

No. D. 25015/2/2015-ICT
GOVERNMENT OF MIZORAM
DEPARTMENT OF INFORMATION & COMMUNICATION TECHNOLOGY
MIZORAM ; AIZAWL

Dated, Aizawl, 29th March, 2016

OFFICE MEMORANDUM

Subject: Guidelines for installation of Mobile Ground Based Towers and Roof Top Towers

Digital connectivity along with high Speed Internet connectivity is imperative for all-round development of the state. Mobile Towers are integral part for providing better connectivity.

Government examined the necessity of improving mobile services in the state, and learnt that one of the problem for improving and expanding mobile service in the state is getting space for installation of Ground Based Towers (GBT) (Tower)/Roof Top Tower (RTT) in private land holding and building. Accordingly, Government of Mizoram is pleased to grant permissive sanction to lease out Government land and buildings including that of Public Sector Undertakings to any licensed Telecom Service Providers/Infrastructure Providers operating in Mizoram on non exclusive basis for installing Ground Based Towers (GBT) (Tower)/Roof Top Tower (RTT), for facilitating better communication connectivity in accordance with the guidelines issued by Government of India and Government of Mizoram from time to time and subject to the satisfaction of the following conditions:-

- a) 10% of the market value of the land may be fixed as lease rent for GBT. Market value of the land will be fixed by Deputy Commissioner, which shall be revised in every 5 (five) years. For rooftop towers, the following options may be followed :-
(i) the concerned PWD authority considering the land value and building cost shall fix the fair rent. (ii) indicative rate of Rs. 15,000/- per month for AMC areas and Rs. 10,000/- per month outside AMC areas may be fixed which may be revised by the concerned authorities from time to time.
- b) The tower being constructed at Government land/Building is to be shared with any other TSP/IPs in future as per Technical feasibility. TSP/IPs should seek permission

from the concerned authority before sharing infrastructure. For every additional sharing (with reference to BTS) adequate sharing fee is to be paid to Government.

- c) An amount of Rs. 50,000/- (Rupees Fifty Thousand only) per tower shall be collected from Telecom Service Providers/Infrastructure Providers as one time permission fee besides lease rent, which may be revised in every 5(five) years. In the event of sharing the towers by other Telecom Service Providers/Infrastructure Providers, (with prior permission from the concerned authority) each one of the Telecom Service Providers should pay Rs. 50,000/- (Rupees Fifty Thousand only) additionally. The Head of office shall remit the fee so collected to the appropriate Head of Account.
- d) Lease rent and one time permission fee shall be payable to the department who own the land and buildings where Telecom Service Providers/Infrastructure Providers apply for permit. These payments shall be in addition to the fees levied by Municipal Corporation/Council within their areas.
- e) Municipal Corporation/Council will issue permit for installation of Ground Based Tower/Roof Top Tower in accordance with the provisions of relevant Acts/Regulations/Rules within their areas. In case of areas other than Municipal Corporation/Council area, Deputy Commissioners will issue permit within their District. The guideline in the matter issued by Government of India/Government of Mizoram from time to time shall also be applicable.
- f) Telecom Service Providers/Infrastructure Providers shall apply for permit before the Municipal Corporation/Council or Deputy Commissioner with No Objection Certificate (NOC) from Head of office concerned and proof of payment of one time permission fee along with documents prescribed in Government of India/Government of Mizoram guidelines and as per building rules, applicable.
- g) Telecom Service Providers/Infrastructure Providers shall have no right or claim over any, Government building/premises, in the light of the policy for granting

permission for installing Ground Based Tower/Roof Top Tower. It shall be the discretion of the head of office/Deputy Commissioner to take appropriate decision for allowing the installation of Ground Base Tower/Roof Top Tower on lease rent basis. This permissive sanction does not force any department to grant permission, but shall not be declined due to excuse on EMR or structural stability without proper proof.

- h) Future expansion/extension should be taken into account by the head of office before issuing No Objection Certificate (NoC) for building rooftops.
- i) Technical feasibility and Structural Stability certificate must be obtained from authorized Structural Engineers of Government of Mizoram/AMC/Central Building Research Institute (CBRI), Roorkee/IIT/NIT by Telecom Service Providers/Infrastructure Providers.
- j) Head of Office shall enter into an agreement with Telecom Service Providers/Infrastructure Providers after permission from appropriate authority before leasing out land or roof top space of the building. Permission may be granted initially for a period of 5 years, which shall be renewed for subsequent period on mutually agreed conditions. (A format for the agreement is attached).
- k) Telecom Company providing services should comply all regulations and stipulations, rules issued by Government of Mizoram and Government of India from time to time (including that of the Ministry of Civil Aviation, Government of India, EMR guidelines) in this regard.
- l) Damage caused to the building/assets/land if any, shall be rectified by the Telecom Service Provider/Infrastructure Providers to bring back to the original condition and to the satisfaction of the authorities concerned. The TSP/IPs will be solely responsible for any damage/losses to the property/people due to any accidents occurring due to the Tower.

- m) Leasing of premises of buildings to Telecom Service Providers/ Infrastructure Providers should not be detrimental to the daily routine activities of the office or officers concerned.
- n) Telecom Service Providers/ Infrastructure Providers shall provide Internet connectivity free of cost to the office where the Ground Based Mast (Tower) and Roof Top Tower are erected.
- o) Head of office in case of office premises shall issue No Objection Certificate to TSP/ISP's for installing Roof Top Tower / Ground Based Mast(Tower).
- p) These guidelines supersede the previous OM issued No D.25015/1/08-PLG(ICT) dated 10.3.2015.

Sd/- C. LALHMACHHUANA

Secretary to Government of Mizoram

Department of information & Communication Technology

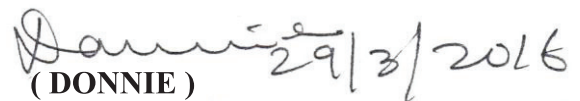
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Dated Aizawl the 29th March, 2016

Copy to :

- 1) Secretary to Governor, Mizoram
- 2) PS to Chief Minister, Mizoram
- 3) PS to Speaker/Dy. Speaker, Mizoram
- 4) PS to all Ministers, Mizoram
- 5) PS to all Parliamentary Secretaries, Mizoram.
- 6) Sr. PPS to Chief Secretary, Government of Mizoram
- 7) All Principal Secretaries/Commissioners & Secretaries/Secretaries
- 8) All Heads of Departments
- 9) All Deputy Commissioners
- 10) Chief Informatics Officer, ICT Department
- 11) CEO, Aizawl Municipal Council
- 12) Guard File.


(DONNIE)

Under Secretary to the Govt. of Mizoram
Deptt. of Information & Communication Technology