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

डा० कल्याण सागर निप्पानी

निदेशक (एचआर)

**DR. KALYAN SAGAR NIPPANI**

Director (HR)

BSNL Board

DO No. : BSNLCO-LM/15(12)/1/2022-LM

Dated: 23<sup>rd</sup> September, 2024

Dear CGM,

I hope this message finds you well. I want to bring to your attention the ongoing pressure for the monetization of non-core assets at BSNL, which is under continuous monitoring by the Ministry of Communications and the Secretary (T). This includes the land parcels referred to NLMC as well as those identified under GoM-I, II, III, IV, and lands valued at less than 10 crore.

List of land parcels on which Circles have been asked to take action is enclosed herewith for ready reference. Despite continuous pursuance, CLSC report along with valuation report & TA reports are yet to be received in BSNL CO. This delay not only reflects a lack of interest but also hampers our overall progress in monetization efforts. Furthermore, the Circle Level Standing Committee (CLSC) is taking an excessive amount of time to review and submit recommendations on the reports of Transaction Advisors and Valuers. This protraction is unacceptable and obstructs our ability to move forward in monetization of the non-core assets.

I must express my dissatisfaction with the current pace and commitment shown by the Circles in this regard. It may not be out of place to mention that monetization is a part of performance appraisal of all the officials.

I sincerely urge you to prioritize this matter and provide the necessary data and recommendations at your earliest convenience. Your immediate attention to this issue is critical for our collective success.

Thank you for your cooperation.

With Best wishes,

Encl.: As above

To,

**Chief General Manager,  
All BSNL Circles**

**Copy to:** All IFA: Please monitor & ensure that all CLSC reports are received in the Corporate Office in a time bound manner.

(Dr. Kalyan Sagar Nippani)

## Status of Monetization

S.No	Name Of Circle	Name of Land Parcel	Area (In Sqm)	Approximate Value (In Rs. Cr.)	Status/ Action to be taken
1	Andhra Pradesh	VACANT LAND, ADONI, KURNOOL, AP	33,145	16.38	Valuations to be reconcile
2	Chennai	V.C.Road, Chennai	1.68	150	Details of how land was acquired to be provided.
3	Chhatisgarh	MW COMPOUND, RAJNANADGAON, CHHATTISGARH	2,180	6.25	CLSC recommendation and TA report awaited
4	Chhatisgarh	STAFF QTRS, G.E.ROAD, RAJNANDGAON, CHHATTISGARH	3,280.00	9.89 (P)	CLSC recommendation and TA report awaited
5	Goa	Bambolim, Goa	46.26	221.58	As per NLMC letter dated 04/09/2024
6	Gujrat	STAFF COLONY, RANIP, AHMEDABAD	4,865	26.9	Conditions of allotment in 1971 mention that land will be used only for Telephone Exchange.
7	Gujrat	TE, MORBI, GUJARAT	2,832	10.44	Land use restriction for M/W building and Staff Qtrs.
8	Gujrat	STAFF QUARTERS, BHAVNAGAR, GUJARAT	22636	41	Mutation to be redone
9	Gujrat	TE, MIRZAPUR, AHMEDABAD	563	7.64	Some Property Documents required
10	Himachal pradesh	PLOT NO. 20G, SEC-1A, PARWANOO, HP	2,900	3.04	CLSC recommendation and TA report awaited
11	Himachal pradesh	UPPAR Mugla Chamba	1699.32	Yet not approved	As per LDD,there is an encroachment issue. Circle may expedite the issue at the earliest
12	Karnataka	TE, HOOTAGALLI INDUSTRIAL AREA, MYSORE	2,726	10.36	CLSC recommendation and 2nd Valuer report awaited
13	Karnataka	TE, DATTAGALLI, MYSORE	6,261	47.9	CLSC recommendation and 2nd Valuer report awaited
14	Karnataka	TE, JSS LAYOUT, MYSORE	2,333	17.73	CLSC recommendation and 2nd Valuer report awaited
15	Karnataka	TE, KALLUKOTE VILLAGE, SIRA, TUMKUR	6,223	24.2	CLSC recommendation and 2nd Valuer report awaited
16	Karnataka	DTO, NEAR HEAD PO, TUMKUR, KARNATAKA	1,200	6.43	Valuations to be reconcile
17	Kerala	TE, KOTTACHERRY, KASARGOD, KERALA	5,046	14.96	CLSC recommendation and TA report awaited

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18	Kerala	VACANT LAND, VITHURA, TRIVANDRUM	2,023.35	0.75	CLSC recommendation and TA report awaited
19	Kerala	VACANT LAND, MATTANUR, KANNUR, KERALA	2,194	5.42	CLSC recommendation and TA report awaited
20	Kerala	SQ COMPOUND, CHALAKUDY, THRISSUR	4,477	6.64	CLSC recommendation and TA report awaited
21	Kerala	MW STAFF QUARTERS, KODUNGALLUR, THRISSUR	1,820	3.6	CLSC recommendation and TA report awaited
22	Kerala	TE COMPOUND, PANNIYANKARA, KOZHIKODE	3,237.00	9.60 (P)	CLSC recommendation and TA report awaited
23	Kolkata	LAND AT S.N.BANERJEE ROAD, KOLKATA	568	9.94 (P)	CLSC recommendation and TA report awaited
24	Kolkata	LAND PARCEL NO. 15, NAGENDRA NATH ROAD, MOUZA - SATGACHI, JL NO. 20, PS DUM DUM, DISTRICT-NORTH 24 PARAGNAS, KOLKATA - 700028	8104	21.51	CLSC recommendation and TA report awaited
25	Kolkata	BUDGE-BUDGE TELEPHONE EXCHANGE,GARHUATANADANTORE,P S. BUDGE-BUDGE,DISTT. SOUTH 24 PGS 20/1M.G.ROAD BUDGE-BUDGE KOLKATA-700137	2695	Valuation pending	CLSC recommendation and Independent Valuation report awaited. Circle may expedite.
26	Kolkata	BSNL LAND NEAR MONOBIKASH KENDRA,PLOT NO.1/24/A ECAD PROJECT ONE KMDA DISTT. 24 PGS(S) KOLKATA-700107	1339	Valuation pending	CLSC recommendation and Independent Valuation report awaited. Circle may expedite.
27	Kolkata	TRAINING CENTRE & STORE DEPOT AT SECTOR-V,NORTHERN SALT LAKE CITY EXCH.DISTT-NORTH 24-pgs,ps-salt lake-700091	22178	Valuation pending	CLSC recommendation and Independent Valuation report awaited. Circle may expedite.
28	M.P.	BTS COMPOUND, VIDYA NAGAR, BHOPAL	1,182.00	8.97	CLSC recommendation and TA report awaited
29	Maharashtra	Wireless Compound, Santacruz, Mumbai	3.65	312	As per NLMC letter dated 04/09/2024
30	Maharashtra	Staff Quarters, Andheri, Mumbai	0.86	100	TDR Issue to be sort out

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31	Maharashtra	BSNL CAMPUS, JAYSINGPUR, KOLHAPUR	1,000	5	NoC from Collector awaited.
32	Punjab	PLOT NO.-1, SECTOR-66, MOHALI, PUNJAB	8,101	38.41	Settlement with GMADA to be done. Accordingly CLSC recommendations and TA report to be submitted
33	Punjab	BSNL PLOT, NEAR BAGHDADI GATE, FEROZEPUR CITY, PUNJAB	11536	10.96	CLSC recommendation and TA report awaited
34	Punjab	TE COMPOUND, BHAGTANWALA, AMRITSAR	1200.00	2.27	CLSC recommendation and TA report awaited
35	Punjab	T.E Building CMC ROAD Ludhiana	836	8.69	Conveyance deed pending.
36	Punjab	20 MIG Flats,Guru Amardas Nagar Colony, Jalandhar	1,448.00	Valuation yet to be done.	Conveyance deed pending
37	Punjab	20 LIG Flats Bhagat Singh Colony Jalandhar	1,199.00	Valuation Report pending	Conveyance deed pending
38	Punjab	Leak Wala Talab in Amritsar BA,	4,102.04	Valuation yet to be done.	Encroachment issue. Circle may take action immediately to remove encroachment
39	Rajasthan	VACANT LAND, FATEHENAGAR, UDAIPUR	33,067	18.19	CLSC recommendation and TA report awaited
40	Rajasthan	VACANT LAND, BHINDER, DISTT-UDAIPUR, RAJASTHAN	5,366.65	3.46	CLSC recommendation and TA report awaited
41	Rajasthan	VACANT PLOT, KANKROLI, RAJASAMAND, RAJASTHAN	4,180.50	8.99	CLSC recommendation and TA report awaited
42	Rajasthan	OPEN PLOT, OPPOSITE TDM OFFICE COMPOUND, MAHAVEER NAGAR, BARMER, RAJASTHAN	1,567.74	9.41 (P)	CLSC recommendation and TA report awaited
43	Rajasthan	T.E. COMPOUND AT RAMGANJ MANDI, DISTT. KOTA ,RAJASTHAN-326519	3,942.00	Yet not approved	CLSC and valuation report received. Layout plan awaited from Circle
44	Rajasthan	BSNL Plot at Admin Building Compound,Near Jeetmal Dharmshala,Bus Stand Jhalawar	700	Yet not approved	CLSC and valuation report received.Layout plan awaited from Circle
45	Tamil Nadu	S/Q, GANAPATHY, COIMBATORE	6,394	48.96	Court case for enhanced compensation.
46	Tamil Nadu	SQ, GOWDHAMAPET, TIRUPATHUR, TN	2,100	10.46	CLSC recommendation and 2nd Valuer report awaited

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47	Tamil Nadu	NO-25, GREENWAYS LANE, CHENNAI	1,115	33.19	CLSC recommendation and TA report awaited
48	Tamil Nadu	GANDHI ROAD, SALEM	5,404	88.43	CLSC recommendation and TA report awaited
49	Tamil Nadu	BSNL PLOT, KARUVADIKUPPAM, PUDUCHERRY	2,239	6.4	CLSC recommendation and TA report awaited
50	Tamil Nadu	SQ, KAMARAJA NAGAR, TIRUVANNAMALAI	4920	49.35	CLSC recommendation and TA report awaited
51	Telangana	Vanasthalipuram, Hyderabad	4	152.62	As per NLMC letter dated 04/09/2024
52	Telangana	Saroor Nagar, Hyderabad	1.82	100.15	As per NLMC letter dated 04/09/2024
53	Telangana	Padmarao Nagar, Hyderabad	2	106.9	As per NLMC letter dated 04/09/2024
54	Telangana	TE, PATANCHERU, TELANGANA	3,000	9	Issue of sale to be resolved with allotting authority.
55	UKD	TE COMPOUND, KASHIPUR (DEVIPURA), UTTARAKHAND	3844	21.36	CLSC recommendation and TA report awaited
56	UKD	AVAS VIKAS COMPOUND, VILLAGE-GOLANA KARAIYA, DISTT- ALMORA	2,700.00	4.05	CLSC recommendation and TA report awaited
57	UP(E)	S/Q, Sector-G, LDA colony, Lucknow	7.15	217	As per NLMC letter dated 04/09/2024.
58	UP(E)	UPSIDC PLOT, SENTHARI, GT ROAD, ETAH, UP	18,466	17.54	CLSC recommendation and TA report awaited
59	UP(E)	SQ COMPOUND SORON GATE KASGANJ	3,200	21.22	CLSC recommendation and TA report awaited
60	UP(E)	PLOT NO. 01, M-BLOCK, SECTOR-18, NOIDA	3,386	52.49	CLSC recommendation and TA report awaited
61	UP(E)	VACANT LAND, LEDUKA VILLAGE, JAUNPUR	2,180	3.49	CLSC recommendation and TA report awaited
62	UP(W)	SQ, SUHAG NAGAR FIROZABAD	4,750	19	TA Report & Valuer report to be reconciled
63	UP(W)	BSNL PLOT AT AVANTIKA COLONY, RAMGHAT ROAD, ALIGARH	2438	20.86	CLSC recommendation and TA report awaited
64	UP(W)	PLOT AT SANJAY NAGAR, DISTT GHAZIABAD, UP	1000	16.08	CLSC recommendation and TA report awaited
65	UP(W)	BTS COMPOUND, PRATAP VIHAR, SECTOR-12, BLOCK-P, DISTT GHAZIABAD, UP	2503.44	27.79	CLSC recommendation and TA report awaited

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66	UP(W)	PLOT AT KHAIR BYE PASS ROAD, ADA COLONY, ALIGARH, UP	3856.6	15.43	CLSC recommendation and TA report awaited
67	UP(W)	BSNL PLOT, INS-1&2, SECTOR-14, VASUNDHARA YOJNA, GHAZIABAD	1740	32.4	CLSC recommendation and TA report awaited
68	West Bengal	CTSD Store & TE Comp.Chunabatti, Fulbari, Jalpaiguri	17800	Valuation pending	CLSC recommendation, LDD and Independent Valuation report awaited. Circle may expedite.
69	West Bengal	MW Compound, Searsole Rajbari, Raniganj, Burdwan	1920	Valuation pending	CLSC recommendation, LDD and Independent Valuation report awaited. Circle may expedite.
70	West Bengal	Co-Axial Compound, Bhangakuthi, GT Rd, Burdwan	1672	Value yet to be approved	CLSC and valuation report received. Quarry raised by BSNL CO is still awaited from Circle.
71	NE-1	CTSD Store Compound Dharapur Guwahati Under NE-1 Circle	12263	72.18	LDD awaited from Circle. Under Direct sale to CBSE
72	NE-I	Micro Wave Compound, Mohanpur Road, Litchu Bagan, Agartala-79901	9775.71	Valuation yet to be done.	LDD awaited from Circle. NIT called for Valuation
73	NE-I	CSC cum Administrative building compound D.N.V. Road PO-Dharamnagar, Distt. North Tripura under NE-I Circle-799250	2617.43	Valuation yet to be done.	LDD awaited from Circle. NIT called for Valuation
74	NE-II	BSNL LAND TSEMINYU, TEHSIL & DISTT. TSEMINYU Nagaland-797109	3810	Valuation pending	CLSC and Valuation report awaited from Circle
75	NE-II	BSNL LAND(NORTH POINT) ZUNHEBOTO, NAGALAND-798620	3196	Valuation pending	CLSC and Valuation report awaited from Circle
76	NE-II	BSNL LAND AT HALF NAGARJAN, DAG NO. 58/466, PATTA NO.336, MOUZA NO.3 NAGARJAN VILLAGE, DIMAPUR TOWN, NAGALAND-797112	4332.48	Valuation pending	CLSC and Valuation report awaited from Circle
77	NE-II	BSNL LAND AT WALFORD AREA DAG NO.297, PATTA NO.335 WALFORD AREA DIMAPUR TOWN NAGALAND-797112	2458.69	Valuation pending	CLSC and Valuation report awaited from Circle

<b>S.No</b>	<b>Name Of Circle</b>	<b>Name of Land Parcel</b>	<b>Area (In Sqm)</b>	<b>Approximate Value (In Rs. Cr.)</b>	<b>Status/ Action to be taken</b>
78	NE-II	BSNL LAND OF PURANA BAZAAR, UNDER PART OF DAG NO.598, COVERED BY PATTA NO.129, DIMAPUR TOWN, NAGALAND 797112	1092.44	Valuation pending	CLSC and Valuation report awaited from Circle
79	NE-II	BSNL Compound, Porampat. Dist. Imphal East, Manipur, Under NE-II Circle-795005	1080	Valuation yet to be done.	LDD awaited from Circle. NIT called for Valuation