



भारतीय दूरसंचार विनियामक प्राधिकरण  
Telecom Regulatory Authority of India  
भारत सरकार / Government of India



No.: AU-4/2/2(2)/2024-QoS-Part-(1)/(E-15102)/

Date: 29 September 2025

**Notice inviting application for registration of Property Manager under  
'Rating of Properties for Digital Connectivity Regulations, 2024'**

1. The Telecom Regulatory Authority of India (hereinafter referred to as 'TRAI' or 'Authority') invites applications for registration as **Property Manager** to apply for rating of their properties for digital connectivity under 'Rating of Properties for Digital Connectivity Regulations, 2024 (07 of 2024), dated 25<sup>th</sup> October 2024' (hereinafter referred to as 'regulations') and is available on TRAI's website (<https://trai.gov.in/dcra-portal/regulation>).
2. As per sub-clause (i) of clause (1) of regulation 2 of the regulations, '*Property manager is the person who is either the owner of the property or has any legal right to control or manage the property*', and intends to get their property, of minimum specified size, rated for digital connectivity, either voluntarily or under the provisions of applicable laws, rules or regulations".
3. **Application and fee for registration as Property Manager:** In accordance with the *regulation 13* of the regulations, Property manager shall apply for registration in the prescribed application form (attached as **Appendix-1**) along with the non-refundable application fee of ₹ 10,000/- (Rs. Ten Thousand only). The *Registration* as Property Manager shall be conveyed on the e-mail id of the applicant whose application would be found conforming as per the *regulations*.
4. **Submission of application for registration as Property Manager:** The application forms for registration as Property Manager may be sent in an envelope superscribing the '**Application for registration as Property Manager**' to Senior Research Officer (QoS-1), Telecom Regulatory Authority of India (TRAI), 5<sup>th</sup> Floor, F-Block, NBCC World Trade Centre, Nauroji Nagar, New Delhi-110029, with effect from 29 September 2025.
5. **Application for rating of property:** As per *regulation 14* of the regulations, Registered Property Manager, who intends to rate their property for digital connectivity, shall select a Digital Connectivity Rating Agency (DCRA) from the list of registered DCRA's available on TRAI website (<https://trai.gov.in/dcra-portal/registered-dcra>) and apply for rating of property in the prescribed application form (attached as **Appendix-2**). The duly filled application form along with the requisite documents may be sent to TRAI through e-mail id to [digital-rating@trai.gov.in](mailto:digital-rating@trai.gov.in). Upon successful submission of the application, the requisite documents attached with the application may be handed over to selected DCRA also.

6. All the other terms and conditions shall be as per the 'Rating of Properties for Digital Connectivity Regulations, 2024 (07 of 2024), dated 25<sup>th</sup> October 2024', as amended from time to time and as may be specified by the Authority from time to time, by an order or direction.

7. Prospective applicants, requiring any clarification on the Notice, may submit their request in writing through e-mail to **[digital-rating@trai.gov.in](mailto:digital-rating@trai.gov.in)**.

Encls.: As above

BALJEET SINGH  
CHEEMA



Digitally signed by  
BALJEET SINGH CHEEMA  
Date: 2025.09.29  
13:21:32 +05'30'

**Joint Advisor (QoS-1), TRAI**  
Tel: 011-26701534

## Appendix -1

### Form-2

#### Application for Registration as Property Manager (PM)

(Ref. TRAI notice no. AU-4/2/2(2)/2024-QoS-Part-(1)/(E-15102) dated 29 September 2025)

#### 1. General Information:

S. No.	Particulars	Details
(a)	Organization/ Entity Name*	
(b)	Organization/Entity Type* (Owner / Developer / Facility Manager / Society / Government Body / Other- (please specify) <i>mention multiple types, if applicable</i>	
(c)	Organization/ Entity complete postal address*	
(d)	Pin code*	
(e)	Corporate identity no. (CIN) / LLP identification no. (LLPIN) / PAN / GSTIN* <i>(Copy to be attached)</i>	
(f)	Contact details of the Organization/Entity <i>(phone no. &amp; email id) *</i>	
(g)	Authorized signatory – Name Attach authorization letter from the owner or organization/entity*	
(h)	Application fee of Rs. 10,000/- (non-refundable) by way of Demand Draft/ Banker's cheque drawn in favour of 'TRAJ' and Payable at New Delhi* <i>(To be attached)</i>	1) Amount: Rs. 10,000/- (Rs. Ten Thousand only) 2) DD/Banker's cheque number and date: 3) Issuing Bank:

#### 2. Authorized Point of Contact Details:

S. No.	Particulars	Details
(a)	Name of Authorized Point of Contact (POC)*	
(b)	Designation*	
(c)	Contact no.*	
(d)	Official Email id*	

Note: \* is a mandatory field, please mention N/A whichever is not applicable.

**3. Declaration:**

- a) We are an organization / entity with valid registration regarding CIN/LLPIN/GSTIN/PAN. *(tick the applicable documents)*
- b) We hereby confirm that we shall comply with all the provisions of 'Rating of Properties for Digital Connectivity Regulations, 2024 (7 of 2024)' dated 25<sup>th</sup> October 2024, and the Guidelines, Orders, Directions and instructions issued thereunder by the Authority, from time to time.
- c) All the information given above is true and correct to the best of our knowledge.
- d) We verify the genuineness and correctness of all documents before submitting them along with the application. The onus of proving the genuineness of the submitted documents would rest with us.

(Signature of authorized signatory with seal if applicable)

Date:

Name :.....

Designation:.....

Contact No.:.....

E-mail id:.....

[To be signed by duly authorised person on behalf of organization]

**Form-3****Application for Rating of Property****(to be applied by registered Property Manager only)**

(Ref. TRAI notice no. AU-4/2/2(2)/2024-QoS-Part-(1)/(E-15102) dated 29 September 2025)

**1. General Information about the Property:**

S. No.	Particulars	Details
(a)	Property Manager Id * (To be generated by rating platform)	-Leave Blank-
(b)	Name of Organization/ Entity registered as Property Manager*	
(c)	Property Name*	
(d)	Property Type* (Residential / Government Properties / Commercial Establishments / Other private or public areas / Stadium or sports arena or spaces of frequent gathering / Transport Corridor, Other- specify)	
(e)	Property Category* (Category 'A' or 'B') (Refer regulation 3 of the regulations)	
(f)	Property Status* (Completed / Under Construction)	
(g)	Property's complete address including Latitude and Longitude*	
(h)	Pin code*	
(i)	RERA Registration Number (if applicable)	
(j)	Total Property area* (in sq. ft.)	1) Total Plot Area (Site Area) #:  2) Total Built-up area of all floors (including common spaces), basements etc.:
(k)	Details of no. of Towers / Floors / Units in the property*	
(l)	Primary contact at property – Details (Name, Designation, E-mail & contact no.)	

Note: \* is a mandatory field, please mention N/A whichever is not applicable.

# Plot Area (Site Area): The total land area within the legal boundary of the property.

**2. Details of the Property to be assessed for digital connectivity rating:**

S. No.	Particulars	Details
(a)	Property area to be assessed for digital connectivity rating (including all floors, basements, common spaces, parking etc.) * (in sq. ft.)	Total Property Area to be assessed:
(b)	Details of Property to be assessed* (detailed information on area to be assessed including information regarding number of towers with floors, basements, common spaces, parking areas etc.)	
(c)	Name of Digital Connectivity Rating Agency (DCRA) selected for assessment* (List of registered DCRA's available at: <a href="https://traai.gov.in/dcra-portal/registered-dcra">https://traai.gov.in/dcra-portal/registered-dcra</a> )	

**3. Documents of Property (to be uploaded with this application):**

S. No.	Particulars	Attached at page no.
(a)	Photos of Property*	
(b)	Proof of Ownership of Property* (Title Deed / Sale Deed / Conveyance Deed / Latest Property Tax Receipt/ Lease / Authorization / Govt. order / other-please specify)	
(c)	Building Layout plan* (including tower-wise floor plan if applicable)	
(d)	Area marked in Building Layout plan for assessment* (plan with boundaries highlighted)	

**4. Declaration:**

- (a) We hereby confirm that we shall comply with all the provisions of 'Rating of Properties for Digital Connectivity Regulations, 2024 (7 of 2024)' dated 25<sup>th</sup> October 2024, and the Guidelines, Orders, Directions, and instructions issued thereunder by the Authority, from time to time.
- (b) All the information given above is true and correct to the best of our knowledge.
- (c) We verify the genuineness and correctness of all documents before submitting them along with the application. The onus of proving the genuineness of the submitted documents would rest with us.
- (d) We confirm that we are the rightful owner/authorized manager of the property and have the legal authority to request its assessment for digital connectivity rating.
- (e) We understand that in case of any dispute over ownership or management rights, the Authority may suspend or reject this application until clarity is established
- (f) We understand that the documents requested as per **Annexure-1** are required for assessment by DCRA and will be made available.

(Signature of authorized signatory with seal if applicable)

Date:

Name :.....

Designation:.....

Contact No.:.....

E-mail id:.....

[To be signed by duly authorised person on behalf of organization]

**Indicative list of documents required for the assessment by DCRA**

S. No.	Particulars
1	Digital Connectivity Infrastructure (DCI) Design document & drawings <b>approved</b> by competent authority
2	‘As-build’ Documents covering DCI
3	Civil Layout / Connectivity Layout (ducts, pathways, conduits, risers, telecom room locations etc.) Plan for DCI
4	Electrical/Power System Layout Plan for DCI
5	Testing and Commissioning certificates for DCI
6	Electrical system line diagram for key DCI elements including redundant input sources and UPS system(s)
7	Test reports of DCI load switchover with respect to redundancy of power source (recent report if any)
8	Test reports of UPS power backup time or other supporting document(s) with full DCI load and other load. (recent report if any)
9	Power Monitoring system architectural / high level diagram
10	BMS system architecture diagrams
11	Test report on DCI power systems, fire alarms and HVAC integration with BMS
12	Sample test report on detection and notification of main power supply failure and takeover by generator/UPS for DCI (recent report if any)
13	Sample test reports demonstrate that actual redundancy performance has been tested during commissioning for power source and DCI paths
14	List of latest generation mobile connectivity equipment installed (with the help of service provider)
15	Fiber cable details from service providers to the property and supporting documents regarding available bandwidth from each service provider on fiber
16	Fiber layout diagrams up to user premises
17	Network layout diagram for user units showing fiber terminations
18	Service Provider agreements including network integration certificate and service subscription status