



Head Quarters Office,  
Vigilance Branch,  
7<sup>th</sup> Floor, CN Office Complex,  
Egmore, Chennai- 600 008  
Dated: 17.02.2026

No. VO/E/Sys. Imp

**Sr.DEN (Co-Ord)/MAS, TPJ, SA, MDU, PGT and TVC**

Sub: Incorporation of Railway Board Instructions on Maintenance Period / Defect liability Period in Works Tenders – Compliance – Reg.

Ref: Railway Board letter No. 2025/V3/General/Engg./01 dated 12.02.2026.

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Railway Board Vigilance has forwarded instructions regarding incorporation of suitable Maintenance Period / Defect Liability Period (DLP) in works tenders.

In this connection, the **Works Standards Committee**, during its 7th meeting held on 04th & 05th September 2014, recommended that Zonal Railways should include a longer maintenance period (preferably up to 3 years) in works contracts to ensure better quality of construction. The minutes of the meeting were communicated by Railway Board to Research Designs and Standards Organisation (RDSO) vide letter dated 21.08.2015, which were further circulated by RDSO to all Zonal Railways vide letter dated 04.09.2015 for necessary action.

Subsequently, South Western Railway (SWR) issued instructions vide letter dated 14.09.2015 stipulating that a 3-year maintenance period shall be included in all tenders for construction of quarters and other buildings. However, it has been observed that most of the Zonal Railways have not issued similar comprehensive instructions prescribing suitable maintenance periods (preferably up to 3 years) in tenders relating to quarters and other buildings.

Further, Railway Board vide Letter No. 2022/CE-III/Bridge Policy dated 29.12.2025 has prescribed a **Uniform Defect Liability Period (DLP) / Maintenance Period of 4 years** for works involving construction of ROB/RUB/LHS, new Rail Bridges/ROR, and rebuilding of existing bridges, in order to ensure quality and standardization across Zonal Railways.

In view of the above, all field units are hereby directed to issue System Improvement on the following matters:

1. Review the existing tender conditions relating to Maintenance Period / Defect Liability Period for all civil engineering works, including buildings and bridge works.

2. Ensure Incorporation of:
  - o Maintenance Period up to 3 years for construction of quarters and other buildings; and
  - o Uniform 4-year DLP/Maintenance Period for bridge-related works as per Railway Board's latest policy.
3. Identify and rectify any Irregularities or omissions in tender documents at the earliest in all new Tenders.
4. Confirm compliance to this office at the earliest from the date of issue of this letter.

End: As above.

  
(S. MAYILERI) 7/12/22  
Dy. CVO/Engineering  
for SDGM & CVO

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

No.2025/V3/General/Engg./01

Dated 12/02/2026

The General Manager (Vig.),  
All Zonal Railways/PUs/RDSO.

**Sub: Incorporating Railway Board Instructions on Maintenance Period In Works Tenders.**

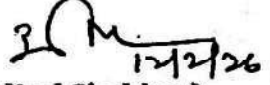
Works Standards Committee during their 7<sup>th</sup> meeting held on 4<sup>th</sup> and 5<sup>th</sup> Sept 2014 had proposed that Zonal Railways should include the longer period of maintenance in their contracts (preferably upto 3 years) for getting the better quality of work. Railway Board's order in this regard was communicated through minutes to RDSO vide letter dated 21.08.2015 (copy enclosed) The above minutes was then circulated by RDSO to all Zonal Railways vide letter dated 04.09.2015 (copy enclosed) for further necessary action.

In this regard, SWR stipulated that a 3-year maintenance period shall be included in all tenders for the construction of quarters and other buildings vide letter dated 14.09.2015 (copy enclosed). However, it has come to notice that most of the Zonal Railways has not yet issued similar instructions regarding suitable maintenance period (preferably upto 3 years) for tenders related to quarters and other buildings.

Further, Railway Board vide Letter No. 2022/CE-III/Bridge Policy dated 29.12.2025 (copy enclosed) has also issued similar instructions prescribing a Uniform Defect Liability Period (DLP)/Maintenance Period of 4 years for works involving the construction of ROB/RUB/LHS, new Rail Bridges/ROR, and re-building of existing bridges, to ensure quality and standardization across Zonal Railways.

All Zonal Vigilance Units are, therefore, advised to review the contract conditions for maintenance period/defect liability period for civil works including bridges and get the irregularities in tender document rectified at the earliest from concerned Department.

DA: As above

  
(Alind Shekhar)  
Director Vigilance (E)  
Railway Board