

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

No. 2022/LML-II/18/4

New Delhi, dated 30.10.2025

**General Manager(s),
All Zonal Railways, All Productions Units,
Metro Kolkata Railway & RDSO.**

Sub: Master Circular on 'Policy for Management of Railway Land"- Modification thereof.

The master circular on policy of Railway land was issued by Railway Board vide Letter No. 2021/LML/25/5, dated 04.10.2022. The lease/license Tenure and charges of railway land under this policy are detailed under Schedule-1.

2. Para 3.1 (a) & (b) of Note under Schedule-1 of the master Circular which pertains to auctioning of existing shops on railway land, has been reviewed in Board's office. Accordingly, Para 3.1 (a) & (b) of Note under Schedule-1 stands amended and shall now be read as under:

3.1 The renewal/entering into fresh license agreement of existing retail shops, etc. not connected with Railway working may be permitted with the following conditions:

- i. One time exemption for change in name of allottee/licensee of shop holder may be permitted subject to realisation of all outstanding dues with 7% simple interest before entering into fresh agreement with the condition that plot/shop should not be transferred or sold on power of attorney to anyone in future. The Railway land in question should neither be connected with Railway working nor be required for Railway's use in near future.
- ii. The shop holder will submit a certificate that the shop is being taken on lease/license only & ownership of the land will remain with Railways without any claim whatsoever. Divisional authority will ensure this before entering into agreement.
- iii. Fresh agreements to be entered upon for renewal of license of railway land by all shop holders. The period of renewal of licensing of railway land shall be 5 years.
- iv. After 5 years, renewal of licenses of railway land not connected with Railway working can be done at Railway's level with finance concurrence in terms of Master policy dated 04.10.22.

- v. The annual LLF shall be @ 10 % of market value of land with annual increase of 7% over the previous year. At the time of renewal of license fee, market value of land as stipulated under Master circular on Policy for Management of Railway land dated 04.10.2022 shall be applicable for working out LLF.
 - vi. Conversion Charges equivalent to one year license fee shall also be levied in case of change of name of shop holder.
 - vii. This exemption proposed in para (i) above will be valid for a one-time availing within a stipulated period of one year from the date of issuance of instructions by the Board.
 - viii. If outstanding dues are not deposited within the prescribed timeframe, it will be treated as unauthorized occupation, and action to be taken as per extant instructions.
3. This issues with the approval of Board (MI, MF & CRB & CEO).

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Railway Board
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No. 2022/LML-II/18/4

New Delhi, dated 30.10.2025

Copy forwarded for information to:

1. The Principal Financial Advisor (PFA), All Indian Railways.
2. The Principal Director of Audit, All Indian Railways.
3. The Deputy Comptroller & Auditor General of India (Railways),
Room No. 224, Rail Bhawan, New Delhi.

for Member (Finance), Railway Board

No. 2022/LML-II/18/4

New Delhi, dated 30.10.2025

Copy for kind information to:

1. Advisor (MR), EDPG(MR), EDPG/MOSR(D), PS/MOSR(D), OSD(MR), OSD/Co-ordination (MR).
2. Chairman & CEO, Member (O&BD), Member (Finance), Member (Infra.), Member (T&RS), DG(RPF), and Secretary Railway Board, New Delhi.
3. AM (Traffic), AM(C), AM/L&A, AM/Works, Adv. (Vig.), EDF(X), EDTC(Rates), EDTT(M), EDTT(S), EDTT(F), ED(Plg.) EDT(PPP), EDV(T), EDF(C), DTT(Coord), OSD/Chairman & CEO, OSD/Member (O&BD), Co- Chairman/TMIR, Chairman and Convener/AGE and DTC(R)/ Railway Board, New Delhi.
4. Director General, RDSO, Manak Nagar, Lucknow.
5. Director General, National Academy of Indian Railways, Vadodara.
6. Managing Director, CRIS, Chanakyapuri, Near National Rail Museum, New Delhi.
7. Managing Director, DFCCIL, Pragati Maidan, New Delhi.
8. The Principal Chief Engineers, All Zonal Railways.