



NOTIFICATION.

The PDA Board of Authority in its 11th meeting held on 22/05/2024, under the Chairmanship of Honourable Chief Minister, Khyber Pakhtunkhwa / Chairman PDA Board, in Conference Room of Chief Minister House, unanimously approved the agenda item No. 06 regarding policy for installation of Base Transceiver System (BTS) Towers/ Antenna in Hayatabad Town and Regi Model Town as under: -

POLICY GUIDELINES

1. All cellular companies desirous to install BTS towers / antennas etc. in a PDA area shall make an application to this effect to the Director General / Director Estate Management, PDA.
2. The application shall be accompanied with the following documents / details:
 - a. Site plan of the proposed site.
 - b. Site details, whether to be installed on roof-top / building premises or open plot.
 - c. A copy of approved building plan in case the antenna / tower is to be installed on roof-top / building premises.
3. Respective staff will carry out a ground check of the site and if considered feasible shall forward the case to the respective Director.
4. The applicant / cellular company shall be asked to provide the following; -
 - a. That BTS Towers would be linear in design (Monopole) and not in a spread shape (Self-support). "Structural Stability Certificate" from a "Structural Engineer" / Engineering Company registered with the Pakistan Engineering Council will also be required.
 - b. Tower/Pole structural design stability certificate from Engineering Company registered with the Pakistan Engineering Council.
 - c. NOC for Height Cell of PDA.
 - d. NOC from Environmental Protection Authorities.
 - e. Copy of the rental agreement between the cellular companies and the owner of the premises (If applicable).
 - f. NOC processing charges Rs.3,00,000/- (Rupees Three lac only).
 - g. Relevant report from an Engineering Company registered with the Pakistan Engineering Council, such as:
 - I. **For Greenfield Sites:** Soil investigation report for the land where construction of towers / pole is proposed. **OR**
 - II. **For Rooftop Sites:** Building structure stability report of the existing building over which the installation of Tower / Pole / Pads is proposed.
 - III. **Additional document for Sharing site (by the guest cellular company):** Stability report of existing structure (i.e. Tower / pole) to be used by the guest cellular company of existing site. (Guest cellular company shall also provide the Technical NOC from the Host Cellular / Tower Company).
5. On provision of the N.O.Cs mentioned above an agreement will be executed with the cellular companies. All agreements, (besides other terms and condition deemed appropriate by the respective Authority) will have the following mandatory terms and conditions:
 - I. In case of any loss to life or property the concerned cellular company will be bound to pay Rs.2.0 million to each victim and repair of any damage to any property. A proper indemnity bond in favour of Peshawar Development Authority will be executed by all cellular companies in this respect.
 - II. The cellular companies will be required to pay a ground rent @ Rs.1,00,000/- per month with an annual enhancement @ 10%.
 - III. Monthly rent shall be paid in advance on yearly basis. In case of failure a surcharge shall be levied at the rate of 1.45% per day.

- IV. Any structure being built will be approved by the PDA after taking into account the feasibility report of the cellular company. get
- V. In case of operations of BTS Sites on Generator when WAPDA Electricity is not available, noise level shall be kept upto 75-80 DB (Decibels). Generators shall be housed in brick walled room / sound proof canopies.
- VI. Any future change in approved specifications (Tower Base, Height, structure & antenna etc.) will require fresh sanction by the PDA. Network Operators / Tower Company will provide "Structural Stability Certificate" from a "Structural Engineer" / Engineering Company registered with the Pakistan Engineering Council.
- VII. Property tax will be deducted from the cellular companies (if applicable).
- VIII. In case of violation of any of the above terms the PDA shall be at liberty to remove antennas / towers after serving a 30-days notice.
- IX. The area provided by this Authority for BTS sites shall be maintained / beautified by the cellular company.
- X. Repair and maintenance of the premises on / in which the BTS sites are to be constructed will be the responsibility of the cellular company as per requirement of this Authority.
- XI. The Security of BTS towers in all respects shall be the absolute responsibility of the concerned cellular companies.
- XII. In case the tower is required to be removed for an unforeseen reason, the Authority shall issue a 60-days prior notice to the concerned cellular company for removal of BTS equipments from the site and the company will have no right to file appeal / law suit in any Court.
- XIII. In case of sharing with other cellular / mobile companies, NOC from PDA will be obtained and equal rent to PDA will also be paid / deposited. The time period of agreement / NOC of the sharing company shall not be exceeded the expiry time of the main agreement / company carried out with the hosting companies.
- XIV. Permission for installation will be valid for 6-years initially. Renewal may be allowed on terms and condition as deemed fit at the time of renewal by the Authority.
- XV. In areas close to airports or in funnel zone as specified by CAA, shall be assessed by the relevant team before issuance of NOC as per the regulations of Civil Aviation Authority.
- XVI. The towers should have a red beacon light indicator for ensuring air flight safe whose proper functioning will be ensured by relevant company especially during hours of darkness/bad weather.
- XVII. In addition to technical considerations, aesthetics would be a high priority. BTS Towers would be linear in design (Monopole) and not in a spread shape (Self-support).
- XVIII. All necessary information about the site shall be available on site that includes but not limited to;
- a. Name of the company
 - b. Site ID
 - c. Contact details of the company representative
 - d. Date of installation.
 - e. Tower height

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Copy forwarded to: -

1. The Secretary LG, E&RDD, Government of Khyber Pakhtunkhwa.
2. The Principal Secretary to Chief Minister, Khyber Pakhtunkhwa.
3. The Additional Director General (RMT), PDA.
4. The Chief Engineer, PDA.
5. All Directors, PDA.
6. The Land Acquisition Collector, PDA.
7. File No. 1.15.12.

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DIRECTOR GENERAL
PESHAWAR DEV: AUTHORITY
Dated Peshawar the, 11/07/2024


DIRECTOR (ADMIN)
PESHAWAR DEV: AUTHORITY