



# All India Graduate Engineers & Telecom Officers Association

## Central Headquarter, New Delhi

( The Recognised Representative Association of BSNL )



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Dated 23.03.2023

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

**Subject:** Critical situation arisen in Mumbai due to the planned monetisation of densely populated staff quarters (Powai, Andheri JB Nagar and Dadar Prabhadevi) and submitting three options of a practical cost effective solution to this problem - Reg.

**Respected Sir,**

It is learnt that densely populated staff quarters (Powai, Andheri JB Nagar and Dadar Prabhadevi) which is near to the office is being considered for monetisation. All the employees residing in the staff quarters are in state of shock and mental trauma, We have been receiving many panic phone calls and messages from them.

Needless to say that all the resident employees of these staff quarters are traumatised thinking about the hardships, financial losses, children education school/colleges and families problems they will have to face in event of their forced eviction from these quarters. We need to consider Mumbai as a special case because

- 1) It is worth mentioning here that Mumbai ranks 7<sup>th</sup> (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 Mumbai Suburban District.
- 2) 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.
- 3) 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.

**So Mumbai city should be viewed as unique case and BSNL should arrange for the accommodation to all employees working in Circle Office Mumbai and Mumbai City, so that can lead a decent life, take care of family and work effectively for BSNL.**

Having said this, we understand the importance of monetization and compulsions BSNL is facing in this regard. So we suggest following cost effective practical solutions where the interests of both the organization and employees are taken care of.

**Option 1:** **Selling scarcely occupied staff quarters and vacant land parcels, while sparing densely populated Staff quarters near to Circle Office and Fountain Office.** There are many scarcely occupied staff quarters covering much more area and land parcels like Telecom factory Deonar, Goregaon Staff Quarters, Wireless Compound Santacruz (W) (Already Vacated), Paanch Bungalow Andheri (E) (Already Vacated).

**Option 2:** **Building new Quarters in Vacant Space in BSNL Compound Santacruz (W) Juhu Road to house about 200 employees.** There is large empty spaces in the BSNL Compound Santacruz (W) Juhu Road beside to the Circle Office, New Quarters can be easily constructed to house 200 Employees with approximate expenditure of about 30 Crores.

**Option 3:** **Bulk Leasing of the Flats by BSNL and providing it to the employees at their HRA cost.** This option is commonly adopted by several PSUs in Mumbai like HPCL, BPCL and PSU Banks. So the approximate expenditure to accommodate about 200 employees will be about 10 - 12 Crores annually.

The cost incurred in safe guarding the interests of the employees is just fraction of thousands of crores BSNL would be accruing from the land monetization of Mumbai Region. In view of the facts stated above, we request your goodself to consider our suggestions in the larger interest of the employees working in Mumbai and save them and their families from a disastrous situation.

With Best Regards,

Sd/-  
[Pavan Akhand]  
General Secretary, AIGETOA

Copy to:

1. Shri Arvind Vadnerkar, Director HR BSNL for kind information & necessary intervention pl.
2. Smt. Anita Johari, PGM SR, BSNL CO New Delhi for kind information pl.
3. Shri Rohit Sharma, CGMT Maharashtra Circle for kind information & necessary action pl.