

भारतसरकार (GOVERNMENT OF INDIA)
रेल मंत्रालय (MINISTRY OF RAILWAYS)
रेलवे बोर्ड (RAILWAY BOARD)

No. 2021/Stn. Dev.-I/08/18

New Delhi, dated: -08-2023

The General Managers
All Zonal Railways

Vice Chairman
Rail Land Development Authority.

Sub: Execution of station development works.

Ref.: Board's letters of even number dated 03.10.2022 & 19.07.2023

In terms of RB's letter dated 19.07.2023, the role of CE/SD as the Nodal Officer on respective Railways for all Station Development and Customer Amenities works was highlighted and vide Para (b) of ibid letter, it was directed to submit a monthly PCDO of all Station development and Customer amenities projects to AM/L&A, Railway Board through General Manager.

2. In this regard the format of 'PCDO for Customer Amenities' containing details of inputs to be furnished to the Railway Board is attached. Zonal Railways are advised to furnish the PCDO separately on monthly basis on or before 07th of every month with the approval of General Manager.

This issues with the approval of Competent Authority.



3/8/23

Srinivas Malladi
Director/GS(Station Dev.-IV)
Railway Board

Copy to: PCEs/all Zonal Railways for information and necessary action.

PCDO for the Month of _____: Year _____

PCDO for Customer Amenities Works

1. Progress of ABSS Master Plans

S.No.	Name of Station	Division	Date of master plan approval	TDC for approval of Master Plan	Total plot area (In Sqm.)	FAR applicable	Station built up Area (In Sqm.)* ¹	Built up area marked for Comm. Dev.* ² (In Sqm.)	Remarks
Total									

2. Progress of Phase I works of ABSS

S.No.	Name of station	Division	Total Cost of works planned in Phase- I (Cr.)	Sanction of estimates for Phase-I	Scope of works for phase I works* ³	Status of contracts for phase- I works	Executing Agency (Con. /Div./GSU /RLDA)	Physical Prog. (%)	Financial. Prog. (%)	Remarks
Total										

3. Status of technical support for ABSS

S.No.	Name of Station	Consultant available for techno-economic detailing (Y/N)	Whether PMS/PSSA available (Y/N/Not Required)	Date of NIT for PMS/PSSA* ⁴	TDC / Date for finalization of tenders for PMS/PSSA * ⁴

*¹Station built-up area after phase 1

*²Envisaged Commercial built-up area as per final phases of approved masterplan.

*³ Refer Railway Board letter dated 17.02.2023

*⁴ If PMS/PSSA is available or not required then these details need not be filled.

PCDO for the Month of _____: Year _____

S.No.	Name of Station	Consultant available for techno-economic detailing (Y/N)	Whether PMS/PSSA available (Y/N/Not Required)	Date of NIT for PMS/PSSA*4	TDC / Date for finalization of tenders for PMS/PSSA*4
Total					

4. Progress of fund utilization under PH-53

S.No.	Division	Budget allocation for the year	Proportionate target for budget utilization till date	Expenditure till date	Expenditure in %proportion of Target	Remarks	Fund required for next year
Total							

5. Progress of appointment of GC

S. No.	Name of Project unit	GC required (Y/N)	GC available (Y/N)	NIT date for GC*5	TDC / Date for finalization of GC	Remarks
Total						

6. Progress of important items of PH-53 (Other than facilities for Divyangjan) (Cumulative Progress up to the month of _____)

(T & P – means Target and progress for No. of Stations)

S. No	Item		Units	Division1	Division 2	Division 3	Division 4	Division 5	Total
1.	High Level Platform (HLPF)	T							
		P							
2.	12m Foot Over Bridge- (FOB)	T							
		P							
3.	FOB other than 12 m	T							

*5 To be omitted if GC is available or not required

PCDO for the Month of _____ : Year _____

S. No	Item		Units	Division1	Division 2	Division 3	Division 4	Division 5	Total
		P							
4.	Ramps	T							
		P							
5.	2 nd entry	T							
		P							
6.	Ballast less Track (BLT)	T							
		P							
7.	Lift	T							
		P							
8.	Escalator	T							
		P							
9.	Cover Over Platform (COP)	T							
		P							
10.	Signages (no. of stations)	T							
		P							

7. **Facilities for Divyangjan**(Cumulative Progress up to the month of _____)

(S, T& P – means Scope, Target, and Progress. All units in No. of Stations)

S. No	Item		Division 1	Division 2	Division 3	Division 4	Division5	Total
1.	Signage NSG-1 to 4 & SG-1	S						
		T						
		P						
2.	Standard Ramps (All stations)	S						
		T						
		P						
3.	Parking (Min 2 accessible parking lots) NSG-1 to 5	S						
		T						
		P						
4.	Ticket Booths NSG-1 to 3 & SG-1	S						
		T						
		P						

PCDO for the Month of _____ : Year _____

S. No	Item		Division 1	Division 2	Division 3	Division 4	Division5	Total
5.	Help Booth SG-1 to 5 and SG-1 & 2	S						
		T						
		P						
6.	Toilet (minimum 1) NSG-1 to 6 & SG-1 to 3	S						
		T						
		P						
7.	Drinking Water Booth NSG-1 to 4 and SG-1 & 2	S						
		T						
		P						
8.	Foot Over Bridge/ Subway NSG-1 to 4	S						
		T						
		P						
9.	Elevators	S						
		T						
		P						
	Facilities if provided in non-Specified category	Nos						
1.								
2.								
3.								

8. Deficiencies in MEA

S. No	Division	Item	Scope	Target for year	Progress	Remarks

9. Updation of data in PAMS

S No.	Division	No. of stations where data is older than three months	Reason for old data	TDC for updation

PCDO for the Month of _____: Year _____

10. Updation of data in IRPSM/ MIS

S.No.	Division	No. of works where progress updation is not done for last two months	Reasons for delay	TDC for updation

11. Strategy for Commercial Development at ABSS Stations (All Revenue figures in LakhRs. per annum)

11.A

S.No.	Station Name	Area for Commercial Development in Station Building, Concourse, Platform & Circulation Area, etc. (In Sqm.)	Status of Commercial Development	Revenue Potential per annum	Revenue realized from Commercial Development per annum	Remarks
Total						

11.B

S.No.	Station Name	Area identified for Commercial development above station building(Airspace) (In Sqm.)	Status of Commercial development	Revenue potential from Airspace development	Revenue realized from airspace Commercial Development	Remarks
Total						

PCDO for the Month of _____: Year _____

11.C

S.No.	Station Name	Land Area Identified for Commercial Development Outside Station Building (A) (In Sqm.)	Permissible Built-up area for (A) Considering the complete Masterplan (B) (In Sqm.)	Revenue Potential of (B)	Status of Developme nt of (B)	Revenue realized from (B)	Remarks
Total							

Signature: _____

Name: _____

Designation: _____

Date: __/__/____

भारत सरकार GOVERNMENT OF INDIA
रेल मंत्रालय MINISTRY OF RAILWAYS
रेलवे बोर्ड RAILWAY BOARD

No. 2022/GS/Stn. Dev.-I/08/70

New Delhi, dated: 19.07.2023

The General Managers
All Zonal Railways.

Vice Chairman
Rail Land Development Authority

Sub: Execution of Amrit Bharat station Development Scheme works: Role of Chief Engineer/ Station Development

Ref : Railway Board letter No. 2021/Stn. Dev.-I/08/18 dated 03.10.2022

Instructions have been issued vide above ref. letter regarding Chief Engineer/Station Development (CE/SD) being the Nodal Officer on the Zonal Railway for all Station Development and Customer Amenities works. The Role of CE/SD has been reviewed and it has been decided that:

- CE/SDs should also conduct at least three field inspections per month of the customer amenities works being executed on the Zonal Railway duly ensuring that each PH-53 project valuing more than Rs 100 crore on the Zonal Railway should be inspected in detail at least once in two months by CE/SD.
- CE/SDs should submit a monthly PCDO of all station development and customer amenities projects to AM/L&A/Railway Board through General Manager.
- For the Master Plans of Station Development Projects where first phase cost is less than Rs 50 crore, CE/SDs shall make presentation to General Manager & Principal Head of Departments and issue the minutes of presentation with approval of General Manager, conveying such approval. These plans need not be sent to Railway Board separately. Upto 20% of such approved plans as decided by General Manager may be shared with Rail Land Development Authority (RLDA) for inputs if any. The planning consultant appointed by RLDA may be used for providing such inputs. The recommendations of RLDA in such cases shall be put up to General Manager of the Zonal Railway who will take final decision.
- The phase-1 works being executed by Divisions may not be held-up for want of approvals as indicated above. However, judicious course correction wherever required may be done based on merits of each case and the same may be indicated at the time of approval of Master Plans.
- General Managers are requested to suitably strengthen the supporting organisation for CE/SDs for the above tasks.

This issues with the approval of Board (M/Infra).



19/7/23

Srinivas Malladi
Dir/GS(Station Dev.-IV)
Railway Board

Copy to :

- EDPG to MR, EDPG to MOS(D), EDPG to MOS (J)
- PSO/Sr PPS CRB & CEO, Member (Finance), Member (Infra), Member (TRS), Member (O&BD), Secy, DG(RHS), DG(RPF)

भारत सरकार GOVERNMENT OF INDIA
रेल मंत्रालय MINISTRY OF RAILWAYS
(रेलवे बोर्ड RAILWAY BOARD)

No. 2021/Stn. Dev.-I/08/18

New Delhi, dated: 03.10.2022

The General Managers,
All Zonal Railways.

Vice Chairman,
Rail Land Development Authority

Sub: Execution of station development works

Ref.: 1) Railway Board letter No. 2021/Stn. Dev.-I/08/18 dated
04.05.2022

2) Railway Board's letter no. 2021/W-I/Genl./Gati Shakti
dated 27.07.2022

Comprehensive instructions for Major Upgradation of Railways stations have been issued vide ref.1) above and setting up of Gati Shakti Units (GSU) in Divisions vide ref. 2) above. Following instructions in connection with execution of station development works are hereby issued in continuation to above referred letters.

2. Approval of Plans:

2.1. Approval of Station Development Concept Plans/Master Plans, will be initiated by Chief Project Manager/Gati Shakti (CPM/GS) at Divisional level and Chief Engineer/Station Development (CE/SD) at Zonal Headquarter (HQ) level.


2.2. For the approval of Concept/Master Plan at Divisional level, presentation will be done by CPM/GS for Divisional Railway Manager (DRM) and Branch Officers (BOs). Minutes of discussions, with the approval of DRM, will be issued by CPM/GS. This will convey approval of Concept/Master Plan approval at Divisional level.

2.2.1. Floor Plans shall be circulated among BOs by CPM/GS for taking inputs from concerned Branch Officers in writing. If no inputs are received within 15 days or the inputs received are agreeable to CPM/GS, the Floor Plans shall be approved by CPM/GS. In case there are differences of opinions, the decision of DRM shall be final. BOs will be informed of the final decision taken. Floor Plans shall be approved by Division and HQ approval will not be required.

2.3. After approval of Concept Plan/Master Plan at Division level, CE/SD will make a presentation to General Manager (GM) and Principal Head of Departments (PHODs) and issue the minutes of presentation, with the approval of GM, conveying such approval. Signatures of individual PHODs/HODs will not be required.

- 2.4. After approval of concept/master plan at Zonal HQ level, CE/SD shall make presentation to SD Directorate of Railway Board for finalisation of draft concept plan/conceptual architectural plans with 3-D views submitted under Key Deliverable(KD)-3 stage and subsequently another presentation on final master plan submitted under KD-4 stage of the model document issued by Railway Board for appointment of technical consultants.

3. Role of Divisions:

- 3.1. DRMs shall hold weekly meetings to review the progress of station development works executed by any agency (Division/Construction/RLDA), make all efforts to keep the progress of works as per schedule and shall report the progress of stations in the MCDO submitted to General Manager.
- 3.2. For station development works executed by any unit (Division, Construction or RLDA), DRMs may exercise the existing financial delegation for utility shifting or other enabling works like providing right of way by constructing temporary accommodation or temporary hiring of accommodation for the staff to be relocated etc. The expenditure for such works may be charged to the sanctioned estimates of station development works.
- 3.3. DRMs shall have full powers for granting traffic blocks for station development works executed by any agency (Division/Construction/RLDA).
- 3.4. Traffic/power blocks, signalling disconnections, caution order etc required for station development works being executed by CPM/GS, Construction Organisation or RLDA shall be assisted by the concerned officers and supervisors of the Division.
- 3.5. During the construction phase, in case there are disputes between the parties regarding handing over and taking over of assets in connection with station development works, the matter should be referred to the DRM. The DRM, after considering the concerns of both sides, shall issues written instructions after which the responsibility for further operation and maintenance shall lie with the party so nominated by the DRM. Such decision should be communicated as expeditiously as possible but not later than 10 days from the reference being made to the DRM.
- 3.6. Separate instructions shall be issued for the post commissioning stage of the redeveloped station i.e. post completion operation and maintenance of the station through facility management agencies. Till such instructions are issued, existing practice of operation and maintenance by the Division shall be followed.
4. Each Zonal Railway shall have a CE/SD who shall be the nodal officer for station development and customer amenities works at the Zonal HQ. CE/SD will report to PCE or CPD/SD wherever CPD/SD is posted. CE/SD shall be supported by one Dy CE or XEN who in turn will be supported by office staff and/or SSEs. The CE/SDs and the supporting staff should normally not be shifted for three years to ensure sustained focus and desired outcomes.
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5. New techno-economic feasibility studies for station development works should, as far as possible, not be assigned to construction organization. Existing consultancy tenders assigned to Construction Organisation should be finalised by Construction Organisation and the consultancies may be novated to GS units of the Divisions on case to case basis as decided by GM. Existing EPC contracts/tenders for station development presently assigned to Construction Organisation shall generally continue with Construction organisation.

6. This issues with approval of Board(M/Infra, M/O&BD, M/F, CRB & CEO).

03.10.22
Rakesh Choudhary
Executive Director(Station Dev & Transf.)
Railway Board
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No. 2021/Stn. Dev.-I/08/18

New Delhi, dated: 03.10.2022

Copy forwarded for information and necessary action to :

1. The PFAs all Indian Railways.
2. The Principal Directors of Audit, all Indian Railways.
3. Dy. Comptroller and Auditor General of India (Railways), Room No. 224, Rail Bhavan, New Delhi


3/10/22
for Member Finance, Railway Board

Copy to :

1. Advisor to MR, EDPG to MR, OSD to MR, EDPG to MOS(D), EDPG to MOS (J)
2. PSO/Sr PPS CRB & CEO, Member (Finance), Member (Infra), Member (TRS), Member (O&BD), Secy, DG(RHS), DG(RPF)
3. PCEs, CCMs, CEEs, CAO/Cs , CSTE and DRMs, all zonal railways.