

CGM (BW), BSNL Corporate Office,  
Telegraph Office Building,  
Kashmere Gate, Delhi-110006,  
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भारत संचार निगम लिमिटेड  
(भारत सरकार का उपक्रम)  
**BHARAT SANCHAR NIGAM LIMITED**  
(A Govt. of India Enterprise)

No. 501-27/2018-BT

Dated: 04.07.2019

**IMMEDIATE**

To,

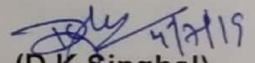
All CGMs,  
BSNL Circles.

**Sub: Details of Land Parcels proposed to be transferred to SPV for monetization-  
Reg.**

Kindly find enclosed herewith a list of land parcels which are proposed for monetization through DIPAM in the first instance. You are requested to examine the details of land parcels of your Circle and offer your comments latest by 11.00 hours of 5<sup>th</sup> July 2019. Please be informed that the matter is most urgent which does not admit delay on any ground.

Land parcels have been selected with a view to ensure that telecom operations are unaffected. However, if there is any reservation regarding the same, it may be mentioned in remarks column. The above information may please be sent on email [agmbtbsnl@gmail.com](mailto:agmbtbsnl@gmail.com). Copies of property papers may be also sent on email.

This issued with the approval of competent authority.

  
(D.K. Singhal)  
GM (LD)

Copy to:

1. CGM, TF, Mumbai/ Jabalpur/ Kolkata, for necessary action please.
2. All PCEs(Civil)/ GMs(L&B)/ CEs(Civil)/ Heads of L&B Units for necessary action.

Regd. & Corporate Office: Bharat Sanchar Bhavan, H.C. Mathur Lane, Janpath, New Delhi-110001  
Corporate Identity Number (CIN): U74899DL2000GOI107739  
Website: [www.bsnl.co.in](http://www.bsnl.co.in)

### Details of BSNL Land Parcels Proposed to be Transferred to SPV for Monetization

Sl. No.	Circle Name	Address of Land Parcel	Land Status Lease/ Free Hold	Allotting Agency	Permissible Land Use	Total Area of land parcel (in sqm)	Sparable Area of land parcel (in sqm)	Fair value of Sparable land parcel as on 01.04.2015 (in Crore INR)	Is Land Parcel Mutated? (Yes/ No)	Are Property Papers Available? (Yes/ No)	Remarks
1	Chennai TD	ENNORE WIRELESS STATION, TIRUVOTTIYUR HIGH ROAD CHENNAI-600019	Free Hold			1,24,198	1,24,198	278.41	Yes		
2	KERALA	RTTC, Kaimanam, Trivandrum, Kerala	Free Hold			1,17,644	1,17,644	276.46	Yes		
3	Maharashtra (West)	BORIVALI TALUKA CTS NO. 22 23 25 63 64 65(FINAL PL	Free Hold			2,30,961	2,30,961	1,197.87	Yes		
4	Maharashtra (West)	CTS No. G -168/84-1, TPS-II of Juhu, Wireless comp, Linking Rd, Santacruz(W), Mumbai	Free Hold			14,777	14,777	454.39	Yes		
5	TF Mumbai	Telecom Factory Deonar	Free Hold			2,64,277	2,64,277	2,458.71	Yes		
6	UP(West)	Sec-18, Noida	Lease Hold			3,386	3,386	121.91	Yes		
7	ALTTC	Govt. of India Enclave Rajnagar Ghaziabad	Free Hold			3,27,935	2,78,745	456.70	No		
8	Chennai TD	11 TH MAIN ROAD, ANNA NAGAR CHENNAI-600040	Free Hold			1,01,292	1,01,292	1,589.44	Yes		
9	Chennai TD	NO 26 SHANTHI NAGAR AA ROAD, VYSAR NAGAR CHENNAI	Free Hold			1,20,283	1,20,283	1,078.54	No		
10	Chennai TD	RED HILLS ROAD, MEENAMBEDU, A MBATTUR, CHENNAI-600053	Free Hold			37,952	37,952	170.15	Yes		
11	Chennai TD	Dr B.R AMBEDKAR STAFF QTRS NO 54, TAYLORS ROAD KILPAUK CHENNAI 600010	Free Hold			16,837	16,837	264.20	Yes		
12	Chennai TD	No.45, V.M. Street, BSNL Staff Quarters, Royapettah, Chennai - 600014.	Free Hold			21,181	21,181	237.41	Yes		

Sl. No.	Circle Name	Address of Land Parcel	Land Status Lease/ Free Hold	Allotting Agency	Permissible Land Use	Total Area of land parcel (in sqm)	Sparable Area of land parcel (in sqm)	Fair value of Sparable land parcel as on 01.04.2015 (in Crore INR)	Is Land Parcel Mutated? (Yes/ No)	Are Property Papers Available? (Yes/ No)	Remarks
13	Chennai TD	N0.7, Dr.P.V.Cherian Crescent Road, Officers Staff Qtrs. Egmore, Chennai -600008.	Free Hold			6,801	6,801	121.97	Yes		
14	CTD	SECTOR -V NORTHERN SALT LAKE CITY EXCH. DIST. NORTH 24-PGS PS. - SALT LAKE	Free Hold			52,756	42,205	283.93	No		
15	Gujarat	Door Sanchar Colony Compound, Beside Panjrapole, TPNO9 FPNO 5A & 5B Majuragte, Surat	Free Hold			27,214	27,214	163.28	Yes		
16	Jharkhand	Burdwan Compound, Lalpur, Ranchi-834001	Free Hold			1,22,825	1,22,825	214.94	No		
17	Jharkhand	ARTTC Campus, Near Jumar River, NH 33, Ranchi (Jharkhand) Pin - 835217	Free Hold			3,31,194	3,10,964	174.13	No		
18	Karnataka	TELEPHONE HOUSE, CTO COMPOUND, RAJBHAVAN ROAD BENGALURU	Free Hold			9,440	9,440	268.60	No		
19	Karnataka	80 FEET ROAD HAL 2ND STAGE Opposite CMH, INDIRANAGAR BANGALORE	Free Hold			6,765	6,765	131.82	No		
20	Madhaya Pradesh	D/T- Indore Opp SP residence/ Azad Nagar Road	Free Hold			21,482	21,482	100.97	No		
21	Maharashtra	G.No118/1-2/2 Jail Road Nashik Road	Free Hold			23,347	23,347	139.62	Yes		
22	NTR	WIRELESS STATION GURGAON	Free Hold			2,15,819	2,15,819	619.49	Yes		
23	Rajasthan	Baria House Near Railway Station, Jaipur	Free Hold			13,147	13,147	117.80	No		



Sl No.	Circle Name	Address of Land Parcel	Land Status Lease/ Free Hold	Allotting Agency	Permissible Land Use	Total Area of land parcel (in sqm)	Sparable Area of land parcel (in sqm)	Fair value of Sparable land parcel as on 01.04.2015 (in Crore INR)	Is Land Parcel Mutated? (Yes/ No)	Are Property Papers Available? (Yes/ No)	Remarks
24	Telangana	S/q compound, 1-1-338/43 B AND 1-10-90/1 TO 192 CHIKKADPALLY, HYDERABAD PIN 500020	Free Hold			46,840	46,840	248.25	No		
25	Telangana	Store yard/ TEC compound, SY NO:165 AND 171 OF IDA CHERLAPALLY, RR DIST. PIN 500050	Free Hold			1,37,471	1,37,471	126.47	No		
26	Telecom Factory Mumbai	BSNL Telecom Factory and Township Compound, Deonar, Mumbai-400088	Free Hold			2,64,277	2,64,277	2,458.71	Yes		
27	Telecom Factory Jabalpur	Telecom Factory Wright Town Jabalpur.	Free Hold			3,37,911	3,37,911	2,724.41	Yes		
28	Telecom Factory, Kolkata	248, AJC Bose Road, Kolkata-700027, Dist. 24 Pgs(S)	Free Hold			52,178	52,178	639.46	No		
29	West Bengal	Wireless Compound at Gopalpur, S 24 Pgs	Free Hold			2,27,275	2,27,275	278.53	No		
<b>Total =</b>						<b>32,77,467</b>	<b>31,97,495</b>	<b>17,397</b>			
<b>Total Fair Value of Land Parcels as on 01.04.2015 Rs. =</b>									<b>17,397</b>	<b>Crore</b>	
<b>Estimated Present Fair Value of Land Parcels Rs. =</b>									<b>20,296</b>	<b>Crore</b>	
<b>(Enhanced based on Cost Inflation Index for FY 2014-15 as 240 and for FY 2018-19 as 280)</b>											
<b>Say Rs.</b>									<b>20,000</b>	<b>Crore</b>	

**Note: 1. It is proposed to take up fair valuation of these land parcels along with structures lying in them after the in-principle approval for sale or long term lease by the Government.**

**2. Cost of buildings lying in the above plots has not been included in the Fair Values of land parcels.**