



FEDERATION OF RAILWAY OFFICERS' ASSOCIATIONS

President:

P. K. SINHA

2020/FROA/F

The CRB and CEO,
Ministry Of Railways,
Railway Board,
New Delhi 110001

Secretary General

SAMIR KUMAR

MTNL:23389155
Dt: 29.10.2020

2/11/20
Sub: Revision of rent for residential accommodation over Indian Railways

Ref: Rly. Board's letter No. F(X)I-2020/11/2 Dt. 01.03.2019.

Railway Board vide letter under reference has communicated revised rent to be recovered from the employee availing Railway residential accommodation according to which rent is proposed to be increased every year by 10% as a general rule. The premises taken for such increase was "to recover" the outstanding amount which has been written off for the period between 2010 and 2016. In the prevailing circumstances of pandemic and general environment around the country there is an urgent need to review this decision. Some of the important observations for consideration are as under:

- (1) The recovery of revised and enhanced rental from the present occupant to offset the loss or non-recovery for the earlier occupant between 2010-2016 is incorrect and against the principle of natural justice.
- (2) Further HRA admissibility is different for different category of employees at different stations and therefore charging of uniform rent is unjustified.
- (3) Moreover, uniform increase of rent by 10% every year is not in consonance with the trend prevailing in rental market.
- (4) Applicability of uniform rates for all the cities and towns is also unjustified because the values of property and market rental are not uniform across the country.
- (5) The accommodation provided to staff and officers at Field units are very old construction/structures. The plinth areas of the houses are not a choice for the occupant but a thrust upon and fait accompli for the residents. Thus the logic of paying uniform rent for accommodation on the basis of area is unjustified and unsustainable.

Considering the above, FROA requests to get the matter examined through concerned Directorate of Railway Board and issue necessary relief to the Railway Officers and staff staying in Railways accommodation and suitably amend the unjust increase of 10% rent every year.

President/FROA

With regards,

Samir Kumar
Secretary General/FROA