



CC/ATCG/WFL/2020/03

Date: 22.10.2020

The Chairman  
Airports Authority of India  
Rajiv Gandhi Bhawan  
Safdarjung Airport  
New Delhi – 110003

Sub: Request to get back 192 quarters with PHHL to cater to the acute shortage of AAI quarters at Mumbai.

Sir,

ATC Guild would like to draw your kind attention to the agreement between AAI and M/s PAWAN HANS Helicopters Ltd. dated 15/11/1995, vide which AAI land in Juhu, Mumbai measuring 35490 sqm was handed over to PHHL for a period of 25 years for construction of 250 nos. of staff quarters. M/s PHHL handed over 50 quarters to AAI in June 2003 and kept 192 quarters with them as per agreement. The agreement is expiring on 15th November 2020 and as per our knowledge there has not been any renewal or extension of the agreement. AAI officers, especially junior officers from ATC & CNS posted at Mumbai in bulk every year, face unprecedented hardships related to accommodation. Many of operational staff from ATC and CNS are staying 35-40 km away from work place due to non-availability of AAI quarters and very high rental nearby airport.

Despite several requests to mitigate the perennial problem of shortage of staff quarters at Mumbai, no sincere effort has been made by management. In the past it has been strongly conveyed that the root cause of the shortage of ATCOs at Mumbai is inadequate/non-availability of accommodation. It has also been explained that the prevailing live-lease system doesn't suit and cater to the requirement of the ATCOs and the suffering of the newly posted Junior Executives/Assistant Managers is unimaginable who find it absolutely difficult due to cost of live-lease at Mumbai that doesn't suit to their eligibility. Such ATCOs who are in the lower side of the wage are 'living like refugees' in groups in pathetic conditions. Some of the Junior Executives posted at Mumbai have resigned mainly due to the accommodation problem. The progress in last two decades is 'nil' because of the indifferent attitude of series of administrators at Mumbai and lack of willpower at CHQ in resolving this issue.

This decades old problem has affected ATC operations severely at Mumbai where senior controllers do not want to go mainly due to staff quarter problem. Fresh recruits take years of training before they can be deployed for Radar duties. Much needed airspace sectorisation at Mumbai ATC for want of controllers has been kept under carpets since long which is impacting quality service.

Over the last 15 years the no. of operational staff mainly from ATC & CNS increased significantly but there has not been any construction of AAI quarters. In 2010-11, IAD

colony was handed over to MIAL as per agreement and 150 plus IAD staff in that colony were accommodated in NAD colony in Vile Parle in a span of 5-6 years thereby increasing the waiting period for allotment to others already in the queue. Total 88 nos. of Type II quarters in F- Line were declared uninhabitable last year due to METRO RAIL project and more than 75 percent of inhabitants there have been accommodated again in AAI colony by denying allotment to people waiting for years. In AAI main colony in Vile Parle, dozens of quarters of all types, mostly Type 5 quarters, have been declared uninhabitable as per an IIT Test and study and allotment is stopped for such quarters. All the above developments have effectively reduced the no. of habitable quarters by almost 30 percent in main AAI colony. MIAL is yet to start quarters construction work in AAI main colony as agreed upon. Construction of 128 nos. of Type 2 quarters at PAWAN HANS colony is progressing at snail's pace and there is no hope for completion in the next 8-9 months.

Taking all the above into account, the total shortfall of AAI Official accommodation across all types as on date is approximately 750, which is increasing every year due to bulk recruitment.

In view of the above facts, ATC Guild (India), requests your good office for non-renewal of the agreement between AAI and PHHL and get back all the 192 quarters with PHHL for our own operational staff to boost the morale of hardworking young officers.

Assuring you our best cooperation at all times.

Regards



(Atok Yadav)  
General Secretary

Copy to:

1. Member (HR), AAI, RG Bhawan, New Delhi-110003
2. Member (ANS), AAI, RG Bhawan, New Delhi-110003