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

Minutes of the Meeting of Appellate Committee on No Objection Certificate (NOC) for height clearance held on 20th March, 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 of different applicants with regard to the height granted to them by AAI for their construction vis-à-vis the height sought by them, held its fourth meeting under the Chairmanship of Joint Secretary, Ministry of Civil Aviation (MOCA) on 20th March, 2013.

The following Committee members were present:-

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|----|---------------------|---|--------------------|
| 1. | Sh. V. Somasundaram | - | Member (ANS), AAI. |
| 2. | Sh. J.S. Rawat | - | Jt. DGCA |
| 3. | Sh. K. Gohain | - | Technical Expert |

The Committee was assisted by Shri S.K. Purwar, GM (ATM-NOC) of Airports Authority of India (AAI) and Sh. Pan Singh, GM (CNS), AAI. Sh. L.R.S. Reddy, Director, MOCA was also present.

At the commencement of the meeting, the Chairman was given a brief on the background of the issuance of NOC as per the provisos of S.O 84 (E) and also that of in ICAO documents along with practices adopted in other parts of the world. While reviewing a sample case the Chairman desired that the site of construction vis-à-vis runways need to be plotted on latest edition of Professional Google Map for which he directed AAI to subscribe and future presentations be made on latest versions only.

There were a total of 17 cases submitted by AAI for consideration of the Committee in the meeting apart from one case of M/s. Enarch Consultants (Pvt.) Ltd., Mumbai taken up for consideration based on the records & report of AAI and request from CBI.

Each of the applicant present for this meeting was given a hearing by the Committee on their respective cases and based on the documentary evidence produced, the following decisions/recommendations are made by the Committee:-

1. Shri B.S. Joshi for Brighton Architect (India) Pvt. Ltd., C/o D.B. Realty, Mumbai.

Case No. MUM/10/652 (CHQ File No. AAI/20012/75/2011-ARI (NOC)
(NOCAS ID: SNCR/WEST/B/091412/005).

Site Address: C.T.S. No. 649 and 649/1 to 649/48 of Village Bandra at Bandra (East), Mumbai.

The site is located at Bandra (East) at about 3440 m from Rwy 09 end of Santacruz Airport and lies in IHS.

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The Committee had decided in one of its earlier meetings on 9th January, 2013 that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant had submitted a letter No.CO/MB/125/2013 dated 24.01.2013 from MHADA which did not provide such justifications as required above for justifying the specific height.

Committees' Decision: *The Committee decided that the applicant needs to submit a fresh letter within 10 days from the concerned authorities/local government bodies categorically bringing out the information as desired above and based on the revised information, the Committee will take a decision on the request of the applicant on aeronautical study.*

2. M/s. Darvesh Properties Pvt. Ltd. C/o M/s. Gajjar Associates Consultants Pvt. Ltd., Mumbai.

Case No. MUM/10/453 (CHQ File No. AAI/20012/63/2012-ARI (NOC) (NOCAS ID: JUHU/WEST/B/090312/010).

Site Address: C.T.S. No. C/509 of Village Bandra (West) at Bandra (West), Mumbai.

The site is located at Bandra (East) at about 3864 m from Rwy 09 end of Santacruz Airport and lies in IHS.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant had submitted a letter No. CHE/WS/0164/H/337 (NEW) dated 11.01.2013 from the MCGM justifying the need for 16 floors for the building to be built on the available plot area for utilizing the FSI granted, after leaving of space for road widening, other environmental features as per the BMC regulations. In their presentation to the Committee the applicant had also provided details of other nearby buildings including their locations vis-à-vis the applicant's plot.

Committees' Decision: *After considering the submissions made by the applicant and the letter issued by MCGM, the Committee decided that an aeronautical study needs to be conducted to determine whether the height requested by the applicant (71.136m AMSL) is admissible or not.*

3. Shri R.N Pandey, Shripal Realty Pvt. Ltd., Mumbai.

Case No. MUM/10/643 (CHQ File No. AAI/20012/16/2012-ARI (NOC) (NOCAS ID: SNCR/WEST/B/082912/003).

Site Address: C.T.S No. 182A/1, 182A/2, Village Tungve, Powai, Mumbai.

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The site is at about 3376 m from Rwy 27 end of Santacruz Airport and lies in IHS of Santa Cruz Airport.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The Committee heard the applicant who stressed that the height requirement is to consume in full the FSI of 3 granted to them and they also want to develop an IT Park in their site with provision for public parking as per requirements of the Municipal Corporation of Greater Mumbai. The applicant had also submitted the recommendations received from the MCGM No. CE/4374/BPES/AL dated 15.02.2013 justifying their project. On being queried, the applicant had clarified that their request is for a height of 100 m AMSL.

Committees' Decision: After considering the submissions made by the applicant and the recommendations received from MCGM, *the Committee decided that an aeronautical study needs to be conducted to determine whether the height requested by the applicant (100.00m AMSL) is admissible or not.*

4. Shri Mangal Prabhat Lodha, M/s. Lodha Impression Real Estate Pvt. Ltd., Mumbai.

**Case No. MUM/08/142 (CHQ File No. AAI/20012/13/2012-ARI (NOC)
(NOCAS ID: SNCR/WEST/B/072312/010).**

Site Address: C.T.S. No. 67, S No. 59 of Village Mulgoan, Andheri East, Mumbai.

The site is located at Andheri (East) at about 2768 m from Rwy 14 end of Santacruz Airport and lies in IHS.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant had submitted the recommendations of the Municipal Corporation of Greater Mumbai vide letter No. CE/9233/WS/AK dated 15.02.2013 indicating FSI approved for this project and the height for utilization of the full FSI granted. The Committee took note of the recommendations of the MCGM.

Committees' Decision: After considering the submissions made by the applicant and the recommendations of MCGM, *the Committee decided that an Aeronautical Study needs to be conducted to determine whether the height requested by the applicant (63.545m AMSL) is admissible or not.*

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5. M/s. Pilot Constructions Pvt. Ltd., Mumbai.

Case No. MUM/10/455 (CHQ File No. AAI/20012/183/2010-ARI (NOC)
(NOCAS ID: SNCR/WEST/B/101212/018).

Site Address: Plot having C.S. No. 6(Pt) of Sion Division, Sion Bhandarwada Road No. 28-A, Scheme
6, Sion F/N Ward, Mumbai – 400 022.

The site is located at Sion Bhandarwada Road at about 4288 m from the nearest Rwy 32 end and lies in conical surface of Santacruz Airport.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant produced a letter No. SRA/ENG/2532/FN/ML/LOI dated 12.02.2013 Slum Rehabilitation Authority of Mumbai, which does not indicate specific FSI/FAR for the project and has not given height estimation for utilization of the approved FSI. The applicant however, during the presentation had mentioned that the FSI granted is 4.

Committees' Decision *The Committee decided that the applicant needs to submit a fresh letter within 10 days from the concerned authorities/local government bodies categorically bringing out the information as desired above and based on the revised information, the Committee will take a decision on the request of the applicant on aeronautical study.*

6. M/s. Housing Dev. & Infra Ltd. (HDIL), Mumbai.

Case No. MUM/11/44 (CHQ File No. AAI/20012/50/2011-ARI (NOC)
(NOCAS ID: SNCR/WEST/B/071512/006).

Site Address: C.T.S. No. 16 (Pt), 17 of Village Chakala, Andheri (East), Mumbai.

The site is located at Andheri (East) at about 1840 m from Rwy 14 end of Santacruz Airport and lies in IHS.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant had submitted a recommendation letter No.SRA/DDTP/Desk/17171/3-11 dated 05.02.2013 from SRA, Mumbai stating that the project involves Slum Rehabilitation and that a height of 50m AGL has been recommended to utilize the FSI 4 approved for the project. During the presentation, the applicant could not justify the height sought by them i.e. 90 m AMSL as against the height recommended by the SRA i.e. 50.00 m AGL + 27.7 m Site Elevation equal to

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77.7 m AMSL. The applicant, on being queried, at the above inconsistency expressed that they would be satisfied with whatever height is granted to them after Aeronautical Study.

Committees' Decision: *The Committee decided that the applicant needs to submit a fresh letter within 10 days from the concerned authorities/local government bodies categorically bringing out the information as desired above and based on the revised information, the Committee will take a decision on the request of the applicant on aeronautical study.*

7. M/s. Housing Dev. & Infra Ltd. (HDIL), Mumbai.

Case No. MUM/11/45 (CHQ File No. AAI/20012/51/2011-ARI (NOC) (NOCAS ID: SNCR/WEST/B/090512/014).

Site Address: C.T.S. No. 16 (Pt), Village Chakala, Andheri (East), Mumbai.

The site is located at Andheri (East) at about 1872 m from Rwy 14 end of Santacruz Airport and lies in IHS.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant had submitted a recommendation letter No.SRA/DDTP/Desk/17171/3-11 dated 05.02.2013 from SRA, Mumbai stating that the project involves Slum Rehabilitation and that a height of 50m AGL has been recommended to utilize the FSI approved for the project. During the presentation, the applicant could not justify the height sought by them i.e. 90 m AMSL as against the height recommended by the SRA i.e. 50.00 m AGL + 27.7 m Site Elevation equal to 77.7 m AMSL. The applicant, on being queried, at the above inconsistency expressed that they would be satisfied with whatever height is granted to them after Aeronautical Study.

Committees' Decision: *The Committee decided that the applicant needs to submit a fresh letter within 10 days from the concerned authorities/local government bodies categorically bringing out the information as desired above and based on the revised information, the Committee will take a decision on the request of the applicant on aeronautical study.*

8. M/s. Housing Dev. & Infra Ltd. (HDIL), Mumbai.

Case No. MUM/11/46 (CHQ File No. AAI/20012/52/2011-ARI (NOC) (NOCAS ID: SNCR/WEST/B/090512/017).

Site Address: C.T.S. No. 16 (Pt) of Village Chakala and CTS No. 232 & 233 of Village Mulgaon, Andheri (East), Mumbai.

The site is located at Andheri (East) at about 1800 m from Rwy 14 end of Santacruz Airport and lies in IHS.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is

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required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant had submitted a recommendation letter No.SRA/DDTP/Desk/17171/3-11 dated 05.02.2013 from SRA, Mumbai stating that the project involves Slum Rehabilitation and that a height of 50m AGL has been recommended to utilize the FSI approved for the project. During the presentation, the applicant could not justify the height sought by them i.e. 90 m AMSL as against the height recommended by the SRA i.e. 50.00 m AGL + 27.7 m Site Elevation equal to 77.7 m AMSL. The applicant, on being queried, at the above inconsistency expressed that they would be satisfied with whatever height is granted to them after Aeronautical Study.

Committees' Decision: *The Committee decided that the applicant needs to submit a fresh letter within 10 days from the concerned authorities/local government bodies categorically bringing out the information as desired above and based on the revised information, the Committee will take a decision on the request of the applicant on aeronautical study.*

9. M/s. Pride Hill Developers Pvt. Ltd. C/o M/s. Jadhav Kalbag & Associates, Mumbai.

**Case No. MUM/11/20 (CHQ File No. AAI/20012/90/2011-ARI (NOC)
(NOCAS ID: JUHU/WEST/B/081312/041).**

**Site Address: C.T.S. No. a/754, a/755A & B and A/757 of Village Bandra, Hill Road, Bandra (West),
Mumbai - 400 050.**

The site is located at Bandra (East) at about 4120 m from Rwy 09 end of Santacruz Airport and lies in conical surface of the Airport.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant had submitted the letter No. CE/9963/BSII/AH dated 12.02.2013 from MCGM which does not specifically indicate the FSI/FAR approved for the project justifies the height sought by the applicant considering all other restrictions as per rules.

Committees' Decision: *The Committee decided that the applicant needs to submit a fresh letter within 10 days from the concerned authorities/local government bodies categorically bringing out the information as desired above and based on the revised information, the Committee will take a decision on the request of the applicant on aeronautical study.*

10. Mr. Shyam Goyal, ARG Group, Jaipur, Rajasthan.

**Case No. NR/2012/185 (CHQ File No. AAI/20012/117/2012-ARI (NOC)
(NOCAS ID: JAIP/NORTH/B/101212/014).**

**Site Address: Khasra No. 82/528, 583/83, 85, 86, 87, 88/2, Durgapura, Tehsil - Sanganer, Jaipur,
Rajasthan.**

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The site is at about 4023.86 m from edge of runway 09 and lies in conical surface of Jaipur airport.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant needs to produce his building plan/site elevation along with justification letter from the Jaipur Development Authority for the height sought. The applicant also needs to submit on a map the location of his site vis-à-vis the site of the building referred at 3 Km against the reference of the runway at Jaipur Airport".

The applicant had submitted a recommendation letter No. JDA/AMNN/BPC/2013D-79 dated 11.01.2013 from the Jaipur Development Authority clearing the project from the prevalent regulations of the Jaipur Development Authority. The applicant had also produced in the presentation the building plan, site elevation and location of his site vis-à-vis reference of the Jaipur Airport Runway and also indicated the presence of high terrain and another building on the same site of the proposed construction. The Committee also took note of the future extension plans of Jaipur Airport Runway.

Committees' Decision: "After considering the submissions made by the applicant, *the Committee decided that an Aeronautical Study needs to be conducted to determine whether the height requested by the applicant(495.05m AMSL) is admissible or not*".

11. M/s. Transcon Developers C/o M/s. Shraddha Shelters Pvt. Ltd., Mumbai.

**Case No. MUM/11/108 (CHQ File No. AAI/20012/169/2011-ARI (NOC)
(NOCAS ID: JUHU/WEST/B/082312/017).**

**Site Address: C.T.S. No. F/1133 to F/1136 Village Bandra, at Jari Mari Mandir Road, Bandra (West),
Mumbai – 400050.**

The site is located at Bandra (West) at about 3808 m from Rwy 09 end and lies in IHS of Santacruz Airport.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant also needs to give specifics of all buildings having higher heights in the vicinity with their locations marked on a map vis-à-vis the project site of the applicant.

The applicant had submitted a letter No. CE/1782/WS/AH dated 13.02.2013 from the Municipal Corporation of Greater Mumbai. The letter does not categorically recommend the height required to utilize the authorized FSI for the building plans. The applicant during the powerpoint presentation had indicated buildings having higher heights in the vicinity but the specifics of such buildings were not fully brought out.

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Committees' Decision: *The Committee decided that the applicant needs to submit a fresh letter within 10 days from the concerned authorities/local government bodies categorically bringing out the information as desired above and based on the revised information, the Committee will take a decision on the request of the applicant on aeronautical study.*

12. M/s. Gammon India Ltd., Mumbai.

**Case No. MUM/11/107 (CHQ File No. AAI/20012/23/2012-ARI (NOC)
(NOCAS ID: SNCR/WEST/B/110912/016).**

**Site Address: C.T.S. No. 844/22, 844/26, 844/31 & 844/32 of Village Ambivali, at Andheri (West),
Mumbai.**

The site is located at Andheri (West) at about 4280 m from Rwy 14 end of Santacruz Airport and lies in conical surface.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant had submitted letter No.CE/9201/WS/AK dated 21.02.2013 from Municipal Corporation of Greater Mumbai which however does not provide the specific information sought in the earlier decision of the Committee.

Committees' Decision: *The Committee decided that the applicant needs to submit a fresh letter within 10 days from the concerned authorities/local government bodies categorically bringing out the information as desired above and based on the revised information, the Committee will take a decision on the request of the applicant on aeronautical study.*

13. Sh. Atul N Patel of M/s Atul Builders, M/ Atul Project India Ltd.

**Case No. MUM/09/103 (CHQ File No. AAI/20012/04/2012-AR1(NOC)
(NOCAS ID:SNCR/WEST /B/083012/013)**

Site Address: C.T.S. No. 17/2-A/1 of Village Vyaravali, Andheri(East), Mumbai.

The site is at about 3185 m from Rwy 14 end of Santacruz Airport and lies in IHS.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant also needs to give specifics of all buildings having higher heights in the vicinity with their locations marked on a map vis-à-vis the project site of the applicant.

The applicant had submitted the letter No. CE/4294/WS/AK dated 13.02.2013 from MCGM, Mumbai which however, does not categorically justify the height sought by the applicant against the authorized FSI/FAR approved in the building plan. Also during the powerpoint presentation the applicant, though having shown some buildings having higher heights in the vicinity of their plot could not provide specific details. During the presentation the applicant mentioned that they have been authorized FSI 3.50 and that the height permitted on the building plan approved is 46.85 m AGL. The Committee taking into note that the site elevation is 30.06m AMSL observes that the top elevation of building works out to 76.9 m AMSL which is higher than the height requested by the applicant i.e. 76.21m AMSL. The applicant could not clarify the matter.

Committees' Decision: *The Committee decided that the applicant needs to submit a fresh letter within 10 days from the concerned authorities/local government bodies categorically bringing out the information as desired above and based on the revised information, the Committee will take a decision on the request of the applicant on aeronautical study.*

14. M/s Accord Builders, Omkar Esquare, Off. Eastern Express Highway, Opp. Sion Chunbhatti Signal, Sion (E), Mumbai-22.

Case No. MUM/10/520 (CHQ File No. AAI/20012/47/2011-AR1(NOC) (NOCAS ID:SNCR/WEST/B/121312/012)

Site Address: CTS No. 111, 111/1 to 46, 111/50 to 130, 112(Pt), Village Kurla – II, Mumbai.

The site is at about 1240 m from Rwy 32 end and lies in IHS of Santacruz airport.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant, during the hearing informed that they have been granted 03 units FSI under the SRS scheme and that for full utilization of the FSI, they need to go up to the height requested and the project involves rehabilitation under the SRA scheme of nearly 600 tenements. The applicant has submitted letter dated 12.02.2013 from Slum Rehabilitation Authority which however, do not categorically indicate the height to which the project requires as per the FSI approved for the building plan.

Committees' Decision: *The Committee decided that the applicant needs to submit a fresh letter within 10 days from the concerned authorities/local government bodies categorically bringing out the information as desired above and based on the revised information, the Committee will take a decision on the request of the applicant on aeronautical study.*

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15. Pashmina Realty

Case No. MUM/11/152 (CHQ File No. AAI/20012/143/2011-ARI (NOC)
(NOCAS ID: SNCR/WEST/B/101912/005).

Site Address: C.T.S. No. 11/H, 11/C, Village Chandivali, Mumbai.

The site is about 3528 m from Rwy 27 end and site lies in IHS of Santacruz Airport.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant had submitted the required information in a letter No.SRA/Eng/Desk-2/18373/L dated 14.03.2013 from the Slum Rehabilitation Authority of Mumbai and also in Powerpoint presentation showed higher buildings which however do not provide benefit from shielding criteria. The applicant had made a request for Aeronautical Study to determine admissible height.

Committees' Decision: After considering the submissions made by the applicant, *the Committee decided that an aeronautical study needs to be conducted to determine whether the height requested by the applicant (138.80m AMSL) is admissible or not.*

16. M/s DSK Real Estates Ltd. Kolkata.

Case No. ER-107/08 (CHQ File No. AAI/20012/1746/2008-AR1(NOC)
(NOCAS ID:BEHA/EAST/B/101112/027)

Site Address: Plot No. 34, DH Road, Mouza-Durgapur, Ward No. 79, Borough-IX, Kolkata-27.

The site is at about 3247 m from Rwy 18 end and lies in IHS of Behala airport.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

The applicant is also to submit a map/chart showing the location of their site with respect to the building referred by them vis-à-vis the runway.

The applicant had submitted letter No.CAB/IX/218/12-13 dated 09.02.2013 from Kolkata Municipal Committee recommending the height sought by the applicant as it is in the approved plan of the building. The applicant had also submitted a map indicating the location of the site against the building 'Belair' which is 0.6 km from the proposed site. The said building does not provide any shielding benefit to the applicant's building. The Committee also took note of the futuristic plans of AAI with respect to Behala Airport which is non-operational for more than 15

years and that there are buildings coming up around Behala Airport. It was also mentioned that the Flying Club of the State Government, housed there is not functional and Behala Airport being a VFR airfield will suit operations of small trainer aircraft and general aviation aircrafts.

Committees' Decision: After considering the submissions made by the applicant, the Committee decided that an aeronautical study needs to be conducted to determine whether the height requested by the applicant(160.00m AMSL) is admissible or not.

17. M/s. R.W. Gudal & Associates, C/o Aryamaan Developers Pvt. Ltd., Mumbai.

Case No. MUM/10/547 (CHQ File No. AAI/20012/34/2011-ARI (NOC) (NOCAS ID: SNCR/WEST/B/100212/021).

Site Address: C.T.S. No. 194B (Pt.) of Village Ghatkopar, Tal. – Kurla, Eastern Express Highway, Ghatkopar (East), Mumbai.

The site is located at Ghatkopar (East) at about 3440 m from end of Rwy 27 & 3512 m from Rwy 32 end and lies in IHS of Santacruz Airport.

The Committee had decided in one of its meetings that the applicant should produce recommendation letter from Local Authority providing justification to the effect that the applicant is required to construct the building up to the height requested before the Committee, for consuming the entire permissible FSI at the site, due to the site/building restrictions narrowing/ restricting the foot print available for construction.

During the hearing the applicant mentioned that their project which is under the slum development scheme and the height sought is to fully utilize the FSI available under the slum development scheme of Slum Rehabilitation Authority (SRA). The documents now submitted by the applicant a letter No. SRA/Eng/Desk-2/17820/N dated 14.02.2013 from SRA indicate justification for the project and height recommended to utilize the FSI approved to them under SRA scheme.

Committees' Decision: After considering the submissions made by the applicant, the Committee decided that an aeronautical study needs to be conducted to determine whether the height requested by the applicant (105.70m AMSL) is admissible or not.

18. 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. C35A in G, North Block, Bandra Kurla Complex, Bandra(E), Mumbai.

The site is located at Bandra(East) BKC at about 1310 m from end of Rwy 32 m and lies in IHS of Santacruz Airport.

The applicant had requested for a height of 76.78 m AMSL vide letter dated 08.10.2012 and was granted NOC for a height of 40.81 m AMSL by AAI, Western Region in their letter dated 18.12.2012. The applicant has requested for Aeronautical Study vide letter dated 18.12.12 to consume full FSI.

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According to AAI, the permissible height calculated by NOCAS for AGA criteria is 56.9 m AMSL and for Communication Criteria is 51.88 m AMSL.


Based on Appellate Committee decision on 15th February, 2013 Aeronautical Study was undertaken by the Airports Authority of India whose report is under preparation.

Committees' Decision: "Pending finalisation of the report of Aeronautical Study, the applicant may be granted admissible height 51.88 m AMSL established through NOCAS which is lower than the IHS".


(V. SOMASUNDARAM)
MEMBER (ANS), AAI


(J.S. RAWAT)
JT. DGCA, DGCA


(K. GOHAIN)
TECHNICAL EXPERT


(ANIL SRIVASTAVA)
JT. SECY, MOCA

Dated: 20th March, 2013

Place: New Delhi

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S. K. Rawat