



To
Advisor
TRAI, Hyderabad

18-03-26

Dear Sir,

Kind Attention : Sri Praveen Kumar, / Sri Suresh Reddy

Sub : Digital Connectivity Rating System - reg

Ref : Discussions During seminar held on 11-02-26 and subsequent discussions with your good selves on 17/03/26

At the outset, I would like to congratulate TRAI for bringing out an excellent initiative ie Digital Connectivity Rating system. This is highly essential at present where Telangana & AP are witnessing many Tall buildings up to 60 floors and urbanizing is growing very fast and dependency on Digital Connectivity is increasing day by day. The Digital connectivity is always a concern with respect to quality of Mobile services and broad band for Project developers and customers.

I am sure Real estate developers will welcome this initiative whole heartedly but some of the suggestions from our side to improve the acceptability of Rating system are given below

1. The Rating system shall be with two stages ie. Pre Certification which can happen during Design stage so that it will help in seamless planning of Telecom requirements to achieve highest rating system. With only one stage certification at end of construction, it is difficult for Project owners to carryout some requirements related to civil/ electrical works at that stage. Pre Certification will also help Developers while marketing the Project. Ultimate customers also prefer highest rated projects and so Telecom infrastructure is upgraded to highest standards.
2. To ensure that Pre Certification is implemented, all stake holders ie. Developer, Architect and MEP Consultant shall sign the Certification document along with DCRA. This will ensure that all stake holders understand the requirements and there will not be any chance for developers to reduce on requirements and go for lower rating system finally
3. At the end of Project, Final Certification can be issued after verification of infrastructure and signal strength as per Pre Certification document.
4. The Observations on various weightages and their supporting data is given in Annexure 1. Some of the Points like BMS are not usually implanted in 99% of residential projects.
5. Also it is seen that by providing only infrastructure, Developers may get 3 star rating without meeting the Service performance/ User experience by which the goal of rating system ie quality of service will be diluted. Hence it is better to make some important points mandatory and others can be optional
6. Fire safety is an important point for proper performance of Telecom infrastructure. It is suggested to give some points for the same especially Fire rated compartment for Telecom rooms, Fire alarm/ Fighting as per NBC and sealing of Fire shafts with fire doors to avoid spread of fire



7. There shall be a nodal person to coordinate/ clarify on any issue related to Rating system from TRAI and their name shall be available on website

Also as discussed, it is requested to circulate some info saying that radiation from Communication towers is within safe limits and not harmful. Please forward us some info related to the same

It was also discussed that you have some empanelled/ listed Telecom infra providers who are going to invest in the projects. If that list is circulated, we may get professional agencies to execute the work

We strongly feel that this is a good initiative by TRAI and we are looking forward for successful implantation in many projects to improve quality of Digital connectivity. We will be happy to extend any kind of support is required in this regard

Encl : Annexure 1

Thanking you,

With regards

(V. SRINIVAS)

M.Tech. FIE, M.I.Fire.E(UK), M.I.Fire.E(Ind)
Chartered Engineer
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CLARIFICATIONS - DIGITAL CONNECTIVITY RATING MANUAL																						
SNO	CLAUSE	CLARITY																				
1	<p>iii. Compliance checklist: The DCRA shall prepare and maintain the compliance summary in the following format:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Item description</th> <th>Deviation from MBBL or NBC (Yes/ No)</th> <th>Type of deviations (if any)</th> <th>Record maintenance requirement (Upload/ DCRA level)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Approved DCI design documents by competent authority</td> <td></td> <td></td> <td>Record and Upload</td> </tr> <tr> <td>2.</td> <td>Design drawings certified by competent authority</td> <td></td> <td></td> <td>Record</td> </tr> <tr> <td>3.</td> <td>Design compliance with MBBL and NBC standards</td> <td></td> <td></td> <td>Record and Upload</td> </tr> </tbody> </table> <p>Table 4.2: Compliance checklist</p>	S. No.	Item description	Deviation from MBBL or NBC (Yes/ No)	Type of deviations (if any)	Record maintenance requirement (Upload/ DCRA level)	1.	Approved DCI design documents by competent authority			Record and Upload	2.	Design drawings certified by competent authority			Record	3.	Design compliance with MBBL and NBC standards			Record and Upload	<p>WHO IS THE APPROVING AUTHORITY?</p> <p>WHO IS THE COMPETENT AUTHORITY?</p>
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2	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Score</th> <th>Compliance Requirement</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>2</td> <td>UPS power backup for important DCI components > 3 Hrs.</td> </tr> <tr> <td>2.</td> <td>1</td> <td>UPS power backup for important DCI components is ≥ 1 and ≤ 3 Hrs.</td> </tr> </tbody> </table> <p>Table 4.15: Scoring criteria</p>	S. No.	Score	Compliance Requirement	1.	2	UPS power backup for important DCI components > 3 Hrs.	2.	1	UPS power backup for important DCI components is ≥ 1 and ≤ 3 Hrs.	<p>3 HRS OR 1HR IS A LARGE REQUIREMENT WHEREVER BACKUP DIESEL GENERATOR SETS ARE PLANNED, THIS MAY BE REALXED TO 30 MINUTES</p>											
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SNO	CLAUSE				CLARITY
3	S. No.	Item description	Compliance (Yes/ No)	Record maintenance requirement (Upload/ DCRA level)	MONITORING SYSTEMS ARE NOT USUALLY PLANNED IN RESIDENTIAL PROJECTS
	1.	Monitoring system high level diagram		Record and Upload	
	2.	Capture monitoring system dashboard screenshot		Record and Upload	
	Table 4.16: Compliance checklist				
4	S. No.	Score	Compliance Requirement		BMS IS NOT PLANNED IN RESIDENTIAL BUILDINGS BUT ALL FIRE SYSTEMS ARE MONITORED. HVAC IS USUALLY NOT CENTRALIZED BUT DX/ VRF SYSTEMS WHICH ARE DONE BY TENANTS
	1.	1	On availability of BMS integration covering power, fire alarm and HVAC for telecom room(s)/telecom area(s) in the property		
	2.	0.5	On availability of BMS integration covering at least two out of, power, fire alarm and HVAC for telecom room(s)/telecom area(s) in the property		
	Table 4.19: Scoring criteria				
5	S. No.	Score	Compliance Requirement		USUALLY TELECOM/ ANY SERVICES ROOMS ARE WITHIN FIRST BASEMENT. IT IS NOT POSSIBLE TO MEET THIS CRITERION IN PRESENT DAY PROJECTS
	1.	3	Telecom/DCI room(s)/Telecom area(s) and UPS are above ground floor and generators/ switching panels are installed with non-flooding considerations		
	2.	2	Only Telecom/DCI room(s)/Telecom area(s) is implemented above ground floor and backup power system (UPS) is implemented with non-flooding measure		
	3.	1	If Telecom/DCI room(s)/Telecom areas(s) and generator system is implemented with non-flooding consideration		
	Table 4.23: Scoring criteria				

SNO	CLAUSE			CLARITY
6	S. No.	Score	Compliance Requirement	
	Part A			
	1.	4	If at least 3 service providers individually have overall more than 80% mobile coverage (RSRP ≥ -110 dBm) for 4G/5G services in non-public areas, with minimum download speed of 10Mbps for 4G or 100 Mbps for 5G technology as applicable.	HOW MANY UNITS TO BE VERIFIED IN NON P UBLIC AREAS? USUALLY KEWYS ARE WITH OWNERS AND OCCUPANCY RATE IS VERY SLOW
	2.	3	If at least 2 service providers individually have overall more than 70% mobile coverage (RSRP ≥ -110 dBm) for 4G/5G services in non-public areas, with average minimum	
	S. No.	Score	Compliance Requirement	
			download speed of 10Mbps for 4G or 100 Mbps for 5G technology as applicable.	
	3.	2	If at least 2 service providers individually have overall more than 50% mobile coverage (RSRP ≥ -110 dBm) for 4G/5G services in non-public areas, with average minimum download speed of 10Mbps for 4G or 100 Mbps for 5G technology as applicable.	
	Part B			
	1.	1	If call drop rate ≤ 2% and call setup success rate ≥ 98% for each service provider	
	2.	0.5	If call drop rate ≤ 2% or call setup success rate ≥ 98% for each service provider	
	Note 1: Refer methodology in Section 4.8 for calculation of minimum download speed.			
	Note 2: This sub-criterion is evaluated in two parts — Part A and Part B. The property shall be assessed separately under each part. The overall score for this sub-criterion shall be the sum of the scores awarded in Part A and Part B.			
	Table 4.47: Scoring criteria			

SNO	CLAUSE			CLARITY	
7	S. No.	Score	Compliance Requirement		
	1.	5	If minimum download speed of 20 Mbps is available from Wi-Fi in non-public area of the property	HOW MANY UNITS TO BE VERIFIED IN NON P UBLIC AREAS? USUALLY KEWYS ARE WITH OWNERS AND OCCUPANCY RATE IS VERY SLOW	
	S. No.	Score	Compliance Requirement		
	2.	3	If minimum download speed of 10 Mbps is available from Wi-Fi in non-public area of the property		
	3.	2	If minimum download speed of < 10 Mbps and > 2 Mbps is available from Wi-Fi in non-public area of the property		
	Note: Refer methodology in Section 4.8 for calculation of minimum download speed.				
	Table 4.49: Scoring criteria				
8	S. No.	Score	Compliance Requirement		
	1.	5	If 80% of users provide overall positive experience for digital connectivity in the property	HOW THE NUMBER OF USERS ARE WORKEDOUT? EACH RESIDENTIAL UNIT IS CONSIDERED AS ONE USER? IS THE SATISFACTITION CRITERION NOT BASED ON TSP? SINCE THERE MAY BE MORE THAN ONE TSP AND ONE OF THEM MAY NOT BE SATISFACTORY	
	2.	4	If 70% of users provide overall positive experience for digital connectivity in the property		
	3.	3	If 60% of users provide overall positive experience for digital connectivity in the property		

SNO	CLAUSE			CLARITY
	S. No.	Score	Compliance Requirement	
	4.	2	If 50% of users provide overall positive experience for digital connectivity in the property	
	5.	1	If 40% of users provide overall positive experience for digital connectivity in the property	
	Table 4.53: Scoring criteria			
9	ADDITIONAL REQUIREMENT : FIRE SAFETY SHALL BE INCLUDED FOR RELIABILITY			
	FIRE SAFETY			
	TELECOM ROOMS			WITH PROPER FIRE ALARM & PROTECTION AS PER NBC
	TELECOM SHAFTS			FIRE SEALANTS ACROSS FLOORS TO REDUCE DAMAGE
	TELECOM CABLES			FIRE DOORS TO PROTECT SHAFTS FROM OUTSIDE FIRE SHALL BE ZERO HALOGEN TO REDUCE HAZARDOUS GASES DURING FIRE
10	MANDATORY REQUIREMENTS			
	<i>MOST OF PROJECTS GET FOLLOWING POINTS BASED ON INFRASTRUCTURE</i>			
	<i>CRITERION 4.1 : 5POINTS</i>			
	<i>CRITERION 4.2 : 5POINTS</i>			
	<i>CRITERION 4.3 : 3POINTS</i>			NOT CONSIDERING 4.3.3 & 4.3.4
	<i>CRITERION 4.4 : 7POINTS</i>			NOT CONSIDERING 4.4.2 (SINCE BASEMENTS ARE USED)
	<i>CRITERION 4.5 : 10POINTS</i>			
	<i>CRITERION 4.6 : 15POINTS</i>			NOT CONSIDERING 4.6.3
	<i>CRITERION 4.7 : 10POINTS</i>			WITH ATLEAST TWO MOBILE/ BROAD BAND SERVICE PROVIDERS
	<i>TOTAL : 55 POINTS</i>			
	<i>THERE IS A POSSIBILITY TO OBTAIN 2 STAR/ 3 STAR RATING WITHOUT DEPENDANCY ON SERVICE PERFORMANCE/ USER EXPERIENCE. BUT SERVICE PERFORMANCE SHALL BE THE ULTIMATE GOAL FOR RATING SYSTEM. HENCE SERVICE PEROFRMANCE / POWER BACKUP/ NON FLOODING AREAS/ FIRE SAFETY SHALL BE MIN MANDATORY REQUIREMENTS WITHOUT WHICH THE RATING SYSTEM MAY GET DILUTED</i>			