

Annexure-11
Item No. 14 of 122/CC (19.6.2026)
File No. 14-500/2025-PCI

PHARMACY COUNCIL OF INDIA
POLICY ON OWNERSHIP OF INSTITUTIONAL INFRASTRUCTURE FOR
GRANT OF APPROVAL

(Applicable from Academic Year 2027-2028)

Issued by: Pharmacy Council of India
Under the provisions of the Pharmacy Act, 1948.

1. Preamble

The Pharmacy Council of India (PCI), being the statutory body constituted under the Pharmacy Act, 1948, is mandated to regulate pharmacy education and ensure uniform standards of education across the country.

The Council has observed that operation of pharmacy institutions in rented or leased premises poses structural, regulatory, financial, and operational risks which adversely affect long-term academic quality, infrastructure stability, and regulatory compliance.

In order to ensure sustainable, high-quality pharmacy education and institutional stability, the Council hereby frames this Policy on Institutional Infrastructure Ownership for granting approval to New and Existing Institutions from the Academic Year 2027-2028.

2. Rationale

The Council, after due deliberation, identified the following systemic limitations associated with rented or leased premises:

- i. **Lack of Long-Term Security**
Risk of eviction, lease termination, or non-renewal disrupts academic continuity.
- ii. **Limited Customization & Infrastructure Development**
Pharmacy education requires specialized laboratories, research facilities, equipment rooms, and future expansion capability which may not be feasible in leased premises.
- iii. **Financial Drain on Corpus Funds**
Substantial recurring expenditure toward rent reduces capital available for academic development and research.
- iv. **Regulatory Compliance Risks**
Infrastructure modifications required under PCI regulations may not be implementable in rented premises, potentially leading to non-compliance and legal disputes.
- v. **Operational Instability**
Infrastructure uncertainty affects accreditation, inspections, and long-term planning.
- vi. **Absence of Asset Ownership**
Lack of asset ownership restricts institutional sustainability and long-term institutional development.

In view of the above, PCI mandates ownership-based infrastructure norms.

PART I

POLICY FOR NEW INSTITUTIONS

(Applicable from Academic Year 2027-2028)

3. Mandatory Ownership Requirement

- i. Any new institution applying for introduction of pharmacy courses from Academic Year 2027-2028 onwards **must possess its own land and building**.
- ii. No permission shall be granted to institutions operating in rented or leased premises.
- iii. Ownership shall be in the name of the sponsoring body / trust / society / company as applicable.

4. Infrastructure Standards

The built-up area and size of rooms shall strictly conform to the requirements prescribed under:

- i. The Education Regulations, 2020 for Diploma Course in Pharmacy.
- ii. Bachelor of Pharmacy (B.Pharm) Regulations, 2014
- iii. Master of Pharmacy (M.Pharm) Regulations, 2014
- iv. Doctor of Pharmacy (Pharm.D) Regulations, 2008
- v. All amendments issued from time to time by PCI

5. Distance Criteria

1. No new pharmacy institution shall be permitted within:
 - i. **5 km radius** in plain regions
 - ii. **2 km radius** in hilly regionsHowever, the existing approved pharmacy institutions shall not be affected.
2. No more than one pharmacy institution shall operate within the same building.

6. Additional Infrastructure Compliance

All infrastructure, equipment, faculty, laboratory, and statutory requirements as prescribed in applicable PCI Regulations shall be mandatory.

PART II

POLICY FOR EXISTING INSTITUTIONS

7. Transition to Permanent Building

1. All existing institutions operating in rented or leased buildings shall acquire and shift to a permanent owned building **within six (6) years from 2026** (i.e., on or before Academic Year 2032-2033).

2. From Academic Year 2032-2033 onwards:

- i. Institutions not having permanent owned buildings shall not be granted Extension of Approval.
- ii. Action under Section 13 of the Pharmacy Act, 1948 shall be initiated.

8. Infrastructure Compliance

Existing institutions shall also comply with infrastructure requirements prescribed under:

- i. The Education Regulations, 2020 for Diploma Course in Pharmacy.
- ii. Bachelor of Pharmacy (B.Pharm) Regulations, 2014
- iii. Master of Pharmacy (M.Pharm) Regulations, 2014
- iv. Doctor of Pharmacy (Pharm.D) Regulations, 2008
- v. Amendments issued from time to time

9. Monitoring and Enforcement

- 1. PCI shall verify ownership documents during inspection.
- 2. Land and building documents must be:
 - i. Registered and legally valid
 - ii. Free from encumbrances
 - iii. Exclusively earmarked for pharmacy education
- 3. Any misrepresentation shall attract:
 - i. Rejection of approval
 - ii. Rejection of Extension of approval
 - iii. Withdrawal of approval
 - iv. Action under relevant provisions of the Pharmacy Act, 1948.

10. Legal Authority

This policy is issued in exercise of powers conferred upon the Pharmacy Council of India under Sections 10 and 13 of the Pharmacy Act, 1948.

11. Effective Date

This policy shall come into force with effect from the Academic Year 2027-2028.
