



No. 501-29/2019-BT

Dated: 19.11.2019

To,

CGMT  
Telangana Telecom Circle

**Subject:- Leasing out of 30643 Sqft Carpet Area built-up space to GST department at 8<sup>th</sup> & 9<sup>th</sup> Floor in BSNL Bhavan, Adarsh Nagar Hyderabad in Telangana State – reg.**


Ref: Your Office letter No. TT/BP/13-530/2019/146 dated 24.10.2019.

As recommended by your office, the approval of Director (HR) BSNL is hereby conveyed to the proposal for Leasing out of 30643 Sqft Carpet Area built-up space to GST department at 8<sup>th</sup> & 9<sup>th</sup> Floor in BSNL Bhavan, Adarsh Nagar Hyderabad in Telangana State as per following details –

- (i) Condition of security deposit equal to 3 months rent and payment of Advance monthly rent may be waived off being a Government Department as per extant Policy. CGM is empowered to introduce changes in SLA in the best interest of BSNL if the tenant is a Government organisation.
- (ii) Expenditures on renovations and shifting of BSNL offices to other premises shall be as per the extant instructions.
- (iii) Rent revision @ 8% per annum after every three years is acceptable for BSNL as per SLA of GST department
- (iv) The recommendation of Circle Level Standing Committee (CLSC), to provide the space @ Rs 64.50 per Sqft per month for built-up space measuring 30643 Sqft and Rs 13.05 per Sqft for tentative 3814 Sqft Parking Space that works out to Rs 20,26,247/- per month inclusive of regular repairs and maintenance of the premises, property tax but exclusive of GST and enhancement of taxes shall be on proportionate basis, has been accepted. The rent shall also include for providing the services of 4 Nos. Lifts of 13 passengers capacity, 2 Nos. 300 KVA E/A Set (except fuel which shall be shared as per actual). Fire Fighting with wet riser system, Automatic Fire Detection System, Automatic Sprinkler System, (2+1) Nos. 400 KVA Indoor Transformer substation, Lift operation, Pump Operation, generator operation and upkeeping of all common areas as recommended by CLSC.
- (v) All other T&Cs shall be as per BSNL Policy.

**The Action Taken Note (ATN) and follow-up may be forwarded to this office for the appraisal of BSNL Management.**

This is issued with the approval of CGM (BW).

  
(A.C. Khare)  
Jt. GM (LD)  
(011-23860031)