**SANCHAR NIGAM EXECUTIVES’ ASSOCIATION**

### MAHARASHTRA CIRCLE



### Samir Khare,

#### Circle Secretary

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 **To,**

 Shri. Rohit Sharmaji,

Chief General Manager Telecom,

A Wing, 6th Floor, BSNL Admin Bldg,

 Santacruz (W), Mumbai-400054.

**No. SNEA/MH/Cir Corr/2022-25/Jun/1 Dated 16th June 2023.**

**Sub: Regarding Monetization of various Resident Staff Colonies in Mumbai.**

**Respected Sir,**

 With reference to the AUAB meeting with you on 16 May 2023 in this matter, your goodself told that there are instructions from Corporate Office for monetization of Land Parcels in Mumbai. Here I wish to assure you that we are not against any proposal of land monetization and we will welcome any proposal from which BSNL is able to get revenue.

 The purpose of this letter is to bring some facts which might have been missed by the management while carrying out the activity of land monetization and particularly regarding the land parcels in Mumbai.

 Here I wish to state before you the particular cases of Wireless Staff Quarters and Paach Bungalow Staff Quarters in Mumbai. W.r.t the Land monetization guidelines these two staff quarters were vacated about 6 months back. The residents of this quarters were asked to vacate the staff quarters, some were the staff of BSNL while some other have seek residence under Crop Policy. To create space for this occupants some residents of J.B. Nagar colony residing under Crop Policy were forced to leave the Quarters and in some cases Police Force was used for vacation.

 Now I wish to state some facts which makes us believe that this vacation of staff quarters has not gone in favour of BSNL rather it has gone against the interest of BSNL and even caused financial loss to the company. I request your good self to take this letter in right perspective, analyse the facts and take corrective action if you feel that the points raised here are authentic and thought worthy.

(1) As per the authentic information received the two land parcels discussed about cannot be monetized in near future as there is a need to remove reservation of this land from Land Reserved for Telecom Equipment Building/ Telecom Staff Quarter to normal category. Unless this reservation is removed it is not possible to sell this land. I come to know that your good self has taken great initiatives to settle this issue and discussed this matter with highest ranked bureaucrats and the Political Decision makers but till date no concrete advancement in this matter. As per the information received it may take months together before this reservation is removed.

(2) I also wish to bring to your kind notice that the data sent to Corporate office regarding Total number of Quarters available and Total Quarters vacant may need correction. The data sent earlier may be correct in figure technically but as per the information received from various employees residing in Mumbai from many years , many of the quarters are not in a liveable condition and some buildings appears to be structurally very weak. It is thus important to verify the buildings by carrying out structural Audit of these buildings through an Independent agency such as BMC to identify the life of the Building to avert risk to the life of the residents.

(3) A slum is available near the Paanch Bungalow Staff Colony and there is quite possibility of encroachment in this colony by the slum dwellers if the space left vacant. Already we have lost lot of land in vicinity of BSNL Circle Office building at Juhu Danda Road because of the encroachment by the slum dwellers and roughly the lost land is equal to the remaining land parcel.

(4) BSNL is losing revenue every month due to vacating the staff quarters by CROP Policy Residents. This issue may attract audit objection also.

(5) There is a probability of theft if the quarters are kept vacant which may cause loss to BSNL property.

 After the above points of discussion now I wish to attract your attention towards the current notice served to the residents of Powai Staff Quarters. It is evident from above points that though Land monetization seems to be attractive model for revenue generation but its practical implementation is very tough and much preliminary work needs to be carried out before actual land monetization.

 I request your good self to consider certain points as discussed below before going for vacating the staff quarters at Powai

(1) All the necessary State formalities in regards to land reservation needs to be completed.

(2) As per the previous experience of Wireless Compound and Paanch Bungalow the total vacation of building requires maximum time frame of 3-6 months. The Vacation of Staff Quarters procedure may be initiated after preliminary formalities are completed.

(3) During the time span available the civil work for structural audit of alternate locations buildings may be carried out through independent agency. After completion of the structural audit the work of renovation/reconstruction of the buildings at alternate locations may be completed before vacating the staff quarters.

(4) Large space is available in Juhu Danda Colony and it can be utilized for construction of 2 or 3 tower buildings to accommodate the staff within the premises which will be convenient for all.

(5) The current period of notice is also questionable as most of the residents have Children who are studying in school/college. The admission process is almost over and considering the size and Traffic of Mumbai city it is quite difficult to relocate in the mid session.

(6) The vacant staff quarters at Powai may also attract encroachment if left vacant for long time.

 I wish to appeal to your good self, that being the head of the family of BSNL employees of Maharashtra Telecom Circle, the haste in relocating the occupant staff of Powai Staff Quarters in under maintained or weak building may attract accident and loss of life. Thus it is a humble request to consider the above points before vacating the buildings.

 I assure you on behalf of SNEA Maharashtra that we will stand with management in any decision which is for betterment of BSNL and the employees welfare.

 **.**

With Regards

 **Samir Khare,**

 **Circle Secretary,**

 **SNEA Maharashtra.**

**Copy to – (1) General Secretary, SNEA,BSNL Corporate Office,New Delhi with request for taking the matter at BSNL CHQ and DOT Secretary for early resolution of the issues.**