

//CIRCULAR//

Subject: Policy for Disposal of land in possession of the Corporation for erection of mobile telecommunication towers/Base Transceiver Station Pole.

Telecommunication has emerged as a key driver of economic and social development in an increasingly knowledge intensive global scenario. Getting better telecom/high speed internet connectivity is imperative for all round development of the State. Telecom sector has important role to achieve the vision of Digital India and Smart Cities. Considering all affected factors and in order to arrive at a policy framework regarding policy for disposal of land in possession of the Corporation for erection of mobile telecommunication towers/Base Transceiver Station Pole, an agenda was submitted before 493rd meeting of the Corporation held on 29-11-2016. The Corporation vide resolution no.114/Pre Allotment /493/2016 decided that as erection of mobile tower/BTS pole is a commercial activity, keeping all provisions of the existing allotment and other related policies intact, policy for allotment of land in possession of the Corporation for the said purpose be implemented by following the current policy of commercial plot/properties disposal along with procedures/terms and conditions as follows:

Procedure :

- The Corporation shall carry out study of prominent locations in the estate suitable for erection of mobile towers/BTS poles in consultation with stakeholders (authorised/registered telecommunication company or telecommunication infrastructure company)
- The Maximum limit of 30 square meters shall be earmarked for erection of mobile tower/BTS pole. Only required area shall be allotted as per specification of mobile tower/BTS pole submitted by the applicant.
- Proper care should be taken while earmarking the required area (subject to maximum 30 square meter area) so that the remaining area/plot is not rendered useless or right of way is hindered. This shall be responsibility of the Regional Manager and Executive Engineer of the respective Field Office.
- The Corporation shall invite bids from the authorised/registered telecommunication company or telecommunication infrastructure company for each estate
- The applicant telecommunication company or telecommunication infrastructure company shall have to submit their bid to the concerned Regional Office. The highest quoted price shall remain the price for that financial year for the plot required by telecom companies with following documents in addition to existing documents :

1. Copy of relevant license / infrastructure provider registration certificate from department of telecommunications.
2. Approval letter issued by "Standing Advisory Committee on Radio Frequency Allocation" (SACFA), which is approved by Ministry of Telecommunication either along with the application or within two months of the application.
3. Justification for erection of tower in the vicinity with validated documents.
4. Data sheet :
 - (a) Name of Service / Infrastructure provider.
 - (b) Location
 - (c) Tower reference:
 - (i) Height, (ii) weight, (iii) Ground / Roof Top, (iv) Pole / Wall mounted, (v) Number of antennae
5. The map showing location and height of B.T.S. tower.
6. Copy of structural stability certificate for ground based tower. In case of roof top BTS tower, structural stability certificate for the building and tower based on written approval of any authorized structural engineer of state / local bodies / central building research institute (CBRI), Roorkee / IIT / NIT or any other agency authorized by local body.
7. "No Objection Certificate" issued by nearby airport authority, wherever necessary.
8. "No Objection Certificate" issued from all the concerned authorities as per Govt. norms
9. Undertaking on Rs. 100/- stamp paper shall be submitted by the cellular provider company which includes at least all following matters:
 - (i) The tower shall be installed under the supervision of concerned structure engineer.
 - (ii) Construction shall be carried out as per the rules of G.D.C.R. of the GIDC.
 - (iii) Projection shall not be allowed outside the built up area.
 - (iv) The company shall make necessary arrangements for fire safety and shall be solely responsible for any mishap of any kinds.
 - (v) The proposed tower shall be transferred only to a telecommunication operator with prior permission of the Corporation as per the prevailing policy for transfer.
 - (vi) If in future, it is found that the structure is being utilized for the unauthorized purpose, then the same shall be removed at the risk and cost of the Company and company will not be entitled for any refund.
 - (vii) If any private / Government / Semi- government property is damaged or casualties are caused by the tower in future, then the complete responsibilities will be borne by the company.

- The proposal shall be mooted from the Field Office for approval from Head Office along with all necessary technical and other relevant details. Technical opinion must include the merits of application keeping in mind existing mobile towers in /around estate, likely environmental, fire, safety and other effects and also effect on aesthetic view of the estate. Numbers of such existing towers in the estate/in same vicinity shall also have to be looked into / considered while submission of proposal.
- Other terms and conditions:
 1. Utility plots, COP, un-planned area & road offsets of estates only shall be considered for this purpose keeping in mind minimum required limit of such utilities.
 2. Rs. 25,000/- per mobile telecommunication tower shall be charged separately as one-time installation fee.
 3. Land / property charges / duties / taxes shall have to be paid as per policy based on type of land / property on which the mobile tower has been erected. But, land / property charges / duties / taxes for the area that is utilized for erection of mobile tower shall be collected on commercial rate.
 4. All the powers to approve such cases shall vest with Vice Chairman and Managing Director of the Corporation.

The policy shall have to be revisited / amended if in future it deviates from the State / Department of Science & Technology Policy for the said activity and powers to amend the same is vested with the Vice Chairman & Managing Director of the Corporation.

The policy shall come in to the force with immediate effect. All officers of the Corporation may take note of the policy.

Sd/
Vice Chairman & Managing Director

Issued By

Manager (Est)

To,
All Offices of the Corporation

Copy to:-

- Manager (S&A), GIDC, Gandhinagar..... for information and publishing same on website of the Corporation.
- President, Federation of Industries Association, Ahmedabad.... for favour of information and for onward circulation to approved associations of the estates.