



SANCHAR NIGAM EXECUTIVES' ASSOCIATION KERALA CIRCLE

(Recognised Majority Association of Executives in BSNL)
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No.SNEA/Kerala/2018-19/II/63 dated 15/11/2019

To
The Chief General Manager (Telecom)
BSNL, Kerala Circle
Thiruvananthapuram

Sir,

Sub: Proposal for renting out the CTO building near Ernakulam South railway station to Postal department to fetch an annual revenue of around 1.9crores per annum to BSNL kitty to be expedited-attempt to defeat the monetization of a prime building of BSNL at Ernakulam town by allotting the highly priced building space to TERM Cell and CCA would be very much detrimental to the interest of BSNL at this crucial juncture, require strong intervention from all concerned, our request, reg:

BSNL, Ernakulam BA, Kerala Circle had forwarded a proposal couple of months back to BSNL Kerala Circle Office for renting out its CTO building at Ernakulam South to postal department after vacating the BSNL offices which was functioning in the building to generate additional revenue of rupees 1.92 crores per annum to BSNL. The pretty new building, which was constructed in 2010 in 80 cents (3200 sq.m) of land, is at a prime commercial location having close proximity to Ernakulam Jn railway station, KSRTC central bus terminal and MG road with access to all major roads from three different directions. This is the newest building in Ernakulam BA with 4 floors and lift facility, each floor having 6500 sq. feet built-up area and 5000 sq. feet carpet area. This is the only non-technical building in the BA located at a prime commercial location. The building can fetch a rent of nearly Rs 80 per sq.foot which can generate nearly Rs.1.92 crores (5000 sq.feet x 4 floors x Rs. 80 x 12 months) per annum altogether.

To our surprise and to our dismay, it has come to our notice that BSNL Corporate office has decided to hand over ground floor of this prestigious CTO building to CCA office and TERM cell of DoT. It is to be noted that 2500 sq.m space (60 cents) of land at Kaloor in the heart of Kochi City has already been allotted to TERM cell for setting up its offices in Kerala LSA and DoT was supposed to complete the building on priority basis. Moreover, the TERM cell has been allotted 9000 sq. feet office accommodation at Gandhi Nagar, Kochi, another prime location in heart of the City and any additional space requirement for those offices for TERM cell could have been met there itself after shifting the existing BA/project offices to any of the vacant BSNL technical buildings which is not having much commercial importance. Further, vacant space available at Boat Jetty and Palarivattom TEs can be utilized to meet additional office space requirement from TERM Cell/CCA offices in Kerala LSA, if any, till the new building at Kaloor is completed by DoT. Further it is also reported that allotting the space rent free to DOT/CCA is against the guidelines on the subject being the CTO building was constructed in 2010 during BSNL period

Thus, it is only a fact that many alternate options are available to accommodate CCA and TERM cell offices in heart of the Ernakulam city itself. It would be a serious crime BSNL would be committing if such prime

commercial spaces are utilized for internal office use rather than converting them as sources of additional revenue generation especially during the hours of grave financial crisis.

It is requested that orders may be issued immediately for renting out Ernakulam CTO building space to the prospective bidder without any further delay. It is also requested to review the space allotment without rent in the ground floor of the CTO building for TERM cell/ CCA and alternate spaces as mentioned above which doesn't have much commercial demand may be allotted to TERM cell, if required.

With kind regards,

Sincerely Yours



T.Santhosh Kumar
Circle Secretary
SNEA Kerala

Copy to:

1. The GM, Land and Building, Kerala Circle
2. The CGM-BW , BSNL Corporate office
3. The CMD, Board of Directors(through GS SNEA CHQ)
4. The District Secretary, SNEA, Ernakulam BA