

**GOVERNMENT OF INDIA
MINISTRY OF COMMUNICATIONS
DEPARTMENT OF POSTS**

**LOK SABHA
UNSTARRED QUESTION NO. 658
TO BE ANSWERED ON 5TH FEBRUARY, 2020**

UPGRADATION OF POST OFFICES

658. SHRI ARVIND GANPAT SAWANT:

Will the Minister of COMMUNICATIONS be pleased to state:

- (a) the number of post offices upgraded/being upgraded across the country during each of the last three years, State/UT-wise;
- (b) whether Government proposes to use vacant space at post office premises for commercial purpose other than postal services; and
- (c) if so, the details thereof and if not, the reasons therefor?

ANSWER

**MINISTER OF STATE FOR COMMUNICATIONS,
HUMAN RESOURCE DEVELOPMENT AND
ELECTRONICS & INFORMATION TECHNOLOGY
(SHRI SANJAY DHOTRE)**

(a) Sir, a total of 197 Post Offices have been upgraded across the country during the last three years. State/ UT-wise details of post offices upgraded during each of the last three years are at **Annexure-I**.

(b) & (c) Yes, Sir. The Department has formulated guidelines for renting out of excess vacant built-up space, at the prevailing market rent after obtaining bids based on open tender and for granting licenses for installing Telecom Towers on rooftops of suitable Post Office buildings in the country, to any Registered licensed Indian Telecom Service Providers (TSP) and/or registered private Telecom Infrastructure Provider (TIP), permitted by the Department of Telecommunications to operate in the Country, on limited and non-exclusive basis on payment of license fee. A summary note on the formulated guidelines is at **Annexure II**.

Annexure referred to in Part (a) of the Lok Sabha Unstarred Question No. 658 for Answer on 5.2.2020.

| S.No | Name of State/ UT | Number of Post Offices upgraded | | | |
|------|---|---------------------------------|---------|---------|--------------------|
| | | 2016-17 | 2017-18 | 2018-19 | 2019-20(Till Date) |
| 1 | Andhra Pradesh | 1 | 1 | 4 | 1 |
| 2 | Assam | 0 | 0 | 0 | 0 |
| 3 | Bihar | 1 | 2 | 2 | 2 |
| 4 | Chhattisgarh | 2 | 2 | 0 | 0 |
| 5 | Delhi | 0 | 0 | 0 | 0 |
| 6 | Gujarat | 4 | 4 | 5 | 7 |
| 6.1 | Dadra & Nagar Haveli | 0 | 0 | 0 | 0 |
| 6.2 | Daman & Diu | 0 | 0 | 0 | 0 |
| 7 | Haryana | 0 | 0 | 0 | 0 |
| 8 | Himachal Pradesh | 6 | 6 | 6 | 0 |
| 9 | Jammu & Kashmir | 0 | 0 | 0 | 0 |
| 10 | Jharkhand | 0 | 1 | 0 | 0 |
| 11 | Karnataka | 21 | 13 | 15 | 0 |
| 12 | Kerala | 1 | 3 | 1 | 0 |
| 12.1 | Lakshadweep | 0 | 1 | 0 | 0 |
| 13 | Madhya Pradesh | 4 | 1 | 1 | 2 |
| 14 | Maharashtra | 1 | 2 | 2 | 0 |
| 14.1 | Goa | 0 | 0 | 0 | 0 |
| 15 | North East (Arunachal Pradesh Manipur Meghalaya Mizoram Nagaland Tripura) | 0 | 0 | 0 | 0 |
| 16 | Odisha | 1 | 2 | 4 | 0 |
| 17 | Punjab | 1 | 0 | 0 | 1 |
| 17.1 | Chandigarh | 0 | 0 | 0 | 0 |
| 18 | Rajasthan | 1 | 3 | 3 | 0 |
| 19 | Tamil Nadu | 2 | 3 | 2 | 1 |
| 19.1 | Puducherry | 0 | 0 | 0 | 0 |
| 20 | Telangana | 1 | 1 | 7 | 21 |
| 21 | Uttarakhand | 2 | 3 | 1 | 0 |
| 22 | Uttar Pradesh | 2 | 4 | 1 | 1 |
| 23 | West Bengal | 3 | 0 | 1 | 0 |
| 23.1 | Andaman & Nicobar | 0 | 0 | 0 | 0 |
| 23.2 | Sikkim | 0 | 0 | 0 | 0 |
| | Total | 54 | 52 | 55 | 36 |

Annexure referred to in Part (b) of the Lok Sabha Unstarred Question No. 658 for Answer on 5.2.2020.

A. Summary of Guidelines for renting out vacant built up space

Department has formulated guidelines for renting out of vacant built-up space, in excess of Schedule of Accommodation (SoA) required for functioning of the office in postal buildings, on a leave and license basis, for which powers have been delegated to Chief Postmasters General (CPMG) for 7 metro cities, i.e. Delhi, Mumbai, Kolkata, Chennai, Hyderabad, Bengaluru and Ahmedabad and Postmasters General (PMG) for other cities or regions. As per the guidelines, the excess vacant built-up space may be given at the prevailing market rent in the area of location (called as license fee) by issue of open tender, to the following only (individuals are not allowed):

- a) Central Government
- b) State Government
- c) Central Government PSUs
- d) State Government PSUs
- e) Nationalized Banks
- f) Foreign Bank of repute
- g) National and International Financial Institutions of repute
- h) Company or corporate Body of repute

2. Circle Heads, after assessing the excess vacant space available in their office, would fix a minimum reserve license fee to be recommended by a Committee. On opening of the tender, the highest bidder can be rented out with the excess vacant space for a period of three years by execution of an agreement and license fee fixed so, is to be enhanced by 10% every year. Further, renting out of the space is subject to the following conditions:

- a) Charging of Service Charges, etc. at commercial rate by the State government or Local Authority if the building proposed to be used partially for commercial purpose was earlier constructed on a land given by the State government or Local Authority concerned on concessional rate for extending public utility service only, may be kept in view.
- b) The building proposed to be rented out to institution/body is not detrimental to the rules of the town planning of the area.
- c) Tenant's activities which are not conducive to the residential colony, if the building is situated in the area, should be ideally avoided.
- d) The proposed renting out should not disturb the functioning of postal operations and also the required security arrangement of the post office.

B. Summary of Guidelines for installing Telecom Towers on roof tops of Departmental buildings.

3. Department has formulated guidelines for granting license for installing Telecom Towers on rooftops of suitable Post Office buildings in the country to any registered private licensed Indian Telecom Service Providers (TSP) and/or registered private Telecom Infrastructure Provider (TIP), permitted by the Department of Telecommunications to operate in the Country, on limited and non-exclusive basis, subject to the following conditions:

a) TSP /TIP has to satisfy that general public areas around the tower are within safe prescribed EMR exposure limit as per peak traffic measurement after the antenna starts radiating.

b) TSP/TIP has to maintain the radiation limit emitted from the tower within the prescribed limit and not harmful to the human health.

c) TSP/TIP has to obtain clearance for installation of tower from Municipality/Area Development Authority, Fire Service Department, State Environment and Forest Department, Pollution Control Board, Archeological Survey Department, National Highway Authority/Railways/Airport Authority and any other Central and State organization as may be required depending on the location.

d) TSP/TIP has to obtain approval of the design of the tower.

e) Circle has to examine the structural soundness/stability/aesthetics etc. of the building due to the proposed installation tower and allied equipment. The stability certificate is to be obtained from the authorized structural engineer of State/Local bodies/Central Building Research Institute, Roorkee/IIT/NIT or any other authorized agency, for which the applicant TSP/TIP has to pay onetime non-refundable processing fee of Rs. 10,000/- per tower per building.

f) Height of the building should be preferably between 15-30 meters with clear available rooftop area of 50 square meters.

g) Circle has to ensure that the rooftop area earmarked for installation of mobile tower is lying unutilized and there is no such proposal of utilization of that area in near future. It may also be ensured that the access of personnel of the TSP/TIP for maintenance purpose to the postal building would not disturb the functioning of the office and also the security arrangement of the post office.

h) The licence to be given to the TSP/TIP on the basis of payment of monthly license fee as fixed and also on execution of an agreement for a period of 3 years and for which power has been delegated to the CPMsG concerned.
