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# All India Graduate Engineers & Telecom Officers Association

## Central Headquarter, New Delhi

( The Recognised Representative Association of BSNL )

( Affiliated to BMS )



Regn. no. HR/019/2018/02138

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GS / AIGETOA / 2023 - 24 / 25

Dated 06.07.2023

To,  
Shri P K Purwar Ji,  
Chairman & Managing Director, BSNL  
Janpath, New Delhi.

**Subject: Immediate stopping of Monetisation of Densely Populated Staff Quarters of Mumbai at Powai and Prabhadevi Dadar and Immediate stopping of eviction process of these quarters. Causing great deal of suffering to the resident employees and resulting unrest among the employees of Mumbai.- Regarding.**

**Reference-1:** BSNL Corporate Office Circular BSNLCO-LM/11(12)/1/2020-O/o GM(LM) Dated 03.09.2020 (Minutes of meeting of Asset Monetization of BSNL and MTNL Co-chaired by Secretary DIPAM and Secretary DoT on 19<sup>th</sup> August 2020.)

**Reference-2:** Ministry of Communication Department of Telecommunication (Asset Mgmt. Section) Letter: 8-1/2018-Asset Mgmt. Dated 20/08/2020 (Follow up action on decision taken in the web-meeting jointly chaired by Secretary, DoT and Secretary DIPAM on 19<sup>th</sup> August, 2020 regarding monetization of assets of BSNL and MTNL – Reg.)

**Reference-3:** BSNL Corporate Office letter to all CGMs: BSNLCO-LM/13(12)/2/2021 -LM Dated 11.06.2021 (SOP for Renting out of Building/Staff quarters/Other facilities and SOP for Land Monetization.)

**Reference-4:** Ministry of Communication Department of Telecommunication (Asset Mgmt. Section) Letter: 8-1/2018-Asset Mgmt. Dated 28/06/2021. (Policy for Monetisation of Land and Building Assets in BSNL Through Outright Sale/Transfer.)

**Reference-5:** List of spare land parcels of MTNL at prime location, which can be sold out, as per the website.

**Reference-6:** AUAB MH Notice for Organizational actions against the monetization of Powai and Dadar - Prabhadevi at Mumbai

**Reference-7:** Hon'ble MoC Response to Letter by Shri Arvind Sawant ji, Hon' Member of Parliament on this matter.

Respected Sir,

Management is going to sell many densely occupied staff quarters such as Powai and Dadar-Prabhadevi, along with the already vacated staff Quarters of Santacruz-Wireless Compound and Andheri-Panch Bunglow. About 250 employees presently staying in these quarters shall be forcefully vacated which will result in huge hardships, financial losses and problems that their families will have to undergo, such as Employment of spouses, Education of children, Medical Treatment etc. We would like to highlight the following issues which needs sympathetic attention of management:

- There are 2 Kendriya Vidyalaya School, very close to Powai Staff Quarters, Nearly 40 Children of Residents of the Powai Staff Quarters goes to the Kendriya Vidyalaya School.
- Mumbai ranks 7th (seventh) in the 20 most expensive cities to buy a home in the world, Even the senior officers in E7 or E8 scale (entitled for a 5 BHK Quarters) with their HRA amount it will be insufficient to rent even 1 BHK house near to the Circle Office, whole of Mumbai City District and

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Regd. Office : Flat No. 716, Studio Apartment, Omaxe Height, Sector-86, Faridabad, Haryana - 121006

Mumbai Suburban District.

- c) So effectively 99.9 % of all the employees cannot reside in the District in which Circle Office is located, rather they will have to travel long hours (4-5 hours) from neighbouring SSAs/Districts of Thane and Raigad.
- d) With the average HRA of 10,000 per month, if our officers/employees wishes to stay in areas nearby within 10 Kms to the circle office, they will be forced to stay in deplorable standards either in Slums or Chawls, in just 200 Sqft area, 1 Room + Kitchen houses, with common toilets. We have to acknowledge Mumbai as a unique city and special case in whole country.
- e) The options of other buildings proposed for relocating are vacant from so many years and have become structurally unsafe due to no maintenance since many years and in many colonies building have even expired their life expectancy.
- f) Almost all the residents have spent huge amount of money ranging from Rs.50,000/- to Rs.1,50,000/- in the maintenance of quarters and even buildings as BSNL has stopped maintenance of resident buildings since many years.

**Management is planning to relocate the displaced employees in staff quarters of Mulund, Vakola & Sahar P&T Staff Quarters which are basically inhabitable places and it seems proper information has not been extended to BSNL Corporate office, as we are very sure that knowing the situation of these quarters as stated below, BSNL CO will definitely give a rethink on the proposal to relocate employees to these inhabitable places:**

- a) The buildings of these quarters are about 70 years old and near completion of their life.
- b) The buildings and the premises in not maintained since past 10-15 years.
- c) The buildings are structurally damaged abandoned since many years and the quarters units are inhabitable, damaged beyond repair.
- d) Living in such structures is dangerous to human life, even many accidents has been reported by the families living in these colonies.
- e) External Service of these Staff Quarters like sewage, approach roads is in completely dilapidated state.
- f) Structural audit of the buildings and premises should be done by reliable 3<sup>rd</sup> party like IIT, Powai before executing any such proposal.

**Kind reference is invited to letter mentioned under Reference 1, *Minutes of Meeting of Asset Monetization of BSNL and MTNL Co-chaired by Secretary DIPAM and Secretary DoT on 19<sup>th</sup> August 2020***. Already three land parcels of BSNL Mumbai namely Borivali Staff Quarters, Wireless Staff Quarters and Deonar is listed for monetization. Since more than 3 years, BSNL is still struggling to sell these land parcels but not able to sell due to R&D issues (Reservation and Designation) issues. Ignoring this fact, one more occupied Staff Quarter Panch bunglow is listed for monetization and all the employees are vacated. Keeping all these land parcels unsold, BSNL is now further planning to sell 2 more Staff Quarters colony (Powai, and Dadar - Prabhadevi). All these premises are having the same R&D issues, but still employees will be mercilessly vacated.

**Reference is also invited to the letter under Reference 2, the letter of DDG E & AM, DoT, Govt. Of India, (*Follow up action on decision taken in the web-meeting jointly chaired by Secretary, DoT and Secretary DIPAM on 19<sup>th</sup> August, 2020 regarding monetization of assets of BSNL and MTNL – Reg.*)** Where it is clearly mentioned “Reservations and Designations” (R&D) imposed on MTNL/BSNL properties are major bottleneck in monetization of Mumbai properties. Secretary, DIPAM has clearly indicated that optimum realization from selected properties may not be possible without addressing the reservations and designation issues. The IPCs have also expressed their concern in going ahead with monetization pending redressal of these twin issues.” DoT has clearly highlighted this major problem and bottle neck as Reservations and Designations, resultantly even after such categorical instructions of the DoT, the twin issues are not resolved and the monetization of the land parcels have not taken place even after passing of 3 years.

**Ignoring this major fact, queuing up another two more densely occupied staff quarters for monetization, authorities have stopped the new allotment and are planning eviction of the residing employees.**

**In the letter under Reference 3, BSNL Corporate Office letter to all CGMs (SOP for land monetization)** the very first point is for Conducting Legal due-diligence of properties to ensure that the assets for monetization are free of encumbrances and have clear title. It is learnt that "Reservations and Designations" (R&D) issues are also there in the properties listed for monetization, but still it is listed and residing employees will be evicted.

**In the letter under Reference 4, The Director (Asset Management), DoT Letter, (Policy for monetization of Land and Building Assets in BSNL through Outright Sale/Transfer)** at the very onset and introduction of this policy, in the Purpose of Monetization, ***it clearly indicates the monetization should be of the unutilized or underutilized properties.*** But BSNL Staff Quarters of Mumbai (Powai, JB Nagar and Dadar) are densely occupied quarters, which contravenes the basic purpose and motive of the monetization, as laid down by GOI. Only few quarter units are not occupied due to poor condition of those particular quarters.

**Reference is also invited to the letter under Reference 7:** Wherein the matter has been escalated to Hon'ble Minister of IT and Communication and your good self by Shri Arvind Sawant Ji, Hon'ble Member of Parliament, in which Hon'ble MoC, Gol has responded, that the matter is under examination but still MH Circle management has issued second reminder notice for eviction of residence by working employees.

**Further, selling of densely populated BSNL Quarters (Powai and Prabhadevi) will not be in the interest of BSNL also, rather it will be a loss to BSNL:** As explained in point 1 and 3 above, it is very much likely that the actual selling will take many years, following disadvantage/dangers to BSNL.

- a) The Vacant staff quarters premises faces extreme danger of encroachment.
- b) Illegal/Anti-Social Activity can take place in the premises of empty staff quarters, like happening in Mulund colony.
- c) If unoccupied the BSNL Buildings will soon degrade beyond repair.
- d) BSNL will lose the revenue (HRA/Rent) seeking from these quarters, BSNL is presently earning approximately 2.0 Crores revenue from these two colonies.

There are many properties available for Sale as per Reference 5, which can be monetised without human suffering. But the authorities have chosen densely populated staff quarters of both Powai and Dadar-Prabhadevi, Staff Quarters with maximum human suffering. **Vacation Notices and its reminders are being continuously issued to the residents of densely populated staff quarters of both Powai and Dadar-Prabhadevi, Staff Quarters.**

**With all the above important and genuine points, it is requested for kind intervention of your good self for keeping the assets as stated above, outside the purview of the monetisation process and to stop the vacating process immediately for both Powai and Dadar-Prabhadevi, Staff Quarters which has arisen due to gross mis-information of no. of vacant quarters by CE Civil MH Circle. There is a huge unrest among the employees of BSNL & MTNL Mumbai and AUAB MH issued Notice for Organizational actions against the monetization of Powai and Dadar - Prabhadevi at Mumbai. I am very sure, your compassion and empathy towards the employees will definitely extend the justice to the employees of BSNL Mumbai and this process will be taken up with DoT and ministry and will be stopped.**

With Regards,

Sd/-  
Ravi Shil Verma  
General Secretary, AIGETOA

**Copy to:**

- 1) **Shri Ashwini Vaishnaw ji,**  
**Hon'ble Minister for Communications,**  
**Electronics & Information Technology and Railways, Government of India.**
- 2) **Shri K Rajaraman ji,**  
**Hon'ble Chairman DCC & Secretary (T),**  
**Department of Telecommunication, New Delhi**
- 3) **Shri Manish Sinha ji,**  
**Hon'ble Member (F) DDC DOT,**  
**Department of Telecommunication, New Delhi**
- 4) **Shri Ravindra Himte Ji**  
**General Secretary**  
**Bhartiya Mazdoor Sangh**  
**New Delhi**
- 5) **Shri Arvind Vadnerkar ji,**  
**Hon'ble Director HR,**  
**BSNL Corporate Office, New Delhi**

**With Regards,**

**Sd/-**  
**Ravi Shil Verma**  
**General Secretary, AIGETOA**