



**NORTHERN RAILWAY
DELHI DIVISION**

CALL FOR

EXPRESSION OF INTEREST (EOI)

EOI No: NR-DLI/S&T/EOI/1/2022-23

FOR

EOI For Installation of Telecom Infrastructure like Mobile Tower, Cell Tower on Wheel (COW), Small cell pole mount, Small cells (street furniture), Establishment of underground Telegraph infrastructure and Establishment of overground Telegraph line at Railway Station buildings and other lands of Delhi Division, Northern Railway.

Issued by

Sr/DSTE/Co,

Delhi Division,

Northern Railway

Dated:13/01/2023

1. **Introduction**

To encourage the spread of telecom network across Delhi Division, Northern Railway invites any Respondent holding a license issued under sub section (1) of Section 4 of the Indian Telegraph act 1885 to install Mobile Towers / small Cells on Railway Land / buildings

As per Railway Board Telecom Circular No. 10/2022 dated 19/12/2022, Delhi Division, Northern Railway invites Expression of Interest (EOI) for **Installation of Telecom Infrastructure like Mobile Tower, Cell Tower on Wheel (COW), Small cell pole mount, Small cells (street furniture), Establishment of underground Telegraph infrastructure and Establishment of over ground Telegraph line at Railway Station buildings and other lands of Delhi Division, Northern Railway.**

This notice is for inviting applications from any person/firm holding a license issued under sub section (1) of Section 4 of the Indian Telegraph act 1885 through hard copy to the address Room No.213 C/o **Sr. DSTE/Co, Delhi Division, 2nd Floor, Annexe-I, DRM Office Complex, State Entry Road, New Delhi-110055**. The applications received after due date shall not be consider for empanelment.

Fees shall be as Mentioned in Para.no.3.4 through Demand Draft in favour of Sr. DFM Delhi Division Northern Railway(No Other mode of payment will be accepted .The Registration fee is non-refundable/Non Transferable.

Interested Applicants may obtain further information from the office of Room No.213 C/o **Sr.DSTE/Co, Delhi Division**(E-mail: telenr.cugdli@gmail.com, Mobile No.: 9717631846)

It will help the Telecom Service providers to grow the network coverage as Railway acquires vast land in urban and non urban areas in DELHI, Haryana, Southern Punjab and Western U.P under jurisdiction of Delhi Division, NR.

2 FORMAT FOR COVERING LETTER**(To be submitted on respondent's Letter head)**

To,

Sr./DSTE/Co,
Delhi Division,
Northern Railway

Subject: Submission of application for Installation of Telecom Infrastructure like Mobile Tower, Cell Tower on Wheel (COW), Small cell pole mount, Small cells (street furniture), Establishment of underground Telegraph infrastructure and Establishment of over ground Telegraph line at Railway Station buildings and other lands of Delhi Division, Northern Railway.

I/We _____do hereby declare that the information given in this Application, documents enclosed are true to the best of my/our knowledge and belief.

I/We undertake that I have full authority to submit this EOI Document along with the documents enclosed, on behalf of (name of the firm)

I / We hereby understand that the submission of responses/ offers / bids does not guarantee award of permission for installations of towers/pole mounts.

I/We understand that

1. This EOI is for finalization of applications for above mentioned telecom services.

Date: _____

(Signature of the Applicant with seal)
Name & Designation

3.0 Instructions to the Respondents

3.1 ELIGIBILITY:-

Any person/firm holding a license issued under sub section (1) of Section 4 of the Indian Telegraph act 1885, shall make an application for establishment of telegraph infrastructure under any immovable property vested in or under the control or management of Railway within the jurisdiction of Delhi division.

3.2 Formalities to be completed by applicant:-

The application for establishment and maintenance of Telegraph infrastructure shall be made in the manner and along with documents as provided under section 5 and section 9 of Telegraph Right of Way Rules 2016.

3.3 Mode of Allotment:-

The application involving uses / occupation of any portion of land shall be made as per Para 3.2 of Railway Board letter no. 2021/LML/25/5, dated 04/10/2022. Approval process for the application / allotment shall also be as per the same above Railway Board letter. Till the online functionality is enabled, offline applications shall be received in the office of Sr. DSTE/C.

For establishment of Pole Mounts / Small Cells, an application can be made in the office of Sr. DSTE/C, DRM Office, State Entry Road, New Delhi -110055.

If multiple applications for same location are received simultaneously and all applications/allotment are not feasible, the priority shall be decided on the basis of Draw of Lots and decision of DRM will be final.

3.4 Charges (for Delhi Division):-

Asset Category	Application Fees	Monthly Licence Charges	Compensation
Mobile Tower	10,000/-	Rs 342/sq feet for NCT Delhi Rs 171/sq feet for other Area	NIL
COW(Cell Tower on Wheel)	10,000/-	Rs 342/sq feet for NCT Delhi Rs 171/sq feet for other Area	NIL
Small Cells (Pole Mount)	NIL	Rs 342/sq feet for NCT Delhi Rs 171/sq feet for other Area	NIL
Small cells(Street Furniture)	NIL	NIL	Rs 300 (Per Annum) (Urban) Rs 150 (Per Annum) (Rural)
Establishment of Underground telegraph Infrastructure	Rs 1,000/- per Km	Way leave charges	NIL
Establishment of Overground telegraph Line	Rs 1,000/- per Km	NIL	NIL

Besides Land Licensing Charges, the charges as provided under Telegraph Right of Way Rules 2016 and Telegraph Right of Way (Amendment) Rules, 2022 shall also be levied.(As amended from time to time)

- Delayed payment shall attract an interest @1.25% per month
- The applicant shall submit a refundable security deposit equivalent to two months' rent.

- The applicable charges shall be paid quarterly in advance
- Payment of land use can be done either Quarterly or entire payable amount can be paid in advance on present value basis discounting of future cash flows at rate 7% per annum.
- The applicable taxes will be in addition to above mentioned charges.

3.5 Duration of License for uses of Railway Infrastructure. :-

The license for establishment of Telegraph Infrastructure shall be granted initially for a period of three (3) years. The period can be further renewed for three (3) years each time with the approval of DRM. After three years fresh Market Value of land shall be assessed. The renewal application shall be submitted at least 3 months before expiry of contract supported by 3 months advance licence fees of subsequent tenure of contract. The differential amount shall be adjusted based on the reassessed license fees.

Miscellaneous :-

- a) The agency permitted to install the Pole mount / Towers shall bear the cost of electric power required for the operation of Telecom equipments associated with Pole mounts / Towers as per usual terms and conditions for such power supply connections.
- b) The location of the site will be finalized after conducting the joint survey with the Delhi Division staff (Comprising of PWI/IOW, CMI, SSE/Electrical and SSE/Tele) as well as the representative from telecom company/service provider and the decision of the Delhi Division will prevail.

Telegraph structure can be installed at the following places :-

- a) Railway Station Circulating Area,
 - b) Buildings,
 - c) On Roadsides,
 - d) Parking areas& Parks
 - e) Open spaces within Departments'premises
 - f) Any other place, as deemed fit byDelhi Division
- c) The maximum height and weight of any structural element installed shall be regulated by **Railway Board letter No. 02/LML/13/12, dated 11/12/2006.**
 - d) Towers proposed should be as per RDSO design / approved by RDSO. For installation of Pole mounts, clearance from Engineering department only is required to be taken and no RDSO approval is required for the same. The Pole's height, weight and other conditions will be in accordance with Railway Board's Letter No. 02/LML/13/12, dated 11/12/2006.
 - e) Sr DSTE/C shall be the nodal officer in division to coordinate, monitor, regulate for all such infrastructure installed under this order.
 - f) Incubation period: License fees shall be chargeable from 30 days from handing over physical possession of land/other infrastructures or actual installations of infrastructure whichever is earlier.
 - g) The space upto the maximum of 50 sq.mtrs.(for mobile towers /cellular mobile towers on wheels) (with maximum width of 8 meters) will be provided including for all ancillary facilities and no excess space shall be used by the telecom company/service provider on any pretext.(It will be the absolute discretion of Delhi Division to determine and allow the space upto 50sq.mtrs.
 - h) The area per Small Cell shall be 1 sq.m (one square meter) (including the space required for guy wires / anchor wires etc.).
 - i) The Telegraph infrastructure shall be installed taking into consideration the requirement of LTE and TCAS Antennas / other anticipated future requirements of Railways. For the same the Licensee shall have to comply with instructions issued by the Railways from time to time.
 - j) Before installation of any infrastructure permitted under this order, the Licensee have to execute the agreement with Engineering Department, S&T and Commercial Department.

- k) The telecom company/service provider shall take the site on **“As is where is basis”**.
- l) All the sites will be tentative and are subject to change of site by Delhi Division for which the telecom company/service provider will not seek any adjustment in the monthly rental charges or any claim, compensation, damages or any other consideration whatsoever. It will be the absolute discretion of the Division to direct re-location of the already allotted site in case of any need as may be deemed appropriate by the Railways.
- m) The infrastructure facilities such as electric connection shall be arranged by the telecom company/service provider and the cost of electric connection including cabling, penal, electric meter, electric charges and other ancillary charges, shall be borne by the company/service provider. The Licensee shall ensure that all the electric wiring, gazettes are used and maintained properly and are in good conditions. Electrical department shall provide Estimates for installation of electric meter within 7 days of application and meter shall be installed within 7 days on payment of all applicable charges.
- n) The telecom company/service provider at its own cost shall take the necessary statutory permissions / certificates if required for the same from any other agency or dept. as per law and will submit the following documents:-
- a. The telecom company/service provider will indemnify the Railways to keep harmless from all losses / damage/fire.
 - b. No Objection Certificate from Archaeological Survey of India (ASI) (wherever applicable)
 - c. No Objection Certificate from Airports Authority of India (AAI), if required.
 - d. As per guidelines of Department of Telecommunications (DOT), a copy of application for Standing Advisory Committee on frequency Allocation (SACFA) clearance acknowledged by WPC Wing of Department of Telecommunication, Govt. of India with registration number for the individual location will be submitted along with the application for new towers in the Corporation and the SACFA clearance, when obtained will be submitted within 6 months of granting permission. The self-declaration in this regard will be submitted by the applicant. In case of existing mobile towers the SACFA clearance, wherever available, will be submitted along with the application.
- o) Any physical (or otherwise) damage or injury to the commuters / passersby due to lapse on the part of the telecom company/service provider will be the sole responsibility of the telecom company/service provider only and the Railway will have no legal obligations or liabilities towards the injured. The telecom company/service provider will indemnify and can be indemnified the Railway for any losses on this account.
- p) No Signage: - The telecom company/service provider shall not be allowed to install any type of signage (commercial/non-commercial) for any purpose inside/or outside the sites, unless specifically permitted. In case, the telecom company/service provider installs any type of signage (commercial/non-commercial) for any purpose inside/or outside the sites, a fine of Rs.10,000/- (Rupee Ten Thousand) per day per site will be imposed upon the company/service provider for a maximum period of seven days, after which Railway reserves the right to revoke the permission w.r.t. such site(s) without any notice/communication.
- q) After expiry of the period of permission due to efflux of time or termination of the permission whichever is earlier, a 15 days period will be provided to the telecom company/service provider to remove its material from the sites and peacefully handover the vacant sites.

The telecom company/service provider shall vacate the sites by taking away all its articles and hand over the vacant sites before such period otherwise the Railway shall have the right to seize these materials. Unauthorized occupancy charges (equivalent to twice the licensee charges) will be levied after expiry of such 15 days Grace Period.

r) Transfer: The telecom company/service provider, during the tenure of permission shall not transfer, assign or part with the sites or any portion thereof permanently or temporarily to anybody else and shall not be allowed to take any person to share the towers, except in accordance with this permission, without the prior permission of the Railway.

s) Assignment and Subletting: - Any form of assigning the right to the permission or subletting the whole or part thereof of the sites, will strictly not be allowed at any point during the period of permission and violation of the same, will lead to the revocation of the permission, with the Railway reserving the right to forfeit all interest free performance security and payments made.

t) Dispute Resolution:-

In case of any dispute arising in interpretation of the policy , land rates, land area etc., a standing committee of three JAG/SG officers of Engineering , Finance and user department of concerned railway division shall examine all issues and submit recommendations to the DRM whose decision shall be final and binding on all the parties.

u) Termination of Agreement :-

In the event of any serious irregularity, grave breach of the terms & conditions of the agreement, any default, violation of the railway Act, 1989, commission of any unlawful act which is not in line with good industry practices, railway administration may terminate the lease /license/way leave agreement subject to the provisions in the agreement.

v) The above Procedure order will be reviewed initially after three month and later when required.