

% CGM (BW)
BSNL Corporate Office
Telegraph Office Building
Kashmere Gate Delhi -110006
Tel:011-23865254 Fax:23865284



भारत संचार निगम लिमिटेड
(भारत सरकार का उपक्रम)
BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)

No BSNLCO-LM/13(12)/1/2021-LM

Date 19.07.2021

To
All CGMs
BSNL

Sub:- Minutes of meeting of Review VC under chairmanship of Director (HR),BSNL Board on 07.07.2021.

Review VC under the chairmanship of Director (HR), BSNL Board was conducted on 07.07.2021. CGM (BW) along with GM (LM-I) and GM (LM-II) attended from CO, Delhi. Respective CGMs, CE(C)/GM(L&B) along with their circle teams also joined.

Director (HR) and CGM (BW) emphasized on

- (i) Achieving the FY 2021-22 renting targets.
- (ii) Achieving at least 1 agreement per month target in respective revenue district.
- (iii) Achieving space audit targets so that target of identifying 25% of available plinth area for renting is achieved.
- (iv) Achieving monetization of vacant and unusable Lands/quarters.
- (v) Ensuring that no agreement (new and old) is left without creating rental object in REM and all payment received is booked in REM. All left out cases will be updated/created in REM before 31st July.
- (vi) Purification of land data in REM and certificate to be issued for the same by circles.
- (vii) All data like available plinth area/identified area for renting/area rented out and entry of various offers in stage 0 to 5 will be purified by the circles within 1 month.
- (viii) Focus on major cities for renting is to be given as they are likely to yield more revenue.

Almost all CGMs requested

- (i) Most of the quarters are in dilapidated condition and some fund be allotted for maintenance. This will help in achieving rental targets also.
- (ii) Most of the cities Rental of staff quarters as per CROP is coming more as compared to prevailing market rate. Director HR asked to send the cases to BSNL CO for analyzing staff quarter occupancy post CROP.

Circle-wise committed targets are as details below

g.h.
19.07.21

% CGM (BW)
BSNL Corporate Office
Telegraph Office Building
Kashmere Gate Delhi - 110006
Tel:011-23865254 Fax:23865284



भारत संचार निगम लिमिटेड
(भारत सरकार का उपक्रम)
BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)

No BSNLCO-LM/13(12)/1/2021-LM

2/9

Date 19.07.2021

Andhra Pradesh

Circle committed that

- 33 Nos lease agreements are in advanced stage whose potential monthly rent is Rs.11,56,854/- and annual rent is 1,38,82,250/-
 - One Lease agreement of CCA was finalized on rental basis. The premises will be occupied by CCA on vacation of the space by the S&M wing in to the alternate space allocated after completion of the Civil and Electrical modification works.
 - In One case 3 Months SD & one month advance rent are received.
 - In respect of 14 other cases, lease agreements are expected to be signed within a fortnight.
 - In respect of NSO, for 3 cases rentals have been finalized at Corporate Office New Delhi, but the local authorities are informing that they are waiting for their Head Quarter's approval. For the remaining 2 cases under discussion at Corporate Office level.
 - In respect of 2 cases rents are finalized and lease agreements are expected in three weeks time.
 - In respect of 6 cases negotiations are being done.
 - In respect of 4 other cases consent from the higher authorities of the respective Govt. organizations are awaited.
- CGM BW advised to concentrate on Clients for renting of identified space of Vijawada and Visakhapatna city to yield higher rent.
- Land and rental data purification in REM shall be completed in a week.

Karnataka

Circle committed that

- 3 lease agreements will be signed with FSSAI, LIC & Postal Department within 2 weeks and expected revenue is likely to be 9 lakh per month.
- Around 80,000 sq ft is likely to be monetized by renting to Consumer Court, Debt Recovery Tribunal, EPF, NPCC and Canara Bank at Bengaluru City. Expected rent revenue per month will be Rs 60 Lakh.
- 60 quarters are identified for renting/monetization.
- It is reported that REM cleansing is completed. Certificate in this regard has been already submitted.

P. J.
19.07.21

% CGM (BW)
BSNL Corporate Office
Telegraph Office Building
Kashmere Gate Delhi -110006
Tel:011-23865254 Fax:23865284



भारत संचार निगम लिमिटेड
(भारत सरकार का उपक्रम)
BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)

No BSNLCO-LM/13(12)/1/2021-LM

3/ 9

Date 19.07.2021

Kerala

Circle committed that

1. 5 cases of lease agreement are in final stage and due to COVID restriction the progress is slow. Case of SBI Life is in final stage.
2. BSNL is approaching Tourism Department for Qtrs, IQ and Hostel on rent. The same has been identified and the case is being expedited for early renting.
3. Land due diligence case identified will be submitted within a week.

Tamil Nadu

Circle committed that

1. There is discrepancy in rent collection which is reflected for 1st qtr of FY 2021-22. Rental Object for all cases is to be created in REM Module, so that there will be no discrepancy.
2. Director HR inquired about Greams Road Building renting. CE Civil informed that case of renting of space to Income Tax Department was in final stage but, the same was turn down by Income Tax Department. However it is being persued with other departments.
3. The Circle is in contact with GST, Banks for renting out sparable space and needs to be expedited.
4. 1 staff quarter colony at Chennai is identified for monetization.

Chennai TD

Circle committed that

1. Building identified for renting are RTTC which has 1 lakh sqft vacant spare area and Kush Kumar road building, renting case is being pursued.
2. JJR/Vyas Nagar sqtr colony are under consideration for monetization.

R. K.
19.07.21

% CGM (BW)
BSNL Corporate Office
Telegraph Office Building
Kashmere Gate Delhi -110006
Tel:011-23865254 Fax:23865284



भारत संचार निगम लिमिटेड
(भारत सरकार का उपक्रम)
BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)

No BSNLCO-LM/13(12)/1/2021-LM

4/9

Date 19.07.2021

Telangana

Circle committed that

1. There is discrepancy in rental collection figures which is reflected for 1st qtr of FY 2021-22. Circle committed to reconcile /create Rental Objects in REM Module in coordination with BAs, so that there will be no discrepancy reflection in REM. The process of Rising of invoices and crediting of all realized rents shall be streamlined/updated by concerned Accounts wing in coordination with FICO teams so as to reflect in REM module against each RO invariably.
2. There are 3 court cases of lands and for 2 cases inadequate/insufficient land documents reported for properties proposed for monetization in HYD BA. It shall be pursued.
3. EOI for renting being called in HYD BA & RTTC buildings.
4. Hyderabad has almost 2lakh sqmt available built up area. Circle committee to expedite renting. Hyderabad BA is to be involved in renting to expedite.

Assam

Circle committed that

1. Around 18650sft space is in advance stage for signing of lease agreement with ED and around 11650 sqft of space identified for NSO at Jorhat and Tezpur.
2. For renting of space, the circle is in contact with BBNL, ITBP. The progress is slow due to COVID restriction.
3. It is assured the projected revenue from renting shall be 50 lakhs per month.
4. 11 lands are although identified for monetization but in this regard reports from respective BAs are yet to be received. It is being pursued with all BAs. Case will be submitted shortly after receipt of the same.

Bihar

Circle committed that

1. 12Nos lease agreements already signed will start revenue generation now in this FY 2021-22. Further 2 cases of LIC are in progress and likely to be finalized in this month.
2. The Circle pointed out that the target revenue assigned to the Circle is too high and projected revenue shall be around 6.50 Crores. CGM (BW) advised to concentrate on Patna where rentals are comparatively high and strive for achieving the target.
3. There is also some demand for renting of Type-IV and Type-V qtrs and actions are being taken as per BSNL Policy.

P. S. S.
15.07.21

% CGM (BW)
BSNL Corporate Office
Telegraph Office Building
Kashmere Gate Delhi -110006
Tel:011-23865254 Fax:23865284



भारत संचार निगम लिमिटेड
(भारत सरकार का उपक्रम)
BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)

No BSNLCO-LM/13(12)/1/2021-LM

5/9

Date 19.07.2021

Jharkhand

Circle committed that

1. The MOU for renting of training centre at Ranchi to IIIT is ready and is to be signed within 2 week. Likely revenue is 96 Lakh per annum.
2. There is demand from UBI ,Ranchi for taking on rent to 3rd floor of training centre and expected revenue is 7.00 lakhs
3. Efforts to be made for renting out space of Admn Building at Ranchi.
4. Lease agreement with ISRO has been signed and land is used by ISRO since 2018 and the rent is not realized yet. Coordination with PGM (Radio) BSNL CO ,Delhi shall be done in this regard.
5. Mutation of ARTTC is to be expedited

NE-I

Circle committed that

1. Cases in pipeline for 2000 sqm shall be rented out within 2 months.
2. Efforts shall be made for identification of lands for monetization.
3. REM cleansing certificate shall be submitted within 10 days.
4. As per court verdict, the unauthorized occupied qtr at Melarmath should be vacated and compliance report to be submitted BSNLCO at the earliest.

NE-II

Circle committed that

1. Efforts will be made for renting out of identified area.

Orissa

Circle committed that

1. Commitment of around 16000sft area to be rented out within a month.
2. Vacant lands to be identified and efforts to be made for monetization/ renting vacant lands.
3. REM purification certificate shall be submitted within a week.

Shankh
19.07.21

% CGM (BW)
BSNL Corporate Office
Telegraph Office Building
Kashmere Gate Delhi - 110006
Tel:011-23865254 Fax:23865284



भारत संचार निगम लिमिटेड
(भारत सरकार का उपक्रम)
BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)

No BSNLCO-LM/13(12)/1/2021-LM

6/ 9

Date 19.07.2021

WB

Circle committed that

1. Qtrs at some dilapidated campus will be vacated and efforts made for land parcels for dispose/sell.
2. Some Qtrs are vacant at Salt Lake area. But, the compound is shared with Postal Department. Postal Department may be consulted to accommodate the staffs so that some complete block can be rented out. All the process shall be completed within 3 months.
3. 3 nos land due diligence are ready will be submitted within a week. Alipore and Gopalpur legal due diligence case is to be cleared within a week.
4. Maniktala legal due diligence case likely to be cleared. But, there is some litigation.
5. Director (HR) enquired about LIC renting case. CGMT said it is in advanced stage.

ALTTC

Circle committed that

1. The CGMT, ALTTC informed that the area identified for renting included 12300 SQM area of Raman and Bhaba Hostel. The institutions which were contacted for renting of hostel space are not taking any interest due to COVID and online study. Again efforts will be made. The hostel also need minor repair and estimate under preparation.
2. At Jabalpur, qtrs and bldgs are situated in cantonment area (Defence area). Due to restriction of entry to cantonment area, other organizations are not interested to take BSNL's building and qtrs on rent. However, it is assured some alternatives will be explored for renting out building and staff qtrs.
3. Realization of rent from NLU shall be perused.

Haryana

Circle committed that

1. Director (HR) asked to explore Neelam Chowk building for renting.
2. Efforts to be expedited for renting space at Ambala .
3. Land monetization of Faridabad to be expedited by consulting with local agency and state Govt administration.

Shankar
19.07.21

% CGM (BW)
BSNL Corporate Office
Telegraph Office Building
Kashmere Gate Delhi -110006
Tel:011-23865254 Fax:23865284



भारत संचार निगम लिमिटेड
(भारत सरकार का उपक्रम)
BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)

No BSNLCO-LM/13(12)/1/2021-LM

7/9

Date 19.07.2021

HP

Circle committed that

1. 25000 sft area is ready/offered for lease agreement/rent with LIC, IGNOU and State Govt . The lease agreement will be signed within 1-2 month and it will be fetching revenue of Rs 6.00 to Rs. 7.00 lakh per month.
2. One more case of land parcel (Theog, Distt Shimla) market value more than 3.00 crores shall be sent to BSNLCO for monetization within a month. Case of Parwanoo has already been sent where market rate valuation is likely to be over Rs. 3 cr.

J & K

Circle committed that

1. Efforts to be made for renting of area of 1000 sqm.
2. 1800 sft area of Katwa T E Building is vacant and efforts to be made for renting.
3. Maximum land is in lease deed form. Efforts to be made for monetization. CE (Civil) was asked to obtain clarification from Advocate whether land can be monetized.

Punjab

Circle committed that

1. Case for Leasing out space of 20000 sq.ft. of area in TE Building Sector 17 Chandigarh to ED department is in advanced stage and is expected to be finalized soon.
2. A huge proportion of the vacant space available for renting in Punjab Circle is in the buildings in semi urban or rural areas, where the scope for renting is very limited.
3. Efforts are being made to rent out space to various department of state Govt i.e. Department of Rural Development and Registrar Co- operative Societies etc.

Punjab
19.07.21

% CGM (BW)
BSNL Corporate Office
Telegraph Office Building
Kashmere Gate Delhi -110006
Tel:011-23865254 Fax:23865284



भारत संचार निगम लिमिटेड
(भारत सरकार का उपक्रम)
BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)

No BSNLCO-LM/13(12)/1/2021-LM

8/ 9

Date 19.07 2021

Rajasthan

Circle committed that

1. Renting of 20000sqft area to be materialized and lease agreement will be signed within next 3 months and it will fetch revenue of Rs 5.00 lakh to Rs 6.00 Lakh per month.
2. There is no discrepancy in data filled in google sheet by circle.

UP (East)

Circle committed that

1. 16 Nos of lease agreement are in pipeline and likely to be completed in 2 to 3 month.
2. Maximum space is available in 1st floor .But, the client department i.e Banks are interested for GF. Relocation by circle committee will be planned as far as possible case to case basis.
3. Efforts being made for liaisoning with PSUS, Banks, CBI and other departments for renting.

UP (West)

Circle committed that

1. No response has come on floated EOI. CGM (BW) suggested to contact personally with various organization.
2. Lease agreement for Space at Ramur and Badau with SBI and PNB respectively is in pipeline. Space at Meerut is under active consideration for renting out to BBNL.
3. Staff Qtrs compound at Bareilly is identified for monetization.

Uttarakhand

Circle committed that

1. Lease agreements of two cases (One at Srinagar, Garhwal with PNB and one at Pithoragarh with SBI) are in final stages and agreements are likely to be signed in this month. This will fetch revenue of around Rs 15 Lakh per annum.
2. In addition, 12 cases at various locations are in pipeline at various stages. Efforts are being made to finalize these at the earliest.
3. Legal Due diligence of monetization of land at Vidhan Sabha, Dehradun is under process and shall be submitted within two weeks.

R.K.
19.07.21

% GGM (BW)
BSNL Corporate Office
Telegraph Office Building
Kashmere Gate Delhi - 110006
Tel 011-23865264 Fax 23865264



भारत संचार निगम लिमिटेड
(भारत सरकार का उपक्रम)
BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)

No BSNLCO/LM/13(12)/1/2021/LM

9/9

Date 19 07 2021

Chhattisgarh

Circle committed that

1. 5 lease agreement in pipeline and to be signed before 15th August.
2. Due to formation of new state renting cases of Raipur is not materialized and efforts are being taken to coordinate with state Govt administration.
3. Compound in which occupancy is very less or Nil will be identified and submitted for monetization within 1 month.
4. 4 Nos of land parcel are identified for monetization case will be submitted.

Gujarat

Circle committed that

1. From 10 proposed lease agreement revenue of Rs 1.50 Crores per annum is to be achieved to be completed within 1 month.
2. REM cleansing certificate will be submitted within 7 days.
3. Lease agreement for Bhavnagar and Ahmadabad is to be expedited.

MP

The circle committed that


1. 22 spaces are in pipeline out of which 3 are likely to be completed within a month time with LIC and Bank of India.
2. There is potential in Gwalior region. Therefore BA Gwalior has to take proactive action in finalization of rent case of Gwalior BA.
3. Bank of India is ready to pay cost of construction of iron chest in rented out space. Dir (HR) advised before renting out the space, it should be ensure that the dismantling cost of iron chest should be borne by the bank when they will vacate the space.

Maharashtra

The circle committed that

1. Many spaces are in pipeline for lease agreement with big client likely within 1 month. Emphasis on Mumbai Pune and Nagpur to maximize rent shall be given.
2. Rural quarters not likely to fetch rental are being considered for monetization.

This is issued with approval of competent authority.


Prateep Varma
for AGM(LM-I)
Mobile No 9319409708

Copy to

- 1) All GM (L &B)/ PCE(C)/ CE(C), BSNL for kind information please.