



स्टील अथॉरिटी ऑफ इण्डिया लिमिटेड  
STEEL AUTHORITY OF INDIA LIMITED  
रॉ मेटेरियल्स डिवीज़न  
RAW MATERIALS DIVISION

Ref : RMD/K/ED I/c(RMD)/8764

Date 25/01/2018

To,  
The General Manager,  
South Eastern Railways,  
Garden Reach, Kolkata-700 043.

**Reminder**

Sub: Request for non recovery of Land License Bills in respect of Private Iron Ore Sidings of SAIL, RMD Mines located in Chakradharpur Division and refund of excess Land License fees paid/recovered.

Ref: 1. Letter No. RMD/K/EDI/c(RMD)/8602 dated 19/12/2016  
2. Letter No. RMD/K/EDI/c(RMD)/8648 dated 07/03/2017.

Dear Sir,

This is with reference to meetings held in your office on 23/02/2017 and on 03/11/2017 and our letters under reference regarding request for non-recovery of land licensing bill till FY 2017-18 and refund of excess Land License Fees paid by SAIL/ recovered by South Eastern Railways.

We have already pointed out several times about the excess payment/ recovery of Rs. 96.91 crores to S.E. Railways in past but the matter is yet to be settled. We have also explained our position during the course of meetings and requested for your personal intervention to settle the issue of excess land license fees.

It was informed to us that matter has been referred to Railway Board from your good office. As advised by you in various meeting to chase up at Board level, SAIL raised the issue in JCM meeting with representative of Railway Board and a representation of Executive Director (Operation) dated 18/04/2016 was submitted to ED (FM) Railway Board (copy enclosed).

For ready reference, we are furnishing herewith once again the following along with all enclosures of letters submitted to Railways

- SAIL Siding constructed in Railway Land/land acquired for Rail connectivity at Bolani, Karampada (Meghahatuburu), Roxy and Barsua (situated in CKP Division) are in operation much before the issuance of the FM12 Circular 2008.
- On issuance of FM Circular, License fee increased by six times of the normal rate for all the siding.
- Land value was increased 100 times in single year i.e. Rs 50 lakh from Rs 50,000 w.e.f. 01/04/2007 which was neither in conformity with the RAILWAY BOARD CIRCULAR NO- 2005/LML/18/8 DATED 10/02/2005 (to be increased @ 7% of previous year value) nor as per siding agreement.
- Siding agreement stipulates that the value of the land shall be fixed/revised every 05 years as per bench marking valuation of the Civil Authority (Clause-4 of the RAILWAY BOARD CIRCULAR NO- 2005/LML/18/8 DATED 10/02/2005).
- On withdrawal of FM12 Circular of 2008 vide Circular No-24 of 2014, Land license Bills were raised by Railway at normal rate for FY 2015-16, but thereafter in FY 2016-17 and FY 2017-18, it was billed @ six times of normal rate without assigning any reasons/communication.
- Bolani Mines siding modification job came in force before (20/04/2008) the issuance of FM Circular 12 of 2008 (28/09/2008). But Registration fee of Rs 10.00 Crore was charged to us on subsequent issue of the FM 12 Circular which has been deposited by us under protest.

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Several letters have been submitted in this regard to all level in Railway. Further, several request letters with regard to **surrender of excess land at Karampada (SSMK) and at Bolani (BYFS)** have been submitted but action has not been taken by Railway.

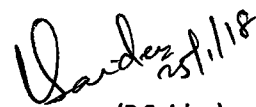
It is once again requested that your concerned officials may be advised to recast the land licensing bills and refund excess amount recovered under this head as per our letter no RMD/K/ED I/c(RMD)/8602 dated 19/12/2016.

It is also submitted that concerned officials may be advised not to recover any amount towards land licensing fees for sidings at Bolani (BYFS), Kalta (HLSR), Karampada-Meghahatuburu (SSMK) and Barsua (PSBS) till settlement /disposal of our requests .

It may be appreciated that we are following this case for last many years and an early solution to the matter is solicited.

Thanking You,

Yours sincerely,

Handwritten signature of P Saidev in black ink, with the date 25/1/18 written next to it.

(P Saidev)

Executive Director In-charge (RMD)

Encl :: aa



स्टील अथॉरिटी ऑफ इण्डिया लिमिटेड  
STEEL AUTHORITY OF INDIA LIMITED  
रॉ मटेरियल्स डिवीज़न

RAW MATERIALS DIVISION  
Dated 19/12/2016

Ref No. : RMD/K/ED I/c(RMD)/8602

To,  
The General Manager  
South Eastern Railway  
Garden Reach,  
Kolkata-700043

- Sub: (1) Refund of Excess Land Licensing fee paid by SAIL (or deducted by Railways) for the private iron ore sidings at Bolani Ores Mines (BYFS), Barsua Iron Mines (PBSB), Kalta Iron Mines (HLSR) and Karampada-Meghahatuburu (SSMK) situated in CKP Division, S.E. Rly for the period 01-09-2008 to 31-03-2015 (paid @ 6 times of normal license fees) & 01-04-2015 to 31-03-2016 (paid normal license fees)**
- (2) Wrong charging of Land Licensing Fees @six times of normal rate for the period 01-04-2016 to 31-03-2017**

Reference: Our Letter

- RMD/K/ED I/c(RMD)/8497 dtd 20/05/2016 (copy enclosed & marked as Annex 'A')

**Final Reminder**

Dear Sir,

Kindly refer to the letter under reference on the subject of excess charging of land licensing fees in respect of above mentioned private railway sidings of SAIL-RMD Mines in Chakradharpur Division since 2007-08 which is mainly due to abnormal increase in land value by Railways & charging fees @6 times of normal rate from 2008-09. We have requested vide our various letters (including above referred letter) for refund of excess land licensing fees & recast of bills but unfortunately we are yet to receive any favourable response from South Eastern Railways in this regard. The matter is pending for long and despite our repeated requests; South Eastern Railway is yet to refund the excess amount. In this context, it is to say that three issues are involved relating to the subject matter and the same are as follows

**Issue-1 :: Arbitrarily Increase in Land Valuation in a single year from Rs. 50,000/- per acre to Rs. 50,00,000/- per acre (increase by 100 times in a year) w.e.f 2007-2008**

With reference to the above issue /subject, it is to state that the Railway Board had issued circular being under Ref No. 2005/LML/18/ 8 dtd 10/02/2005 (enclosed as Annex 'B') in connection with the policy on licensing of the railway land for commercial plots etc (Master Circular). The para 3 of the said circular provides for rates of license fee & the para 3.1 (e) provides for annual license fee as a percentage of land value @6% on the land used to lay for private siding.

✓ CONTD: P/2

Further, para 5.0 of the said circular provides for fixing of land value and the same is as follows :

**“ A market value would however, be required to be taken to be served as a base value for working out rental fee payable. This shall be fixed on the basis of the land value of the surrounding area as on 1.1.1985 as determined from the revenue authorities and/or from the following:**

- a) Evaluation of Town Planning Deptt;
- b) Actuals as per PWD & CPWD transactions;
- c) Actual transactions as per documents filed in the office of the Sub Registrar;
- d) Value of land as assessed by professional evaluators of the State and the Central Govt;

Besides, para 5.2 of the said circular provides as follows:

**“The land value as worked out shall be increased every year on the first of April starting from 1.4.1986 @ 10% over the previous year's land value to arrive at the land value for the following year based on which the annual license fee shall be fixed. From 1.4.2004 onwards, the land value shall be increased @ 7% every year over the previous year's value.”**

Again, para 7.1 of the said circular provides that:

**“ As a notional land value will increase by 7% over the previous year's land value as mentioned in para 5.2 above the license fee will automatically go up by 7% over the previous year's fee from 1<sup>st</sup> April every year. Suitable provisions, with the schedule of payment will be incorporated in the agreement.”**

According to the above circular, SAIL was paying license fee to the Railway every year @ 6% on the increased value of land @ 7% per annum. In this process, the last land value was fixed at Rs. 50,000/- per acre (till 2006-07) and license fee was paid @ 6% accordingly till 2008.

However from Sept'2008, Railways had arbitrarily enhanced the land valuation without following the laid down procedure of Circular of 2005 (as mentioned above) from Rs. 50,000/- per acre to Rs. 50,00,000/- per acre w.e.f 2007-08 for all sidings except siding at Barsua (PBSB). SAIL objected to the said increase in valuation of land & charging land licensing fees @six times of normal rate as the abrupt increase in land value was not in accordance with the said circular dated 10/02/2005. It is also apparent that guidelines given in the said circular have not been followed as it is practically not possible to have increase in land value by 100 times in a single year and the said increase cannot be justified in any manner whatsoever. This illegal increase in land value has resulted into excess payment of land licensing fees by SAIL which should be refunded by Railways.

RMD/K/ED/c (RMD)/8602

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CONTD: P/3

**Issue-2 :: Charging of Land Licensing fees @ Six Times of Normal Rate consequent to Issue of Freight Marketing Circular No.12 of 2008 dtd 28.08.2008**

In August 2008, the Railway Board issued another circular being Freight Marketing Circular No.12 of 2008 dtd 28.08.2008 (enclosed as Annex 'C'). The subject of the said circular is for the policy guidelines for permitting construction for private siding for loading of iron ore. The background of the said circular is as follows:

“There has been an unprecedented demand for construction of private siding for loading of iron ore. Also it is not feasible to accommodate such large number of applicants either on private land or on railway land due to capacity constraints. With heavy demand for setting up of private siding for loading of iron ore in a limited area, there is alternative left for the Railways but to prioritize the applicants on the basis of what suits the national economy and Railways the most. It is thus only prudent to accord highest priority to the siding proposals from Iron & Steel Producers, as capacity generation for steel production is essential for the infrastructure growth in the country. The policy regarding the development of sidings of private investment in Railway premises has been issued vide Board's letter No.96/TT(I)/10ACC /NR/36 dtd 23.10.97 which permits private siding on railway land but without any exclusive rights on such sidings. The quantum of license fee has been prescribed in Board's letter No.2005/LML/18/8 dtd 10.2.2005. Instructions regarding private sidings has also been issued by Board's letter No.99/TC(FM)/26/1 dtd 13.3.2006 (freight marketing circular No.10 of 2006) and 24.8.2006 (Freight Marketing Circular No.37/2006). In the above backdrop, the Ministry of Railways has decided that procedure should be adopted uniformly for permitting the construction of private siding for loading of iron ore.”

Again, para 6.1 of the Freight Marketing Circular No.12 of 2008 provides that

The license fee for the railway land utilized for providing the connectivity of the siding on private land or laying the siding on railway land shall be six times the normal license fee for licensing of land for siding as per extant rule

In view of the above objective, it is evident that the said circular is only applicable to the newly private railway sidings constructed after Sept'2008. It is relevant to mention that our above referred siding have been constructed much earlier before issuance of the said circular No.12 dtd 28.08.2008. Therefore, the said circular is not applicable to the railway siding of SAIL and charging land licensing fees @six times of normal rate (w.ef. 2008-09) is not maintainable in law rather the same are unwarranted and uncalled for.

Finding no other alternative, SAIL requested S.E. Railway to appoint arbitrator as per relevant clause of the siding agreement(s) to adjudicate the disputes between the parties. However, most unjustly and unfortunately, no arbitrator has been appointed which amounts to breach of contract on the part of Railways.



RMD/K/ED1/c (RMD)/8502

CONTD: P/4

During the pendency of recasting the bills, S.E. Railways has recovered Rs. 31.36 crores towards land licensing fees as intimated vide letter dtd 09.03.2016 issued by Dy.FA& CAO(S&W)/GRC addressed to AGM(Finance) SAIL IISCO House (enclosed as Annex 'D'). In this regard it is to say that since SAIL has requested the Railways for appointment of arbitrator for adjudication of dispute, therefore, pending adjudication of the dispute, deduction of Rs. 31.36 crores is arbitrary and lacking the Rules of Natural justice.

**Issue-3 :: Charging of Land Licensing Fees @ Six times of normal rate for Apr'16 to Mar'17**

Subsequently, the said circular of 2008 has been withdrawn by the Railway Board w.e.f 17/11/2014 vide FM circular no 24 of 2014 (enclosed as Annex 'E'). As a result for the purpose of refund of excess license fee so paid by SAIL in respect of Bolani Ore Mines (BYFS), Barsua Iron Mines (PBSB), Kalta Iron Mines(HLSR) and Karampada-Meghahatuburu(SSMK), we have represented through above referred letters and attended the meetings held with Railways on 12.8.15 & 19.8.15 where it was requested to look into the matter for recasting the bills for previous years in respect of charging normal rate and to calculate land value as per methodology incorporated in the aforesaid circular dtd 10.2.2005 but no fruitful result was achieved.

Consequent upon withdrawal of FM Circular No 12 of 2008, Land Licensing fees for the period April'15 to Mar'16 (copy of bills enclosed as Annex 'F') was raised by Railways at normal rate (instead of six times of normal rate) of land value (under dispute).

However again for the period from April'16 to March'17, Railways have charged Land Licensing fees @six times of normal rate (copy of bills enclosed as Annex 'G'); the basis of which is not understood. It is not clear how the rate have been increased suddenly for the period 2016-17 though there is no such circular Issued to this effect. It clearly implies that the Board circulars are not being followed by S.E. Railways.

With regards to our claim for refund of excess Land Licensing Fees, we have calculated the Land Value in line with the said Master Circular of 2005. It can be seen that land value for Bolani (BYFS), Roxy(HLSR) & Karampada- Meghahatuburu(SSMK) should be Rs 98,538/- per acre instead of Rs 91,92,296/- per acre as valued by Railways. The difference is mainly on account of abnormal increase in land value by 100 times in 2007-08 as against previous year. The said Increase was not in line with Railways Board circular 2005/LML/18/8 dtd 10/02/2005 and this abnormal & arbitrary increase in a single year caused cascading effect on the subsequent valuation of land resulting in excess charging of land licensing fees.

It may also be mentioned that though Railways didn't follow the Master Circular (2005/LML/18/ 8 dtd 10/02/2005 for the year 2007-08 but the said Circular was followed by Railways from 2008-09 onwards for calculating the Land Value. This implies that the said circular of 2005 is still valid and was also valid during 2007-2008. However, it is not understood the reasons of discrimination in following the said circular of 2005 for the year 2007-08 and also the basis of increasing land value by 100 times in a single year.

RMD/K/EDI/c (RMA)/8602

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Similarly, railways shouldn't have charged land licensing fees @ six times of normal rate from our sidings from 2008-09 as the same was constructed earlier before issuance of Freight Marketing Circular No.12 of 2008. The excess amount that needs to be refunded by Railways till 2016-17 is approx. Rs 96.91 crore (calculation sheet enclosed as Annex 'H')

In the premises, it is to state that SAIL is a passing through a serious financial crunch due to dismal situation in steel industry, therefore it is fervently requested to kindly look into the matter and to issue necessary instructions to recast the bills for the period from April'2007 to March'2017 and refund the excess amount so paid by SAIL-RMD towards land licensing fees at the earliest. We look forward to your personal intervention to resolve the issue at the earliest.

You will appreciate that we are following this case for last many years and any further delay in this matter would leave us with no option other than to take the recourse of law.

Thanking you,

Yours Sincerely,

  
(Alok Shrivastava)

Executive Director Incharge (RMD)

Encl :: aa

Copy for kind information of

- Director(RM&L), SAIL
- Sri Sudhir Kumar, ED I/c(F&A), SAIL, New Delhi
- Sri Wakil Singh, ED(Operation), SAIL, New Delhi : with a request to take up the issue with Railway Board & may advise Corporate Law to explore legal option like approaching RCT
- Sri P. K. Jha, ED, Chairman's Sectt
- Sri S. Subbaraj, DGM, Sectt of Director(Technical), SAIL, New Delhi

RMD/K/ED I/c (RMD)/8602

# **Annexure-'A'**



ANNEX - A



स्टील अथॉरिटी ऑफ इण्डिया लिमिटेड  
STEEL AUTHORITY OF INDIA LIMITED  
रॉ मटेरियल्स डिवीज़न  
RAW MATERIALS DIVISION

Ref No-RMD/K/ED I/c(RMD)/ 8497

Date-20/05/2016

To  
The General Manager,  
S.E. Railway  
Garden Reach  
Kolkata-700043.

- Sub: (1) Refund of excess Land Licensing fee paid by SAIL for the private iron ore sidings at Bolani Ores Mines (BYFS), Barsua Iron Mines (PBSB), Kalta Iron Mines (HLSR), Meghahatuburu (SSMK) and Manoharpur (IISM) situated in CKP Division, SE Rly**
- (2) Refund of Registration fees of Rs 10.00 Crore paid by SAIL- Bolani Ores Mines for modification of existing Siding**

- Ref: (1) Our letter No. RMD/K/DGM(PPC)/1 dated 13/02/2015 to DFM and Sr DEN (Co-Ordination) CKP Division (copy enclosed).
- (2) Our letter No. RMD/K/DGM(PPC)/15-16/06 dated 21/05/2015 to FA & CAO, S.E. Railway.
- (3) Our letter No- RMD/K/DGM(PPC)/2015-16/01 dated 11/06/2015 to COM S.E. Railway
- (4) Railway letter no-L/Siding/Misc/Pt-II/243 dated 22/05/2015 of CE(Gen), S E Rly.
- (5) Meeting with addressee dated on 12/08/2015

Sir,

Consequent upon withdrawal of FM Circular No 12 of 2008, we have requested SE Rlys several times vide our letters and meeting under reference to recast the bills in respect of land license fee and refund the excess in respect of the following Iron Ore sidings of SAIL situated in CKP Division, South Eastern (S.E.) Railways.

1. Bolani Ores Mines (BYFS)
2. Barsua Iron Mines (PBSB)
3. Kalta Iron Mines (HLSR)
4. Meghahatuburu (SSMK)
5. Manoharpur (IISM).

In this regard, we would like to inform that CKP Division of S.E. Railways have earlier levied land license fee @ 6 times of the normal license fee against our above named private iron ore sidings (commissioned long back) for the period from 01/09/2008 to 31/03/2015 and Land License bills at enhanced rate were also paid since 01/09/2008 under protest for most of the cases till FY 2013-14.

The land value as fixed by Railway of Rs 50,00,000/- per acre (base rate as on 01/09/2008) for calculating licensing fees is not justified as in the year before 01/09/2008, land value considered by railways for charging land licensing fees was only Rs 50,000/- per acre. As per Railway Board Circular No-2005/LML/18/8 dated 10/02/2005, the methodology for arriving(calculating) the land value is stipulated in para-5 of said circular. It was clearly stipulated in para 5.2 of the said circular that "From 01/04/2004 onwards, land value shall be increased at the rate of 7% every year over the previous year's value". The method of arriving the land value was also notified in Para 5.1 of the said circular which is to be determined by Revenue Authorities of State and Central Govt and to be fixed on the basis of the land value of the surrounding areas.

Therefore, the sudden increase in land value of Rs 50,00,000/ per acre from Rs 50,000/- per acre is also not in accordance with the said circular dated 10/02/2005. It is also apparent that guidelines given in the said circular have not been followed as it is practically not possible to have increase in land value by 100 times in a single year.


In all previous discussions in meetings/correspondences with Railway officials at CKP and S. E. Railway Head Quarter, SAIL has requested to recast land licensing bills in respect of above referred sidings w.e.f. 01/09/2008 and refund the excess amount paid by SAIL after withdrawal of FM Circular No 12 of 2008.

Further, on withdrawal of FM Circular No 12 of 2008, we have requested S.E. Railways to make the refund of Rs 10.00 Crore, in addition with excess land licensing fees, which have been paid by SAIL as registration fees for modification of the existing siding of Bolani Ores Mines when FM Circular No 12 of 2008 was in force.

During the meeting on 12/08/2015 and 19/08/2015, we have again requested to look into the matter for recasting of the bills for previous years in respect of charging normal rate & land value as per methodology incorporated in aforesaid circular and refund the extra amount paid to the Railway including registration fee of Rs 10 Crore paid by Bolani Mines.

Though our request for recasting the bill was pending, S. E. Railway has recovered Rs 31.36 Crore towards Land Licensing Fees as intimated vide letter dated 09/03/2016 issued by Dy. FA&CAO(S&W)/GRC addressed to AGM(Finance) SAIL IISCO House. You will appreciate that the matter is under dispute and the deduction of Rs 31.36 crore without addressing the issue was highly unwarranted.

Further it may be noted that SAIL had invoked Arbitration clause of the respective contract documents in respect of above referred sidings and letters were sent to appropriate authorities for appointment of Arbitrators to adjudicate the dispute of enhanced land licensing fees which the Railways have imposed under provision of the FM circular 12 of 2008. However Arbitrator for adjudicating the dispute is still to be appointed by Railways.

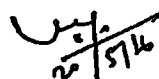


—Page 3—

You must be aware that domestic Steel Industry is passing through serious financial crisis due to decrease in prices and increase in cheap import. In this situation, we look towards S.E. Railways to help SAIL in overcoming the present financial crisis by refunding the registration amount and excess land licensing fees that were wrongly levied as mentioned above.

In view of the above, it is again requested to recast the bills and refund the excess amount paid towards land licensing fees including the amount of Rs 31.36 crore deducted from other unit of SAIL (Central Marketing Organization) towards land licensing fees. Any positive action towards acceptance of our request will help in resolving & settling the dispute which is pending for long.

Submitted for favourable consideration and for an early response.



(Alok Shrivastava)

Executive Director I/c, RMD

ENCLOS: 04 LETTERS.

Letter No-1 Ref-①

C/3

C/3

Ref No-RMD/K/DGM[PPC]/1

Date-13/02/2015

To

Divisional Finance Manager

S.E. Railway CKP Division

Sub: Outstanding dues of Rs 13.23 Crore towards Land Licensing fees of Bolani Ores Mines, SAIL

Ref: (i) Your letter no- CKP/BR/SAIL-BOLANI KHADAN/653 dated 22/04/2014 for Land Licensing

(ii) Meeting with Mr Vijay Kumar Tirkey Sr. S.O.(Fin) CKP on 13/02/2015

Dear Sir,

We received your letter under reference towards outstanding dues of Rs 13.23 Crore along with copy of Bill no- CKP/BR/SAIL/BOLANI KHADAN/653 dated 22/04/2014 for Land Licensing fee of Bolani Ores Mines, SAIL. The subject matter is also discussed with your official Mr Vijay Kumar Tirkey, Sr. S.O.(Fin) CKP on 13/02/2015 at RMD HQ Kolkata.

The Bill no- CKP/BR/SAIL/BOLANI KHADAN/653 dated 22/04/2014 received by us with your letter under reference, has been prepared by you as per Freight Master Cir. No.-12 of 2008. We have also received the new Railway Board Circular No- 99/TC(FM)/26/1(Iron Ore)/Pt-I dated 17/11/2014 (Circular No-24 of 2014) & 29/09/2014(Circular No-18 of 2014) and according to that Freight Master Cir. No.-12 of 2008 has already been withdrawn by Railway Board.

We are willing to pay all such bills outstanding on us towards land licensing fee of Bolani Ore Mines for occupied area. However we shall request to your good self to revise all the bills paid/outstanding paid under protest alongwith bill no- CKP/BR/SAIL/BOLANI KHADAN/653 dated 22/04/2014 as per new Railway Board Circular No- 99/TC(FM)/26/1(Iron Ore)/Pt-I dated 17/11/2014 (Circular No-24 of 2014) & 29/09/2014(Circular No-18 of 2014).

You are requested to prepare all your bills as per Cir No-18 & 24 of 2014 and adjust balance amount paid extra as six times of actual fees as per Railway's Guidelines. If any balance gets dues on us after necessary adjustments, we shall pay the same at the earliest.

Submitted for your kind consideration and necessary action please.

[S N Bhowmik]

DGM[PPC] SAIL RMD, Kolkata

Copy to: (i) Sr DEN (Co-ordination) CKP DIV. S. E. Rly- for necessary advice to finance CKP Please.

(ii) ED I/c RMD -for kind information

(iii) GM BOM- for necessary liaison with Railway

Letter No-2



स्टील अथॉरिटी ऑफ इण्डिया लिमिटेड  
STEEL AUTHORITY OF INDIA LIMITED  
रॉ मटेरियल्स डिवीज़न  
RAW MATERIALS DIVISION

Ref No-RMD/K/DGM(PPC)/15-16/06

Date-21/05/2015

To  
The FA & CAO,  
S.E. Railway  
Garden Reach  
Kolkata-700043.  
22/5/15  
RMD/K/DGM(PPC)/15-16/06

Sub: Refund of excess Land Licensing fee paid by SAIL for the private iron ore sidings at Bolani Ores Mines (BYFS), Barsua Iron Mines (PBSB), Kalta Iron Mines (HLSR), Meghahatuburu (SSMK) and Manoharpur (IISM) situated at CKP Division, SE Rly.

Ref: Our letter No. RMD/K/DGM(PPC)/1 dated 13/02/2015 to DFM and Sr DEN (Co-Ordination) (copy enclosed)

Sir

Consequent upon withdrawal of FM Circular No 12 of 2008, we have requested SE Rlys at Chakradharpur Division vide our letter under reference to recast and refund the land license bill for the following Iron Ore sidings of SAIL situated at CKP Division, SE Rly.

1. Bolani Ores Mines (BYFS)
2. Barsua Iron Mines (PBSB)
3. Kalta Iron Mines (HLSR)
4. Meghahatuburu (SSMK)
5. Manoharpur (IISM).

In this regard, we would like to inform that CKP Divn of SE Rly have earlier levied land license fee @ 6 times of the normal license fee for our above named private iron ore sidings which was commissioned long back at SAIL Mines and such Land License bills since 01/09/2009 for most of the cases was also paid.

However for the FY 2015-16, land license bills have been raised at normal rate. But no communication for refund of past cases for the period from 2008-09 to 2014-15 have been received from Rlys.

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We met several times to officials of Finance and Engineering Deptt of CKP Division and it was learnt that the bill of land licensing fees w.e.f. 01/09/2008 have been re-casted as per revised guideline subsequent to withdrawal of FM Circular No 12 of 2008 and the same has also been sent to SE Rly HQ for consent / approval for refund.

In view of the above, it is requested to look into the matter at the earliest for necessary refunds and also for resuming normal payments of forthcoming land licensing Bills.

Submitted for your kind consideration and necessary action please.

  
( S N Bhowmik )

DGM (PPC), RMD, SAIL

*Letter No-3*

**Ref:RMD/K/DGM(PPC)/2015-16/01**

**Dated 11/06/2015**

**To  
Chief Operating Manager  
S E Railway  
Garden Reach**

**Sub: Documentary evidence for the issues raised on 09/06/2015 in customer meet with GM, S E Railway.**

**Dear Sir,**

**The following issues discussed/raised on 09/06/2015 in customer meet with GM, S E Railway by SAIL RMD, which have been taken up to Railway authorities and we hereby submitting the letters at Annexure for kind perusal:**

**Issues-1 Refund of land licensing fees paid six times wef. 01/09/2008 to 31/03/2015: ~ ~ ~ ~ ~  
Annexure-I**

**Issues-2 Overloading and double weightment of Rake : Annexure-II**

**Issues-3 Wagon Load Freight charging : Annexure-III**

**Issues-4 Provision of Yard at Bimlagarh and Barajamda for load adjustment of overloaded wagons: Annexure-IV**

**Submitted Please for kind consideration and issue of necessary directions to concerned officials.**

  
[S N Bhowmik]

**Deputy General Manager (PPC)  
SAIL RMD Kolkata**

Railway Letter No-4

IN : RAILMOVEMENT CELL, SAIL, KOLKATA

FXK NO. : +91 33 22881137

22 May 2015 16:09 P 2

MOV-22-2015 17:25 From:PC-FRK

83324393134

To: +91 33 22881137

P.1

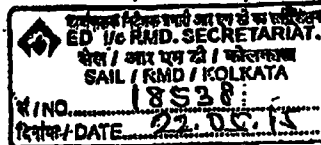
बुद्धि पूर्व लेख

महानगरपालिका (इंजीनियरी) का कार्यालय,  
गार्डन रोड, कोलकाता-700 043

MO: L/Siding/Misc/Pt-17246

To

The Executive Director (RMD),  
3rd Floor,  
Industry House,  
10, Camac Street, Kolkata-17



Date: 22.05.2015

*Dm (Pc)*  
*Gm (Lr)*

Subject: Non-Payment of outstanding Railway dues towards land licensing fees

Ref: Letter of even no., dated 20.05.15

Meeting in connection with the above matter was held, on 22.05.15. It was attended, on behalf of M/s. SAIL, by Sri Sudhir Sharma, AGM(PPC)/RMD/SAIL, Sri Sanjit Saha, DGM(O), RMC/SAIL, Md. Shabbir, Sr. Mgr.(PPC), RMD/SAIL & Sri S.T. Roy, AM(O), RMC/SAIL/Mol. from RMD side, DE/PPC & F&S CAO/HQ/ORC attended the meeting.

The various issues, pertaining to pending dues towards land licensing fees, were discussed in detail. Following are the deliberations, in brief:-

1. M/s. SAIL was of the opinion that in case of Belanikhaden they have already made payment on higher side under protest and some amount needs to be refunded to them. The reasons cited by SAIL for the same are complex and have bearing on other cases/policy guidelines/Cont. cases etc. and a hasty conclusion thereof cannot be made.
2. Regarding Karanpalla, Barman, part of Belanikhaden and ROXY, M/s. SAIL Authorities indicated that payment of land license fees for F.Y. 2015-16 will be made latest by Sept-15.
3. M/s. SAIL was requested that these payments may be made as early as possible. They have raised concerns regarding applicability or otherwise of FM 13, 18 & 24 circulars and subsequent development thereon etc. They were informed that further meetings, if any required, in these regards, may be held at appropriate levels.
4. F&S CAO/HQ indicated that for the current year since there is no dispute regarding license fees, the full amount for all the sidings may be paid early, without linking the same with previous disputed areas, which may be dealt separately, at higher level.

*सुधीर शर्मा*  
Sudhir Sharma  
मुख्य इंजीनियर (समान्य)  
कोलकाता महानगरपालिका (इंजीनियरी)

Copy to: The GM (Operations), Rail Movement Cell, SAIL House, 3rd Floor, Kolkata-700071





*Reply of letter No-4*  
**स्टील अथॉरिटी ऑफ इण्डिया लिमिटेड**  
**STEEL AUTHORITY OF INDIA LIMITED**  
**रॉ मटेरियल्स डिवीज़न**  
**RAW MATERIALS DIVISION**

Ref No-RMD/K/DGM(PPC)/15-16/03

Date-06/10/2015

To  
The Chief Engineer(General),  
S.E Railway  
Garden Reach  
Kolkata-700043.

- Sub: (1) Refund of excess Land Licensing fee paid by SAIL for the private iron ore sidings at Bolani Ores Mines (BYFS), Barsua Iron Mines (PBSB), Kaita Iron Mines (HLSR), Meghahatuburu (SSMK) and Manoharpur (IISM) situated in CKP Division, SE Rly**  
**(2) Refund of Registration fees of Rs 10.00 Crore paid by SAIL- Bolani Ores Mines for modification of existing Siding**

Sir,

This is in reference to the meeting held on 24/09/2015 in your office in presence of FA&CAO (HQ) and other officers of Railways from HQ and Divisions. subsequently the issue was also appraised to PCE, S E Railway. The following issues have emerged during the discussion in the meeting:

- (1) Area of Railway Land occupied by SAIL at various Mines situated in CKP Division.
- (2) Land Value arrived by Railways for all the sidings
- (3) Land licensing fees pertaining to the period from 01/09/2008 to 31/03/2015.

Issues wise comments of SAIL is furnished below:

- (1) Regarding Karampada Siding of Meghahatuburu . We have earlier requested for joint survey to Sr DEN CKP for finalization of actual land occupied by SAIL(Annexure-I) which was not considered by Railways (Annexure-II). Subsequently SAIL has requested to GM S E Railway for appointment of Arbitrator for finalization of the land Area occupied by SAIL. In the mean time, we have received a letter (Annexure-III) from S E Rly HQ wherein it was communicated for appointment of arbitrator was under consideration. However, it was also suggested to submit a revised agreement plan as an alteration of the original plans "mentioning the portion of land M/s SAIL Meghahatuburu wants to hold is to be deposited to CTPM, Gardenreach" (Annexure-IV).

In this regard, a reply was sent to Dy Chief Engineer(General) mentioning our further request for appointment of arbitrator for resolving the issues (Annexure-V).

Regarding area of land occupied at Bolani of M/s SAIL, as mentioned by Railway vide letter No-L/Siding/MISC/CKP/PT-II/235 dated 20/05/2015 in two parts i.e. 38.5044 acre and 1.4038 acre is not in order as 1.4038 acre of land piece is already included in 38.5044 acre. In fact the actual area occupied by SAIL Bolani is only 37.854 acre which has been jointly reconciled between SAIL Bolani and CKP Division S E Railway(Annexure-VI).

Similarly at Roxy, SAIL, the area occupied is only 1.9679 acre which has also been confirmed by Railway in meeting dated 24/09/2015 in your Office.

- (2) The land value as fixed by Railway of Rs 50,00,000/- per acre (base rate as on 01/09/2008) is not acceptable to SAIL as the previous year rate was only Rs 50,000/- per acre. As per Railway Board Circular No-2005/LML/18/8 dated 10/02/2005, the land value is to be fixed on the basis of the land value of the surrounding area. The methodology for arriving the land value is stipulated in para-5 of said circular. Therefore, the sudden increase in land value of Rs 50,00,000/- per acre from the level of Rs 50,000/- per acre is not in order.
- (3) We have already committed the pending bills prior to FM Circular 12 of 2008, when the land licence fee was raised at normal rate i.e. 6% of land value will be paid shortly. However, during the period from Sept' 2008 to March 2015 wherein license fees raised @ 6 times of normal rate is requested for re-submission at normal rate on withdrawal of FM Cir 12 of 2008 by notifying the FM Cir.18 of 2014 and FM Cir 24 of 2014. It is needless to mention here that our siding namely Bolani Ores Mines (BYFS), Barsua Iron Mines (PBSB), Kalta Iron Mines (HLSR) and Meghahatuburu (SSMK) was constituted prior to issue of FM Cir-12 of 2008 and the rate applicable would be @ 6% of land value as per guideline issued time to time. We have continuously protested such issue to Railways at various forums to raise the bills at normal rate of our siding (Copy of few letters are enclosed as Annexure-VII).

In this regard we would also like to inform that for Bolani and Barsua, we have paid the land licensing fees @ 6 times of normal rate under protest till FY 2013-14 and also the registration fees of Rs 10 Crore for modification of Bolani Siding.

As such excess payment to the tune of Rs 60.96 Crore which was paid to Railway is refundable to SAIL(Annexure-VIII). We request the early settlement of the issues and also make the refund of the Rs 60.96 Crore

  
( S N Bhowmik )

Deputy General Manager (PPC)

RMD, SAIL

SP MINERALS RM PO (000071)  
EW93194855314  
Counter Host (P-Order)  
JagC-E(03)S E RLY,  
KALTA, PIN-700043  
From: SAIL RMD, KALTA-17  
Dt: 22/09/2015  
At: 12:00, 22/10/2015, 10:04  
Tariff: Rs. 4.00 (Track on [www.indiapost.gov.in](http://www.indiapost.gov.in))

# **Annexure-'B'**

ANNEX - B

Unique No- 2005/LML

GOVERNMENT OF INDIA  
MINISTRY OF RAILWAYS  
(RAILWAY BOARD)

No. 2005/LML/18/8

New Delhi, dt. 10.01.2005

The General Managers,  
All Indian Railways & Productions Units

**Sub: Policy on licensing of railway land for commercial plots etc. (Master Circular)**

**Ref: Board's letter No. 83/WI/LM/18/87 dt. 29.8.1995**

Policy guidelines for commercial licensing of Railway land last issued vide Board's letter No. 83/W2/LM/18/87 dated 29.8.1995 in super-session of the earlier policy directives, have been amended from time to time. With a view to bring all such policy instructions under one umbrella, it has been decided to issue a Master Circular combining all the instructions issued so far on the subject. Henceforth, Railways should quote only the present letter for any further reference.

**2.0 General**

2.1 Leasing of land is not permitted except in cases where it is specifically approved by the Railway Board. Lands for the purpose of commercial use should be given on licensing basis only. In this connection, Board's letter No. 82/W2/LM/18/116 dt. 22.11.1982 may please be referred to.

2.2 Temporary licensing of railway land to private individuals for the purpose of setting up shops, commercial offices, vending stalls, clinics etc. not connected with the Railway working was stopped in terms of Board's letter No. 80/W2/18/D/A dt. 7.8.1984. This ban will continue. In exceptional cases, where such licensing may have to be done with the prior approval of the Board, licence fee must be fixed by resorting to public auction/open tenders for getting the maximum revenue.

2.3 Licensing of ordinary commercial plots connected with Railway working, as indicated in para-3 below will be done with the personal approval of General Manager in consultation with FA&CAO. The periodical review may, however, be approved by DRM on the recommendation of Committee of Divisional Heads of Engineering, Commercial and Finance Departments.

2.4 Licenses of existing licencees, not connected with the Railway working as mentioned in Para 3 (f) below may, however, be renewed from time to time so

long as the land is not required by Railway for its own purpose but on new terms and conditions indicated in this letter.

2.5 In each case of licensing, proper agreement must be executed between the Railway Administration and the licensee before the licensee is given possession of the land/plot. This must be strictly followed and for any violation of these instructions, the official handing over land before the execution of agreement, shall be held personally responsible by the Railway Administration.

### 3. Rates of licence fee

3.1 Licence fee of plots will continue to be fixed as a percentage of the land value, determined as per the procedure detailed in para-5 below. The percentage applicable w.e.f 1.4.04 to various types of plots will be as under:

Item No.	Types of Plots	Annual Licence Fee as a Percentage of Land Value
(a)	Railway related activities such as City Booking offices, Out Agencies etc.	6%
(b)	Ordinary Commercial Plots – without structures	6%
(c)	Ordinary Commercial Plots – with temporary structures for stacking/storing	
	(i) Covered area	(i) 7 ½%
	(ii) Open area	(ii) 6%
(d)	Steel Yards / Coal Dumps. Bulk Oil Installations etc.	7 ½%
(e)	Land used to lay private sidings	6%
(f)	Shops / Retail Depots etc.	10%

### 4.0 Formation of a Standing Committee

4.1 A Standing Committee of three HODs will be set up at the Headquarters of each Zonal Railway and other Railway Units. The Standing Committee consisting of CE, CCM and FA&CAO shall examine fresh cases connected with railway working as indicated in Para 3 (a) to (e) and submit its recommendations to G.M. for approval.

4.2 The periodical review will, however, be done by DRM on the recommendations of Divisional Heads of Engineering., Commercial and Finance Departments. The Committee will review annually whether the traffic commitments by the licensees of the commercial plots have actually materialised

or not and in case of any deviation, initiate suitable corrective action including de-licensing and vacation as necessary

#### 5.0 Fixing of land value

5.1 A market value would however, be required to be taken to serve as a base value for working out rental fee payable. This shall be fixed on the basis of the land value of the surrounding area as on 1.1.1985 as determined from the Revenue Authorities and/or from the following:

- (a): Evaluation of Town Planning Department,
- (b): Actuals as per PWD and CPWD transactions;
- (c): Actual Transactions, as per documents filed in the Office of the Sub-Registrar;
- (d) Value of land as assessed by professional evaluators of the State and Central Governments;

5.2 The land value as worked out shall be increased every year on the 1<sup>st</sup> of April, starting from 1.4.1986, at the rate of 10% over the previous year's land value to arrive at the land value for the following year based on which the annual licence fee shall be fixed. From 1.4.2004 onwards, the land value shall be increased at the rate of 7% every year over the previous year's value.

5.3 However, for fresh cases of licensing of plots, for any purpose(s) defined in Para 3.1 (a) to (e) above, the licence fee shall be fixed after obtaining the current value of land. In very rare cases where it is not possible to obtain the current cost (reasons for which should be brought on record), the updated cost based on 1.1.1985 land price should be adopted.

However, for the Metropolitan towns of Mumbai, Kolkata, Delhi, and Chennai if the HODs' Committee feel that the land rates are widely varying within the City, two or more rates can be utilised for that city. Using this method, arrears of collection of licence fee on this account should not be allowed to accumulate.

#### 6.0 Minimum licence fee

6.1 The minimum licence fee in respect of plots covered under this letter should be Rs. 1000/- per annum. For the purpose of determining the minimum license fee, the maximum size of a plot shall be taken as 100 sq metres. For instance, in case licensing of a plot measuring 250 sq. metres is involved, the minimum license fee chargeable shall be relevant to three plots of 100 sq m metres each and will work out to Rs. 3000 per annum.

#### 7.0 Revision of licence fee

7.1 As the notional land value will increase by 7% over the previous year's land value as mentioned in Para 5.2 above the licence fee will automatically go up by 7% over the previous year's fee from the first of April every year. Suitable provisions, with the Schedule of payment due, may be incorporated in the Agreement

7.2 The termination/renewal date of the Agreement should always be the end of the Financial year so that there is no confusion and a better watch is kept on renewals.

#### **8.0 Powers of licensing and renewal**

8.1 Fresh cases of licensing of plots connected with Railway working and mentioned at (a) to (e) of Para 3 above will be approved by GM, on recommendation of the HOD's Committee. As regards plots mentioned at (f) of Para 3, viz. shops, retail oil depots etc., as already stated, the existing ban on fresh licensing for purposes unconnected with Railway working, will continue. Renewal of licences of railway land not connected with Railway working given under para 3 (f) can be done at G.M's level with Finance concurrence.

#### **9.0 Security Deposit and Liquidated Damages**

9.1 Instructions contained in para 1025, 1026 and 1027 of the Indian Railways Code for the Engineering Department (1999 Edition) should continue to be strictly followed and any violation of these instructions should be viewed seriously.

#### **10.0 Settlement of pending case:**

10.1 The revised instructions would become effective with effect from 1.4.2004. It has also been decided to withdraw the retrospective effect of orders dated 29-8-1995. Thus, the orders of August 1995 would be made applicable for the period 1995-96 onwards and not for the earlier period i.e. from 1-4-1986 to 31-3-1995. Any recovery already effected for the period between 1-4-1986 to 31-3-1995 need not be refunded in cash but should be adjusted against future payments due from the concerned party. Arrears of land licence fee may be recovered in easy instalments.

10.2 In cases pending in Courts of Law, the Law Officer of the Railway should be consulted before arriving at a settlement.

11.0 Having included their provisions in the master circular, the earlier circulars on the subject Nos.

- i 83/W2/LM/18/87 dt. 24.3.04
- ii 83/W2/LM/18/87 dt. 29.8.95
- iii 83/W2/LM/18/87 (Vol. II) dt. 14.3.01
- iv 83/LML/18/87 (Vol.II) dt. 5.11.01
- v 83/W2/LM/18/87 (Vol.II) dt. 28.4.04

VI

01/LML/18/58 dated 23.9.02. stand withdrawn.

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

Please acknowledge receipt

*Drupt*

(DESH RATAN GUPTA)  
Director (Land & Amenities)  
Railway Board

No. 2005/LML/18/8

New Delhi, Dated 10-02-05.

Copy forwarded for information to (i) FA&CAO, all Indian Railways and Production Units.

(ii) Deputy Comptroller and Auditor General of India (Railways) (with 46 spares).

*[Signature]*

For Financial Commissioner / Railways

Copy to EDTC@,  
Branches, Railway Board.

EDFC@,

FC@

and

F(X)

I



# **Annexure-'C'**

**FREIGHT MARKETING CIRCULAR NO. 12 OF 2008**

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

No. 99/TC(FM)/26/1

dated 28.08.2008

The General Manager,  
All Indian Railways.

**Sub: Policy guidelines for permitting construction  
of private sidings for loading of iron ore.**

**1.0 BACKGROUND**

There has been an unprecedented demand for construction of private sidings for loading of iron ore. Also it is not feasible to accommodate such a large number of applicants either on private land or on railway land due to capacity constraints. With heavy demand for setting up of private sidings for loading of iron ore in a limited area, there is no alternative left for the railways but to prioritize the applicants on the basis of what suits the national economy and railways the most. It is thus only prudent to accord highest priority to the siding proposals from iron & steel producers, as capacity generation for steel production is essential for the infrastructure growth in the country. A policy regarding development of sidings by private investment in railway premises has been issued vide Board's letter No. 96/TT(I)/10/ACC/NR/36 dated 23.10.1997 which permits private sidings on railway land but without any exclusive rights on such sidings. The quantum of license fee has been prescribed in Board's letter No. 2005/LML/18/8 dated 10.02.2005. Instructions regarding private sidings have also been issued vide Board's letter No. 99/TC(FM)/26/1 dated 13.03.2006 ( Freight Marketing Circular No.10 of 2006) and 24.08.2006 ( Freight Marketing Circular No.37 of 2006). In the

## **FREIGHT MARKETING CIRCULAR NO. 12 OF 2008**

above backdrop the Ministry of Railways has decided that following procedure should be adopted uniformly for permitting the construction of private sidings for loading of iron ore.

### **2.0 PRIORITIZATION**

- 2.1 The zonal railway should first work out as to how many additional connections are feasible from a station, along with the space for commercial plots for stacking of iron ore along the length of the loading lines.
- 2.2 The zonal railway should there after assess the quantum of traffic that can be carried over the particular section, given the present line capacity, future utilization and concurrent line capacity works in the pipeline or likely to be proposed over that section.
- 2.3 Having fixed the operational feasibility as above, all applications should be prioritized in the following categories in that order of priority:-
  - A. Integrated steel plants, having assured iron ore supply arrangements by way of either captive mines or long-term agreements with agencies authorized to mine iron ore, with annual production capacity of iron & steel in the following order of priority :-
    - (i) 10.0 million tonnes or more;
    - (ii) 5.0 million tonnes to < 10.0 million tonnes;
    - (iii) 4.0 million tonnes to < 5.0 million tonnes;
    - (iv) 3.0 million tonnes to < 4.0 million tonnes;
    - (v) 2.0 million tonnes to < 3.0 million tonnes;
    - (vi) 1.0 million tonnes to < 2.0 million tonnes;
    - (vii) 0.5 million tonnes to < 1.0 million tonnes;
  - B. Producers of Steel/ pig iron/sponge iron under priority 'C' of Preferential Traffic Order as per the policy on programming of iron ore traffic.

## **FREIGHT MARKETING CIRCULAR NO. 12 OF 2008**

- C. Miners.
- D. Stevedorer/ Traders etc.

### **2.4 Private sidings on private land**

- 2.4.1 Under each group of the above categories, all other things being equal, preference would be given to those proposing sidings on private land.
- 2.4.2 In case of competing demands within the same group, the applicants offering higher revenue by way of minimum traffic guarantees, shall be preferred in the following order:-
  - 2.4.2.1 Applicants with private sidings at the unloading end and offering outward traffic.
  - 2.4.2.2 Applicants with private sidings at the unloading end but not offering outward traffic.
  - 2.4.2.3 Applicants without private sidings at the unloading end.
  - 2.4.2.4 Preference will be given to the applicant, in each of the above cases, who offers higher volume of revenue from inward and outward traffic put together.

### **2.5 Private sidings on railway land**

- 2.5.1 Approvals for permitting private sidings on railway land should be considered only after exhausting all proposals for sidings on private land, but permitted only for integrated steel plants, as per category 'A' as per para 2.3 above.
- 2.5.2 In case private sidings are being asked on railway land, zonal railway should first identify surplus railway land after taking into account railway's future needs for the following purposes:-
  - Space for development of additional public sidings by the railways for common use, which must also be concurrently conceived and implemented.

## **FREIGHT MARKETING CIRCULAR NO. 12 OF 2008**

- Line capacity growth for doubling/trebling/quadrupling of the main line.
- Development of any other facility such as logistics parks, coaching terminals, stations buildings, passenger facilities etc.

2.5.3 Lay out of the siding(s) at a given station should be so planned that loading lines along with commercial plots for stacking of iron ore are shared amongst as many applicants as possible.

2.5.4 In case there are more than one applicants at a given station, the list of applicants should be prioritized as per the procedure given in para 2.4.2 above.

2.5.5 The sidings so developed on railway land shall be declared as railway's asset at the time of commissioning and would be shared by at least two or more applicants under category 'A' as per the prioritized list at that station, with alternate commercial plots for stacking iron ore along the length of the siding.

2.5.6 In case adequate land is available for plots on either side of the proposed siding, the users may be permitted to have their plots on either side of the common siding.

### **3.0 REGISTRATION FEE**

3.1 A non-refundable registration fee should be levied along with the application for construction of each new siding as under:-

- (i) Rs. 10.0 Crore for sidings on railway land
- (ii) Rs. 5.0 Crore for sidings on private land

3.2 In case it is not feasible to grant permission for construction of the siding as per these guidelines, 99% of the registration fee shall be refunded.

### **4.0 DOCUMENTS**

All relevant documents shall be required to be submitted along with the applications. These will *inter alia* include documents relating to

## **FREIGHT MARKETING CIRCULAR NO. 12 OF 2008**

- Ownership of private land for laying the siding, if applicable
- Valid MoU with respective State Governments including private land for setting up the production unit
- Sanction for iron ore mines or Long-term agreement with a mine owner for assured supply of iron-ore.
- Any other document that a zonal railway may consider necessary before approvals are given.

### **5.0 LAYOUT PLAN AND OPERATION**

- 5.1 The Zonal Railways, based on the location & technical feasibility, should decide the lay out plan of the sidings on railway land i.e. arterial siding lines, as proposed by SER or uni-directional bulb type of sidings, as proposed by ECoR and SWR.
- 5.2 The sidings should not take off from the mid-sections.
- 5.3 The construction of sidings shall be permitted under the supervision of railways as per extant rules. The entire cost of such sidings including the cost of repair and maintenance shall be borne by the applicants. Railway shall not incur any expenditure what so ever on any account in this regard and the rules for the assisted sidings will not be applicable.
- 5.4 The operation of the new siding should not in any way hinder the operations on main line or lead to any problem in servicing of the existing sidings.
- 5.5 Siding will be operated on the Engine-on load concept as per notified free time for loading.

### **6.0 LICENSING OF RAILWAY LAND AND PLOTS**

- 6.1 The license fee for the railway land utilized for providing the connectivity of the siding on private land or laying the siding on railway land shall be six times the normal license fee for licensing of land for siding as per extant rules.

## **FREIGHT MARKETING CIRCULAR NO. 12 OF 2008**

- 6.2 Similarly, the commercial plots for stacking of iron ore shall be licensed temporarily at six times the normal license fee for licensing of plots for activities connected with railway working. This condition will apply to all commercial plots licensed temporarily for advance stacking of iron ore.
- 6.3 As the private sidings on railway land and the stacking area shall be used by more than one party suitable mechanism for apportioning of the initial development cost, license fee, etc. of such sidings amongst the users, should be developed by the zonal railways.
- ✓ 6.4 Railway land would be licensed for development of private iron ore sidings as per the above procedure for a period not more than 10 years.
- ✓ 6.5 After 10 years, the siding will be taken over by the railways and converted into multiple user siding for public use.
- 6.6 A review of the utilization of the siding will be undertaken every 10 months. In case a siding remains under utilized with an average loading of less than 45 rakes a month, the railways reserves the right to take over the siding and cancel the allotment of plots if any, after giving a notice of 2 months.
- 6.7 Not withstanding anything mentioned above, Railway Administration shall reserve the right, powers and liberties to close or take over the siding or any extension or part thereof in public interest at any time, without assigning any reason.

### **7.0 GENERAL**

- ✓ 7.1 Applications should not be considered in piecemeal manner or on first-come-first- served basis. The exercise should be conducted every six months by inviting applications through an open advertisement through news papers and also giving wide publicity including through railway's official web sites.

**FREIGHT MARKETING CIRCULAR NO. 12 OF 2008**

- ✓ 7.2 For the present, all applications which have been received shall be returned and fresh applications called within a specified date. These applications will be decided in terms of these guidelines. The applications will be called for by advertising in the press and all intending applicants be advised of the guidelines to be followed.
- 7.3 The applications in the first instance are to be called for permitting of sidings to be set up outside the railway land only and also in the order of the priority brought out in para 2.0 already. After having exhausted all applications for setting up of the sidings outside railway land, further applications shall be invited for setting up of the sidings on the railway land either fully or partly on railway land and partly on private land. These permissions shall, however, be subject to capacity of the sections to carry the traffic, licensing of the party to establish steel plants, mining rights etc., as per these guidelines.
- 7.4 As far as cases where permissions have already been given, a case by case review will be done by the General Manager and if the siding permissions are as per these guidelines then the same shall be allowed to continue other wise they shall also be asked to apply afresh as per advertisements.
- 7.5 A PHOD Committee, consisting of COM, CCM, PCE and FA&CAO, should process the applications as per the above procedure and recommend the cases for personal approval of the General Manager.
- 7.6 These guidelines should be strictly followed and no deviations should be allowed.
- 7.7 These guidelines are applicable only to the development of iron ore sidings on all zonal railways. These guidelines shall be reviewed after three years based on the feedback from the railways and traffic conditions prevailing at that time.



### **FREIGHT MARKETING CIRCULAR NO. 12 OF 2008**

- 8.0 As the private sidings for loading of iron ore shall not be permitted on assisted sidings terms, the provisions contained in Board's letter No. 99/TC(FM)/26/1 dated 13.03.2006 ( Freight Marketing Circular No.10 of 2006) and 24.08.2006 ( Freight Marketing Circular No.37 of 2006) and any other related circulars/instructions related to Assisted Sidings shall not apply to such sidings.
- 9.0 Provisions regarding Liberalization of Siding Rules, as contained in the Board's letter No.99/TC(FM)/26/1 dated 31.03.2005, shall continue to apply along with the amendments and clarifications issued from time to time, except for the provisions given under para 3 (regarding Capital Cost) and para 6 (regarding revival of Assisted Sidings).
- 10.0 The agreement for private sidings for loading of iron ore shall be in line with the standard form of agreement for private sidings issued by Civil Engineering Directorate vide Board's letter No. 2002/CE-I/SP/1 dated 12.07.2005 with necessary changes wherever applicable as per this policy.
- 11.0 This issues with the concurrence of Traffic Transportation, Civil Engineering and Finance Directorates of the Ministry of Railways.

Please acknowledge receipt.

**(Sanjay Goel)**

**Director Freight Marketing**

No. 99/TC(FM)/26/1

New Delhi, dated 28.08.2008

Copy forwarded to:

1. DAI (Railways) with 36 spares.
2. FA& CAOs , All Indian Railways.

**for Financial Commissioner/Railways**

**FREIGHT MARKETING CIRCULAR NO. 12 OF 2008**

No. 99/TC(FM)/26/1

New Delhi, dated 28.08.2008

Copy forwarded for information and necessary action to:

1. Chief Commercial Managers, All Indian Railways.
2. Chief Operations Managers, All Indian Railways.
3. Managing Director, Konkan Railway Corporation, Belapur Bhavan, Plot No. 6, Sector 11, CBD Belapur, Navi Mumbai-400014.
4. Director General, RDSO, Manak Nagar, Lucknow.
5. Director General, Railway Staff College, Vadodara..
6. Director, Indian Railways Institute of Transport Management (IRITM), Manak Nagar, Lucknow.
7. Managing Director, DFCCIL, Palika Bhavan, R.K. Puram, New Delhi.

Copy for information to:

1. CRB, FC, MT, ME, MM
2. AM (T), AM( C), Adv. (F), Adv.(Infra), Adv. (Vig.), EDTT(M), EDTT(F), EDTT(S), ED(Plg.), EDT(PPP), EDTC(R), EDFM, EDF(C), EDV(T), DTT(Coord.), OSD/CRB Railway Board.

**(Sanjay Goel)**  
**Director Freight Marketing**

# Annexure-'D'

ANNEX-D



स्टील अथॉरिटी ऑफ इण्डिया लिमिटेड  
STEEL AUTHORITY OF INDIA LIMITED  
केन्द्रीय विपणन संगठन  
CENTRAL MARKETING ORGANISATION  
शाखा विपणन कार्यालय  
BRANCH SALES OFFICE

Ref: SAIL/KOL/RLY/15-16

Date: 14.03.16

To  
The Principle Chief Engineer/GRC  
South Eastern Railway  
Garden Reach, Kolkata

DGM (F&A)  
15/3/16

Sub: Recoveries effected from SAIL Bills on account of  
Land Licence Fees of CKP Division

Dear Sir,

This is to inform you that we have received a letter no. Store Bills/SE/SAIL/Recovery/Spl dt. 09.03.16 from Dy F A & C A O (S&W)/ GRC (Copy enclosed) intimating us a recovery of Rs.31.36 crores against our open line outstanding bills submitted to S E Railway. It is observed from the aforesaid letter that this recovery of Rs.31.36 crores has been effected with the approval of your office on account of Land License Fees reportedly payable by various SAIL organisations under CKP Division.

Sir, We like to submit here that we are not agreeable to such huge unilateral deductions from the supply bills as the supply of materials and the reported dues on account of Land Licence Fees are guided by different terms and conditions as far as payability is concerned. In addition, your office has not provided us any document in support of admissibility of such amount of Rs.31.36 cr. by the concerned SAIL Unit. This deduction has been effected purely on the basis of information provided by CKP Division only.

We, therefore, request you to kindly withdraw your advice for recovery of this huge amount of Rs.31.36 crores at the earliest so that this payable amount is released to us by S E Railway which has already become long overdue. The CKP Division may be advised to separately take up their claims with the concerned Unit of SAIL.

Awaiting for your favourable decision.

Thanking you

Yours Faithfully  
for Steel Authority of India Ltd.

(N.Basak)

D.G.M. (F&A)

SAIL/CMO/ER/KOLKATA

Encl: a . a .

Copy to:

- 1) F A & CAO (WS), S E Rly/GRC: May kindly release our withheld amount of Rs.31.36 crores at the earliest. In addition kindly do not make such unilateral deductions in future as the steel supplies are governed by separate PO terms and conditions.
- 2) DGM I/C RMD Kolkata : it is observed that on earlier occasions, Railways have not withdrawn their deductions relating to other Units of SAIL. May kindly take up immediately with concerned Railway Offices to sort out the issue within 31.03.16 to dispose of this huge deduction made by S E Railway.

S.E.Railway

No:Stores Bills/SE/SAIL/Recovery/Spl.

Dt: 09-03-16

To  
AGM(Finance),  
Steel Authority of India Ltd.,  
IISCO House(3<sup>rd</sup> Floor),  
50, J.L.Nehru Road,  
Kolkata-700 071.

Sir,

**Sub: Recoveries effected from SAIL Bills on account  
of Land License Fees of CKP Division.**

\*\*\*\*\*

Apropos above, it is to inform that recoveries to the tune of Rs. 31.36 Crores have been effected with the approval of Principal Chief Engineer/GRC on account of Land License Fees which was payable by various SAIL organisations under CKP Divisions. Further information may please be obtained from Sr.DFM/CKP.

The details of adjustment done from the SAIL bill will be intimated shortly.

Please acknowledge the receipt.

  
Dy.FA&CAO(S&W)/GRC

South Eastern Railway

Office of the  
Sr.Divl.Finance Manager  
Chakradharpur

No.CKP/BR/Out standing/SAIL/ 3 S 9

Dated.02/03/2016.

To,  
The Dy.FA&CAO(TA)  
S.E.Rly,Garden Reach  
Kolkata

Sub:Outstanding of land license fee against Diff.siding of SAIL..

As desired by Dy.CAO(G) the outstanding land license fee against SAIL units has already been provided vide this office letter no. CKP/BR/Outstanding/SAIL/281. & 23.2.16.

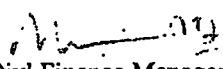
1	SAIL/Barsua	112144.00
2	SAIL/BOLANI	435399.00
3	SAIL/BOLANI Khadan	184930945.00
4	SAIL/ROXY	44839815.00
5	SAIL/KARAMPADA	216499264.00
	Total	Rs.44,68,17,567.00.

Now ,further to the telephonic conversation, the undersigned had with AFA (more bill)/GRC, it is learnt that 31.36 crore is available towards adjustment of outstanding land license fee against SAIL. In this context, figure in Crore is furnished below.

1	SAIL/Barsua	0.01Cr.
2	SAIL/BOLANI	0.04Cr.
3	SAIL/BOLANI Khadan	18.49 Cr.
4	SAIL/ROXY	4.48Cr.
5	SAIL/KARAMPADA	8.34Cr.
	Total	Rs.31.36 Cr

It is added that Rs 18.54 Cr. has already been taken in Acreation (DR)(Sr.No 1to 3)& the balance amount of Rs.12.82Cr. will be taken in DR with proposed adjustment.

This issues with the approval of Sr.DFM/CKP

  
Divl.Finance Manager  
S.E.Ely, Chakradharpur

# Annexure-‘E’

# ANNEX- E

## FREIGHT MARKETING CIRCULAR NO.24 OF 2014

S.No.1

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

No. 99/TC(FM)/26/1 (Iron Ore)/Pt.-I.

Rail Bhavan, New Delhi 110 001, dated 17.11.2014

**General Managers,  
All Zonal Railways.**

**Sub: Policy guidelines related to Freight Marketing Circular No. 12 of 2008.**  
**Ref: (i). Freight Marketing Circular No. 12 of 2008 under Board's letter No. 99/TC(FM)/26/1 dated 28.08.2008.**  
**(ii). Freight Marketing Circular No. 18 of 2014 under Board's letter No. 99/TC(FM)/26/1 (Iron Ore)/Pt.-I dated 29.09.2014.**

- 1.0 Policy for construction of private siding for loading of iron ore was issued vide Freight Marketing Circular No. 12 of 2008 under Board's letter No. 99/TC(FM)/26/1 dated 28.08.2008. Attention is also invited to Board's letter No. 99/TC(FM)/26/1 (Iron Ore)/Pt.-I dated 29.09.2014 i.e. Freight Marketing Circular No. 18 of 2014.
- 2.0 It has been decided that the policy guidelines, contained in Freight Marketing Circular No. 12 of 2008, regarding construction of private siding for loading of iron ore, is hereby withdrawn. There will not be separate policy for 'Iron Ore' Sidings. All sidings shall come under the purview of Liberalization of Siding Rules' circular.
- 3.0 In this connection, for resolving the proposals, which are at different stage, the complete guidelines have been circulated vide Board's letter No.99/TC(FM)/26/1(Iron Ore)/Pt.-I dated 29.09.2014 i.e. Freight Marketing Circular No. 18 of 2014.
- 4.0 This issues with the concurrence of Finance Directorate of Ministry of Railways.
- 5.0 Please acknowledge receipt.

  
( Gulshan Kumar )  
Deputy Director Freight Marketing

No. 99/TC(FM)/26/1 (Iron Ore)/Pt.-I.

Rail Bhavan, New Delhi 110 001, dated 17.11.2014

Copy forwarded to:

1. DAI (Railways) with 36 spares.
2. FA&CAOs, All Indian Railways.

  
for Financial Commissioner/Railways

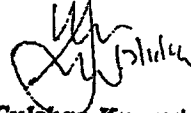
No. 99/TC(FM)/26/1 (Iron Ore)/Pt.-I.

Rail Bhavan, New Delhi 110 001, dated 17.11.2014

Copy forwarded for information and necessary action to:



1. Chief Operation Manager, All Indian Railways.
2. Chief Commercial Manager, All Indian Railways.
3. Chief Transport Planning Manager, All Indian Railways.
4. Chief Freight Traffic Manager, All Indian Railways.
5. Chief Commercial Manager (FM), All Indian Railways.
6. MD/CCM, Konkan Railway Corporation Ltd., Belapur Bhavan, Plot No.6, Sector 11, CBD Belapur, Navi Mumbai-400014.
7. General Manager, Centre for Railway Information System (CRIS), Chanakyapuri, Near National Rail Museum, New Delhi- 110021.
8. Managing Director, DFCCIL, Pragati Maidan, New Delhi.
9. Director General, National Academy of Indian Railways, Vadodara.
10. Director, Indian Railways Institute of Transport Management (IRITM), Manak Nagar, Lucknow.
11. Director General, R.D.S.O, Manak Nagar, Lucknow.
12. AM(Traffic), AM(C), AM(CE), Adv.(L&A), Adv. (Infra), Adv.(F), Adv.(Vig), EDCE(G), ED(L&A), EDT(PPP), ED(Planning), EDTT(M), EDTT(S), EDTT(F), EDF(C), EDTC(R), EDV(T), DTT(Coord), DF(C), DTC(R)/Railway Board, New Delhi.
13. CRB, FC, MT, ME, MM, MS, ML and Secretary, Railway Board, New Delhi - for kind information.



**(Gulshan Kumar)**

**Deputy Director Freight Marketing**

**FREIGHT MARKETING**  
**CIRCULAR NO. 18 OF 2014**

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

No. 99/TC(FM)/26/1 (Iron Ore)/Pt.-I.

Kali Bhawan, New Delhi - 110 001, dated 29.09.2014

**General Managers,  
All Zonal Railways.**

Sub: Guidelines related to Freight Marketing Circular No. 12 of 2008.  
Ref: CTPM/SWR's letter No. T/143/Sdg/BMM/RNJP/Vol.I dt. 31.12.2013  
regarding Iron Ore Sidings. ....

- 1.0 Policy guidelines for permitting construction of private siding for loading of iron ore were issued vide Freight Marketing Circular No. 12 of 2008 under Board's letter No. 99/TC(FM)/26/1 dated 28.08.2008.
- 2.0 In this connection, following guidelines are issued-
- 2.1 Sidings that were constructed or given approval before the issue of Freight Marketing Circular No. 12 of 2008 will come under the purview of the siding policy prevalent at that time whether the siding was constructed under Liberalization of Siding Rules (on private land) or the letter of 1997 (on railway land).
- 2.2 For such investors, who have deposited the registration fee, and who were given approval before the issue of Freight Marketing Circular No. 12 of 2008, will be refunded by way of a rebate of 10% in freight for loading that is done after the issue of this amendment.
- 2.3 All sidings constructed on railway land before the issue of Freight Marketing Circular No. 12 of 2008 will be treated as public sidings with multiple users. However as the investor has built the siding at his cost, he would get priority in allotment of rakes if there are pending indents of more than one party, along with the above rebate. This shall be in vogue till the repayment of his registration fee. Suitable mechanism however, needs to be put in place so that other parties do not get excluded from use of the siding.
- 2.4 After issue of Freight Marketing Circular No. 12 of 2008 there may be some investors who were given "In Principal Approval" but have not constructed the siding, and who are no longer interested in constructing the siding. A review should be carried out for these approvals by a Committee comprising of COM and PCE. The case files of siding that are no longer coming up should be closed. This exercise should be completed within six months.
- 2.5 For the investors who have constructed the sidings under Freight Marketing Circular No. 12 of 2008, all rules of the policy shall apply including the registration fee.
- 3.0 This issues with the concurrence of Finance Directorate of Ministry of Railways.
- 4.0 Please acknowledge receipt.

  
(Rita Raj)  
Director Freight Marketing

No. 99/TC(FM)/26/1 (Iron Ore)/Pt.-I.

Rail Bhavan, New Delhi - 110 001, dated 29.09.2014

Copy forwarded to:

1. DAI (Railways) with 36 spares.
2. FA&CAOs, All Indian Railways.

*M. K. Dnboy*

for Financial Commissioner/Railways

No. 99/TC(FM)/26/1 (Iron Ore)/Pt.-I.

Rail Bhavan, New Delhi - 110 001, dated 29.09.2014

Copy forwarded for information and necessary action to:

1. Chief Operation Manager, All Indian Railways.
2. Chief Commercial Manager, All Indian Railways.
3. Chief Transport Planning Manager, All Indian Railways.
4. Chief Freight Traffic Manager, All Indian Railways.
5. Chief Commercial Manager (FM), All Indian Railways.
6. MD/CCM, Konkan Railway Corporation Ltd., Belapur Bhavan, Plot No.6, Sector 11, CBD Belapur, Navi Mumbai-400014.
7. General Manager, Centre for Railway Information System (CRIS), Chanakyapuri, Near National Rail Museum, New Delhi- 110021.
8. Managing Director, DFCCIL, Pragati Maidan, New Delhi.
9. Director General, National Academy of Indian Railways, Vadodara.
10. Director, Indian Railways Institute of Transport Management (IRITM), Manak Nagar, Lucknow.
11. Director General, R.D.S.O, Manak Nagar, Lucknow.
12. AM(Traffic), AM(C), AM(CE), Adv.(L&A), Adv. (Infra), Adv.(F), Adv.(Vig), EDCE(G), ED(L&A), EDT(PPP), ED(Planning), EDTT(M), EDTT(S), EDTT(F), EDF(C), EDTC(R), EDV(T), DTT(Coord), DF(C), DTC(R)/Railway Board, New Delhi.
13. CRB, FC, MT, ME, MM, MS, ML and Secretary, Railway Board, New Delhi - for kind information.

*Rita Raj*

(Rita Raj)

Director Freight Marketing

*o/c*  
*Please issue for*  
*29/9/14*

# Annexure-‘F’

ANNEX - 'F'



**SOUTH EASTERN RAILWAY**

Office of the Sr.Divisional Finance Manager, Chakradharpur  
Dist. Singhbhum, Jharkhand Phone/FAX: (06587)238069

Service Tax Reg.No. TEMPA 8479 XSD 001

BILL FOR ANNUAL LAND RENT CHARGES FOR THE PERIOD FROM 01/4/2015 TO 31/3/2016

FOR THE PRIVATE SIDING AT KARAMPADA

M/S SAIL/ KARAMPADA (MEGHATABURU PVT SIDING)

**PARTICULARS.**

Srl.no	ESTIMATE NO.	NIL	
1	AREA OCCUPIED	9.072 ACRE	
2	PREVIOUS YEAR LAND VALUE (2013-14)	8028908/-PER ACRE	
3	PRESENT YEAR LAND VALUE	Rs.8590932/--per acre (7% increase over previous year)	
4	PRESENT MARKET VALUE OF LAND	77936935.1	
5	LAND LICENSE FEE		4676216.11
7	Conservancy cess	Rs.1333/per month (W.e.f.01/7/12)	15996.00
8	SECURITY DEPOSIT	One year license fee	4676216.00
8	Service tax @12.36%		577980.31
	<b>Total</b>		<b>9946408.42</b>

\* Service tax might be change for the FY 2015-16.

I.e. 9946408.00

(Rs NINETY NINE LAKH FORTY SIX THOUSAND FOUR HUNDRED EIGHT ONLY)

NO:CKP/BR/LR/SAIL/KARAMPADA

DATE:23/4/2015

FORWARDED to the DY. MANAGER ( ELEC),M/S BOKARO STEEL PLANT ,MEGHATABURU IRON ORE PROJECT  
PO MEGHATABURU Dist. WEST SINGHBHUM JHARKHAND pin 833221 in duplicate for acceptance and arranging  
payment within ONE Month from the date of receipt of this bill through cheque drawn in favour of FA&CAO,S.E.RLY  
GARDEN REACH ,KOLKATA and send directly to Sr.DIVL.FINANCE MANAGER,S.E.RLY,CHAKRADHARPUR.  
Interest @1.5% per month will be levied if the payment not made within one month from the receipt  
of the bill.

Sr.Divl.Finance Manager  
S.E.Rly,Chakradharpur

(copy to Sr DEN(Co Ord)/Chakradharpur for information & na pl.

Sr.Divl.Finance Manager  
S.E.Rly,Chakradharpur



### SOUTH EASTERN RAILWAY

Office of the Sr.Divisional Finance Manager,Chakradharpur

Dist.Singhbhum,Jharkhand Phone/FAX: (06587)238069

Service Tax Reg.No. TEMPA 8479 XSD 001

BILL FOR ANNUAL LAND RENT CHARGES FOR THE PERIOD FROM 01/4/2015 TO 31/3/2016  
FOR THE PRIVATE SIDING AT BARSUAN.

M/S SAIL,BARSUAN IRON MINES.

#### PARTICULARS,

Srl.no	ESTIMATE NO.	NIL	
1	AREA OCCUPIED	4.834 ACRE	
2	PREVIOUS YEAR LAND VALUE	Rs70218/- per acre	
3	PRESENT YEAR LAND VALUE	Rs.75133/-per acre (7% increase over previous year)	
4	PRESENT MARKET VALUE OF LAND	Rs.363193/-	
5	Land License fee/Rent@ 6% ofSr.4		21792.00
6	Conservancy cess	Rs.1333/per month (W.e.f.01/7/12)	15996.00
7	Service tax @12.36%*		2693.49
	Total		40481.49

\*SERVICE TAX MIGHT BE CHANGE FOR THE FY.2015-16

i.e. 40481.00

Rs.FORTY THOUSAND FOUR HUNDRED EIGHTY FIFTY NINE ONLY.

NO:CKP/BR/LR/SAIL/BXF/4/726

DATE:20/4/2014

FORWARDED TO THE Divl.Superintendant(mines), M/S SAIL/Barsuan Iron mines,P.O.-TENSA  
Dist-SUNDERGARH, TATE ORISSA IN DUPLICATE FOR ACCEPTANCE AND ARRANGING PAYMENT WITHIN  
ONE MONTH from the date of receipt of this bill through cheque drawn in favour of FA&CAO,S.E.RLY  
GARDEN REACH ,KOLKATA and send directaly to Sr.DIVL.FINANCE MANAGER,S.E.RLY,CHAKRADHARPUR.  
Interest @1.5% per month will be levied if the payment not made within one month from the receipt  
of the bill.

  
Sr.Divl.Finance Manager  
S.E.Rly,Chakradharpur

Copy to Sr.DEN(Co-Ord)/Chakradharpur for information & na pl.

  
Sr.Divl.Finance Manager  
S.E.Rly,Chakradharpur



### SOUTH EASTERN RAILWAY

Office of the Sr.Divisional Finance Manager, Chakradharpur

Dist Singhbhum, Jharkhand Phone/FAX: (06587)238069

Service Tax Reg.No. TEMPA 8479 XSD 001

BILL FOR ANNUAL LAND RENT CHARGES FOR THE PERIOD FROM 01/4/2015 TO 31/3/2016

FOR THE PRIVATE SIDING AT BOLANI KHADAN

M/S STEEL AUTHORITY OF INDIA LTD/BOLANI KHADAN

#### PARTICULARS,

Srl.no	ESTIMATE NO.	NIL	
1	AREA OCCUPIED	38.504 ACRE	
2	PREVIOUS YEAR LAND VALUE	Rs 8028908/- PER ACRE	
3	PRESENT YEAR LAND VALUE	Rs.8590932/- per acre (7% increase over previous year)	
4	PRESENT MARKET VALUE OF LAND	330785245.7	
5	Land License fee/Rent@ 6% of Sr.4		19847114.74
7	Conservancy cess	Rs.1333/per month (W.e.f.01/7/12)	15996.00
10	Service tax @12.36%		2453103.38
	Total		22316214.13

\* Service tax might be change for the FY 2015-16.

i.e. 22316215.00

(Rs TWO CRORE TWENTY THREE LAKH SIXTEEN THOUSAND TWO HUNDRED FIFTEEN ONLY)

NO:CKP/BR/LR/SAIL/BOLANI KHADAN/197 DATE:22/4/2015

FORWARDED to the SUPERINTENDENT M/S STEEL AUTHORITY OF INDIA LTD ,OPS, BOLANI ORE MINES  
PG BOLANI Dist.KEONJHAR State ORISSA, PIN.758037 in duplicate for acceptance and arranging payment within  
ONE MONTH from the date of receipt of this bill through cheque drawn in favour of FA&CAO,S.E.RLY  
GARDEN REACH ,KOLKATA and send directly to Sr.DIVL FINANCE MANAGER,S.E RLY,CHAKRADHARPUR  
Interest @i.5% per month will be levied if the payment not made within one month from the receipt  
of the bill.

*N. 22/4/15*  
Sr Divl Finance Manager  
S E Rly, Chakradharpur

Copy to : Sr DEN(Co-Ord)/Chakradharpur for information & na pl.

2:JGM(Project),SAIL,Raw Material Divn Industry House,10 CAMAC Street,KOLKATA 700017

Sr Divl. Finance Manager  
S E Rly, Chakradharpur

*DGM (Mines)?*  
*Please do the needful*

*Please do the needful*  
*Chakradharpur*  
*22/4/15*



### SOUTH EASTERN RAILWAY

Office of the Sr.Divisional Finance Manager, Chakradharpur

Dist. Singhbhum, Jharkhand Phone/FAX: (06587)238069

Service Tax Reg.No. TEMPA 8479 XSD 001

BILL FOR ANNUAL LAND RENT CHARGES FOR THE PERIOD FROM 01/4/2015 TO 31/3/2016  
FOR THE PRIVATE SIDING AT ROXY

M/S SAIL/ ROXY

#### PARTICULARS,

Srl.no	ESTIMATE NO.	NIL	
1	AREA OCCUPIED	1.9679 ACRE	
2	PREVIOUS YEAR LAND VALUE (2013-14)	8028908/ PER ACRE	
3	PRESENT YEAR LAND VALUE	Rs.8590932/ --per acre (7% increase over previous year)	
4	PRESENT MARKET VALUE OF LAND	16906095.08	
5	LAND LICENSE FEE @ 7% of P.M.V. of land		1014365.70
7	Conservancy cess	Rs.1333/per month (W.e.f.01/7/12)	15996.00
8	SECURITY DEPOSIT	ONE YEAR LAND LICENSE FEE	1014366.00
8	Service tax @12.36%		125375.60
	Total		2170103.31

2170103.00

(Rs TWENTY ONE LAKH SEVENTY THOUSAND ONE HUNDRED THREE ONLY)

NO:CKP/BR/LR/SAIL/ROXY /736

DATE:22/4/2015

FORWARDED to the GENERAL MANAGER (PROJECT), M/S SAIL, Raw material Divn. KALTA IRON MINE.  
PO. KALTA Dist. SUNDERGARH ORISSA pin 7700052 in duplicate for acceptance and arranging payment within  
ONE MONTH from the date of receipt of this bill through cheque drawn in favour of FA&CAO, S.E.RLY,  
GARDEN REACH, KOLKATA and send directly to Sr.DIVL.FINANCE MANAGER, S.E.RLY, CHAKRADHARPUR.  
Interest @1.5% per month will be levied if the payment not made within one month from the receipt  
of the bill.

Sr.Divl.Finance Manager  
S.E.Rly, Chakradharpur

Copy to Sr.DEN(Co-Ord)/Chakradharpur for information & na pl.

Sr.Divl.Finance Manager  
S.E.Rly, Chakradharpur



# Annexure-‘G’



## SOUTH EASTERN RAILWAY

Office of the Sr.Divisional Finance Manager, Chakradharpur

Dist. Singhbhum, Jharkhand Phone/FAX: (06587)238069

Service Tax Reg.No. GOVTC4960 XSD 001

BILL FOR ANNUAL LAND RENT CHARGES FOR THE PERIOD FROM 01/4/2016 TO 31/3/2017

FOR THE PRIVATE SIDING AT BOLANI KHADAN

M/S STEEL AUTHORITY OF INDIA LTD/BOLANI KHADAN

## PROVISIONAL BILL

## PARTICULARS,

Srl.no	ESTIMATE NO.	NIL	
1	AREA OCCUPIED	38.504 ACRE	
2	PREVIOUS YEAR LAND VALUE	Rs 8590932/- PER ACRE	
3	PRESENT YEAR LAND VALUE	Rs.9192297/- per acre (7% increase over previous year)	
4	PRESENT MARKET VALUE OF LAND	353940204/-	
5	Land License fee/Rent @ 6% of Sr.4	221236412/-	
6	Revised land license fee	Sr.5*6	127418472.00
7	Conservancy cess	Rs.1333/per month (W.e.f.01/7)	15996.00
8	Service tax @15%		19115170.00
9	DIFF.OF SECURITY DEPOSIT	127418472-111292218	16126254.00
	Total		162675892.00

(Rs SIXTEEN CRORE TWENTY SIX LAKH SEVENTY FIVE THOUSAND EIGHT HUNDRED NINETY TWO ONLY)

NO:CKP/BR/LR/SAIL/BOLANI KHADAN / 11/11/16 DATE:01/11/2016

FORWARDED to the SUPERINTENDENT M/S STEEL AUTHORITY OF INDIA LTD, OPS, BOLANI ORE MINES  
PO. BOLANI Dist. KEONJHAR State ORISSA, PIN.758037 in duplicate for acceptance and arranging payment within  
ONE MONTH from the date of receipt of this bill through cheque drawn in favour of FA&CAO, S.E.RLY  
GARDEN REACH, KOLKATA and send directly to Sr.DIVL.FINANCE MANAGER, S.E.RLY, CHAKRADHARPUR.  
Interest @ 1.5% per month will be levied if the payment not made within one month from the receipt  
of the bill.

Divl.Finance Manager  
S.E.Rly, Chakradharpur

Copy to 1) Sr.DEN(Co-Ord)/Chakradharpur for information &amp; na pl.

2) DGM(Project), SAIL, Raw Material Divn., Industry House, 10, CAMAC Street, KOLKATA 700017.

Divl.Finance Manager  
S.E.Rly, Chakradharpur

Sudhan Bose  
21/11/16



### SOUTH EASTERN RAILWAY

Office of the Sr.Divisional Finance Manager, Chakradharpur

Dist.Singhbhum, Jharkhand Phone/FAX: (06587)238069

Service Tax Reg.No. GOVTC4960XSD001

BILL FOR ANNUAL LAND RENT CHARGES FOR THE PERIOD FROM 01/4/2016 TO 31/3/2017

FOR THE PRIVATE SIDING AT BARSUAN

M/S SAIL, BARSUAN IRON MINES.

Provisional bill

#### PARTICULARS,

Sr.No	ESTIMATE NO.	NIL	
1	AREA OCCUPIED	4.834 AC RF	
2	PREVIOUS YEAR LAND VALUE	Rs.75133/- per acre	
3	PRESENT YEAR LAND VALUE	Rs.80392.00/-per acre (7% Increase over previous year)	
4	PRESENT MARKET VALUE OF LAND	Rs.388615/-	
5	Land License fee/Rent@ 6% of Sr.4	Rs.23317.00	
6	Revised land license fee Sr.5*6		139902.00
6	Conservancy cess	Rs.1333/per month (W.e.f.01/7)	15996.00
7	Service tax @15%*		23385.00
	Diff. of Security Deposit	139902-122196	17706.00
	Total		196989.00

Rs.ONE LAKH NINETY SIX THOUSAND NINE HUNDRED EIGHTY NINE ONLY.

NO:CKP/BR/LR/SAIL/BXF/4/19/8

DATE:01/11/2016

FORWARDED TO THE Divl.Superintendent(mines), M/S SAIL/Barsuan Iron mines, P.O.-TENSA Dist-SUNDERGARH, STATE ORISSA IN DUPLICATE FOR ACCEPTANCE AND ARRANGING PAYMENT WITHIN ONE MONTH from the date of receipt of this bill through cheque drawn in favour of FA&CAO, S.E.RLY GARDEN REACH, KOLKATA and send directly to Sr.DIVL.FINANCE MANAGER, S.E.RLY, CHAKRADHARPUR. Interest @1.5% per month will be levied if the payment not made within one month from the receipt of the bill.

Divl.Finance Manager  
S.E.Rly, Chakradharpur

Copy to Sr DEN(Co-Ord)/Chakradharpur for information & na pl

Divl.Finance Manager  
S.E.Rly, Chakradharpur

Radhan Bose  
21/11/16



### SOUTH EASTERN RAILWAY

Office of the Sr.Divisional Finance Manager, Chakradharpur  
Dist. Singhbhum, Jharkhand Phone/FAX: (06587)238069

Service Tax Reg.No. GOVTC4960 KSD 001

BILL FOR ANNUAL LAND RENT CHARGES FOR THE PERIOD FROM 01/4/2016 TO 31/3/2017  
FOR THE PRIVATE SIDING AT ROXY

M/S SAIL/ ROXY

PROVISIONAL BILL

#### PARTICULARS,

Srl.no	ESTIMATE NO.		
1	AREA OCCUPIED	NIL	
2	PREVIOUS YEAR LAND VALUE (2015-16)	1.9679 ACRE	
3	PRESENT YEAR LAND VALUE	Rs.8590932/- PER ACRE	
4	PRESENT MARKET VALUE OF LAND	Rs.9192297/- per acre (7% Increase over previous year)	
5	LAND LICENSE FEE	18089521	
6	Revised land license fee	1085371/-	
7	Conservancy fees	Sr.15*6	6512226.00 ✓
8	Service tax @ 15%	Rs.1333/per month (W.e.f.01/7)	15996.00
9	DIFF OF SECURITY DEPOSIT		979233.00
	Total	6512226-57032/0	808956.00
			8316411.00

(Rs EIGHTY THREE LAKH SIXTEEN THOUSAND FOUR HUNDRED ELEVEN ONLY)

NO:CKP/BR/LR/SAIL/ROXY/923

DATE:01/11/2016

FORWARDED to the GENERAL MANAGER (PROJECT), M/S SAIL, Raw material Divn. KALTA IRON MINES  
PO. KALTA Dist. SUNDERGARH ORISSA pin 7700052 in duplicate for acceptance and arranging payment within  
ONE MONTH from the date of receipt of this bill through cheque drawn in favour of FA&CAO, S.E.RLY  
GARDEN REACH, KOLKATA and send directly to Sr.DIVL.FINANCE MANAGER, S.E.RLY, CHAKRADHARPUR.  
Interest @ 1.5% per month will be levied if the payment not made within one month from the receipt  
of the bill

Divl.Finance Manager  
S.E.Rly, Chakradharpur

Copy to Sr DEN(Co-Ord), Chakradharpur for information & na pl.

Divl.Finance Manager  
S.E.Rly, Chakradharpur

Sadhon B.S.C.  
21/11/16



**SOUTH EASTERN RAILWAY**

Office of the Sr.Divisional Finance Manager,Chakradharpur

Dist.Singhbhum,Jharkhand Phone/FAX: (06587)238069

Service Tax Reg.No. GOVTC4960 XSD 001

BILL FOR ANNUAL LAND RENT CHARGES FOR THE PERIOD FROM 01/4/2016 TO 31/3/2017

FOR THE PRIVATE SIDING AT KARAMPADA

M/S SAIL/ KARAMPADA (MEGHATABURU PVT SIDING)

PROVISIONAL BILL

PARTICULARS,

Sr.no	ESTIMATE NO.	NIL	
1	AREA OCCUPIED	9.072 ACRE	
2	PREVIOUS YEAR LAND VALUE (2015-16)	Rs.8590932/- PER ACRE	
3	PRESENT YEAR LAND VALUE	Rs.9192297/- per acre (7% increase over previous year)	
4	PRESENT MARKET VALUE OF LAND	83392518/-	
5	LAND LICENSE FEE	5003551/-	
6	Revised land license fee		30021306.00
7	Conservancy cess	Rs.1333/per month (W.e.f.01/7)	15996.00
8	Service tax @15%		4505595.00
	DIFF OF SECURITY DEPOSIT	30021306-26234268	3787038.00
	Total		38329935.00

(Rs THREE CRORE EIGHTY THREE LAKH TWENTY NINE THOUSAND NINE HUNDRED THIRTY FIVE ONLY)

NO:CKP/BR/LR/SAIL/KARAMPADA/1919 DATE:01/11/2016

FORWARDED to the DY. MANAGER ( ELEC),M/S BOKARO STEEL PLANT ,MEGHATABURU IRON ORE PROJECT  
PO.MEGHATABURU Dist. WEST SINGHBHUM JHARKHAND pin 833221 in duplicate for acceptance and arranging  
payment within ONE Month from the date of receipt of this bill through cheque drawn in favour of FA&CAO,S.E.RLY  
GARDEN REACH ,KOLKATA and send directly to Sr.DIVL.FINANCE MANAGER,S.E.RLY,CHAKRADHARPUR.  
Interest @1.5% per month will be levied if the payment not made within one month from the receipt  
of the bill.

Divl.Finance Manager  
S.E.Rly,Chakradharpur

Copy to Sr DEF( Co-Ord)/Chakradharpur for information & na pl.

Divl.Finance Manager  
S.E.Rly,Chakradharpur

Sudhany Bosc  
21/11/16

# Annexure-‘H’

# ANNEX - 'H'

## SUMMARY OF REFUND CLAIM OF LAND LICENCE FEE OF RMD MINES

	Bolani (BYFS)	MBR siding (SSMK)	Roxy (Comm. Plot)	Roxy (Engg. Plot)	Barsua (PBSB)
Total Billed Amount by Railway	93,43,55,818	22,98,77,324	16,75,24,127	4,99,12,484	11,05,997
Amount to be billed by Railway	5,07,39,855	85,79,937	73,75,474	19,21,525	2,72,171
Amount paid till date	78,97,48,816	8,34,00,000	6,17,71,288	21,70,103	9,09,008
Refund Claim	73,90,08,961	7,48,20,063	5,43,95,814	2,48,578	6,36,837

**Total Refund Claim** **Rs. 86,91,10,253**

<b>Registration fee of Bolani</b>	<b>Rs. 10,00,00,000</b>
-----------------------------------	-------------------------

**Net Refund Claim** **Rs. 96,91,10,253**

### PAYMENT STATUS OF SAIL MBR(SSMK)

FY	Area in acre	Land value fixed by Railway (In Rs)	Land value to be as per Railway circular (In Rs)	Railway Billed Amt (In Rs) (C)	Security deposit included in Bill (In Rs)	SERVICE TAX included in Bill (In Rs)	Billed Amt @ Enhanced rate of land value and at normal rate(In Rs) (D)	Billed Amt @ Normal rate of land value as per Railway circular and at normal rate(In Rs) (E)	Difference (C) - (D) (In Rs)	Difference (C) - (E) (In Rs)	Amount Paid till date (in Rs)	Service Tax of
2006-07	9.072	50000	50000									
2007-08	9.072	5000000	53500	27,22,608	0		27,22,608	5,15,481	0	22,07,127	0	
2008-09	9.072	5350000	57245	1,26,20,160	0		29,13,120	5,51,494	97,07,040	1,20,68,666	0	
2009-10	9.072	5724500	61252	1,86,96,768	0		31,16,968	5,90,028	1,55,79,800	1,81,06,740	0	
2010-11	9.072	6125215	65540	2,00,05,470	2,00,05,470		33,35,085	6,31,260	1,66,70,385	1,93,74,210	0	
2011-12	9.072	6553980	70128	2,14,05,780	14,00,310		35,68,470	6,75,377	1,78,37,310	2,07,30,403	0	
2012-13	9.072	7012759	75037	2,29,04,117	14,98,336		38,18,193	7,22,583	1,90,85,924	2,21,81,533	0	
2013-14	9.072	7503652	80289	2,45,07,984	16,02,211	30,28,982	40,86,044	7,73,093	2,04,21,940	2,37,34,891	0	955
2014-15	9.072	8028907	85909	2,62,34,268	17,27,940	32,40,578	43,86,291	8,42,127	2,18,47,977	2,53,92,141	0	1040
2015-16	9.072	8590931	91923	46,92,212	46,76,216	5,77,980	46,92,212	8,99,957	0	37,92,255		1108
2016-17	9.072	9192296	98358	3,00,37,302	37,87,038	45,05,595	50,19,547	9,61,834	2,50,17,755	2,90,75,468		1442
<b>TOTAL</b>				<b>18,38,26,669</b>	<b>3,46,97,521</b>	<b>1,13,53,135</b>	<b>3,76,58,537</b>	<b>71,63,235</b>	<b>14,61,68,132</b>	<b>17,66,63,433</b>	<b>83400000</b>	<b>4547</b>

1	Total Billed Amount by Railway Till Date Inclusive of Security Deposit and Service Tax	22,98,77,324
2	Amount to be billed by Railway	71,63,235
3	Service Tax	4,54,702
4	Security Deposit	9,62,000
5	Sum of 2,3,4	85,79,937
6	Amount paid till date	8,34,00,000
	<b>Refund Claim</b>	<b>7,48,20,063</b>



### PAYMENT STATUS OF SAIL BOLANI ORE MINES(BYFS)

FY	Area in acre as per Railway record	Area in acre as per SAIL Bolani record	Land value fixed by Railway (In Rs)	Land value to be as per Railway circular (In Rs)	Railway Billed Amt (In Rs) (C)	Security deposit Included in Bill (In Rs)	SERVICE TAX Included in Bill (In Rs)	Billed Amt @ Enhanced rate of land value and at normal rate(In Rs) (D)	Billed Amt @ Normal rate of land value as per Railway circular and at normal rate(In Rs) (E)	Difference (C) - (D) (In Rs)	Difference (C) - (E) (In Rs)	Amount Paid till date (In Rs)	Service Tax of (E)
2006-07	38.504	37.854	50000	50000									
2007-08	38.504	37.854	5000000	53500		0							
20/04/08 to 31/08/08	38.504	37.854	5350000	57245	45,37,985	0		45,37,985	22,97,977	0	22,40,007	292724379	
01/09/08 to 31/03/2009	38.504	37.854	5350000	57245	4,30,73,589			71,79,421					
2009-10	38.504	37.854	5724500	61252	7,93,50,821	0		1,32,25,977	24,58,765	6,61,24,844	7,68,92,056		
2010-11	38.504	37.854	6125215	65540	8,49,05,308	8,49,05,308		1,41,51,725	26,30,808	7,07,53,584	8,22,74,500		
adjustment of paid of march'08					-40,48,632								
2011-12	38.504	37.854	6553980	70128	9,08,48,609	59,43,302		1,51,42,275	28,14,894	7,57,06,334	8,80,33,715	9,67,91,911	
2012-13	38.504	37.854	7012759	75037	9,72,07,941	63,59,331		1,62,02,164	30,11,866	8,10,05,778	9,41,96,075	10,35,67,272	
2013-14	38.504	37.854	7503652	80289	10,40,13,075	68,03,481	1,28,55,811	1,73,36,892	32,23,274	8,66,76,182	10,07,89,800	111298909	398390
2014-15	38.504	37.854	8028907	85909	11,13,00,036	72,80,796	1,37,55,718	1,85,56,521	34,54,950	9,27,43,515	10,78,45,086	0	427002
2015-16	38.504	37.854	8590931	91923	1,98,63,111		27,24,347	1,98,63,108	37,04,427	3	1,61,58,684		508085
Recovery in march 2016													
2016-17	38.504	37.854	9192296	98358	12,74,34,456	1,61,26,254	1,91,15,170	2,12,52,406	39,62,617	10,61,82,050	12,34,71,839	185366344	
TOTAL					75,84,86,299	12,74,18,472	4,84,51,046	14,74,48,474	2,75,59,579	61,10,37,826	69,19,01,763	789748816	1927870

1 Total Billed Amount by Railway Till Date inclusive of Security Deposit and Service Tax	93,43,55,818
2 Amount to be billed by Railway	2,75,59,579
3 Service Tax	19,27,870
4 Security Deposit	2,12,52,406
5 Sum of 2,3,4	5,07,39,855
6 Amount paid till date	78,97,48,816
Refund Claim	73,90,08,961

# **PAYMENT STATUS OF SAIL KALTA(ROXY) ENGG. PLOT-1.9679 ACRE**

FY	Area In acre	Land value fixed by Railway (In Rs)	Land value to be as per Railway circular (In Rs)	Railway Billed Amt (In Rs) (C)	Security deposit (In Rs)	SERVICE TAX (In Rs)	Billed Amt @ Enhanced land value and at normal rate (In Rs) (D)	Billed Amt @ Normal land value as per Railway circular and at normal rate (In Rs) (E)	Difference (In Rs) (C)-(D)	Difference(In Rs) (C)-(E)	Amount Paid (In Rs)	service tax of ( E )
2006-07	1.9679	50000	50000									
2007-08	1.9679	5000000	53500	5,91,378	0		5,91,378	1,12,608	0	4,78,770	0	
2008-09	1.9679	5350000	57245	27,38,340	0		6,32,704	1,20,420	21,05,636	26,17,920	0	
2009-10	1.9679	5724500	61252	40,56,498	0		6,76,923	1,28,778	33,79,575	39,27,720	0	
2010-11	1.9679	6125215	65540	43,40,382	43,40,382		7,24,237	1,37,722	36,16,145	42,02,660	0	
2011-12	1.9679	6553980	70128	46,44,138	3,03,756		7,74,363	1,47,292	38,69,275	44,96,846	0	
2012-13	1.9679	7012759	75037	49,69,155	3,25,017		8,29,032	1,57,532	41,40,123	48,11,623	0	
2013-14	1.9679	7503652	80289	53,16,563	3,47,770	5,57,047	8,87,542	1,68,489	44,28,921	51,48,074	0	20823
2014-15	1.9679	8028907	85909	56,88,032	4,04,475	7,03,041	9,64,001	1,95,201	47,24,031	54,92,831	0	24127
2015-16	1.9679	8590931	91923	10,30,362	10,14,365	1,25,376	10,30,362	2,07,745	0	8,22,617		25279
2016-17	1.9679	9192296	98358	65,28,222	8,08,956	9,79,229	11,01,367	2,21,167	54,26,855	63,07,055		33175
<b>TOTAL</b>				<b>3,99,03,070</b>	<b>75,44,721</b>	<b>24,64,693</b>	<b>82,12,508</b>	<b>15,96,954</b>	<b>3,16,90,562</b>	<b>3,83,06,116</b>	<b>2170103</b>	<b>103403</b>

1	Total Billed Amount by Railway Till Date Inclusive of Security Deposit and Service Tax	4,99,12,484
2	Amount to be billed by Railway	15,96,954
3	Service Tax	103403
4	Security Deposit	2,21,167
5	Sum of 2,3,4	19,21,525
6	Amount paid till date	2170103
	<b>Refund Claim</b>	<b>2,48,578</b>

**PAYMENT STATUS OF SAIL KALTA(ROXY) COMMERCIAL PLOT 7.787ACRE**

FY	Area in acre	Land value fixed by Railway (In Rs)	Land value to be as per Railway circular (In Rs)	Railway Billed Amt (In Rs) (C)	Security deposit (In Rs)	SERVICE TAX (In Rs)	Billed Amt @ Enhanced land value and at normal rate (In Rs) (D)	Billed Amt @ Normal land value as per Railway circular and at normal rate (In Rs) (E)	Difference (In Rs) (C)-(D)	Difference(In Rs) (C)-(E)	Amount Paid (In Rs)	Service tax of (E)
2006-07	7.787	50000	50000									
2007-08	7.787	5000000	53500	23,36,147	0		23,36,147	4,42,609	0	18,93,538	0	
2008-09	7.787	5350000	57245	1,08,31,964	0		25,00,635	4,73,521	83,31,329	1,03,58,443	0	
2009-10	7.787	5724500	61252	1,60,47,924	0		26,75,609	5,06,597	1,33,72,315	1,55,41,327	0	
2010-11	7.787	6125215	65540	1,71,71,280			28,62,831	5,41,988	1,43,08,449	1,66,29,292	0	
2011-12	7.787	6553980	70128	1,83,73,272			30,63,159	5,79,857	1,53,10,113	1,77,93,415	0	
2012-13	7.787	7012759	75037	1,96,59,402			32,77,509	6,20,376	1,63,81,893	1,90,39,026	0	
2013-14	7.787	7503652	80289	2,10,35,562		25,99,943	35,07,512	6,63,732	1,75,28,050	2,03,71,830	0	82036
2014-15	7.787	8028907	85909	2,25,08,051		27,81,939	37,67,262	7,25,110	1,87,40,789	2,17,82,941	0	89622
2015-16	7.787	8590931	91923	40,29,851		4,96,112	40,29,851	7,74,748	0	32,55,102		95379
2016-17	7.787	9192296	98358	2,57,84,943		38,67,737	43,10,821	8,27,861	2,14,74,123	2,49,57,082		124179
<b>TOTAL</b>				<b>15,77,78,396</b>	<b>0</b>	<b>97,45,731</b>	<b>3,23,31,335</b>	<b>61,56,398</b>	<b>12,54,47,061</b>	<b>15,16,21,998</b>	<b>61771288</b>	<b>391215</b>

<b>1</b>	<b>Total Billed Amount by Railway Till Date Inclusive of Security Deposit and Service Tax</b>	<b>16,75,24,127</b>
<b>2</b>	<b>Amount to be billed by Railway</b>	<b>61,56,398</b>
<b>3</b>	<b>Service Tax</b>	<b>3,91,215</b>
<b>4</b>	<b>Security Deposit</b>	<b>8,27,861</b>
<b>5</b>	<b>Sum of 2,3,4</b>	<b>73,75,474</b>
<b>6</b>	<b>Amount paid till date</b>	<b>6,17,71,288</b>
	<b>Refund Claim</b>	<b>5,43,95,814</b>



स्टील अथॉरिटी ऑफ इण्डिया लिमिटेड  
STEEL AUTHORITY OF INDIA LIMITED

रॉ मटेरियल्स डिवीज़न

RAW MATERIALS DIVISION

Ref :: RMD/K/ED I/c(RMD)/8648

Dated 07/03/2017

To,  
The General Manager,  
South Eastern Railways,  
Garden Reach, Kolkata-700 043.

Sub: Request for non-recovery of Land License Bills in respect of Private Iron Ore sidings of SAIL, RMD Mines located in Chakradharpur Division for the year 2016-17.

Ref: Meeting at your office on 23/02/17 and our letter No. RMD/K/EDI/c(RMD)/8602 dated 19/12/2016.

Dear Sir,

This is with reference to meeting held in your office on 23/02/17 and our letter no. RMD/K/ED I/c(RMD)/8602 dated 19/12/2016 regarding refund of Rs. 96.91 crore which is the excess amount paid by SAIL/ recovered by South Eastern Railways towards Land License Fees of our Private sidings at Bolani Ore Mines (BYFS), Kalta Iron mines (HLSR), Karampada-Meghahatuburu (SSMK) and Barsua(PSBS). The excess amount is mainly due to abnormal increase in land value by 100 times in a year (2007-2008) which is not in conformity with the siding agreements & circular ref no. 2005/LML/18/ 8 dtd 10/02/2005 and charging land licensing fees @6 times of normal rate.

In 2015-16, based on the FM Circular no. 24 of 2014, South Eastern Railways had charged only normal rate (@6% of land value) as Land Licensing fee for above referred sidings (copy of bills enclosed as Annexure-A). However for the year 2016-17, S. E. Railway has again raised the bills for Land Licensing Fees @ six times of normal rate (i.e. @36% of land value) for the period 01-04-2016 to 31-03-2017 (copy of bills enclosed as Annexure-B); basis for which has not been provided by Railways.

We have already pointed out several times about the excess payment/ recovery of Rs. 96.91 crores to S.E. Railways in past but as the matter is yet to be settled, we have not made the payment of Land Licensing Bills for the period of 2016-17. We have also explained our position during the course of meeting and requested you not to recover any amount towards Land Licensing Fees for 2016-17 till disposal of our request of refund of Rs. 96.91 crores.

As requested during the meeting, concern officials may be advised not to take any action towards recovery of land licensing fees for the year 2016-17 from the bills of SAIL for siding Bolani Ore Mines (BYFS), Kalta Iron mines (HLSR), Karampada-Meghahatuburu (SSMK) and Barsua(PSBS) and to revise/ recast the bills for 2016-17 & to consider our proposal for refund of excess land licensing fees as per our letter no RMD/K/ED I/c(RMD)/8602 dated 19/12/2016.

Thanking You,

Yours sincerely,

(Alok Shrivastava)

Executive Director in-charge (RMD)

enc:- As stated above.



हॉटेल हाउस, 10, Camac Street, Kolkata-700017, टेलफोन: 033-2282-2316/0462/3385, फैक्स: +91-33-2282-5630/0422, ई-मेल: rmdsail@gmail.com, वेबसाइट: www.sail.co.in  
Industry House, 10, Camac Street, Kolkata-700017, Telephone : (C) 033-2282-2316/0462/3385, Fax : +91-33-2282-5630/0422, E-mail : rmdsail@gmail.com, Website : www.sail.co.in

हरे-क्रिष्ण की कृपा से जुड़ा हुआ है सेल

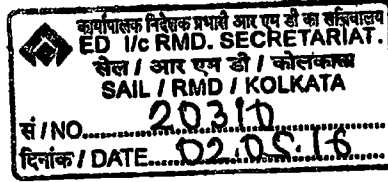
There's a little bit of SAIL in everybody's life

copy

GM (F&A), RMD, Kolkata  
GM (RM), RMC, Kolkata  
DGM (PP), RMD, Kolkata  
DGM (Law), RMD, Kolkata



स्टील अथॉरिटी ऑफ इण्डिया लिमिटेड  
STEEL AUTHORITY OF INDIA LIMITED



SAIL/Opms/Traffic-03

Date-18/04/2016

To

The Executive Director (Freight Marketing)  
Railway Board, Raisina Road  
NEW DELHI – 110 001

*Sum (LMD) / DCM (R) / AGM (R) / 18/4/16*

**Sub: (1) Refund of excess Land License fee levied by SE Railway for private iron ore sidings of SAIL, constructed prior to issue of FM Circular 12 of 2008.**  
**(2) Refund of Siding Registration fees levied by Railways for modification of existing iron ore siding at Bolani (BYFS).**

Sir,

Steel Authority of India Limited (SAIL) is having its own private sidings at Gua (IISG), Manoharpur (IISM), Rakshi (HLSR), Barsuan (PBSB), Bolani (BYFS), Kiriburu (SOBK & FOS) and Meghahataburu (SSMK) situated in Chakradharpur Division of SE Railway for loading and transportation of iron ore for domestic consumption at SAIL steel plants. These sidings were constructed long back and are being used for last few decades.

Necessary siding agreements for the use of our private sidings at railway lands were made and the land license fees for the above sidings used to be paid as per notifications issued by Land & Amenities Directorate from time to time. In this regard, a circular was issued by Land & Amenities Directorate vide Circular No. 2005/LML/18/8 dated 10.02.05 and accordingly SAIL used to pay land license fee @ 6% per annum of the assessed value of the land used, with notional increase of land value of 7% per annum from April, 2004 in compliance to the said circular.

However, from Sept' 2008 onwards, CKP, Division of SE Railway had started billing land license fee @ 6 times of normal license fee for the above private sidings of SAIL. Moreover Land value assessed and revised by SE Railway with effect from 01.09.2008 @ Rs 50,00,000/- per acre from the level of Rs 50,000/- per acre which was not in conformity as per Para 5.2 of Railway Board Circular No-2005/LML/18/8 dated 10/02/2005.

It was stipulated in para 5.2 of the said circular that "From 1.4.2004 onwards, land value shall be increased at the rate of 7 % every year over the previous year's value" The method for arriving the land value was also notified in Para 5.1 of the said circular which is to be determined by Revenue Authorities of State and Central Govt. and to be fixed on the basis of the land value of the surrounding area. Therefore, the sudden increase of land value as revised by Railways @ Rs 50,00,000/- per acre from the level of Rs 50,000/- per



acre is also not in order and require to be recalculated by increasing 7% of Land value of previous year ie 2007-08.

Vide Para 2.0, FM Circular 24 of 2014, dated 17.11.2014, Railway Board have withdrawn FM Circular 12 of 2008 and as per Para 2.1, FM Circular 18 of 2014 dated 29.09.2014 "sidings that were constructed or given approval before the issue of Freight Marketing Circular No. 12 of 2008 will come under the purview of the siding policy prevalent at that time....." As all the Iron Ore sidings of SAIL mentioned above were constructed prior to issue of FM Circular 12 of 2008, therefore, these sidings will be out of Purview of FM Circular 12 of 2008. The same was further clarified to South Eastern Railway by Railway Board vide their Letter No.99/TC(FM)/26/1(iron Ore)/Pt.-I dated 28.04.2015.

Therefore SAIL is entitled to get following refunds which was levied on interpretation of FM Circular 12 of 2008.

- (a) Difference of Land License Fee between 6 times of Normal License Fee and License fee @ 6% of Land Value ( to be arrived as per Para 5.2 of Railway Board Circular No-2005/LML/18/8 dated 10/02/2005) pertaining to the period from 01/09/2008 to 31/03/2015.
- (b) Registration Fee which was levied for SAIL siding at Bolani Ores Mines (BYFS) for modification of existing Siding is refundable as per Para 2.2 of FM Circular 18 of 2014.

The issue was taken up several times with all the concerned departments of SE Railway but remains unsettled till now. We request Railway Board's intervention for resolving the matter at the earliest.



Yours faithfully  
*Wakil Singh*  
(Wakil Singh)

Executive Director (Operations)

Copy to:

1. General Manager, South Eastern Railway, Kolkata
2. ED (TCR), Railway Board, New Delhi
3. Director (Land & Amenities), Railway Board, New Delhi

Copy for kind information:

1. Director (Technical), SAIL
2. Director (RM & L)
3. GM (Chairman Sectt)

*20/4/16*