of projects basis.
3. Notwithstanding provisions of Rule 133(3) of GFR 2017, which provides competition amongst PSUs, MoR shall entrust stations directly to PDAs for station redevelopment.

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4. IRSDC may set up its own fund by raising money from market/ financial institutions for taking up station redevelopment and associated commercial development projects. Such a fund if created shall not create any liability on MoR.
5. IRSDC may also take up only the facility management of a station, as a standalone model on PPP, where station redevelopment may not be envisaged/ required.
6. PDA may form city specific SPVs. They may divest its Equity in main corporation or these city specific SPVs in future to private entities. PDA shall follow DIPAM guidelines while disinvesting its equity.
7. MoR may entrust sparable railway land and air space in and around station and / or other parcels of land directly to IRSDC, for station redevelopment including commercial developments.
8. PDA may be permitted lease period of up to 99 years, allow lessees to enter into multiple sub leases and include all types of developments including commercial and residential development.
9. KRCL may also redevelop their stations by following appropriate process as outlined in Para 3.2 to 3.8 above either themselves or through IRSDC.
10. Railways/ RLDA/ IRSDC shall consult urban local bodies / other statutory authorities while approving its plans in terms of power conferred to it as per section 11 of Railway Act' 1989, so that the development in 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.
11. Central Government Agencies/Departments may consider to transfer any Central Govt. land to Railways (including land already given to Railways on leasehold basis), on freehold basis only, on a token payment as conversion charges. Railway shall be free to utilize that land for any development including commercial and residential under Railway Act' 1989 without any need for change of land use. Wherever the land is given on perpetual lease hold basis by Central Government Agency/ Department, redevelopment of stations will be done on a revenue sharing basis by Railways or by the PDAs with Central Government Agency/ Department as per mutually agreed terms and conditions on case to case basis. A specific MOU may be entered into for this between Railways / PDA and Central Government Agencies with the approval with the concerned Ministries.
12. IRSDC Board shall be strengthened by including one representative each from Department of Economic Affairs / Ministry of Finance and NITI Aayog. In

addition, MoR representatives and external experts may also be included in IRSDC Board of Directors.

Handwritten signature and date: 17/10/18
(Anish Kumar)

Director/Station Development(Engg.)

Railway Board

Tele Fax-011 23383245

Copy to:—

1. Vice Chairman, Rail Land Development Authority (RLDA), Motibagh-I, Near Safdarjung Railway Station, New Delhi-110 021
2. The Chairman-cum-Managing Director, IRCON International Ltd., C-4, District Centre, Saket, New Delhi-110 017.
3. The CMD, Konkan Railway Corporation, Belapur Bhavan, Plot No.6, Sector-11, CBD, Belapur, Navi Mumbai 400 614.

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