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**புதுச்சேரி மாநில அரசிதழ்**  
**La Gazette de L'État de Poudouchéry**  
**The Gazette of Puducherry**

**PART - II**

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GOVERNMENT OF PUDUCHERRY  
CHIEF SECRETARIAT (HOUSING)

(G.O. Ms. No. 5/2023-Hg., Puducherry, dated 18th May 2023)

NOTIFICATION

In exercise of the powers conferred by clause (iii) of sub-section (2) of section 47 of the Puducherry Town and Country Planning Act, 1969 (No. 13 of 1970), the Lieutenant-Governor, Puducherry in consultation with the Town and Country Planning Department, hereby makes the following Amendment to the Puducherry Building Bye-laws and Zoning Regulations, 2012 issued in the Notification *vide* G. O. Ms. No. 5/2012-Hg., dated 5th March, 2012 of the Chief Secretariat (Housing), Government of Puducherry, and published in the Puducherry Official Gazette, Extraordinary Part-I, No. 21, dated 8th March, 2012, namely:—

1. (1) These Byelaws and Regulations may be called the Puducherry Building Bye-laws and Zoning Regulations (Amendment), 2023.

(2) The, provisions of these Bye,laws and Zoning Regulations shall apply to the planning areas declared *vide*:-

- (i) G.O. Ms. No. 79/84/F6, dated, 17th day of August 1984, notified in the Gazette No. 35, dated, the 28th day of August 1984;
- (ii) G.O. Ms. No. 93/85/F6, dated, 8th day of July 1985, notified in the Gazette No. 31, dated, the 30th day of July 1985; and
- (iii) G.O. Ms. No. 68/89/F6, dated 26th day of July 1989, notified in the Gazette No. 83, dated, the 31st day of July 1989 of the Housing Secretariat, Puducherry and such other areas in the Union territory of Puducherry notified from time to time.

(3) They shall come into force on and from the date of their publication in the Official Gazette.

2. **Amendment of clause 4 in chapter-II**— In the Puducherry Building Bye-laws and Zoning Regulations, 2012 in Chapter-II, after the existing clause 4(7), the following shall be inserted, namely:

“(8) In case of operational construction/installation of Non-Governmental Telecommunication Infrastructure Towers (TIT) such as Ground Based Tower (GBT)/Roof Top Tower (RTT)/Roof Top Pole (RTP)/Cell Phone Tower (CPT), antenna fixtures, fabricated antenna, tower to install the telephone lines and transmission towers, whether temporary or permanent, the grant of permission shall be issued as per Indian Telegraph Right of way Rules (ITRoW), 2016 and its amendments, guidelines and notifications issued by Ministry of Telecommunications, Government of India. Any Applicant of telecom infrastructure provider registered with the Department of Telecommunications, Government of India or any telecom services provider licensed from the Department of Telecommunications, Government of India or an infrastructure provider duly authorized by a licensee to lay the communication and connectivity infrastructure shall erect/lay Optic Fibre Cable (OFC)/GBT/RTT/RTP/CPT, small cells, in-building cells to all areas including residential areas, Schools, Hospitals, *etc.*, after obtaining approval/NOC from the authorities

(if required) as per the guidelines notified by the Ministry of Telecommunications, Government of India and the Directorate of Information Technology, Government of Puducherry from time to time. The applicant shall submit the applications only through online portal <https://sugamsanchar.gov.in> alongwith required documents as per the ITRoW Rules and its amendments. No offline/manual applications shall be accepted for establishment of telecom infrastructures.

3. **Amendment of Annexure-I**— In the said Bye-laws and zoning regulations, for the existing para “8. Control of paging tower and telephone tower and structures” and its content in Annexure-I, the following shall be substituted; namely:—

“8. Provisions for In-Building Solutions (IBS) for Common Telecommunication Infrastructure (CTI) in special/multi-storeyed buildings for 5G compliances:

The provisions stipulated in the Annexure-XIX shall apply for special/multi-storeyed buildings”.

4. **Amendment of Annexure-II**— In the said Bye-laws and zoning regulations, in Annexure-II-Regulation for layout and subdivisions of land, after the para-11, the following shall be inserted, namely:

“(12) (a) While developing green field cities/towns/layouts, the layout plans shall clearly indicate the Telecom as Utility Infrastructure lines. The placement and sequence of above-and below- ground utilities at the appropriate location in the right-of-way to be ensured for unconstraint movement as well as easy access for maintenance. Telecommunication cables shall be placed in a duct that can be accessed at frequent service points with sufficient spare capacity to enable scaling and future expansion, and empty pipes, large size (Hume pipes/HDPE pipes) shall be laid before planting trees in order to accommodate additional infrastructure.

(b) Telecommunication cables shall ideally be placed below the parking area or service lane, which may be dugup easily without causing major inconvenience. Where this is not possible, the cables may be placed at the outer edge of the right-of-way.

(c) In order to reduce conflicts with pedestrian movements, telecom boxes shall be placed in easements just off the right-of-way. Where this is not possible, they shall be placed within parking or landscaping areas. If, cables have to be located in the pedestrian path, a space of at least 2m shall be maintained for the through movement of pedestrians. Telecom boxes shall never constrain the width of a cycle track.

(d) In order to minimize disruptions, cables shall be installed with proper maintenance infrastructure.

(e) The Authority shall forward the layout plan to the Telecom Enforcement Resource and Monitoring (TERM) Cell of the State for approval. The Authority shall also obtain the NOC from the TERM Cell before issue of final approval to the layout.

5. **Amendment of Annexure-XIX**—In the said Bye-laws and zoning regulations, for the amendments made *vide* G.O. Ms. No. 5/2015-Hg, dated 26th February, 2015 of the Chief Secretariat (Housing), Government of Puducherry, for the existing Annexure-XIX-Regulations for the erections of High Mobile Telecommunication Towers, the following shall be substituted; namely:—

#### ANNEXURE—XIX

##### **Regulations for In-Building Solutions for Common Telecommunication Infrastructure for 5G compliances**

(1) **Introduction** (a) Telecommunication places a vital role in modern society similar to electricity, water, sewerage and transport systems. In a building, a broad variety of telecommunication systems are expected to be installed. Buildings have provision for installation of various utilities. However, unlike traditional utilities, telecommunication systems are constantly evolving at a rapid pace with the new Work-From-Home (WFH) and Work-from-Anywhere paradigms.

(b) Telecommunications connectivity can be delivered through cable, wire, optical fibre, fixed wireless and mobile wireless technologies. Each of these technologies when considered for use inside buildings, especially when the buildings are either commercial or multi-dwelling units or complexes, places its own requirement in terms of building space, power supply, internal extensions to various work areas/dwelling units. For example, for wireline services, broadband cable

television, building management system, *etc.*, the entry to the buildings/ complexes will be through underground cables and the distribution of services further into the complexes will be from the bottom of the building to the upper stories. On the contrary, any wireless technologies, where antennas are to be installed at terrace along with a system which can distribute the signals through cables, the flow of cables will be from top storey of the building to the bottom. It is also to be kept in view that there are multiple service providers for each type of service with similar or different technologies.

(c) The telecom facilities can be chosen by the user from the gamut of technologies and associated features as options are available based on the requirement, cost, service and maintenance convenience, further upgradation requirements, *etc.*, While providing telecom enabling infrastructure in the building, the provision are to be made for making the infrastructure supportive for multiple technologies/products and the requirements of telecom service providers. Use of Building Management System (BMS) and creation of 'smart' building will require significant telecom infrastructure to be created within the buildings. This may be supported by machine to machine (M2M) communication technologies. Individual/tenant users of the building may also have their own M2M/ Internet of Things (IOT) systems with wireline or wireless gateways. The telecom support infrastructure in the buildings/campuses needs to be responsive and accommodative of these requirements.

(d) In order to facilitate installation/upgradation of telecom systems, proper planning and understanding of enabling provisions for telecom technologies and physical infrastructure are necessary. Modern telecommunication technologies such as Distributed Antenna System, Wi-Fi and other In-Building Solutions are also to be considered during the building planning stage itself. The enabling infrastructure may include cable riser systems, conduits, cable trays, *etc.* Appropriate space need to be earmarked for installation of equipment at the entry point of service and running the cable, *etc.*, through shafts and horizontal conduits inside the walls, centre of the corridors and centre of the work space, *etc.* Thus, cabling pathways infrastructure should be designed to be of general nature, but, flexible enough to accommodate a variety of telecom systems and emerging technologies.

(e) Choice of service to be provided inside the complexes/ buildings will depend on the users. As already mentioned above, the delivery of service can be spread across technologies and across various

service providers. Therefore, the arrangement for telecommunication infrastructure needs to be made in such a manner that the requirements and the challenges of at least near future can be met without disturbing the building infrastructure.

(f) Therefore, as per the current needs, the buildings are to be constructed in such a way that they are 'Digital Infrastructure deployment'/'Digital Connectivity' ready. There should be provision of telecom ducts/common pathways/runways (digital access paths) to reach to the accessible parts of the buildings. The common ducts/digital access paths to access building from outside should invariably be part of the CTI, which could be used by Telecom Service Providers (TSPs)/ Infrastructure Providers-I's (IPs) for laying/deploying digital infrastructure including cables. While approving the building plans, it has to be ensured that plan for creation of CTI including the common duct to access the common space used as telecom room inside the building is also prepared and separate set of drawings showing the inter/intra connectivity access to the building with distribution network need to be furnished.

(g) Thus, the Applicants of special/multi-storeyed buildings shall ensure that.–

- (i) While preparing the building plans, they have properly demarcated sections within buildings and on rooftops for housing broadband/digital connectivity infrastructure/ antenna. These areas should have access to power supply for reliable, always-on services.
- (ii) Access to building as well as CTI facilities inside the building should be available on a fair, transparent and non-discriminatory manner to all Service Providers/IP1's.
- (iii) The Service Providers/IP1's should have unrestricted access for maintenance work.
- (iv) The permission to in-building access and/or CTI facilities inside the building should not be seen as a source of revenue generation for builder(s)/ Resident Welfare Association (RWA) (s) but, as a means for facilitating penetration of broadband access and thereby helping in socio-economic growth of all the residents.

**(2) Procedures for setting up In-Building Solution (IBS)/Fibre Networks in special/multi-storeyed buildings**

There is a need to promote installation of In-Building Solution (IBS)/ Smart Connectivity infrastructure, where there is a poor connectivity in terms of weak signal strength inside the office, shopping mall, hospitals, multi-storey building, educational institutions and the objective has to be strengthen quality of service of the voice & data of mobile and Fiber broadband network and access to digital services being offered by TSP and IP1's.

**(A) Procedures of obtaining IBS-NOC during plan approval and completion**

(a) While submitting the proposed building plan seeking approval from the relevant sanctioning Authority, applicant shall also submit—

- (i) A complete Service Plan for IBS-infrastructure alongwith required specifications (in consultation with, and certified by a credible Telecom Networking hardware-consultant)
- (ii) An undertaking that such IBS Infrastructure, when constructed shall be available for sharing by various TSPs/ IP 1s.
- (iii) Such Service Plan (IBS) shall be forwarded by the concerned Authority to the Telecom Enforcement Resource and Monitoring (TERM) Cell of the State (external NOC agency) for approval/NOC.
- (iv) During the Joint Site Inspection of the completed building structure, the TERM Cell shall undertake inspection of the constructed/installed IBS infrastructure-for issuance of NOC for Occupancy Certificate.

(b) The Authority shall liaise with the TERM Cell as per its relevant online/offline process of communication to seek the relevant NOCs within the specified time as per the Service Charter/Service Guarantee Act and Rules in place.

**(B) Provision of IBS components in building premises**

The Engineers/Architects/Developers/Other service consultants involved in preparing building and service drawings shall refer Part 8 Section 6: Information and Communication Enabled Installation of Volume 2 of the National Building Code, 2016 for necessary detailing of building components and service installation with respect to common telecom/digital connectivity infrastructure.

(a) As per the requirement of TERM, the buildings may have provisions for Equipment Room (ER), Telecommunications Room (TR), Entrance Facilities (EF), Telecommunication Enclosures (TE), telecommmedia and connecting hardware, backbone cabling media distribution and building pathways, horizontal cabling media distribution and building pathways, proper telecommunications bonding and grounding with workplace safety, Electronic Access Control (EAC) and Video Surveillance.

(b) The telecom room space norm for buildings with Builtup area > 465 sq. mts. shall be-

Sl. No.	Area to be covered by IBS	Size of Telecom room (all dimension in mts.)
1	Up to 465 sq. mts.	3.0 x 2.4
2	465.0 sq. mts. to 930.0 sq. mts.	3.0 x 3.4
3	More than 930.0 sq. mts.	Additional TR required with same space norms.

(c) Space requirements for smaller buildings with Builtup area < 465 sq.mts.

Sl. No.	Area to be covered by IBS	Size of Telecom room (all dimension in mts.)
1	Up to 93.0 sq. mts.	Wall cabinets, self-contained enclosed cabinets.
2	93.0 sq.mts. to 465.0 sq. mts.	Shallow room (0.6 x 2.6) Walk-in room (1.3 x 1.3)

(d) The IBS installation spaces, so provided, shall be:-



- (i) Properly accessible through a common corridor or outside door.
- (ii) The acoustic noise levels shall be kept a minimum by not collocating noise/generating equipments.
- (iii) All pertinent documentation of deployment of telecom equipment and cables shall be maintained by owner or agent when the installation is completed.
- (iv) All telecom spaces shall have appropriate signs to identify the space and shall be included within the security plan of the building.
- (v) The telecom cables shall be separated from possible sources of Electro-Magnetic Interferences (EMI) and from possible Radio-Frequency Interference (RFI). For safety purposes, power cables shall be separated from telecom cables.
- (vi) The conduits, trays, slots, sleeves and ducts provided shall be fire-stopped in accordance with Part-4 "Fire and Life Safety" of National Building Code of India, 2016.
- (vii) Shall have provisions for all time power.
- (viii) Proper environmental control provisions shall be made for dissipation of heat and humidity as recommended by Original Equipment Manufacturers (OEM).
- (ix) All equipment and cable shields shall be properly bonded to the telecom bonding and grounding infrastructure of the space.

(By order of the Lieutenant- Governor)

**P. EJOUMALE,**  
Under Secretary to Government (Housing).