

BEFORE THE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH, KOLKATA
MISCELLANEOUS APPLICATION NO. 22/2023/EZ



IN

ORIGINAL APPLICATION NO. 06/2016/EZ

SUBHAS DATTA

..... APPLICANT



VERSUS

STATE OF WEST BENGAL & ORS.

.....RESPONDENTS

STATUS REPORT IN THE FORM OF AFFIDAVIT BY THE CHIEF SECRETARY,
GOVERNMENT OF WEST BENGAL.

INDEX

SL No	PARTICULARS	ANNEXURE	PAGE
1.	Affidavit		1-7
2.	Report of Kolkata Metropolitan Development Authority	"R1"	8-40
3.	Letter of S.E. Railway dated 12.03.2024	"R2"	41

Filed by:

S. Bijoy Chakrabarti

Advocate

Calcutta High Court

State of W.B

19 MAR 2024

BEFORE THE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH, KOLKATA
MISCELLANEOUS APPLICATION NO. 22/2023/EZ

IN



ORIGINAL APPLICATION NO. 06/2016/EZ

SUBHAS DATTA

.....APPLICANT

VERSUS

STATE OF WEST BENGAL & ORS.

.....RESPONDENTS

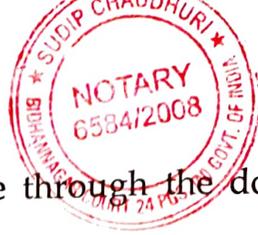
STATUS REPORT IN THE FORM OF AFFIDAVIT BY THE CHIEF
SECRETARY, GOVERNMENT OF WEST BENGAL

Most Respectfully Sheweth

I, Bhagwati Prasad Gopalika, S/o Satyanarayan Prasad Gopalika, aged about 59 years, by faith- Hindu, by Occupation- Government Service, working as the Chief Secretary, Government of West Bengal having office Nabanna, 325, Sarat Chatterjee Road, Howrah, , do hereby solemnly declare and say as follows:-

1. That, I am holding the post of Chief Secretary, Government of West Bengal and I have made myself well acquainted with the facts and

19 MAR 2024



circumstances of instant case and have gone through the documents and reports pertaining to the subject matter of the instant Original Application. Hence, I am competent to affirm the instant affidavit before the Hon'ble Tribunal.

2. That, this affidavit is being affirmed in pursuance of the solemn Order passed by the Hon'ble National Green Tribunal, Eastern Bench dated 05.02.2024 wherein Chief Secretary, Government of West Bengal was directed to file an affidavit stating the current status report as existing at the time of filing affidavit with regard to setting up of Sewage Treatment Plant(STP) at Santragachi Jheel and actions taken by the stakeholders such as KMDA and Railway Authority in this regard.

3. That in compliance with the order of the Hon'ble Tribunal, Kolkata Metropolitan Development Authority(KMDA) has reported that a project has been undertaken - Pollution abatement at Santragachi Jheel including Interception and Diversion (I&D)Network, Pumping Station and Sewage Treatment Plant. A DPR has been prepared by KMDA amounting to Rs. 28.82 Crore and uploaded in RSP Portal on 03.09.2021 vide project ID KMDA/2021-2022/A-00026 for necessary AA&FS.

19 MAR 2024



However, the AA&FS is yet to be issued till date. It is under the observation of PCC (Finance Department Government of West Bengal) vide e-file No. 825190.

4. That regarding tendering process it is stated even after inviting 4th call of NIT, the tender did not mature. Consequently, the 5th call of the tender was invited and a single bidder participated and was found as L1 bidder. The matter was discussed in 76th meeting of SDTC on 13/12/2023 and the SDTCs recommendation has been forwarded to PCC (Finance Department) also.

5. That regarding lease/licensing of STP land and Garland drain, an application has been made in LSPS portal vide SER-KGP- 2023-IS-21 dated 02/11/2023. Initially, South Eastern Railway Authority sent lease charges sheet amounting to Rs. 2,49,115.43 for a 17982 Sqm. Area, comprising STP land and Garland sewer network, along with the vetted sketch and draft agreement for sign from the end of KMDA and the same has been forwarded to South Railway Authority through online portal accordingly.

9 MAR 2024



6. However, the South Eastern Railway revised the LLF document and claimed an amount of Rs. 9,70,96,527.43 for providing lease/licensing for land measuring 17982 Sqm. area (STP land + Garland drain). But, on scrutiny of the detail Lease Charge Sheet calculation, it was observed that the amount quoted by South Eastern Railway Authority shall be reduced considerably as per the Master Circular on "Policy for Management of Railway land". Subsequently, the observations were sent on 20/02/2024 through the online portal to South Eastern Railway for reviewing the hiked lease charges with a request to modify the demand of Lease Charges as per the Master Circular on "Policy for Management of Railway land".

7. Accordingly, the South Eastern Railway sent the revised LLF(Lease Charge Sheet) document to KMDA on 01/03/24 through LSPS portal amounting to Rs. 2,07,277.57 for 14962 Sqm area only for STP land for signing and the fund is being arranged by KMDA authority. The Lease Charges Demand documents has been digitally signed and forwarded to South Eastern Railway on 05/03/2024 for further processes. The final demand note from South Eastern Railway is awaiting for making payment.

19 MAR 2024



8. That regarding permission of South Eastern Railway for construction of Garland drain for Santragachi STP, the way leave permission for the sewer line initially applied in RBCS portal (Application UID: SER-KGP-2023-WL-103 dated 07/12/2023) was rejected/ dropped. A subsequent joint memorandum with ADEN, South Eastern Railway on 29/12/2023 identified the total area needed for the sewer line as 3020 Sqm. which was considered for application for lease /licence of STP land. However, the area for the garland drain was excluded from the latest application vide SER-KGP-2023-LS-21 dated 01/03/2024, requiring a fresh application for garland drain. A fresh application has been initiated in LSPS portal vide SER-KGP-2024-LS-09 dated 05/03/2024.

Report of KMDA is annexed herewith and marked as Annexure R/1.

9. That South Eastern Railway vide letter no. W/L.Cell/SRC/Jheel/STP dated 12.03.2024 has communicated to Senior Special Secretary, Urban Development Department & Municipal Affairs " In view of the urgency and to comply the Hon'ble NGT's order for construction of STP, 'NOC' is being granted for using of Railway land subject to execution of

19 MAR 2024

Agreement between Railway Authority and State Govt. Authority and depositing of amount as accepted in IR-LSPS portal."

Copy of the letter of South Eastern Railway is annexed herewith and marked as Annexure R/2.

That the reply is true to my knowledge and belief, which I derived from the office record.

Identified by me
Sibojyoti Chakrabarti
Advocate
for State of WB

Bhagwati Prasad Gopalika

DEPONENT

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST-NORTH 24 PARGANAS

VERIFICATION



I, Bhagwati Prasad Gopalika, Chief Secretary, Government of West

Bengal do hereby solemnly affirm and declare that the contents of the

report in the form of affidavit are true to the best of my knowledge and

belief. No part of the Report is false and nothing has been concealed.

Verified at Kolkata this 15th day of March, 2024.

Identified by me
Sibojyoti Chakrabarti
Advocate
State of WB

Bhagwati Prasad Gopalika

DEPONENT

S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regn. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

19 MAR 2024

- 8 -

Annexure R/1

UD & MA DEPARTMENT

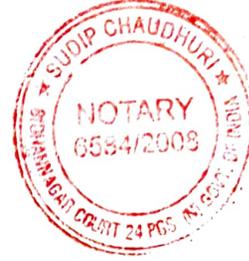
Govt. of West Bengal

Project ID. KMDA/2021-2022/A-00026

Date : 03/09/2021

ACKNOWLEDGEMENT

Addressee's Copy



To:

The Chief Executive Officer/Executive Officer
Kolkata Metropolitan Development Authority (KMDA)

Sir/Madam,

This is to acknowledge the receipt of your proposal for the project along with DPR through your Letter no 195/CE/GAP/W&S/KMDA/2021 dated 02/09/2021 The DPR is accepted on preliminary scrutiny And allotted the Project ID No.KMDA/2021-2022/A-00026 (Pollution abatement at Santragachi Jheel including Interception & Diversion (I&D) Network, Pumping Station and Sewage Treatment Plant)

Kindly note that Administrative Approval (AA) and Financial Sanction (FS) shall be issued only after detailed scrutiny and government approval at appropriate level.

Please refer to the Project ID KMDA/2021-2022/A-00026 for any Communication in this regard.

You may also track the status of approval of this project/s using the login id and password provided By the DPR monitoring cell.

Fund Source: State Fund

Scheme Category: STP

This is a computer generated letter and does not require a signature.

9 -

Lease/License Processing System (IR-LSPS)
South Eastern Railway
Kharagpur Division



APPLICATION DETAILS
Application ID: SER-KGP-2023-LS-21

Application Details	
Applied For	Lease
Duration (Years)	35
Land Area (In sq. meter)	3832.0
Purpose	Others (Sewage Treatment Plant (Waste Stabilization Pond Type))
Details of purpose of Application	Necessary application has already submitted for sanction. Total area required for this STP(WSP type) is 14,962 sqm out of which 3132 sqm. is required filling water body for embankment and a parcel of land measuring 700 Sqm. is required for construction of 2 nos. of pump house and Administrative Building
Preferred Payment Mode	One Time-Upfront Payment
ADEN	ADEN/SRC
Applicant Details	
Type of Applicant	State Government Department
Name of Applicant	KMDA
Name of Authorized Signatory	Pritish Halder
Designation	S.E.(North), GAP, KMDA
City	Salt Lake City
State	West Bengal
PinCode	700091
GSTIN	NA
Full Address	1st Floor, Block-D, Unnyan Bhawan, Sector-2, Salt Lake
Phone (STD Code-Phone No.)	null
Mobile	7003753240
Email	kmdagapeb1ee@gmail.com
Location Details	
Railway	SER
Railway Division	KGP
Station Area	
Station	SRC
Revenue Village	Jagacha
Tehsil	null
District	Howrah
State	West Bengal
Location Description	West Bengal

Application Timeline and Status

- 10 -

Sr. No.	Activity	Designation	Action Date
1	Party Application	Party	02-11-2023 17:14:18
2	Registration of Application	Sr.DEN/CO	02-11-2023 17:14:18
3	Processing for Joint feasibility survey	SR DEN(East)/KGP	28-11-2023 17:57:11
4	Preparation & upload of Joint Feasibility Survey	ADEN/SRC	11-12-2023 12:43:04
5	Joint Feasibility Survey Report Review	SR DEN(East)/KGP	18-12-2023 11:26:48
6	LLP, LLF and DA Preparation	SSE/D&D/KGP	21-12-2023 13:21:17
7	Joint Feasibility Survey Report Review	SR DEN(East)/KGP	21-12-2023 23:24:35
8	Preparation & upload of Joint Feasibility Survey	ADEN/SRC	21-12-2023 23:26:15
9	Joint Feasibility Survey Report Review	SR DEN(East)/KGP	30-12-2023 13:06:33
10	LLP, LLF and DA Preparation	SSE/D&D/KGP	02-01-2024 11:02:24
11	LLF and DA Review	SR DEN(East)/KGP	18-01-2024 12:13:20
12	LLF and DA Review	ADEN/SRC	18-01-2024 12:26:51
13	LLP, LLF and DA Signing	Party	18-01-2024 18:39:21
14	LLF and DA Review	ADEN/SRC	05-02-2024 15:11:03
15	LLP, LLF and DA Signing	Party	06-02-2024 13:24:20
16	LLP, LLF and DA Signing	SSE/WORKS/SRC	06-02-2024 15:07:50
17	LLP, LLF and DA Signing	SSE/WORKS/SRC	06-02-2024 17:08:34
18	LLP, LLF and DA Signing	ADEN/SRC	06-02-2024 17:23:39
19	Processing for Vetting	srdfmkqp	06-02-2024 18:20:51
20	Processing for Vetting	ADFM	19-02-2024 13:50:44
21	LLP, LLF Vetting	sofinance	19-02-2024 13:57:11
22	LLP, LLF Vetting	ADFM	19-02-2024 14:38:58
23	LLP, LLF Vetting	srdfmkqp	19-02-2024 15:24:22
24	Preparation of executive Summary; Processing for Approval	SR DEN(East)/KGP	19-02-2024 15:27:21
25	Signing on Land Leasing / Licensing fee & Draft Agreement	SR DEN(East)/KGP	19-02-2024 16:18:07
26	Preparation of executive Summary; Processing for Approval	SR DEN(East)/KGP	19-02-2024 17:15:43
27	LLP, LLF Vetting	srdfmkqp	19-02-2024 17:16:49
28	LLP, LLF Vetting	ADFM	19-02-2024 17:26:52
29	LLP, LLF Vetting	sofinance	19-02-2024 17:29:00
30	Processing for Vetting	ADFM	19-02-2024 17:31:49
31	Processing for Vetting	srdfmkqp	19-02-2024 17:34:01
32	LLP, LLF and DA Signing	SR DEN(East)/KGP	19-02-2024 17:36:22
33	LLP, LLF and DA Preparation	SSE/D&D/KGP	19-02-2024 17:40:49
34	Joint Feasibility Survey Report Review	SR DEN(East)/KGP	19-02-2024 17:44:57
35	Preparation & upload of Joint Feasibility Survey	ADEN/SRC	19-02-2024 17:45:28
36	Joint Feasibility Survey Report Review	SR DEN(East)/KGP	19-02-2024 18:22:10
37	LLP, LLF and DA Preparation	SSE/D&D/KGP	19-02-2024 18:23:58
38	LLF and DA Review	SR DEN(East)/KGP	19-02-2024 18:26:16
39	LLF and DA Review	ADEN/SRC	19-02-2024 18:28:03
40	LLF and DA Review	SR DEN(East)/KGP	19-02-2024 18:56:50
41	LLP, LLF and DA Preparation	SSE/D&D/KGP	19-02-2024 18:57:34



- 11 -

42	Joint Feasibility Survey Report Review	SR DEN(East)/KGP	19-02-2024 18:58:08
43	Preparation & upload of Joint Feasibility Survey	ADEN/SRC	19-02-2024 19:00:27
44	Joint Feasibility Survey Report Review	SR DEN(East)/KGP	19-02-2024 19:11:02
45	LLP, LLF and DA Preparation	SSE/D&D/KGP	19-02-2024 19:12:08
46	LLF and DA Review	SR DEN(East)/KGP	19-02-2024 19:13:49
47	LLF and DA Review	ADEN/SRC	19-02-2024 19:17:26
48	LLP, LLF and DA Signing	Party	20-02-2024 10:57:51
49	LLF and DA Review	ADEN/SRC	23-02-2024 20:11:45
50	LLF and DA Review	SR DEN(East)/KGP	28-02-2024 17:21:39
51	LLF and DA Review	ADEN/SRC	01-03-2024 15:18:58
52	LLF and DA Review	SR DEN(East)/KGP	01-03-2024 17:02:26
53	LLP, LLF and DA Preparation	SSE/D&D/KGP	01-03-2024 17:07:25
54	Joint Feasibility Survey Report Review	SR DEN(East)/KGP	01-03-2024 17:08:09
55	Preparation & upload of Joint Feasibility Survey	ADEN/SRC	01-03-2024 17:09:43
56	Joint Feasibility Survey Report Review	SR DEN(East)/KGP	01-03-2024 17:57:51
57	LLP, LLF and DA Preparation	SSE/D&D/KGP	01-03-2024 18:04:46
58	LLF and DA Review	SR DEN(East)/KGP	01-03-2024 18:06:38
59	LLF and DA Review	ADEN/SRC	01-03-2024 18:08:41
60	LLP, LLF and DA Signing	Party	01-03-2024 18:12:08
61	LLP, LLF and DA Signing	SSE/WORKS/SRC	05-03-2024 16:52:13
62	LLP, LLF and DA Signing	ADEN/SRC	05-03-2024 18:47:22
63	LLP, LLF and DA Signing	SR DEN(East)/KGP	05-03-2024 19:16:18
64	Processing for Vetting	srdfmkgp	05-03-2024 19:19:38



11-11-2024

-12-

Lease/License Processing System (IR-LSPS)
South Eastern Railway
Kharagpur Division



APPLICATION DETAILS
Application ID: SER-KGP-2024-LS-09

Application Details	
Applied For	Lease
Duration (Years)	35
Land Area (In sq. meter)	3020.0
Purpose	Infrastructure works for public service utilities like electricity, gas, water supply, sewage disposa
Details of purpose of Application	The way leave permission for the sewer line (Santragachi STP) initially applied for (Application ID: SER-KGP-2023-WL-103, dated 07/12/2023) was rejected. A subsequent joint memorandum (dated 29/12/2023) identified the total area needed for the sewer line as 3020 Sqm. This was considered in a new application (SER-KGP-2023-LS-21, dated 02/11/2023). However, the area for the garland drain was excluded from the latest application (SER-KGP-2023-LS-21, dated 01/03/2024), requiring a fresh application
Preferred Payment Mode	One Time-Upfront Payment
ADEN	ADEN/SRC
Applicant Details	
Type of Applicant	State Government Department
Name of Applicant	KMDA
Name of Authorized Signatory	British Halder
Designation	S.E.(North), GAP, KMDA
City	Salt Lake City
State	West Bengal
PinCode	700091
GSTIN	NA
Full Address	1st Floor, Block-D, Unnyan Bhawan, Sector-2, Salt Lake
Phone (STD Code-Phone No.)	null
Mobile	7003753240
Email	kmdagapeb1ee@gmail.com
Location Details	
Railway	SER
Railway Division	KGP
Station Area	
Station	SRC
Revenue Village	Jagacha
Tehsil	null
District	Howrah
State	West Bengal
Location Description	West Bengal

-13-

Application Timeline and Status			
Sr. No.	Activity	Designation	Action Date
1	Party Application	Party	05-03-2024 16:43:15
2	Registration of Application	Sr.DEN/CO	05-03-2024 16:43:15
3	Processing for Joint feasibility survey	SR DEN(East)/KGP	05-03-2024 17:51:41
4	Preparation & upload of Joint Feasibility Survey	ADEN/SRC	05-03-2024 17:54:31
5	Joint Feasibility Survey Report Review	SR DEN(East)/KGP	06-03-2024 14:16:18
6	Preparation & upload of Joint Feasibility Survey	ADEN/SRC	06-03-2024 15:01:17



UDMA-15011(15)/17/2020-LS-UD

-14-

**GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
RAILWAY BOARD)**



No.2021/LML/25/5

New Delhi, Dated 04.10.2022

**The General Managers,
All Zonal Railways & Production Units.**

Sub: Master Circular on 'Policy for Management of Railway Land'.

To enable integrated development of infrastructure aligned with PM Gati Shakti framework and to attract more cargo to rail, the extant policies for leasing, licensing and Right of Way (ROW) of railway land have been simplified. The detailed guidelines on 'Policy for Management of Railway Land' superseding all previous policies/guidelines/instructions on the subject of lease / license/Way Leave (Right of Way) are enclosed as Annexure.

This issues with the approval of Board (MI, MO&BD, MT&RS, MF and CRB&CEO).

DA: As above.

(Pankaj Tyagi)
Executive Director/Land & Amenities
Railway Board

No. 2021/LML/25/5

New Delhi, dated 04.10.2022

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. 2021/LML/25/5

New Delhi, dated 04.10.2022

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.

- 15 -

3. AM (Traffic), AM(C), AM/L&A, AM/Works, Adv. (Vig.), EDF(X), EDTC(Rates), EDTT(M), EDTT(S), EDTT(F), ED(Pig.) 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.



[Handwritten signature]
4/11/20

[Handwritten signature]
4/11/20

-16-

Annexure

Policy for Management of Railway Land
(Leasing/ Licensing/Way Leave Facilities on Railway land)



- 1 **Introduction**
 - 1.1 To enable integrated development of infrastructure aligned with PM Gati Shakti framework and to attract more cargo to rail, the extant policy for leasing, licensing and Right of Way (ROW) of railway land has been simplified.
 - 1.2 The policy shall be applicable to land on which Railway has any right, title or interest.
 - 1.3 This policy shall be applicable for grant of lease/license/way leave permissions for all the cases under consideration, new cases and renewal of cases.
 - 1.4 This policy shall supersede all previous policies/ guidelines/ instructions on the subject of lease / license/Way Leave (Right of Way).
- 2 **Permitted uses of railway land under this policy:**
 - 2.1 **General:** All activities connected with railway working and activities which will promote Railway's cargo service shall be permitted.
 - 2.2 **Cargo Terminals:** Cargo Terminals shall be permitted in accordance with the extant Gati Shakti Cargo Terminal Policy issued by Ministry of Railways vide letter no. 2021/TC(FM)/18/23 dated 15.12.2021 as amended from time to time.
 - 2.3 **Cargo related facilities:** All activities which use railways as a mode of transport for at least one direction of movement, e.g. warehouses, storage facilities, silos, tanks, conveyer belt, decanting facilities, and other enabling facilities for cargo like rail/road weigh bridges, truck parking, etc. shall be permitted.
 - 2.4 **Passenger facilities:** Railway land shall be permitted for passenger facilities as per the policies issued by Railway Board from time to time.
 - 2.5 **Renewable Energy and other Activities required for railway's :** Sewage Treatment Plants (STPs), Water Recycling Plants (WRPs)/Water Treatment Plants, Renewable Energy any other such facility, etc. shall be permitted
 - 2.6 **Infrastructure for public service utilities:** Infrastructure for all public service utilities viz. electricity, gas, water supply, telecom cable, sewage disposal, drains, optical fiber cables (OFC), pipelines, roads, flyovers, bus terminals, regional rail transport, urban transport and any other such infrastructure shall be permitted.
 - 2.7 **Staff amenities:** Legacy scheme like Grow More Food Scheme to Railway employees to prevent encroachment of railway land shall be permitted.
 - 2.8 **Cultural, Social and Sports Activities:** Activities for cultural, social and sports will be permitted for short term period not exceeding four months.


4/1/22


4/1/22

- 1.7 -



- 2.9 **Government Bodies/Department:** Railway land shall be permitted for infrastructure activities of Government Bodies/Department for their own use.
- 2.10 **Social Infrastructure:** Hospitals selected through a transparent policy and Kendriya Vidyalaya through Kendriya Vidyalaya sangathan.
- 2.11 **Land entrusted to RLDA:** Commercial development of surplus railway land entrusted to RLDA, in accordance with the Rules of RLDA, and the policies of the Ministry of Railway, shall be permitted.
- 2.12 **Rail Tel Corporation of India (RCIL):** For towers and other telecom infrastructure as per arrangement between Ministry of Railway and RCIL.
- 3 Application & Approval Process:**
- 3.1 Transparent methods of competitive bidding as per instructions issued from time to time shall be followed for allocating land to new cargo related projects/facilities and renewable energy, water treatment, water recycling, sewage treatment plants, etc. for exclusive use of the railways. For critical infrastructure/public service utilities projects, railway land and right of way permission shall be accorded on the specific requirement of concerned Ministries/Department/agencies.
- 3.2 IR has developed an online approval system i.e. IR-LSPS (Indian Railways Lease License Processing System) for granting leasing/licensing of railway land. Similarly, IR has developed IR-RBCS (Indian Railways- Rail Bhoomi Crossing seva), an on line system, for way leave permissions on railway land. Application for grant of land leasing/licensing and way leave permissions shall be submitted on respective online portals only. Approval in all cases shall be granted online.
- 3.3 **Competent authority:** Divisional Rail Manager(DRM) shall be the competent authority to allot railway land on lease/license, way leave permissions, and subsequent renewal of lease/license/way leave agreements. For renewal cases, aspects like regular maintenance of assets connected with railway working, adherence to the commitments made in the lease/ license agreement, payment of dues on time etc. shall be examined.
- 3.4 **Time frame for approval:**
- 3.4.1 Railway shall ensure to accord permission for way leave for public utilities like electricity cables, telecom cables, optic fibre cables and water/sewage pipelines upto diameter of 300 mm within 15 days from date of registration on the online portal
- 3.4.2 Railway shall ensure to accord permission for way leave for activities other than stipulated under para 3.4.1, within 60 days from date of registration on the online portal.
- 3.4.3 Railway shall ensure to accord grant of land lease/license of cases within 90 days from date of registration on the online portal.

4/12/20

4/12/20



- 4 Market value of land**
- 4.1 Market Value of railway land (MVL) shall be the prevalent circle rate/ready reckoner rate / guidance value of the railway land at the time of execution of the lease agreement, if available, otherwise prevalent circle rate/ready reckoner rate/ guidance value of surrounding land for similar classifications/activities shall be considered. For example, if surrounding land is classified as industrial use, then industrial rate shall be used.
- Note:** In case the notified circle rates of the current year is not available then last available circle rates/ ready reckoner rate/guidance value as notified by revenue authority or as decided by District Revenue Authorities shall be considered.
- 4.2 For cargo terminals, industrial rates, if specified in that State shall be considered. If not specified, then any other rate depending upon use of surrounding land as specified by State/ Revenue office shall only be considered.
- 4.3 In case of cargo terminals, if logistics industry is given a special status and discount is given in a state, then railways shall also give same discount in that state.
- 5 General Conditions:**
- 5.1 Cargo related activities can be taken up by any entity including railways, PSUs, existing container terminal operators, new container terminal operators, multi-modal logistics operators, industries, ports, mines and any other entity interested in carrying cargo on railway network.
- 5.2 Land ownership will continue to remain with Railways. No sub-lease/sub-license/ mortgage/transfer/relinquishment of railway land shall be permitted under this policy.
- 5.3 The lease/license of railway land shall not be granted to religious and political institutions, private individuals/entities (not connected with railway working) for setting up shops, commercial offices, vending stalls, clinics, schools (other than Kendriya vidyalaya) and tehbazari.
- 5.4 The execution of work for providing way leave facilities/ permission to cross railway track in railway area shall normally be done by the party except for the cases affecting safety of railway track for which execution work may be done by railway administration. The execution scheme shall be approved by DRM in all cases.
- 5.5 The cost on account of stamp duty charges, documentation, registration of agreements, GST, property taxes etc., as the case may be, shall be borne by the party for the facility permitted by the railway under this policy. The party shall be responsible for registration of agreement in terms of applicable laws.


4/12/22


4/12/22

- 19 -



6 Tenure and Charges of grant of lease/license and way leave permissions:

Tenure and rates for lease/license of railway land are detailed in Schedule 1, for way leave permissions (ROW) in Schedule 2 and for Metro/other Rail Systems in Schedule 3.

7 Agreement:

7.1 Before giving actual possession of the land or permission to start the work, lease/license/way leave agreement shall be executed between the Senior Divisional Engineer (authorised representative) of concerned railway division and the party seeking such rights without any exception.

7.2 Model Standard lease/license/way leave agreement will be issued by Railway Board.

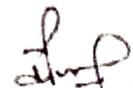
7.3 Records of all lease/license/way leave agreements shall be maintained by railway and will be uploaded on online portal of IR-LSPS & IR-RBCS. Original copy of executed lease/license agreements shall be kept with division with one copy of agreement to be maintained in zonal headquarters.

7.4 **Renewal of Lease/License/Way leave agreement:** On expiry of lease/license/way leave agreement, further renewal upto 35 years or for period as stipulated in the agreement can be done based on mutual agreement between railway and party. Market value of the land prevalent at the time of renewal shall be considered for deciding the lease/ license/way leave charges.

7.5 Migration of existing lease/licenses/way leave permissions:

- 7.5.1 Existing lease/license holders of Terminals/ Private Sidings/ Private Freight Terminals (PFTs): All entities currently using railway land for cargo activities will continue to be governed by railway's extant policies, i.e. annual lease/license charges @ 6% of MVL with annual escalation of 7% for the remaining lease/license period or 35 years or period as mutually decided whichever is earlier. The existing entities shall be given option to migrate to the new policy regime on transparent competitive bidding process as applicable for new cargo terminals provided there are no outstanding dues. In such cases, the right of first refusal shall be with the existing licensee/ lessee. For Terminals/Private Sidings/PFTs dedicated to one customer and where competition is not possible or existing entities who do not want to avail the option as above, the annual lease charges shall remain unchanged i.e. annual lease/license charges @ 6% of MVL with annual escalation of 7 %
- 7.5.2 Existing users of way leave: All existing way leave facility users shall be able to migrate to this policy regime only after expiry of period of existing way leave agreement and payment of all dues.


4/12/22


4/12/22



8. **Dispute Resolution:**

In case of any dispute arising in interpretation of the policy, land rates, land area, etc., a standing committee of three JAS/SG officers of Engineering, Finance and user department of concerned railway division shall examine all the issues and submit recommendations to the DRM whose decision shall be final and binding on all the parties.

9. **Termination of Agreement:**

In the event of any serious irregularity, grave breach of the terms & conditions of the agreement, any default, violation of the Railway Act, 1989, commission of any unlawful act which is not in line with good industry practices, railway administration may terminate the lease/license/ way leave agreement subject to the provisions in the agreement.


4/1/22


4/1/22

- 21 -



Schedule 1: Lease/License Tenure and charges :

SN	Activity	Tenure upto	Charges
1(a)	New Cargo Terminals/sidings/Goods shed and other cargo related facilities etc.	35 years	Lease charges @1.5 % of market value of land per annum with annual escalation of 6%
1 (b)	Existing Cargo Terminals/sidings/ Goods shed etc.	35 years	Lease charges @6 % of market value of land per annum with annual escalation of 7%*
2	Renewable power plants, Sewage Treatment/Water Treatment Plants/ Water Recycling Plants and any such activity for exclusive Railway's use	35 years	Lease charges @ ₹ 1/-per sqm per annum
3	Social infrastructure such as hospitals through PPP and Kendriya Vidyalaya through Kendriya Vidyalaya Sangathan	60 years	Lease charges @ ₹ 1/- per sqm per annum
4	Infrastructure works for Public service utilities like electricity, gas, water supply, telecom cable, sewage disposal, optical fiber cable, pipelines, urban transport and any such infrastructure under PM Gati Shakti programme, if leasing of railway land is involved	35 years	Lease charges @1.5 % of market value of land per annum with annual escalation of 6%
5	BOOT Laundry	15 years	Lease charges @ ₹ 1/- per sq. m per annum
6	Other activities related with railway working not covered under 1 to 4 above	35 years	Lease charges @6 % of market value of land per annum with annual escalation of 6%
7	Passenger amenities related activities as amended from time to time	As specified in the Commercial policy circulars/ guidelines	Activity specific policy issued by Railway Board.
8	State Govt/ Other Govt. Departments for activities for their own use	35 years	Lease charges of Upfront payment @ 99% of market value of land with nominal charges of @ ₹ 1000/- per annum further extendable for 35 years on nominal charges

21
4/12/22

6

21
4/12/22

-22-



SN	Activity	Tenure upto	Charges
9	Legacy scheme Grow More Food (upto 2 Hectare per employee)	2 years	License charges @ 1/4% of the expected revenue
10	Cultural and sports activities (Temporary licensing)	4 months	License charges @ 6.0 % of market value of land per annum

Note:

1. Payment of land use can be done either annually or entire payable amount can be paid in advance on present value basis with discounting of future cash flows at rate of 7% per annum for the activities listed from SN (1) to (4) & (6) above.
2. * If existing entities operating Cargo Terminals/ sidings/ Goods shed etc. do not want to avail option for shifting to new cargo terminal policy under transparent competitive bidding process, then these existing entities will be permitted to enter into new lease agreement at 6% annual lease charges with annual escalation of 7%.
3. No fresh licensing of railway land for new establishment of shops, religious structures, private schools, etc. will be granted.
 - 3.1 (a) **For existing shops on railway land where license has expired or not yet renewed:** These shops will be auctioned for grant of license at reserve price of 10 % of market value of land per annum, provided land is not required for railways' own infrastructural and development need. However, existing licensee/owner will have the right of first refusal. The rent shall be increased @ 6 % per year. The license will be given for maximum tenure of 5 years.
 - (b) **For existing shop with valid license agreement:** These shops, on expiry of license tenure, will be given on license by auctioning at reserve price of 10 % of market value of land per annum, provided land is not required for railway' own infrastructural and development need. However, existing licensee/owner will have the right of first refusal. The rent shall be increased @ 6 % per year. The license will be given for maximum tenure of 5 years.
 - 3.2 The license fee of existing religious institutions will be @ ₹2,000/- per annum. Further, the area of existing religious structure shall not be permitted to increase in any case.
 - 3.3 The license fee for existing Govt./Govt. aided schools shall be levied @ ₹10,000/- per annum. However, license charges for existing private schools on railway land shall continue to be @ 6% of market value of land at 7 % annual increment.
4. For Staff Welfare organization including Handicraft centers, Railways social welfare organizations, Bharat Scouts and Guides license charges will be @ ₹2,000/- per annum.
5. Licensing of railway land including railway buildings (cost of building is to be suitably incorporated) for Rail Mail Service(RMS) shall be governed by Railway

[Handwritten Signature]
4/12/22

[Handwritten Signature]
4/12/22

-23-



board' instruction 2014/LML-II/18/6 dated 03.12.2014 & 73/ W23/8 dated 02.02.1979.

6. The usage of railway land related to Passenger amenities shall be activity specific policy issued by Railway Board (commercial dte.) as amended from time to time.
7. For the purpose of calculation of the cost of the land, area of land shall be calculated as followed:
- 7.1 The minimum width of land shall be taken as 1m, thereafter in multiple of 1 m.
- 7.2 The length of crossing shall be as actual, if less than 50 m, otherwise in multiple of 50 m
8. The minimum lease/license charges under activity at S.No. 4 shall be ₹10,000/-

31
4/1/12

[Handwritten signature]
4/1/12

-24-



Schedule 2: Way Leave (ROW) facilities

SN	Activity	Tenure upto	way leave charges
1(a)	For underground public utilities like electricity cable, telecom cable, optical fibre cable and water/sewage pipeline up to diameter 300mm for railway land which includes track crossing (ROW)	35 years	One time fee of ₹1000/-
1 (b)	Public utility provider/any organization that provides and maintain the infrastructure for a public service like electricity, gas, water supply, telecom cable, sewage disposal, irrigation channels/canals subject to applicable regulations, etc	35 years	1.5 % of market value of land per annum with annual escalation of 6%
2	Passages up to one metre wide for individual households or agriculturists adjoining Railway line.	35 Years	One time fee of ₹ 6400/-
3	Water pipe line crossing for cultivation by individual farmer, electrical line crossing, water/sewage pipe lines and other crossings upto 300 mm dia. for individual house, shops.	35 Years	One time fee of ₹1000/-
4	Passage/road for vehicles, scooters etc. (i.e. between 1m to 3m wide) by individuals, housing societies, private firms, organizations	35 Years	1.5 % of market value of land per annum with annual escalation of 6%
5	Public road by local bodies/state Govt/ Govt/ Charitable institutions, welfare organizations up to 3 m width.	35 Years	1.5 % of market value of land per annum with annual escalation of 6%
6	Pipe conveyor/open conveyor system over RCC/PSC/Steel/ composite structure	35 Years	1.5 % of market value of land per annum with annual escalation of 6%
7	ROB/RUB in lieu of level crossings	N.A.	Nil
8	Flyovers/ ROB/Road Under bridges	35 Years	1.5 % of market value of land per annum with annual escalation of 6%
9	Metros/RRTS/NHSRCL	As per Schedule 3	

Note:

1. Payment of land use and ROW charges can be done either annually or entire payable amount can be paid in advance on present value basis with discounting of future cash flows at rate of 7% per annum.

81
4/10/22

4/10/22

-25-



2. In case of State Govt/Govt projects of public utilities having wider social implication or in some way advantageous to railways, the Divisional Railway Manager of concerned division may decide for way leave charges on case to case basis "as deemed fit" by relaxing laid down standards or reducing way leave charges on reciprocal basis with finance concurrence.
3. Any proposal for passage /roads for width more than 3 m shall be treated under lease.
4. Supervision charges in case of deposit work being undertaken by party himself for the way leave cases shall be 6.25 % of cost of work. No other charges except way leave charges will be applicable.
5. For request of way leave permission (ROW) having tenure less than a year, the way leave charges on prorata basis shall be levied.
6. In case of annual payment option, a security deposit (refundable after tenure) of two-year annual payment shall be deposited by the party.
7. The minimum way leave charges for activities specified at SN 1(b), 4,5,6,8 and 9 shall be ₹10,000/-.


4/11/22


4/11/22



- 26 -

Schedule 3 : Metro/RRTS/NHSRCL Crossings

SN	Activity/ Location	Tenure upto	New crossing Charges
1	On Ground	35 years	A. Within track portion- (not permitted) B. Beyond track portion – At 1.5% of market value of land with annual escalation at 6%
2	Overhead	35 years	1.5 % of market value of land per annum with annual escalation of 6%
3	Underground		
3.1	For depth up to 10 meter	Not permitted	
3.2	For depth from 10 m to 30 meter	35 years	1.5 % of market value of land per annum with annual escalation of 6%
3.3	for depth exceeding 30 metre	35 years	At ₹ 10,000/- per annum.
3.4	For station building or entry/ exit or circulating area	35 years	1.5 % of market value of land per annum with annual escalation of 6%

Note:

1. For the purpose of calculation of the cost of the land, area of land shall be calculated based on the width of land as below :
 - 1.1 Elevated Crossings: Width of land should be taken as superimposed width of overhead Metro structure plus 500 mm margin on either side.
 - 1.2 Underground Crossings: Width of land: D1 plus D2 plus 10 m plus 1 m where D1 & D2 are diameters (in metre) of tunnels passing beneath the Railway track considering 10 metre minimum clear spacing between tunnels and 500 mm margin on either side of the tunnel.
2. For all above cases, the charges shall be payable either annually or entire payable amount can be paid in advance on present value basis with discounting of future cash flows at rate of 7 % per annum
3. However, in case of annual payment option, a security deposit of two-year annual payment (refundable after tenure) shall be deposited by the party.
4. In no case, Metro crossing shall be permitted at a depth less than 10 metre from ground level to top of tunnel/underground structure.
5. Irrespective of the permission granted for underground, on ground or over ground structures for crossing of Metro Networks, all air/space rights shall rest with the Railways.

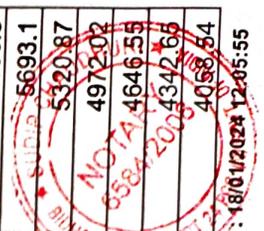
Lease/License Processing System (IR-LSPPS)
 South Eastern Railway
 Kharagpur Division

LEASE CHARGE SHEET

Application ID: SER-KGP-2023-LS-21

Case Category: 2(-)

Sr. No.	Period		Area (sqm)	Lease Fee @ 1/- psm per annum	Interest Deduction @7.0% p.a.	Net Lease Fee p.a in (Rs.)	Nominal Charges	Fee Applicable (Rs.)
	From	To						
1	2		3	4	5	6	7	8
1	01-04-2023	31-03-2024	17982.00	17982.00	1.0000	17982.00	0.00	17982.00
2	01-04-2024	31-03-2025	17982.00	17982.00	0.9346	16805.98	0.00	16805.98
3	01-04-2025	31-03-2026	17982.00	17982.00	0.8734	15705.48	0.00	15705.48
4	01-04-2026	31-03-2027	17982.00	17982.00	0.8163	14678.71	0.00	14678.71
5	01-04-2027	31-03-2028	17982.00	17982.00	0.7629	13718.47	0.00	13718.47
6	01-04-2028	31-03-2029	17982.00	17982.00	0.7130	12821.17	0.00	12821.17
7	01-04-2029	31-03-2030	17982.00	17982.00	0.6663	11981.41	0.00	11981.41
8	01-04-2030	31-03-2031	17982.00	17982.00	0.6227	11197.39	0.00	11197.39
9	01-04-2031	31-03-2032	17982.00	17982.00	0.5820	10465.52	0.00	10465.52
10	01-04-2032	31-03-2033	17982.00	17982.00	0.5439	9780.41	0.00	9780.41
11	01-04-2033	31-03-2034	17982.00	17982.00	0.5083	9140.25	0.00	9140.25
12	01-04-2034	31-03-2035	17982.00	17982.00	0.4751	8543.25	0.00	8543.25
13	01-04-2035	31-03-2036	17982.00	17982.00	0.4440	7984.01	0.00	7984.01
14	01-04-2036	31-03-2037	17982.00	17982.00	0.4150	7462.53	0.00	7462.53
15	01-04-2037	31-03-2038	17982.00	17982.00	0.3878	6973.42	0.00	6973.42
16	01-04-2038	31-03-2039	17982.00	17982.00	0.3624	6516.68	0.00	6516.68
17	01-04-2039	31-03-2040	17982.00	17982.00	0.3387	6090.5	0.00	6090.5
18	01-04-2040	31-03-2041	17982.00	17982.00	0.3166	5693.1	0.00	5693.1
19	01-04-2041	31-03-2042	17982.00	17982.00	0.2959	5320.87	0.00	5320.87
20	01-04-2042	31-03-2043	17982.00	17982.00	0.2765	4972.02	0.00	4972.02
21	01-04-2043	31-03-2044	17982.00	17982.00	0.2584	4646.55	0.00	4646.55
22	01-04-2044	31-03-2045	17982.00	17982.00	0.2415	4342.65	0.00	4342.65
23	01-04-2045	31-03-2046	17982.00	17982.00	0.2257	4058.54	0.00	4058.54



- 27 -

24	01-04-2046	31-03-2047	17982.00	17982.00	17982.00	0.2109	3792.4	0.00	3792.4
25	01-04-2047	31-03-2048	17982.00	17982.00	17982.00	0.1971	3544.25	0.00	3544.25
26	01-04-2048	31-03-2049	17982.00	17982.00	17982.00	0.1842	3312.28	0.00	3312.28
27	01-04-2049	31-03-2050	17982.00	17982.00	17982.00	0.1722	3096.5	0.00	3096.5
28	01-04-2050	31-03-2051	17982.00	17982.00	17982.00	0.1609	2893.3	0.00	2893.3
29	01-04-2051	31-03-2052	17982.00	17982.00	17982.00	0.1504	2704.49	0.00	2704.49
30	01-04-2052	31-03-2053	17982.00	17982.00	17982.00	0.1406	2528.27	0.00	2528.27
31	01-04-2053	31-03-2054	17982.00	17982.00	17982.00	0.1314	2362.83	0.00	2362.83
32	01-04-2054	31-03-2055	17982.00	17982.00	17982.00	0.1228	2208.19	0.00	2208.19
33	01-04-2055	31-03-2056	17982.00	17982.00	17982.00	0.1147	2062.54	0.00	2062.54
34	01-04-2056	31-03-2057	17982.00	17982.00	17982.00	0.1072	1927.67	0.00	1927.67
35	01-04-2057	31-03-2058	17982.00	17982.00	17982.00	0.1002	1801.8	0.00	1801.8
36	Grand Total					Total	249115.43	0.00	249115.43

1281

UDMA-15011(15)



Lease/License Processing System (IR-LSPS)
 South Eastern Railway
 Kharagpur Division

LEASE CHARGE SHEET

Application ID: SER-KGP-2023-LS-21

Case Category: 4(C)

Sr. No.	Period		Area (sqm)	Land rate increased @6.0% psm	Total land value	Lease Fee @1.5% p.a in value	Interest Deduction @7.0% p.a.	Net Lease Fee p.a in (Rs.)	Nominal Charges	Fee Applicable (Rs.)
	From	To								
1	2		3	4	5	6	7	8	9	10
1	01-04-2023	31-03-2024	17982.00	12011.53	215991332.46	3239869.99	1.0000	3239869.99	10000.00	3239869.99
2	01-04-2024	31-03-2025	17982.00	12732.22	228950780.04	3434261.70	0.9346	3209660.98	10000.00	3209660.98
3	01-04-2025	31-03-2026	17982.00	13486.15	242687769.30	3640316.54	0.8734	3179452.47	10000.00	3179452.47
4	01-04-2026	31-03-2027	17982.00	14305.92	257249053.44	3858735.80	0.8163	3149886.03	10000.00	3149886.03
5	01-04-2027	31-03-2028	17982.00	15164.28	272684082.96	4090261.24	0.7629	3120460.30	10000.00	3120460.30
6	01-04-2028	31-03-2029	17982.00	16044.14	289045185.48	4335677.78	0.7130	3091338.26	10000.00	3091338.26
7	01-04-2029	31-03-2030	17982.00	17038.59	306387925.38	4595818.88	0.6663	3062194.12	10000.00	3062194.12
8	01-04-2030	31-03-2031	17982.00	18060.91	324771283.62	4871569.25	0.6227	3033526.17	10000.00	3033526.17
9	01-04-2031	31-03-2032	17982.00	19144.56	344257477.92	5163862.17	0.5820	3005367.78	10000.00	3005367.78
10	01-04-2032	31-03-2033	17982.00	20293.23	364912861.86	5473692.93	0.5439	2977141.58	10000.00	2977141.58
11	01-04-2033	31-03-2034	17982.00	21510.82	386807565.24	5802113.48	0.5083	2949214.28	10000.00	2949214.28
12	01-04-2034	31-03-2035	17982.00	22801.47	410016033.54	6150240.50	0.4751	2921979.26	10000.00	2921979.26
13	01-04-2035	31-03-2036	17982.00	24169.56	434617027.92	6519255.42	0.4440	2894549.41	10000.00	2894549.41

14	01-04-2036	31-03-2037	17982.00	25619.73	460693984.86	6910409.77	0.4150	2867820.05	10000.00	2867820.05
15	01-04-2037	31-03-2038	17982.00	27156.91	488335555.62	7325033.33	0.3878	2840647.93	10000.00	2840647.93
16	01-04-2038	31-03-2039	17982.00	28786.32	517635606.24	7764534.09	0.3624	2813867.15	10000.00	2813867.15
17	01-04-2039	31-03-2040	17982.00	30513.50	548693757.00	8230406.36	0.3387	2787638.63	10000.00	2787638.63
18	01-04-2040	31-03-2041	17982.00	32344.31	581615382.42	8724230.74	0.3166	2762091.45	10000.00	2762091.45
19	01-04-2041	31-03-2042	17982.00	34284.97	616512330.54	9247684.96	0.2959	2736389.98	10000.00	2736389.98

20	01-04-2042	31-03-2043	17982.00	36342.07	653503102.74	9802546.54	0.2765	2710404.12	10000.00	2710404.12
21	01-04-2043	31-03-2044	17982.00	38522.59	692713213.38	10390698.20	0.2584	2684956.41	10000.00	2684956.41
22	01-04-2044	31-03-2045	17982.00	40833.95	734276088.90	11014141.33	0.2415	2659915.13	10000.00	2659915.13
23	01-04-2045	31-03-2046	17982.00	43283.99	778332708.18	11674990.62	0.2257	2635045.38	10000.00	2635045.38
24	01-04-2046	31-03-2047	17982.00	45881.03	825032681.46	12375490.22	0.2109	2609990.89	10000.00	2609990.89
25	01-04-2047	31-03-2048	17982.00	48633.89	874534609.98	13118019.15	0.1971	2585561.57	10000.00	2585561.57
26	01-04-2048	31-03-2049	17982.00	51551.92	927006625.44	13905099.38	0.1842	2561319.31	10000.00	2561319.31
27	01-04-2049	31-03-2050	17982.00	54645.04	982627109.28	14739406.64	0.1722	2538125.82	10000.00	2538125.82
28	01-04-2050	31-03-2051	17982.00	57923.74	1041584692.68	15623770.39	0.1609	2513864.66	10000.00	2513864.66
29	01-04-2051	31-03-2052	17982.00	61399.16	1104079695.12	16561195.43	0.1504	2490803.79	10000.00	2490803.79
30	01-04-2052	31-03-2053	17982.00	65083.11	1170324484.02	17554867.26	0.1406	2468214.34	10000.00	2468214.34
31	01-04-2053	31-03-2054	17982.00	68988.10	1240544014.20	18608160.21	0.1314	2445112.25	10000.00	2445112.25

501



32	01-04-2054	31-03-2055	17982.00	73127.39	1314976726.98	19724650.90	0.1228	2422187.13	10000.00	2422187.13
33	01-04-2055	31-03-2056	17982.00	77515.03	1393875269.46	20908129.04	0.1147	2398162.40	10000.00	2398162.40
34	01-04-2056	31-03-2057	17982.00	82165.93	1477507753.26	22162616.30	0.1072	2375832.47	10000.00	2375832.47
35	01-04-2057	31-03-2058	17982.00	87095.89	1566158293.98	23492374.41	0.1002	2353935.92	10000.00	2353935.92
36	Grand Total						Total	97096527.43	350000.00	97096527.43

- 31 -

1441660



Lease/License Processing System (IR-LSPS)
South Eastern Railway
Kharagpur Division

LEASE CHARGE SHEET

Application ID: SER-KGP-2023-LS-21

Case Category: 2(-)

Sr. No.	Period		Area (sqm)	Lease Fee @ 1/- psm per annum	Interest Deduction @7.0% p.a.	Net Lease Fee p.a in (Rs.)	Nominal Charges	Fee Applicable (Rs.)
	From	To						
1	2		3	4	5	6	7	8
1	01-04-2023	31-03-2024	14962.00	14962.00	1.0000	14962.00	0.00	14962.00
2	01-04-2024	31-03-2025	14962.00	14962.00	0.9346	13983.49	0.00	13983.49
3	01-04-2025	31-03-2026	14962.00	14962.00	0.8734	13067.81	0.00	13067.81
4	01-04-2026	31-03-2027	14962.00	14962.00	0.8163	12213.48	0.00	12213.48
5	01-04-2027	31-03-2028	14962.00	14962.00	0.7629	11414.51	0.00	11414.51
6	01-04-2028	31-03-2029	14962.00	14962.00	0.7130	10667.91	0.00	10667.91
7	01-04-2029	31-03-2030	14962.00	14962.00	0.6663	9969.18	0.00	9969.18
8	01-04-2030	31-03-2031	14962.00	14962.00	0.6227	9316.84	0.00	9316.84
9	01-04-2031	31-03-2032	14962.00	14962.00	0.5820	8707.88	0.00	8707.88
10	01-04-2032	31-03-2033	14962.00	14962.00	0.5439	8137.83	0.00	8137.83
11	01-04-2033	31-03-2034	14962.00	14962.00	0.5083	7605.18	0.00	7605.18
12	01-04-2034	31-03-2035	14962.00	14962.00	0.4751	7108.45	0.00	7108.45
13	01-04-2035	31-03-2036	14962.00	14962.00	0.4440	6643.13	0.00	6643.13
14	01-04-2036	31-03-2037	14962.00	14962.00	0.4150	6209.23	0.00	6209.23
15	01-04-2037	31-03-2038	14962.00	14962.00	0.3878	5802.26	0.00	5802.26
16	01-04-2038	31-03-2039	14962.00	14962.00	0.3624	5422.23	0.00	5422.23
17	01-04-2039	31-03-2040	14962.00	14962.00	0.3387	5067.63	0.00	5067.63
18	01-04-2040	31-03-2041	14962.00	14962.00	0.3166	4736.97	0.00	4736.97
19	01-04-2041	31-03-2042	14962.00	14962.00	0.2959	4427.26	0.00	4427.26
20	01-04-2042	31-03-2043	14962.00	14962.00	0.2765	4136.99	0.00	4136.99
21	01-04-2043	31-03-2044	14962.00	14962.00	0.2584	3866.18	0.00	3866.18
22	01-04-2044	31-03-2045	14962.00	14962.00	0.2415	3613.32	0.00	3613.32
Signature Not Verified	Signature Not Verified	Signature Not Verified	Signature Not Verified	Signature Not Verified	Signature Not Verified	Signature Not Verified	Signature Not Verified	Signature Not Verified
Digitally signed by HALDER	Digitally signed by PRITISH	Digitally signed by SHYAMAL KUMAR GHOSH	Digitally signed by PULAK ROY	Digitally signed by SAKET KUMAR				
Date: 2024.03.05 16:49:39	Date: 2024.03.05 18:45:02	Date: 2024.03.05 18:45:02	Date: 2024.03.05 19:14:55	Date: 2024.03.05 19:14:55	Date: 2024.03.05 19:19:04	Date: 2024.03.05 19:19:04	Date: 2024.03.05 19:19:04	Date: 2024.03.05 19:19:04



As on : 01/03/2024 18:05:47

24	01-04-2046	31-03-2047	14962.00	14962.00	0.2109	3155.49	0.00	3155.49
25	01-04-2047	31-03-2048	14962.00	14962.00	0.1971	2949.01	0.00	2949.01
26	01-04-2048	31-03-2049	14962.00	14962.00	0.1842	2756.0	0.00	2756.0
27	01-04-2049	31-03-2050	14962.00	14962.00	0.1722	2576.46	0.00	2576.46
28	01-04-2050	31-03-2051	14962.00	14962.00	0.1609	2407.39	0.00	2407.39
29	01-04-2051	31-03-2052	14962.00	14962.00	0.1504	2250.28	0.00	2250.28
30	01-04-2052	31-03-2053	14962.00	14962.00	0.1406	2103.66	0.00	2103.66
31	01-04-2053	31-03-2054	14962.00	14962.00	0.1314	1966.01	0.00	1966.01
32	01-04-2054	31-03-2055	14962.00	14962.00	0.1228	1837.33	0.00	1837.33
33	01-04-2055	31-03-2056	14962.00	14962.00	0.1147	1716.14	0.00	1716.14
34	01-04-2056	31-03-2057	14962.00	14962.00	0.1072	1603.93	0.00	1603.93
35	01-04-2057	31-03-2058	14962.00	14962.00	0.1002	1499.19	0.00	1499.19
36	Grand Total				Total	207277.57	0.00	207277.57

- 33 -

(Handwritten signature)



-34-

Rail Bhoomi Crossing Seva (IR-RBCS)
South Eastern Railway
Kharagpur Division



APPLICATION DETAILS
Application ID: SER-KGP-2023-WL-103

Application Details	
Applicant Details	
Type of Applicant	Way leave
Name of Applicant	KMDA
Name of Authorized Signatory	Pritish Halder
Designation	S.E.(North), GAP, KMDA
Full Address	1st Floor, Block-D, Unnyan Bhawan, Sector-2, Salt Lake
City	Salt Lake City
State	West Bengal
PinCode	700091
Phone (STD Code-Phone No.)	null
Mobile	7003753240
Email	kmdagapeb1ee@gmail.com
Purpose/Crossing Details	
Wayleave / Crossing Purpose	Drainage / Sewerage
Details Of Crossing	Other
Length in Railway Land	null
Number of Lanes	null
Location Details	
Railway	SER
Railway Division	KGP
Station Code	SRC
Revenue Village	Near Chowrangee
Tehsil	null
District	Howrah
State	West Bengal
Aden	
Duration Year	35
Method of work execution	
Work to be executed by	Applicant Party

-35-
Payment Details

Payment of Registration fee [Paid on 07-12-2023 vide Invoice no WL00000000033834]	1000.00
--	---------



Application Timeline and Status

Sr. No.	Activity	Designation	Action Date
1	Party Application	Party	07-12-2023 05:15:57 PM
2	Registration of Application	Sr.DEN/CO	11-12-2023 03:20:28 PM
3	Application Dropped/Rejected	Sr.DEN/CO	

ALL RIGHTS RESERVED

-36-

JOINT MEMORANDUM



Sub : Joint Inspection in connection with the construction of Gravity Drain around Santragachi Jheel on 29.12.2023.

Ref : (i) Sr. DEN/East/KGP's letter no. W/L- Cell/SRC Jheel /23/45, dt. 07.10.2023.

(ii) Joint memorandum ,dt. 10.10.2023.

In connection with the above we the undersigned inspected the location of gravity drain around the Santragachi Jheel in compliance of Hon'ble NGT.

- (i) The total length of the Gravity Line and Pressure Main will be 4395 mtr.
- (ii) The dia of the pipe will be vary from 100mm to 500mm.
- (iii) Out of 4395mtr. Gravity Line and Pressure Main, in HMC area it will be approx. 1375mtr. And in S.E. Rly. jurisdiction (2025mtr. + 995mtr.) = 3020mtr.
- (iv) Way leave permission is required for laying pipe line of length of 3020mtr. (Gravity Line and Pressure Main)
- (v) The details of length is enclosed as Annexure-A containing 02 pages.
- (vi) Total area of land required for construction of garland drain = $3020 \times 1.00 = 3020\text{sqm}$.
- (vii) Referring joint inspection of dt. 10.10.2023, area required for STP = 14,962 sqm. Hence total area required = $14,962 + 3020 = 17,982\text{ sqm}$.

P. Prasad
29.12.23

.....
Asstt. Engg. (Civil), EB-1,
GAP Wing, W & S Sector, KMDA.

P. Prasad
.....
Asstt. Divl. Engineer,
S. E. Rly. Santragachi.
सहायक मंडल अभियंता
Asstt. Divl. Engineer.
६० पू० रेलवे, सांतागाछी
S E Railway Santragachi

- 37 -

JOINT MEMORANDUM



Sub : Joint Inspection in connection with construction of west stabilization pond at the SRC Jheel on 10.10.2023.

Ref : Sr.DEN/East/KGP's letter no. W/L-Cell/SRC Jheel /23/45, dt. 07.10.2023.

In connection with the above, with the undersigned inspected the location of Stabilizing Pond in connection with the compliance of Hon'ble NGT.

- (i) The location of the stabilization pond at the boundary of Rly. land in south side near Hindustan Engg. Corporation.
- (ii) The total area required for this STP (WSP Type) 14,962 sqm. out of which 3,132 sqm. is required filling of water body for embankment and a parcel of land measuring 700 sqm. is required for construction of 02 nos. of pump house and administrative building.
- (iii) The entire area is now existing water body which is not under NGT.
- (iv) The joint demarcation of the land was completed by HMC, KMDA & S. E. Rly. on 10.08.2022 and drawing was prepared and duly signed by all the parties.

[Signature]
10/10/2023

Executive Engg., EB - 1,
GAP Wing, W & S Sector, KMDA

[Signature]
10/10/23

Dy. DL & LRO, Howrah
(Representative of DM)

[Signature]
10-10-2023

Executive Engg.,
Swer & Drainage, HMC

[Signature]

Asstt. Div. Engineer,
S. E. Rly, Santragachi.

- 38 -



JOINT MEMORANDUM

Sub : Joint Inspection in connection with the construction of Gravity Drain around Santragachi Jheel on 02.12.2023 .
Ref : Sr. DEN/East/KGP's letter no. W/L-Cell/SRC Jheel/23/45, dt.07.10.2023.

In connection with the above we the undersigned inspected the location of gravity drain around the Santragachi Jheel in compliance of Hon'ble NGT.

- (i) The total length of the Gravity Line and Pressure Main will be 4395 mtr.
- (ii) The dia of the pipe will be vary from 100mm to 500mm .
- (iii) Out of 4395mtr. Gravity Line and Pressure Main, in HMC area it will be approx. 1375mtr. and in S.E. Rly. jurisdiction (2025mtr. + 995mtr.) = 3020mtr.
- (iv) Way leave permission is required for laying pipe line of length of 3020mtr. (Gravity Line and Pressure Main)
- (v) The details of length is enclosed as Annexure – A containing 02 pages.

P. K. Bharya
02/12/23

Asstt. Exec. Engg.(Civil), EB-1,
GAP Wing, W&S Sector, KMDA.

P. K. Bharya
02/12/23

Asstt. Divl. Engineer,
S. E. Rly. Santragachi.

सहायक मंडल अभियंता
Asstt. Divl. Engineer,
६० पू० रेलवे, सांतागाछि
S E Railway Santragachi

P. K. Bharya
5-12-2023
Executive Engineer
HOWRAH MUNICIPAL CORPORATION

PRITISH
HALDER

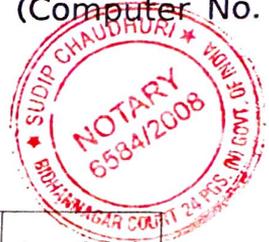
Digitally signed by PRITISH HALDER
DN: c=IN, o=KOLKATA METROPOLITAN
DEVELOPMENT AUTHORITY, ou=NORTH
CIRCLE GAP WING W & S SECTOR,
2.5.4.20=c804192b1dfcef57140e20f339aa
754c398c7568bb1c6fac1c513387e0bb93
, postalCode=700091, st=West Bengal,
serialNumber=18a18f9a00761602997386
5fe832a732a659b1234dafc213d574f5adb
6b4382, cn=PRITISH HALDER
Date: 2023.12.05 16:06:15 +05'30'

Annexure - A

Sl. No.	Outfall name	Manhole	Length (m)	Custodian
1	OF-1	MS-1	1195	SER
2	OF-2	MS-2		
3	OF-3	MS-3		
4	OF-4	MS-4		
5	OF-5.1	MS-5		
6	OF-5.2	MS-6		
7	OF-5.3	MS-7		
8	OF-6	MS-8	950	HMC
9	OF-7	MS-9		
10	OF-8	MS-10		
11	OF-9	MS-11		
12	OF-10	MS-12		
13	OF-11	MS-13		
14	OF-12	MS-14		
15	OF-13	MS-14		
16	OF-14	MS-15		
17	OF-15	MS-15		
18	OF-16	MS-16		
19	OF-17	MS-17		
20	OF-18	MS-17		
21	OF-19	MS-18		
22	OF-20	MS-18		
23	OF-21	MS-19		
24	OF-22	MS-19		
25	OF-23	MS-20		
26	OF-24	MS-20		
27	OF-25	MS-21		
28	OF-26	MS-21		
29	OF-27	MS-22		
30	OF-28	MS-23		
31	OF-29	MS-24		
32	OF-30	MS-25		
33	OF-31	MS-26		
34	OF-32	MS-27		
35	OF-33	MS-28		
36	OF-34	MS-29		
37	OF-35	MS-30		
38	OF-36	MS-31		
39	OF-37	MS-31		
40	OF-38	MS-32		
41	OF-39	MH-18	420	HMC
42	OF-40	MH-17		
43	OF-41	MH-16		
44	OF-42	MH-15		
45	OF-43	MH-14		
46	OF-44	MH-13	160	SER
47	OF-45	MH-12		
48	OF-46	MH-11		
49	OF-47	MH-10		
50	OF-48	MH-9		
51	OF-49	MH-8	670	SER
52	OF-50	MH-7		
53	OF-51	MH-7		
54	OF-52	MH-5		
55	OF-53	MH-3		
56	OF-54	MH-2		
57	OF-55	MH-1		



- 40 -



Pumping Mainline	From	To	Length (m)
Outlet pipe of EPS	EPS	Up to nearest main road first turning.	200
	Up to nearest main road first turning	Second Turning towards quarter	55
	Second Turning towards quarter	Third Turning	420
	Third Turning	Fourth Turning	175
	Fourth Turning	Discharge point	50
Sub-TOTAL			900
Inlet pipe of MPS	Jack push, MPS	First Anaerobic pond	95
TOTAL			995

[Signature]
 A.E. S.C.
 सहायक मंडल अभियंता
 Asst. Div. Engineer
 ६० पू० रेलवे, सान्त्रागछि
 F Railway Santragachhi

[Signature] 02/12/23
 AE, EB-1/GAP, KMDA.

P. K. Bharya
 5.12.2023
 Executive Engineer
 HOWRAH MUNICIPAL CORPORATION

**PRITISH
 HALDER**

Digitally signed by PRITISH HALDER
 DN: c=IN, o=KOLKATA METROPOLITAN
 DEVELOPMENT AUTHORITY, ou=NORTH
 CIRCLE GAP WING W & S SECTOR,
 2.5.4.20=c804192b1dfcef57140e20f339a
 af754c398c7568bb1c6fac1c513387e0bb
 b93, postalCode=700091, st=West
 Bengal,
 serialNumber=18a18fb9a07616029973
 865fe832a732a659b1234dafc213d574f5a
 db6b4382, cn=PRITISH HALDER
 Date: 2023.12.05 16:07:58 +05'30'

-41-
S. E. Railway

Annexure R/2

No. W/L. Cell/SRC/Jheel/STP

Office of the
Divl. Rly. Manager (Engg)
KGP Dt. 12.03.2024

To
The Senior Special Secretary
Department of Urban Development and Municipal Affairs
Govt. of West Bengal
DF-8, Sector -I, Salt Lake City, Kolkata- 700064



Sub: NOC for construction of Waste Stabilization pond at the SRC
Jheel in compliance with the order passed by Hon'ble. NGT.

Ref: (i) This office earlier letter dated 01.03.2024
ii) New Land License fee calculation sheet as per KMDA request.

In connection with the above subject and with reference to this office letter under reference (i), it is stated that the Application No -SER-KGP-2023-LS-21 dated 02.11.2023 for leasing of Railway land of 14,962 Sq.Mtr for construction of STP and Application No SER-KGP-2024-LS-09 dated 05.03.2024 for leasing of Railway Land of 3,020 Sq.Mtr for construction of Garland Drain are already under process after acceptance of the charges by State Govt. Authority in online portal .

Therefore in view of the urgency and to comply the Hon'ble NGT's order for construction of STP, 'NOC' is being granted for using of Railway land subject to execution of Agreement between Railway Authority and State Govt Authority and depositing of amount as accepted in IR-LSPS portal .

In view of the above you are requested to take necessary action and intimate to the undersigned for further necessary action please.

✓ Sr. Divisional Engineer (East)
S. E. Railway, Kharagpur

- Copy to :- i) OS(G)to DRM/KGP for kind information of DRM
ii) District Magistrate /Howrah, New Collect orate Building ,7 Rishi
Bankim Chandra Road ,Howrah, 711101 for kind information please.
iii) Chief Engineer(Genl.) / SER,GRC for kind information please
iv) Sr.DEN/CO/KGP for kind information please.
v) Kolkata Metropolitan Development authority , Unnayan Bhvan,DJ-11
Sector -II ,Salt Lake , Kolkata,700091. for information and necessary
action please

✓ Sr. Divisional Engineer (East)
S. E. Railway, Kharagpur