

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY,
PUDA BHAWAN ,SECTOR-62,SAS NAGAR(MOHLAI)**

To

1. The additional Chief Administrator,
GMADA, Mohali.
2. Estate Officer,
GMADA, Mohali.

No.GMADA/Project/2007/4579-80

Dated:

Subject: Revised Policy for granting permission to installation of Communication Towers/Antennae to be installed by Tele-Com Operations in Areas falling under the purview of PUDA.

Your attention is invited to letter No.5110-16,dated 22.7.2003,684-90,dated 8.2.2005 and 8738,dated 12..9.05 and 2703-06,dated 14.12.06 issued by Punjab Urban Planning and Development Authority on the subject cited above. The matter has been re-considered and revised policy for granting permission to installation of Communication Towers/Antennae to be installed by Tele-Com Operations in areas falling under the purview of GMADA has been formulated which is as under:-

- 1.0 Installation/regularization of Communication Towers/Antennae will be permitted: -
 - i) on built up portion of the commercial, industrial, institutional sites;
 - ii) on the open space within the commercial, industrial, institutional sites outside the prescribed setbacks. Area covered by the parking and earmarked for any other amenity will not be permitted for installation of tower;
- 1.1 No installation of tower shall be permitted on any listed heritage building or for any other building prohibited for any new construction.
- 2.0 Request to grant permission/regularization for installation of Communication Towers/Antennae shall be received in the office of Estate Officer, Mohali in form AT-1 alongwith band draft for Rs.1,00,000/-(Rs. One lacs only) per tower. Separate applications will be submitted for each tower. The application shall be accompanied by:-
 5. Consent letter of Property/Building owner;
 6. Four sets of Ferro Prints and two prints of tracing cloth/tracing film.
 7. A bank draft of Rs.1,00,000/-(One lacs only) drawn in favour of Estate Officer, GMADA, Mohali.
 8. Structural safety certificate from any one of the following institutes;
 - a. Indian Institute of Technology(IIT),Delhi.
 - b. Central Building Research Institute(CBRI),Roorkee.
 - c. Rail India Technical and Economic Services Ltd.(RITES),Delhi.
 - d. National Council of Building Material,Faridabad.
 - e. Indian Institute of Technology(IIT),Roorkee.
 - f. Punjab Engineering College Chandigarh.
 - g. Thappar Institute of Technology Patiala.
 - h. Guru Nanak Engineering College, Ludhiana.

- i. Recognized Structural Engineer.
 - i. An indemnity bond shall be given on a stamp paper of Rs.100/- duly attested by the Competent Authority indemnifying GMADA in case of accident or any cause arising due to concerned company's installations in annexure-'A'
 - vi) That the applicant shall submit an undertaking on stamp paper of Rs.10/-duly attested by the competent authority to the effect that they shall take special precautions for fire safety and lightening.
 - vii) That the applicant shall furnish to assessor(House Tax)and GMADA, Copy of the agreement concluded between the cellular or basic telecom operator and the owner of the building. A proof in this regard is to be submitted by the applicant to the Estate Officer, Mohali.
 - viii) Generator sets installed at the tower site to cater to the power requirements of the antennae should conform to the noise and emission norms prescribed by Punjab Pollution Control Board(PPCB).An NOC to this effect shall be obtained from Punjab Pollution Control Board (PPCB) and be enclosed with the application.

In case the tower is shared by any other cellular operator/ operators, an additional amount of Rs.50,000/-(Rs.Fifty thousand only) per additional telephone operator shall be payable.
- 3.0 Each application received in the office of Estate Officer for installation of Communication Tower/Antennae shall be examined in the terms of:
- i) Suitability of site /Building.
 - ii) Structural safety of the building/site where tower is to be installed.
 - iii) Structural safety of tower/antenna.
 - iv) Location and distance form High Tension Electric line, if any.
 - v) Maximum height permitted in the area.
 - vi) Height Restrictions due to air-funnel of due to location of defence installations including restrictions imposed by any statutory authority.
- 4.0 The license shall share the towers for fixing their respective antenna provided that the prescribed conditions are duly fulfilled so as to ensure curtailing of multiple towers and optimizing the use of the existing one.
- 5.0 In case of any complaint against such tower construction, the same shall be referred to the office of Director General, Cellular Operators Association of India and Secretary General, Association of basic Telecom Service to investigate the complaints and take remedial measures wherever necessary.
- 6.0 After the case is examined and clearance from Town Planning , Engineering and Architectural Wings of GMADA are obtained, permission to install towers will be granted on form ST-1 subject to following conditions:-
- i) Height of the tower shall be within the permissible limits. In case the building / Site falls in an air-funnel or any other prohibited areas, the prior permission of height etc. of such authority shall be obtained.
 - ii) Construction at site shall be in accordance with the structural / construction details submitted with the plan and shall be carried out under the supervision of a qualified structural engineer.

- iii) Constructed tower shall be of the design and structure, as approved by the authority and shall be erected under the guidance and supervision of a qualified engineer.
 - iv) Structural safety of the building and tower shall be the responsibility of the telecommunication company.
 - v) Permission granted shall be valid for a period of 1 year which can be renewed further on annual basis on payment of Rs.50,000/-
 - vi) No change in the location, plan or design of the tower shall be made without prior approval of the sanctioning authority.
 - vii) Estate Officer or any officer/official duly authorized by him will have the right to inspect the site and structure at all times without any prior notice.
 - viii) Annual periodic reports shall be submitted by the operator to the Estate Officer about the safety of building and the installation.
 - ix) Company shall be liable to pay all taxes, fees, charts, etc. which may be levied by any authority from time to time.
 - x) In case of violation of any terms and conditions, permission granted can be withdrawn or cancelled at any time. However, before withdrawing/ cancellation of permission , an opportunity of hearing, to the operator company shall be provided.
 - xi) The permission granted can also be withdrawn at any time in the public interest.
- 7.0 In case of refusal ,Estate Officer shall communicate the decision on form RT-1, specifying the reasons for such refusal.
- 8.0 In case any tower of the antenna is erected without a valid permit in the property, the Estate Officer, GMADA, Mohali shall issue notice to the land/building owners for getting the structure regularized in form RT-2.
- 9.0 All applications for installation of Communication tower/ antenna shall be disposed off within a period of 2 weeks from their receipt in the office of Estate Officer.

This policy shall be applicable with immediate effect.

Sd/-
Additional Chief Administrator(Policy)
for: Chief Administrator.

Endst. No.GMADA/Policy/2007/4581-82, Dated:27.7.2007.

A copy of the above is forwarded to the following for information and necessary action:

1. Chief Town Planner, GMADA, Mohali.
3. Architect, GMADA, Mohali.

Sd/-
Additional Chief Administrator(Policy)
for: Chief Administrator.

Endst. No.GMADA/Policy/2007/4583-89,Dated: 27.7.2007.

A copy of the above is forwarded to the following for information and necessary action:

1. The Spice Communication Pvt.Ltd,Industrial Area,SAS Nagar.

2. The Bharati Mobile Ltd.(Airtel),SAS Nagar.
4. The HFCI Infotel Ltd.SAS Nagar.
5. The Reliance Infocom Ltd. SAS Nagar.
6. The Hutch Ltd.SAS Nagar.
7. The TATA Tele Services, AS Nagar.
8. The BSNL,SAS Nagar.

Sd/-
Additional Chief Administrator(Policy)
for: Chief Administrator