**MUNICIPAL CORPORATION OF GREATER MUMBAI**

Chief Engineer Development Plan Department

No.che/D.P./32666/Gen of

**REVISED DRAFT POLICY GUIDELINES FOR INSTALLATION OF MOBILE TOWERS IN THE CITY OF MUMBAI**

On the basis of revised guidelines issued by Dept. of Telecommunication, Govt. of lndia, for erection of Mobile Towers in the month of August 2013, Municipal Corporation of Greater Mumbai has also proposed to revise the policy guidelines for granting approval for erection of Mobile towers in the city of Mumbai. The said draft policy guidelines are mentioned as below.

1. Mandatory documents/ conditions required to be compiled with before granting approval/ regularization of proposal.

1. Requirements as per rule 5(3) of D.C. Regulation 1991

a) Key Plan, site plan, block plan etc.

b) Ownership title

c) Location Plan

d) Plans of the Proposed work

e) Copies of approved plan/ O.C./B.C.C. plans

2. The covered area required on top of the terrace for antennae/ dish antennae/ communication tower used for Telecom (basic cellular or satellite telephone) or ITE purposes, V-Sat, Routes, Transponders or similar lT related structure or equipment, shall be limited to 20.0 Sq. Mt. as per D.C.R. 35(3)(xv). Maximum one no. of communication tower for one company.

3. (a)The society shall submit on their letterhead signed by office bearer stating that they are submitting herewith atleast 70% written consent of individual members/tenants/occupants of the Building/ Apartments/ condominium/co-operative Housing Societies before installing of Antennae or renewing of the contract/ Agreement. This consent should be submitted to the Municipal Corporation of Greater Mumbai within three months of the announcement of the Revised Policy. The office bearer shall solely be responsible for the documents so submitted for approval.

(b) N.O.C. (No Objection Certificate) within three months of the announcement of the Revised policy" and every year in writing in MANDATORY from the Top Floor Occupants/ Tenants / Residents to install the Mobile Tower Antennae on the Terrace of the Building.

4. Copy of License granted by Department of Telecommunication, Govt. of lndia to service provider.

5. Copy of Structural Stability Certificate for ground based tower. in case of roof top BTS towers, structural stability certificate for the building and tower based on written approvals of any authorized registered structural Engineer. The fresh structural stability certificate shall be insisted after every 5 years after approval at the time of renewal of proposal in case of building more than 30 years old.

6. Registered undertaking from company and owner/ society.

a. That the cabin shall not be utilized for any other purpose than the cellular telecommunication system.

b. That if the said activity is disconnected by the company, the said cabin shall be demolished forthwith by the company/ owner/society.

7. N.O.C. from Civil Aviation Authority if required.

8. There will be ban on installation of Mobile Tower Antennae on top of and within 100 mtrs. of Educational institutions (Nurseries, Schools and colleges), Hospitals, the towers will not be allowed on children correction homes (Balsudhargriha), vrudhashram and hostels / orphanage buildings for children.

9. The provision of antennae/ mobile towers shall be compatible with guidelines issued by DoT from time to time and also have to be made compatible with guidelines if modified by DOT in future.

10. The existing mobile antenna approved earlier on school/college & Hospital buildings shall not be renewed further after expiry of period of approval and the same shall be removed immediately.

11. The cabin may be granted on ground level. However the same shall not be allowed in compulsory open spaces.

12. N.O.C. from M.C.Z.M. Authority in case of C.R.Z. area.

13. N.O.C. from M.H.C.C. in case heritage building or precinct.

14. N.O.C. from Estate Dept. in case of Municipal leasehold property

15. N.O.C. from M.B.R.& R. Board in case of cess property.

10. Copy of Access Service License / lP Registration Certificate from DoT shall be submitted.

17. Copy of SACFA clearance / copy of SACFA application for the said location submitted to WPC wing of DoT with registration number as WPC acknowledgement along with Undertaking that in case of any objection /rejection, TSPs/ IPs will take corrective actions / remove the tower.

18. Data Sheet with following information shall be submitted.

a. Name of Service provider / infrastructure provider

b. Location

c. Tower Reference: i) Height, ii) weight, iii) Ground / Roof top, iv) No of Antenna Planned on tower.

d. At the entry to the terrace where tower is erected, a warning signboard at the entry to terrace to that effect shall be displayed.

e. ln case of both ground based towers & roof top towers, there shall be no building right in front of the antenna(e), of equivalent height taking into account the tilt of the lowest antenna on tower as per details in the table below. Further the antennae at the same height only are to be counted, as the beam width of the mobile antennae, in the vertical direction, is very narrow.

|  |  |
| --- | --- |
| Number of antenna(e) Pointed in the same direction | Building/Structure safe distance from the antenna(e) at the same height (in meters) |
| 1 | 20 |
| 2 | 35 |
| 4 | 45 |
| 6 | 55 |

f. The applicant shall also undertake that the provision of mobile tower I antennas shall be incompatible with the guidelines from the DoT. lf at any stage, it has been brought to the notice of M.C.G.M. by Telecommunication Enforcement Resources & Monitoring (TERM) Cell of Department of Telecommunication regarding any incompatibility in the same, the mobile tower/ antennae will liable to be removed. lt shall be obligatory on part of the service provider that they shall follow the guidelines from DOT or amendment thereof in future.

19. The proposal for approval / regularization of mobile tower shall be accepted only if all the required documents are enclosed along with the proposal. On receipt of the proposal, the same will be processed for approval as per the circular under No. CHE/23453/DP/Gen dated 24/1/2012. However, in any case the proposal shall be decided strictly within the period of 60 days

20. There will be only one towers allowed on one building / wing of the building.

21. The antennae mounted on the side wall of building/terrace walls shall not be permitted & as regards installation on pole along the road, their height should be atleast 5 meters above ground level / road level/ on bridge & flyover. However, such installations will have to comply with the radiation limits.

22. That the provision of power supply requirement shall be as per guidelines of DoT and as per decision of power supply Authority. Copy of the type test certificate issued by Automotive Research Association of lndia (ARAI) to the manufacturers of the Diesel Generator (DG) sets shall be furnished.

23. Copy of clearance from Fire safety Department only in case for high rise buildings where fire clearance is mandatory.

24. For forest protected areas, the copy of clearance from state Environment & Forest Department, if applicable.

25. Acknowledgement receipt issued by TERM cells (DoT) of the self-certificate submitted by Telecom Service Provider / infrastructure provided in respect of mobile tower/ BTS (ground based / roof top/ pole/ wall mounted) in the format as prescribed by TEC, DoT, establishing / certifying that all General Public areas around the tower will be within safe EMR exposure limit as per peak traffic measurement after the antennae starts radiating shall be furnished.

26. Telecom towers have been given infrastructure status by Govt. of lndia vide Gazette Notification No.81 dated 28.3.2012. All benefits, as applicable to infrastructure industry, should be extended. Electricity connection may be provided to BTS site on Priority.

27. Telecom installations are lifeline installations and a critical infrastructure rn mobile communication, an essential service, sealing of BTS towers / disconnection of electricity may not be resorted to without the consent of the respective TERM cell of DoT in respect of the EMF related issues.

28. ln order to effectively address public grievances relating to installation of tower & issue related to Telecom infrastructure, Public Grievance committee under the chairmanship of Zonal DMC comprising of officers from TERM Cells, State/M.C.G.M. administration, representative (s) of concerned Telecom Service Provider (s) and eminent public persons, elected representatives etc. may be formed'

B) Fees and Premiums:

For approval / regularization of proposals of mobile tower antenna and cabin, the various fees and premiums to be recovered shall be as under:

1. Lumpsum deposit towards demolition charges Rs.50,000/-

2. Premium for cabin (As commercial use)

Area of cabin x land rate x 2

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To be paid in single installments at the time of approval.

3. Penaltv for reqularization

= 30% X Area of cabin x land rate x 2

4. Renewal

a. Yearly renewal charges for revalidation of misc. proposal.

b. Delayed payment for revalidation of miscellaneous proposal for the no. of months after expiry of validity of proposal.

c. After lapse of 12 months after validity of proposal, no revalidation will be allowed and proposal shall be cancelled. However, fresh proposal can be submitted again by following due procedure and after Payment of all dues to M.C.G.M.

Signed on 11/9/2013 by:

Dy. Chief Engineer Chief Engineer Municipal Commissioner

(Building Proposal) (Development Plan)

City