1. Regulation

1.1 As per Rule 6 of Ministry of Civil Aviation Gazette Notification G.S.R.751 (E), Airports Authority of India (AAI) shall issue the Colour Coded Zoning Maps (CCZM) based on the latitude & longitude of the area in respect of civil aerodromes which shall indicate through different colour coded grids, the permissible heights in the areas around the airport, falling within the radius not exceeding twenty kilometers from the Aerodrome Reference Point.

2. Location of CCZM

2.1 CCZM is available at AAI website through the link http://nocas2.aai.aero/nocas.

3. Preparation of CCZM

3.1 AAI has prepared/developed the Colour Coded Zonning Maps (CCZM) for the major airports in India. The CCZM depicts the Permissible Top Elevation (PTE) for a grid in a particular coloured zone. The cities for which CCZMs have been prepared can be viewed in the NOCAS website under the tab CCZM. The purpose of CCZM is to empower local bodies to clear the building proposals requesting top elevation below CCZM elevation, without referring to AAI. The maximum Elevation that can be approved through CCZM is up to 150 m, and where the requested top elevation is above 150 m, an applicant must apply online on NOCAS.

4. Integration of CCZM with local municipal Bodies' website

4.1 AAI has already integrated CCZM of Delhi and Mumbai with respective ULBs viz. NDMC, MCD and MCGM.

5. Responsibility of the Local, Municipal or Town Planning and Development authorities

5.1 The concerned Local, Municipal or Town Planning and Development authorities to approve construction of buildings as per their own building regulations/bye-laws up to the heights indicated in CCZM. For such buildings, NOC for height clearance is not required from AAI.

5.2 Provided that no such approval shall be given by the Local, Municipal or Town Planning and Development authorities for sites which lies in approach, take off and transitional areas of an airport or in any other area, marked in the Colour Coded Zoning Map for the compulsory obtaining of No Objection Certificate from the designated officer or authorised officer.

5.3 The Local, Municipal or Town Planning and Development authorities shall certify on the sanction plan that the Floor Space Index or Floor Area Ratio and the related height of the building or structure is within the permissible elevation as indicated in the Colour Coded Zoning Map for the given site.

5.4 The Local, Municipal or Town Planning and Development Authorities shall submit the details of structures approved as per para 5.1 above to the concerned designated officer or the authorised officer within a period of thirty days from the date of such approval.

6. How to interpret and implement the CCZM?

6.1 An applicant needs to locate his/her plot/site in CCZM based on WGS coordinates and identify the home grid, where the plot/site lies and co-relate the colour of the home grid with the colour legend, available in CCZM and check the Permissible Top Elevation (PTE) Above Mean Sea Level (AMSL).

6.2 If the color of the home grid is red then the applicant shall file application to AAI through NOCAS at http://nocas2.aai.aero/nocas for issuance of NOC or through the Common Allocation Form (CAF) with the Urban Local Bodies (ULB) where the web service of ULBs have been integrated with NOCAS website for single window clearance in accordance with Ministry of Urban development initiative for 'Ease of Doing Business'. Presently websites of ULB's of Delhi (MCD & NDMC) and Mumbai (MCGM) are integrated with AAI NOCAS.

6.3 To get the height Above Ground Level (AGL) an applicant needs to deduct the site elevation or the reduced level of the plot from the Permissible Top Elevation (PTE).

6.4 An applicant needs to approach the concerned Local Body for building plan approval if the requested height is below the CCZM permitted top elevation.

6.5 If the desired height is more than the CCZM permitted top elevation, then procedure as detailed in Para 6.2 may be followed.

6.6 NOCAS is also having interactive CCZM. The CCZM has been superimposed on ESRI (GIS based) maps. An applicant can locate his site by simply moving the cursor. The cursor gives the grid number, the elevation as per CCZM and coordinates at which cursor is located at that moment.

6.7 The heights indicated in CCZM are Above Mean Sea Level (AMSL).

6.8 CCZM is to be used for WGS 84 coordinates. The scale in the CCZM map is to be referred only when a print out of the map is to be taken in 1:1 ratio. In all other cases, only the linear scale in the map shall be valid whenever a printout is taken.

7. Benefits of CCZM implementation

7.1 Ease of doing business with AAI as NOC for height clearance is not required for the buildings up to the CCZM Permissible Top Elevation (PTE).

7.2 The Local, Municipal or Town Planning and Development authorities can plan their development as per the CCZM.

7.3 Work load of NOC processing team in AAI is reduced.

7.4 SACFA in Ministry of Communication and IT shall also use the CCZM for the issuance of mast clearance.