

No. 501-12/2012-BT

Date: 28.11.2017

To,

All CGMs
BSNL Units

Sub: Commercial harnessing of Land Assets - reg.

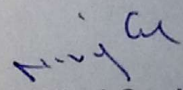
BSNL has inherited more than 15000 land parcels on Pan India basis majority of which are fully or partly vacant with large unutilized FAR. At present huge resources are being expended in managing these land parcels by way of property tax, watch & ward, expenditure on maintenance & repairs of compound walls etc. C&AG has also adversely commented upon inability of BSNL in monitoring its idle land resources.

It is, therefore, imperative to undertake commercial harnessing of land resources to unlock their value and augment the revenue of the company. Commercial harnessing can comprise a variety of projects. Some of which may be as follows –

1. For large projects requiring huge capital investment and change of land use. Public-Private-Partnership (PPP) model may be ideal for commercial harnessing of land parcels for their projects. Such projects may require change of land use from local authorities.
2. Construction of office buildings for housing BSNL units working in rented buildings and leasing out surplus office space to generate additional revenue. Such projects may not require change of land use and may be funded from the internal resources.
3. Land parcels situated in low-rental localities such as rural or semi-urban areas. Such land parcels can be put to good use by using them for generation of solar power.
4. Leasing out of vacant land parcels to other organizations such as State Oil companies etc. some cases have already been submitted to DoT for approval and a break-through is imminent.
5. Any other as per local requirement.

It is requested that at least one plot in each of the above categories may be identified and submitted to this office for obtaining the approval of the competent authority.

Your report may kindly be submitted within a week.


(Niraj Goel)
PGM (BW)
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Copy to: All CEs (C) / CEs (E) / GMs (L&B) / Chief Architects for follow-up action please.