

PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY MOHALI
(POLICY BRANCH)

To

All Estate Officers,
PUDA
No. PUDA- Policy- A-2-2005/684-19
Dated 8.2.2005

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.

Kindly refer to this office letter no. PUDA –Policy –A-2-2003/51 10-16 dated 22.7.2003 which laid down policy regarding granting permission to installation of Communication Towers in areas falling under the purview of PUDA.

2. Keeping in view the policy formulated in the areas falling in the Municipal areas in the State by the Government of Punjab in the Department of Information & Technology, its has bin decided to lay down the revised policy in suppression of the earlier policy circulated vide letter dated 22.7.2003.
3. The Finance & Accounts Committee of PUDA in its 44th meeting held on 8.1.2005 considered the issue vides item No. 44.17. After considering issues involved hardship caused and difficulties encountered by the allottees and the Tele-Communication Companies, the committee has decided as under:-
 - 3.1 Installation/regularization of Communication Towers/Antennae will be Permitted.
 - i) On built up portion of the commercial, industrial, institutional sites and residential premises.
 - ii) On the open space within the commercial, industrial, institutional sites and residential premises outside the prescribed setbacks. Area covered by the parking and earmarked for any other amenity will not be permitted for installation of tower.
 - 3.2 No installation of tower shall be permitted on any listed heritage building or for any other building prohibited for any new construction. Request to grant permission/regularization for installation of Communication Tower/Antennae shall be received in the office of concerned Estate Officer in form AT-1 along with bank draft for Rs. 10,000/- (Rs. Ten thousand only) per tower as building application tax. Separate applications will be submitted for each tower. The application shall be accompanied by:
 - I) Consent letter of Property/Building owner.
 - II) Four sets of Ferro Prints and two prints on tracing cloth/tracing film.
 - III) A Bank draft of Rs. 10,000/- (Ten thousand only) drawn in favour of concerned Estate Officer.
 - IV) Structural safety certificate from any one of the following Institutes.
 - i) Indian Institute of Technology (IIT) Delhi.

- i) Central Building Research Institute (CBRI), Roorkee.
 - i) Rail India Technical and Economic Services Ltd. (RITES), Delhi.
 - i) National Council for Building Material, Faridabad.
 - i) Indian Institute of Technology (IIT) Roorkee.
 - i) Punjab Engineering College Candigarh.
 - i) Thappar Institute of Technology Patiala.
 - i) Guru Nanak Engineering college Ludhiana.
 - i) Recognised Structural Engineer.
- v) An indemnity bond shall be given on a stamp paper of Rs. 100/- duly attested by the competent authority indemnifying PUDA in case of accident or any cause arising due to concerned company's installations in annexure 'A'
- vi) That the applicant shall submit an under taking 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 PUDA, 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 concerned.
- viii) Generator sets installed at the tower site to cater to the power requirements of the antennae should conform to the noise an emission norms prescribed by Punjab pollution Control Board (PPCI An NOC to this effect is to be submitted from Punjab Pollution Control Board (PPCB.)
- 4.1 In case the tower is shared by any other cellular operator/operators, a additional amount of Rs. 7500/- (Rs. Seven thousand five hundred only) per sharing shall be payable.
5. Each application received in the office of Estate Officer for installation of Communication Tower/Antenna 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/antennae.
 - iv) Location and distance from High Tension Electric line, if any.
 - v) Maximum height permitted in the area.
 - vi) Height Restrictions due to air- funnel or due to location of defend installation including restrictions by any statutory authority.
6. The licensee 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.
7. In case of any complaint against such tower construction, the same shall be refereed 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.

8. After the case is examined and clearance from Town Planning, Engineering wing, architectural Wings are obtained, permission to install towers will be granted on form ST-I subject to the 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 area, then 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 basic on payment of Rs.5, 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 report shall be submitted by the operator about the safety of building and the installation right to inspect the site and structure at all times without any prior notice.
 - ix) Company shall be liable to pay all taxes, fees, charges 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, to the operator company shall be provided.
 - xi) The permission granted can also be withdrawn at any time in the public interest.
- 8.1 In case of refusal, Estate Officer shall communicate the decision on form RT-1, specifying the reasons for such refusal.
- 8.2 In case any tower of the antenna is erected without a valid permit in the property, the Estate Officer concerned shall issue notice to the land/building owners for getting the structure regularized in form RT-2.
9. All application for installation of Communication tower/antenna shall be disposed off within a period of two weeks from their receipt in the office of Estate Officer.
10. The above policy shall be application with immediate effect.

Administrative Officer (Policy)
for Chief Administrator.

Endst. No. PUDA- Policy-A-2-2005/691-696

Dated: 8.2.2005

A copy of above is forwarded to All ACAs, PUDA for information and necessary action.

Administrative Officer Policy
for Chief Administrator.

The Spice Communication Pvt. Ltd.
The Bharati Mobile Ltd.(Airtel).
The HFCL Infocom Ltd.
The Hutch Ltd.
The Tata Tele Services.
The BSNL.

Administrative officer (policy)
for Chief Administrator.