



FEDERATION OF RAILWAY OFFICERS' ASSOCIATIONS

President

R.R. PRASAD

MTNL : 23381326

Secretary General

R.N. SINGH

MTNL : 23382852

No. 2015/FROA/15

Dated 11/08/2015

Secretary, Railway Board,

Rail Bhawan,

New Delhi

Sub:- Revision of rental ceilings for leasing of private houses for residential use of officers posted in Zonal Railways and Board's office.

Ref:- Railway Board's letter No. 2009/LMB/12/1 dated 26.11.13 (enclosed)

1.0 In the above referred letter, the revised ceilings for leasing of private accommodation for the Railway officers were issued in year 2013. However, these instructions do not provide for annual increase in the lease rent, whereas market norm is 8% to 10% increase every year. Without this provision, flat owners are not keen to lease out their properties to Railway officers. If such annual increase over a period of 3 years is factored in, the effective rental ceiling for each slab comes down by 25% to 30% and becomes way below the market rates for leasing of suitable accommodation. Apparently due to this reason, there exists a long queue of railway officers in Railways and Board's office seeking Railway quarters as per eligibility.

2.0 Another issue inhibiting officers moving into leased accommodation is that the extant provisions do not permit self-lease or lease of houses owned by Spouse/Parents/Parents-in-law, whereas in Railway PSUs, such lease is permitted. Such permission would encourage officers having house in NCR areas to opt for self-lease thereby reducing housing problem for other officers to great extent.

3.0 In view of the above facts and circumstances, FROA requests that -

- (i) the current ceiling limits may be updated for the year 2015
- (ii) provision may be built in the policy for automatic annual increase in ceiling limits @ increase in Dearness allowance (DA)
- (iii) lease conditions should be relaxed to permit lease of the houses owned by self/spouse/parent/parent-in-law.

With kind regards,

(R.N. SINGH)

Secretary General /FROA

Copy to: Adv/L&A/Railway Board, for information.

GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
RAILWAY BOARD

NO.2009/LMB/12/1

New Delhi, 26.11.2013.

The General Managers,
All Indian Railways &
Production Units (As per standard list)

Sub:- Revision of rental ceilings for Railway officers posted in Railway Zones
and Board's office.

Ref.: Railway Board's letter of even no. dated 23.11.2010.

Uniform rental ceilings were prescribed for officers posted in all the Zonal Railways vide this office letter mentioned above. A proposal for revision of the rental ceilings prescribed for hiring private residential accommodation for railway officers of various grades posted in various classes of cities has been under examination in Board's office.

2. Following are the revised rental ceilings applicable to different classes of cities for different grades of officers posted in all the zonal railways / units.

Grade pay	X-class cities/towns	Y- class cities/towns	Z- class cities/towns
Less than 7600	25000	13300	8300
7600	26300	13300	8300
8700	33400	20800	10000
8900	33400	20800	11700
10000	35000	20800	11700
12000	36700	21700	11700
HAG+Scale	39200	26700	13300

3. The leasing arrangements for Railway Board Officers may continue on the above revised ceilings till the officer is allotted a transit / regular accommodation as per his / her entitlement. Rest of the terms & conditions shall be as mentioned in this office letter dated 23.11.2010, cited above.

4. Railways are advised to submit the report on the usage of the above scheme within one month, including suggestions for improvement in the same.

5. This issues with the concurrence of the Finance Directorate of the Ministry of Railways.


(ANURAG TRIPATHI)
DD/LML-I
Railway Board.