

Ministry of Civil Aviation
Rajiv Gandhi Bhawan, New Delhi-110003

Minutes of the Meeting of Appellate Committee on the No Objection Certificate (NOC) for height clearance on 13th February, 2013

Reference letter No. AV.20036/66/200-AAI dated 15-10-2012 read with 31-12-2012 and letter dated 04-01-2013, the Appellate Committee constituted to consider appeal/grievance made by different applicants with regard to the height allocated to them by AAI for their construction vis-a-vis the height sought by them, held its third meeting under the Chairmanship of Joint Secretary, Ministry of Civil Aviation. The following cases were discussed:

1. M/s Enarch Consultants (Pvt. Ltd.)

Case No.MUM/12/NOCAS/221 (CHQ File No. AAI/20012/173/2012-ARI (NOC)

(NOCAS ID: SNCR/WEST/B/112212/011)

Site address: Plot No. C53A in G, North Block, Bandra Kurla Complex, Bandra(E), Mumbai.

The case of CBI Zonal Hqrs. Building was earlier heard in the Appellate Committee Meeting of 9th January, 2013. The Committee at that time decided that:

"The applicant needs to furnish the details of other higher buildings quoted by them on a map/chart. The Committee further expressed the opinion that based on the request from the applicant, which should be submitted in writing, fees for the Aeronautical Study be waived off, as the building is being exclusively used for Central Government functions."

Subsequent to the above the applicant has submitted in writing an application requesting for waiving of the fees as they are engaged in a sensitive Central Government functions. The Committee took cognisance of the application. It was further decided in the meeting of 9th January, 2013, the granting of height sought by the applicant will be considered after an Aeronautical Study is conducted.

Committees' Decision: The Committee decides that Aeronautical Study be conducted wherein the quantitative and qualitative assessment of safety aspect of aircraft operations over that area should be determined taking into consideration other existing high rise buildings in the vicinity of the proposed structure. Aeronautical study needs also to consider the impact of these buildings on the procedures being developed for implementation of SBAS and GBAS for Mumbai Airport. The fee is waived as the building is being built by the Central Government and there is no budgetary provision for this.

2. Mumbai Metropolitan Region Development Authority (MMRDA)

Case No.MUM/ (CHQ File No. AAI/20012/-2012-ARI (NOC)

(NOCAS ID: N/A)

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1. for wa & follow up. A. see direction MP2
2. Preparation - about plotting, consistency, & Aero study/shielding (SOS) meeting of all
S.K. Rana
18/2/13

*JJLm (NOC)
SM NOC*

The Mumbai Metropolitan Region Development Authority in the letter of 24 January, 2013 has reiterated the request for grant of permission for greater height for buildings in Bandra Kurla Complex and Wadala Notified area in order to utilise the built up areas as a result of 4.0 FSI in these areas. The premium generated from the lease of this available built up area is a major source of revenue for MMRDA. The applicant during the presentation on 13th February, 2013 has indicated the special impetus by the Central as well State Government to make Mumbai a World Class International Financial Centre. The applicant wants that the height in the Bandra Kurla Complex be made available to about 90 metres and in the Wadala Notified Area to about 225 mtrs. The Committee during the presentation was informed that in the Bandra Kurla Complex the height limit is normally 48.40 m AMSL and they have further indicated that greater height of 84.31 m AMSL and 82.50 m AMSL for two plots in BKC G- Block has already been granted in that area. The layout plan diagram for G-Block of BK Complex submitted indicates that the vacant plots are at the fringe of the BK Complex area. With regard to the Wadala area the nearest end farthest point of land pocket is 4.183 Km and 6.242 Km respectively from the 14/32 Rwy of Mumbai Airport. The applicant has further submitted that MMRDA will bear the cost of any Aeronautical Study that may be conducted for the above request for height in both areas (BKC and Wadala)

Committees' Decision: "The Committee decides that Aeronautical Study be conducted over each individual plot in both BKC and Wadala areas as indicated in the plan diagrams submitted in the presentations, taking into consideration other existing high rise buildings if any in the vicinity of the individual plots. Aeronautical study needs to determine the quantitative and qualitative assessment of safety aspect of aircraft operations considering the impact of other existing/permitted buildings on the procedures being developed for implementation of SBAS and GBAS for Mumbai Airport.

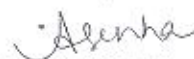
It was also decided that the NOC Cell of AAI assisting the Committee shall issue individual orders conveying the decisions of the Appellate Committee to the appellant and also to the concerned AAI officials for implementation/necessary action. This also includes issuing of NOCs for height clearances based on Aeronautical Study reports, approved by the Appellate Committee.

The other cases listed for the meeting of 13th February, 2013 were postponed as the Chairman had to attend another important meeting and the meeting had to be adjourned immediately thereafter.


(V.K. DUTTA)
Representing MEMBER (ANS)


(J.S. RAWAT)
Jt. DGCA

(K.GOHAIN)
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(ALOK SINHA)
JT. SECY, MOCA

New Delhi

Dt.15/02/2013