

Ministry of Civil Aviation
Rajiv Gandhi Bhawan, New Delhi – 110 003
Appellate Committee

Minutes of Meeting of the Appellate Committee for height clearance held on
15th December 2023

As per Ministry of Civil Aviation Letter No. AV.20036/66/2000-AAI dated 15.10.2012 and G.S.R.751 (E), Rule-11, the Appellate Committee, constituted to consider appeal/grievance of the appellants against the decision of the Designated Officer of AAI for issue of NOC for a specific permissible height under G.S.R.751 (E), as amended by G.S.R. 770 (E), held its meeting on 15th December 2023 chaired by Smt. Rubina Ali, Joint Secretary, Ministry of Civil Aviation (MoCA). Shri M. T. Bokade, Joint Director General, DGCA and Shri M. Suresh, Member (ANS), AAI attended the meeting as members of the Committee.

The Committee was assisted by the following officers:

- i) Shri A. K. Meena, Executive Director (ATM), AAI-CHQ
- ii) Shri Moosa T. F., Executive Director (ASM), AAI-CHQ
- iii) Shri J. B. Singh, General Manager (CNS), AAI-CHQ
- iv) Shri D. Moitra, General Manager (FPD), AAI-CHQ

The meeting was attended by the following officers through video-conferencing:

- i) Shri P. K. Bej, Deputy General Manager (ATC), AAI, Bhubaneshwar
- ii) Shri Shadab Mir, Assistant Manager, Aerodrome Safeguarding Department, MIHAN, Nagpur
- iii) Shri Yashdev Katoch, Head Airside Operations, AIAL, Ahmedabad
- iv) Shri Suryanarayanan Pichumani, Associate Vice President, Airside Operations, MIAL, Mumbai

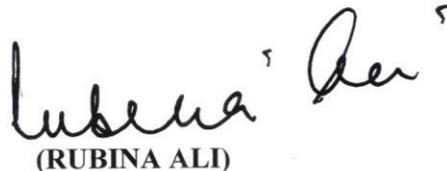
A detailed case-by-case presentation was made by Shri M. Zhimo, General Manager (ATM-DoAS), AAI-CHQ before the Committee for due appraisal. The decisions of the Committee are listed as follows from Page No. 2 to Page No. 21.



(M. SURESH)
Member (ANS)
Airports Authority of India



(M. T. BOKADE)
Joint Director General
Directorate General of Civil Aviation



(RUBINA ALI)
Joint Secretary
Ministry of Civil Aviation
Chairperson, Appellate Committee

Place: New Delhi

Date: 22nd Dec '23



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A. Cases of Aeronautical Study (Sl. No. 1 to 24)

The Aeronautical Studies were conducted for the following appeal cases as per detailed guidelines contained in ADSAC 05 of 2020 on “Guidelines for the conduct of Aeronautical Study” dated 03.07.2020. The Appellate Committee has considered the recommendations made in the Aeronautical Study Report of each case and decided as follows:

Sl.	Name of owner & Case Reference No.	Location of site	Elevation requested by appellant (in m AMSL)	Elevation granted by AAI (in m AMSL)	Elevation recommended through Aeronautical Study, as derived from allowable penetration of OLS, CNS and PANS-OPS criteria (in m AMSL)	Permissible top elevation (PTE) approved by the Committee (in m AMSL)
1	M/S. PRABHUKRUPA REALTIES PRIVATE LIMITED ATM-16019/63/2023-ATM-DoAS BHUB/EAST/B/121522/731600 plot no.- 353/4100, (Khata No.- 453/1684), Plot No.- 371/3766, (Khata No.- 453/181), Plot No.- 370/8328, (Khata No.- 369), Plot No.- 365(Part), (Khata No.- 351), mouza- Jaydev Vihar, Bhubaneswar, Dist- Khordha, Odisha, pin- 751013, Jaydev vihar, Bhubaneswar, Orissa Plot size: 2675.03 sqm	<ul style="list-style-type: none">• Bhubaneswar Airport• Inner Horizontal Surface• One building, namely• BUILDING: 2559 m from nearest point on Transitional Surface of Rwy14/32	BUILDING: 145.00 Date of online Appeal: 28.02.2023 AS fee: 03.08.2023	88.00 NOC: 06.02.2023 SE: 48.24	BUILDING: 120.49	BUILDING: 120.49



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2	<p>Saanvi Infra Partner Sanjaykumar Rameshbhai Patel</p> <p>ATM-16019/52/2023-ATM-DoAS AHME/WEST/B/011723/737241</p> <p>T. P. S. No. 241 (Nana Chiloda), F. P. No. 195, O. P. No. 195, Survey / Block No. 273, Sub Plot No. 1, Moje / Village Chiloda Naroda, Taluka Gandhinagar, District Gandhinagar, Village Chiloda Naroda Ta Gandhinagar Dist Gandh, Ahmedabad, Gujarat</p> <p>Plot size: 5016.86 sqm</p>	<ul style="list-style-type: none"> Ahmedabad Airport Inner Horizontal Surface Three buildings, namely Maple Heights (Block: A): 715 m Maple Heights (Block: B): 686 m Maple Heights (Block: C): 674 m from nearest point on Transitional Surface of Rwy05/23 	<p>Maple Heights (Block: A): 106.24</p> <p>Maple Heights (Block: B): 106.24</p> <p>Maple Heights (Block: C): 106.24</p> <p>Date of online Appeal: 02.03.2023</p> <p>AS fee: 28.07.2023</p>	<p>102.70</p> <p>NOC: 15.02.2023</p> <p>SE: 63.24</p>	<p>Maple Heights (Block: A): 106.24</p> <p>Maple Heights (Block: B): 106.24</p> <p>Maple Heights (Block: C): 106.24</p>	<p>Maple Heights (Block: A): 106.24</p> <p>Maple Heights (Block: B): 106.24</p> <p>Maple Heights (Block: C): 106.24</p>
3	<p>Bapashree Naroda Developers Partner Jigarbhai Shivabhai Patel</p> <p>ATM-16019/137/2023-ATM-DoAS AHME/WEST/B/010723/735744</p> <p>T. P. S. No. 121 (Naroda - Hanspura - Kathwada), F. P. No. 89, Survey No. 48/A, At Hanspura, Taluka Asarwa, District Ahmedabad., At Hanspura Taluka Asarwa District Ahmedabad, Ahmedabad, Gujarat</p> <p>Plot size: 5221.00 sqm</p>	<ul style="list-style-type: none"> Ahmedabad Airport Inner Horizontal Surface Two buildings, namely Dev Aashish Pride and Plaza (Block: B+C): 2276 m Dev Aashish Pride and Plaza (Block: D): 2277 m from nearest point on Transitional Surface of Rwy05/23 	<p>Dev Aashish Pride and Plaza (Block: B+C): 110.05</p> <p>Dev Aashish Pride and Plaza (Block: D): 113.10</p> <p>Date of online Appeal: 20.05.2023</p> <p>AS fee: 14.09.2023</p>	<p>102.70</p> <p>NOC: 23.02.2023</p> <p>SE: 60.19</p>	<p>Dev Aashish Pride and Plaza (Block: B+C): 110.05</p> <p>Dev Aashish Pride and Plaza (Block: D): 113.10</p>	<p>Dev Aashish Pride and Plaza (Block: B+C): 110.05</p> <p>Dev Aashish Pride and Plaza (Block: D): 113.10</p>



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6	<p>M/s. Chalet Hotels Ltd.</p> <p>ATM-16019/147/2022-ATM-DoAS SNCR/WEST/B/020922/653592</p> <p>C.T.S. No 71A, Building No. 4, Of Village – Passpoli, At Powai, Mumbai, Powai, Mumbai suburban, Maharashtra</p> <p>Plot size: 12523.94 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Conical Surface • Three buildings, namely • Phase 1: 1286 m • Phase 2: 1276 m • Phase 3: 1279 m <p>perpendicular up to IHS boundary and</p> <ul style="list-style-type: none"> • Phase 1: 3157 m • Phase 2: 3131 m • Phase 3: 3127 m <p>from IHS boundary point up to nearest point on Transitional Surface of Rwy09/27</p>	<p>Phase 1: 145.27</p> <p>Phase 2: 159.68</p> <p>Phase 3: 145.27</p> <p>Date of online Appeal: 29.08.2022</p> <p>AS fee: 05.04.2023</p>	<p>119.8</p> <p>NOC: 26.04.2022</p> <p>SE: 39.41</p>	<p>Phase 1: 126.70</p> <p>Phase 2: 149.33</p> <p>Phase 3: 126.72</p>	<p>Phase 1: 126.70</p> <p>Phase 2: 149.33</p> <p>Phase 3: 126.72</p>
7	<p>Mr. Nalin Pahuja</p> <p>ATM-16019/57/2023-ATM-DoAS SNCR/WEST/B/020419/369288</p> <p>C.T.S.No.674A,674A/1 to 674A/9 of Village Marol at Saki Vihar Road in L- Ward, Mumbai., Marol, Mumbai, Maharashtra</p> <p>Plot size: 2922.60 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Two buildings, namely • WING A: 1381 m • WING B: 1355 m <p>from nearest point on Transitional Surface of Rwy09/27</p>	<p>WING A: 81.35</p> <p>WING B: 70.00</p> <p>Date of online Appeal: 15.03.2023</p> <p>AS fee: 21.06.2023</p>	<p>57.13</p> <p>NOC: 27.03.2019</p> <p>SE: 13.65</p>	<p>WING A: 74.66</p> <p>WING B: 70.00</p>	<p>WING A: 74.66</p> <p>WING B: 70.00</p>



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8	Ms. Ekta Kapoor ATM-16019/6/2023-ATM-DoAS SNCR/WEST/B/072121/5634 39 C.T.S No.1 (pt), (1/1 To 1/7), Village - Saki, At Baji Pasalkar Marg, Killick Industrial Estate, Chandivali, Andheri (E), Mumbai, Andheri East, Mumbai suburban, Maharashtra Plot size: 6467 sqm	<ul style="list-style-type: none">• Santa Cruz Airport• Inner Horizontal Surface• One building• Building: 2233 m from nearest point on Transitional Surface of Rwy09/27.	Building: 99.75 Date of online Appeal: 06.10.2022 AS fee: 23.06.2023	57.13 NOC: 08.09.2021 SE: 24.75	Building: 85.48	Building: 85.48



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9	<p>Executive Engineer- City Division</p> <p>ATM-16019/26/2023-ATM-DoAS SNCR/WEST/B/052422/673 932</p> <p>Proposed Construction at C.S. No. 4(Pt), 5(Pt), of Salt pan Division, Pratiksha Nagar, Sion, Mumbai.,Pratiksha Nagar Sion,Mumbai City,Maharashtra</p> <p>Plot size: 7107.339 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Conical Surface • Four buildings, namely • Proposed BLDG NO.74: 327 m • Proposed BLDG No.75: 370 m • Proposed BLDG No.76: 345 m • Proposed BLDG No.77: 365 m perpendicular up to IHS boundary and • Proposed BLDG NO.74: 2699 m • Proposed BLDG No.75: 2691 m • Proposed BLDG No.76: 2676 m • Proposed BLDG No.77: 2669 m from IHS boundary point up to nearest point on Transitional Surface of Rwy14/32. 	<p>Proposed BLDG NO.74: 81.98</p> <p>Proposed BLDG No.75: 81.98</p> <p>Proposed BLDG No.76: 81.98</p> <p>Proposed BLDG No.77: 81.98</p> <p>Date of online Appeal: 28.11.2022</p> <p>AS fee: 27.06.2023</p>	<p>72.1</p> <p>NOC: 06.09.2022</p> <p>SE: 4.22</p>	<p>Proposed BLDG NO.74: 81.98</p> <p>Proposed BLDG No.75: 81.98</p> <p>Proposed BLDG No.76: 81.98</p> <p>Proposed BLDG No.77: 81.98</p>	<p>Proposed BLDG NO.74: 81.98</p> <p>Proposed BLDG No.75: 81.98</p> <p>Proposed BLDG No.76: 81.98</p> <p>Proposed BLDG No.77: 81.98</p>



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10	<p>M/s. V K Developers</p> <p>ATM-16019/42/2023-ATM-DoAS SNCR/WEST/B/042622/668342</p> <p>The Niharika Co-operative Housing Society Ltd., Bhaveshwar Chhaya, Plot No. 26, CTS No. 4733 of Village Ghatkopar – Kirol at Rajawadi at Ghatkopar East, Mumbai – 400 077, Ghatkopar, Mumbai, Maharashtra</p> <p>Plot size: 1022.85 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • One building • Building: 750 m from nearest point on Transitional Surface of Rwy09/27. 	<p>Building: 76.79</p> <p>Date of online Appeal: 06.01.2023</p> <p>AS fee: 27.06.2023</p>	<p>57.13</p> <p>NOC: 21.07.2022</p> <p>SE: 6.79</p>	<p>Building: 66.65</p>	<p>Building: 66.65</p>



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11	<p>RUSHI YOGESH MEHTA OF M/s. NEELYOG VENTURES LLP</p> <p>ATM-16019/4/2023-ATM-DoAS SNCR/WEST/B/060322/675591</p> <p>PROPOSED SLUM REHABILITATION SCHEME ON PLOT POCKET C ON C.T.S. NO.194A/9/8(PT),194A/9/9, 194A/9/11(PT) OF VILLAGE GHATKOPAR-KIROL,PANT NAGAR, GHATKOPAR (EAST), MUMBAI.,GHATKOPAR KIROI/MUMBAI,Mumbai,Maharashtra</p> <p>Plot size: 11904 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Four buildings, namely • BLDG 1: 1285 m • BLDG 2: 1322 m • BLDG 3: 1364 m • BLDG 4: 1355 m <p>from nearest point on Transitional Surface of Rwy09/27.</p>	<p>57.13</p> <p>NOC: 18.07.2022</p> <p>SE: 4.18</p>	<p>BLDG 1: 91.00</p> <p>BLDG 2: 91.00</p> <p>BLDG 3: 91.00</p> <p>BLDG 4: 91.00</p> <p>Date of online Appeal: 03.11.2022</p> <p>AS fee: 03.07.2023</p>

Committee's Decision:

The Committee directed that, as the site lies very close to the Approach Surface of Rwy27, a joint site inspection by Airport Operator and Designated Officer, Western Region with calibrated measuring equipment to be carried out to verify the site location and submit the report to GM (DoAS), AAI-CHQ.



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Sl.	Name of owner & Case Reference No.	Location of site	Elevation granted by AAI (in m AMSL)	Elevation requested by appellant (in m AMSL)
12	RUSHI YOGESH MEHTA OF M/s. NEELYOG VENTURES LLP ATM-16019/179/2022-ATM-DoAS SNCR/WEST/B/060322/675593 PROPOSED SLUM REHABILITATION SCHEME ON PLOT POCKET A ON C.T.S. NO 193A(PT) AND 351B(PT) OF VILLAGE GHATKOPAR-KIROL, AT PANT NAGAR, GHATKOPAR.(EAST), MUMBAI, GHATKOPAR KIROL/ MUMBAI, Mumbai, Maharashtra Plot size: 9770 sqm	<ul style="list-style-type: none">• Santa Cruz Airport• Inner Horizontal Surface• Four buildings, namely• BLDG NO. 1: 972 m• BLDG 2: 1012 m• BLDG 3: 1038 m• BLDG 4: 1054 m from nearest point on Transitional Surface of Rwy09/27.	57.13 NOC: 18.07.2022 SE: 4.05	BLDG NO. 1: 91.00 BLDG 2: 91.00 BLDG 3: 91.00 BLDG 4: 91.00 Date of online Appeal: 01.11.2022 AS fee: 03.07.2023

Committee's Decision:

The Committee directed that, as the site lies very close to the Approach Surface of Rwy27, a joint site inspection by Airport Operator and Designated Officer, Western Region with calibrated measuring equipment to be carried out to verify the site location and submit the report to GM (DoAS), AAI-CHQ.



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13	<p>Mr. Mohd. Ataullah Haji Khalil Ansari Director Of Mass Buildsquare Structure Pvt. Ltd.</p> <p>ATM-16019/47/2023-ATM-DoAS JUHU/WEST/B/121922/732362</p> <p>C.T.S. No.130, Of Village Andheri, At Dhobi Ghat Road, Andheri (West), Mumbai.,Andheri,Mumbai,Maharashtra</p> <p>Plot size: 903.40 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Plot • 907 m from nearest point on Transitional Surface of Rwy14/32 	<p>72.50</p> <p>Date of online Appeal: 27.01.2023</p> <p>AS fee: 03.07.2023</p>	<p>57.13</p> <p>NOC: 06.01.2023</p> <p>SE: 6.7</p>	67.19	67.19
14	<p>M/s. Maniyar Realtors</p> <p>ATM-16019/25/2023-ATM-DoAS SNCR/WEST/B/120921/640628</p> <p>C.T.S No. 629(pt), 629/1237B(pt), Of Village - Bandra, At Sanjay Nagar, Bandra (E), Mumbai,Bandra East,Mumbai suburban,Maharashtra</p> <p>Plot size: 3850 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • One building • Building: 1877 m from nearest point on Transitional Surface of Rwy09/27. 	<p>Building: 79.62</p> <p>Date of online Appeal: 24.12.2022</p> <p>AS fee: 04.07.2023</p>	<p>57.13</p> <p>NOC: 14.03.2022</p> <p>SE: 4.62</p>	Building: 79.62	Building: 79.62



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15	<p>Shri. Mohammad Yusuf Balwa of M/s. New Grid Buildcon LLP</p> <p>ATM-16019/12/2023-ATM-DoAS JUHU/WEST/B/030422/658429</p> <p>C.T.S. No. F/1047 of Village Bandra-F, F.P. No. 47 of TPS-IV of Bandra, Taluka-Andheri(MSD), At Road No. 6, Prof. Almeida Park, Bandra (West), Mumbai, in H/West Ward, Bandra West, Mumbai suburban, Maharashtra</p> <p>Plot size: 706.50 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Plot • 2911 m from nearest point on Transitional Surface of Rwy09/27 	<p>91.85</p> <p>Date of online Appeal: 31.10.2022</p> <p>AS fee: 12.07.2023</p>	<p>57.13</p> <p>NOC: 26.05.2022</p> <p>SE: 6.85</p>	91.85	91.85
16	<p>M/s. Roodraksh Probuilder & Infracon Pvt Ltd</p> <p>ATM-16019/67/2023-ATM-DoAS JUHU/WEST/B/012423/738585</p> <p>C.T.S. No. 594 of Village - Bandra - G, At Sarojini Road, Santacruz (W), Mumbai, Santacruz West, Mumbai suburban, Maharashtra</p> <p>Plot size: 1411.40 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Plot • 797 m from nearest point on Transitional Surface of Rwy09/27. 	<p>78.95</p> <p>Date of online Appeal: 06.03.2023</p> <p>AS fee: 12.07.2023</p>	<p>57.13</p> <p>NOC: 17.02.2023</p> <p>SE: 3.4</p>	67.25	67.25



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17	<p>Mr. Vinod Pahlaria Partner Of M/s. Elegant Builders And Developers</p> <p>ATM-16019/61/2023-ATM-DoAS JUHU/WEST/B/101422/702589</p> <p>C.T.S. No. 123, 123/1 To 99, Of Village Mogra, At Parsi Panchayat Road, Andheri (East), Mumbai., Mogra, Mumbai, Maharashtra</p> <p>Plot size: 2538 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • One building • Building : 1250 m from nearest point on Transitional Surface of Rwy14/32 	<p>Building : 92.41</p> <p>Date of online Appeal: 02.12.2022</p> <p>AS fee: 13.07.2023</p>	<p>57.13</p> <p>NOC: 31.10.2022</p> <p>SE: 12.41</p>	<p>Building: 73.00</p>	<p>Building: 73.00</p>
18	<p>Shraddha Lifestyle LLP</p> <p>ATM-16019/23/2023-ATM-DoAS JUHU/WEST/B/070221/557384</p> <p>CTS No 176 ,176 /1 and 2 Of village Majas K E Ward, Situated At Guffa Road Jogeshwari E Mumbai 400 060, Majas, Mumbai suburban, Maharashtra</p> <p>Plot size: 850.00 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Conical Surface • Plot • 304 m perpendicular up to IHS boundary and • 2416 m from IHS boundary point up to nearest point on Transitional Surface of Rwy14/32 	<p>95.00</p> <p>Date of online Appeal: 06.12.2022</p> <p>AS fee: 19.07.2023</p>	<p>72.34</p> <p>NOC: 16.07.2021</p> <p>SE: 14.71</p>	<p>95.00</p>	<p>95.00</p>



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19	<p>Mr.Nishat Ansari Proprietor of M/s.Mass Development Creative Ventures</p> <p>ATM-16019/48/2023-ATM-DoAS SNCR/WEST/B/091821/575584</p> <p>C.T.S.No.6(pt) and 7(pt) of Village Kurla-III at S.G.Barve Marg at Kurla (East),Mumbai.,Kurla,Mumbai,Maharashtra</p> <p>Plot size: 1886.49 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Plot • 391 m from nearest point on Transitional Surface of Rwy14/32 	<p>70.00</p> <p>Date of online Appeal: 27.01.2023</p> <p>AS fee: 25.07.2023</p>	<p>57.13</p> <p>NOC: 10.01.2022</p> <p>SE: 4.93</p>	62.09	62.09
20	<p>Mr. Kamal Kishin Loungani Director of M/s. TKL Infra Developers Pvt. Ltd.</p> <p>ATM-16019/68/2023-ATM-DoAS JUHU/WEST/B/112822/728926</p> <p>CTS No. E/195/B, E/195/C of Village-Bandra-G at Junction of Ramkrishna Mission Marg and 15th Road, Khar (W) Mumbai,Khar W,Mumbai suburban, Maharashtra</p> <p>Plot size: 1488.30 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Plot • 890 m from nearest point on Transitional Surface of Rwy09/27 	<p>80.00</p> <p>Date of online Appeal: 08.03.2023</p> <p>AS fee: 27.07.2023</p>	<p>57.13</p> <p>NOC: 14.12.2022</p> <p>SE: 3.63</p>	68.43	68.43



Ministry of Civil Aviation, Rajiv Gandhi Bhawan, New Delhi – 110 003

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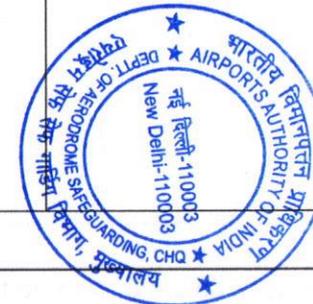
Sl.	Name of owner & Case Reference No.	Location of site	Elevation requested by appellant (in m AMSL)	Elevation granted by AAI (in m AMSL)	Elevation recommended through Aeronautical Study, as derived from allowable penetration of OLS, CNS and PANS-OPS criteria (in m AMSL)	Permissible top elevation (PTE) approved by the Committee (in m AMSL)
21	<p>M/S. KAAVISH SHELTER LLP</p> <p>ATM-16019/89/2023-ATM-DoAS JUHU/WEST/B/030123/744103</p> <p>C.T.S. No. E-196/A, Plot No. 6B, of Village Bandra at 15th Road, Khar (West), Mumbai - 400052, Khar West, Mumbai suburban, Maharashtra</p> <p>Plot size: 723.20 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Plot • 932 m from nearest point on Transitional Surface of Rwy09/27. 	<p>83.64</p> <p>Date of online Appeal: 26.04.2023</p> <p>AS fee: 02.08.2023</p>	<p>57.13</p> <p>NOC: 21.03.2023</p> <p>SE: 3.64</p>	68.96	68.96
22	<p>Mr. Sudhir K. Tandon Secretary Of M/s. Wild Teasel Co-op. Housing Society Ltd.</p> <p>ATM-16019/88/2023-ATM-DoAS JUHU/WEST/B/020423/740132</p> <p>C.T.S. No. 258, Of Village Bandra-E, At 14th Road, Khar (West) Mumbai., Bandra, Mumbai, Maharashtra</p> <p>Plot size: 1011.71 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Plot • 1175 m from nearest point on Transitional Surface of Rwy09/27 	<p>90.17</p> <p>Date of online Appeal: 24.04.2023</p> <p>AS fee: 04.08.2023</p>	<p>57.13</p> <p>NOC: 23.02.2023</p> <p>SE: 5.17</p>	72.05	72.05



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23	<p>M/s. HLN REALTORRS LLP</p> <p>ATM-16019/76/2023-ATM-DoAS JUHU/WEST/B/112522/728607</p> <p>CTS No. F/4 and F/5, F.P No. 591A1 and 591 A2, Flushel Premises Co-operative Society Ltd, of TPS Bandra No. III, on 21st Road, Bandra West, Bandra West, Mumbai suburban, Maharashtra</p> <p>Plot size: 1237.4 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Plot • 1763 m from nearest point on Transitional Surface of Rwy09/27 	<p>109.41</p> <p>Date of online Appeal: 13.02.2023</p> <p>AS fee: 04.08.2023</p>	<p>57.13</p> <p>NOC: 14.12.2022</p> <p>SE: 19.41</p>	79.52	79.52
24	<p>M/s. Siddhi Supreme Buildcon LLP</p> <p>ATM-16019/75/2023-ATM-DoAS JUHU/WEST/B/081822/689374</p> <p>Plot No. 33, C.T.S. No.66 and 66/1 to 4, Manhar Co-op Housing Society Ltd., Ismalia Village, Jogeshwari (East), Mumbai- 400060, Jogeshwari East, Mumbai, Maharashtra</p> <p>Plot size: 905.70 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Plot • 1803 m from nearest point on Transitional Surface of Rwy14/32 	<p>92.61</p> <p>Date of online Appeal: 16.02.2023</p> <p>AS fee: 09.08.2023</p>	<p>57.13</p> <p>NOC: 11.10.2022</p> <p>SE: 17.61</p>	80.02	80.02



Appellate Committee

B. Cases of Small/Large Object Analysis w.r.t RADAR (Sl. No. 25 to 29)

The Small/Large Object Analysis w.r.t Radar criteria was conducted for the following appeal cases and are presented before the Appellate Committee in accordance with provisions of Para 2 of Schedule II of G.S.R.751 (E), as amended by G.S.R.770 (E). The Appellate Committee has considered recommendations made by CNS-OM Directorate for the cases and decided as follows:

Sl.	Name of owner & Case Reference No.	Location of site	Elevation requested by appellant (in m AMSL)	Elevation granted by AAI (in m AMSL)	Elevation recommended through Small/Large Object Analysis w.r.t RADAR, as derived from AGA, CNS and PANS-OPS criteria (in m AMSL)	Permissible top elevation (PTE) approved by the Committee (in m AMSL)
25	<p>M/s Kukreja Infrastructures Through its Partner Shri Shravan Ghanshyamdas Kukreja</p> <p>ATM-16019/33/2023-ATM-DoAS NAGP/WEST/B/080722/688707</p> <p>Plot No.1 and 2, City Survey No. 532/2 To 532/6, Khasra No. 21, Wathoda Ring Road, Ward No. 20, Mouza Harpur, Nagpur.,UMRED ROAD HARPUR,Nagpur,Maharashtra</p> <p>Plot size: 34000.00 sqm</p>	<ul style="list-style-type: none"> • Nagpur Airport • Outer Conical Surface • Four buildings, namely • COMMERCIAL BUILDING • TOWER 1 & 2 • TOWER 3,4 & 5 • TOWER 6 	<p>COMMERCIAL BUILDING: 401.58</p> <p>TOWER 1 & 2: 426.72</p> <p>TOWER 3,4 & 5: 401.58</p> <p>TOWER 6: 426.72</p> <p>Date of online Appeal: 31.12.2022</p>	<p>401.58</p> <p>NOC: 22.08.2022</p> <p>SE: 300.2</p>	<p>COMMERCIAL BUILDING: 401.58</p> <p>TOWER 1 & 2: 402.44</p> <p>TOWER 3,4 & 5: 401.58</p> <p>TOWER 6: 426.70</p>	<p>COMMERCIAL BUILDING: 401.58</p> <p>TOWER 1 & 2: 402.44</p> <p>TOWER 3,4 & 5: 401.58</p> <p>TOWER 6: 426.70</p>



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Sl.	Name of owner & Case Reference No.	Location of site	Elevation requested by appellant (in m AMSL)	Elevation granted by AAI (in m AMSL)	Elevation recommended through Small/Large Object Analysis w.r.t RADAR, as derived from AGA, CNS and PANS-OPS criteria (in m AMSL)	Permissible top elevation (PTE) approved by the Committee (in m AMSL)
26	<p>M/s Madhya Pradesh Merchants Chamber of Commerce Pvt Ltd Through its Director Shri Praveen Rander</p> <p>ATM-16019/72/2023-ATM-DoAS NAGP/WEST/B/091622/698326</p> <p>Plot No. 231, NMC House No. 214, C.T.S. No. 1751, Temple road, Civil Lines, Mouza Sitabuldi, Nagpur 440001., TEMPLE ROAD CIVIL LINES, Nagpur, Maharashtra</p> <p>Plot size: 3318.00 sqm</p>	<ul style="list-style-type: none"> • Nagpur Airport • Outer Conical Surface • One building 	<p>Building: 424.83</p> <p>Date of online Appeal: 22.11.2022</p>	<p>393.71</p> <p>NOC: 30.09.2022</p> <p>SE: 300.33</p>	<p>Building: 424.83</p>	<p>Building: 424.83</p>
27	<p>M/s. Indiabulls Infraestate Ltd.</p> <p>ATM-16019/37/2023-ATM-DoAS JUHU/WEST/B/101122/702118</p> <p>C.S. No. 128(pt.), 129(pt.), 130(pt.) and 133(pt.) of Lower Parel Division, Dr. E. Moses Road, Worli, Mumbai – 400 018, Worli, Mumbai, Maharashtra</p> <p>Plot size: 8635.11 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz/Juhu Airport • Outer Horizontal Surface • One building 	<p>Building: 373.07</p> <p>Date of online Appeal: 15.12.2022</p>	<p>206.86</p> <p>NOC: 11.11.2022</p> <p>SE: 3.07</p>	<p>Building: 309.16</p>	<p>Building: 309.16</p>



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Sl.	Name of owner & Case Reference No.	Location of site	Elevation requested by appellant (in m AMSL)	Elevation granted by AAI (in m AMSL)	Elevation recommended through Small/Large Object Analysis w.r.t RADAR, as derived from AGA, CNS and PANS-OPS criteria (in m AMSL)	Permissible top elevation (PTE) approved by the Committee (in m AMSL)
28	<p>M/s. Neelkamal Realtors Tower Pvt. Ltd.</p> <p>ATM-16019/106/2023-ATM-DoAS SNCR/WEST/B/061522/677736</p> <p>C.S. No. 1906, of Byculla Division, Maulana Azad Road, Mumbai.,Byculla,Mumbai,Maharashtra</p> <p>Plot size: 19434.10 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz/Juhu Airport • Outer Horizontal Surface • Three buildings, namely • TOWER- A • TOWER- B • Rehab 	<p>TOWER- A: 312.13</p> <p>TOWER- B: 230.63</p> <p>Rehab: 230.63</p> <p>Date of online Appeal: 29.04.2023</p>	<p>230.63</p> <p>NOC: 06.09.2022</p> <p>SE: 3.27</p>	<p>TOWER- A: 312.13</p> <p>TOWER- B: 230.63</p> <p>Rehab: 230.63</p>	<p>TOWER- A: 312.13</p> <p>TOWER- B: 230.63</p> <p>Rehab: 230.63</p>
29	<p>Kalpataru Properties Pvt Ltd</p> <p>ATM-16019/105/2023-ATM-DoAS JUHU/WEST/B/031023/746393</p> <p>Proposed Residential Building on Subdivided plot No 5A , bearing C.S no 1/289 of Lower parel Division , Mumbai,Lower parel division,Mumbai City,Maharashtra</p> <p>Plot size: 20955 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz/Juhu Airport • Outer Horizontal Surface • Two buildings, namely • Tower 1 • Tower 2 	<p>Tower 1: 312.13</p> <p>Tower 2: 202.51</p> <p>Date of online Appeal: 23.05.2023</p>	<p>202.51</p> <p>NOC: 30.03.2023</p> <p>SE: 6.04</p>	<p>Tower 1: 301.68</p> <p>Tower 2: 202.51</p>	<p>Tower 1: 301.68</p> <p>Tower 2: 202.51</p>



C. Other Cases

Sl.	Name of owner & Case Reference No.	Location of site	Elevation requested by appellant (in m AMSL)	Elevation granted by AAI (in m AMSL)
30	Bharatbhai Ranchhodhbhai Patel ATM-16019/84/2023-ATM-DoAS AHME/WEST/B/083119/427068 T. P. S. No. 241 (Nana Chiloda), F. P. No. 199, Survey No. 277, At Chiloda (Naroda), Taluka Gandhinagar, District Gandhinagar, At Chiloda Naroda Ta Gandhinagar Dist Gandhina, Ahmedabad, Gujarat	<ul style="list-style-type: none"> • Ahmedabad Airport • Inner Horizontal Surface • Four buildings, namely • Radhe Skyline - 2 (Block: A) • Radhe Skyline - 2 (Block: B) • Radhe Skyline - 2 (Block: C) • Radhe Skyline - 2 (Block: D) 	Radhe Skyline - 2 (Block: A): 106.54 Radhe Skyline - 2 (Block: B): 106.54 Radhe Skyline - 2 (Block: C): 106.54 Radhe Skyline - 2 (Block: D): 106.54 Date of online Appeal: 05.04.2023	102.7 NOC: 13.09.2019 SE: 60.43

The Committee was informed that the physical verification report dated 29.05.2023 received from Airport Operator indicates that the buildings have already been constructed up to the measured top elevation of 105.12 m AMSL, which is in violation of the NOC granted PTE of 102.7 m AMSL. The same fact has also been submitted by the appellant through an undertaking, wherein the appellant has informed that, “the said building has been constructed up to an elevation of 105.04 M (AMSL) which is 42.00 meter above ground level”.

The Committee, taking note that the construction is in excess of the granted permissible top elevation, directed the Airport Operator to initiate action as per Rule 15 of G.S.R.751 (E) and Aircraft (Demolition of obstructions caused by Buildings and Trees etc.) Rule, 1994, and rejected the appeal.

Committee’s Decision:

Airport Operator to initiate action as per Rule 15 of G.S.R.751 (E) and Aircraft (Demolition of obstructions caused by Buildings and Trees etc.) Rule, 1994. Appeal is rejected.



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Sl.	Name of owner & Case Reference No.	Location of site	Elevation granted by AAI (in m AMSL)	Elevation requested by appellant (in m AMSL)
31	M/s.Larsen & Toubro Ltd. ATM-16027/38/2023-ATM-DoAS SNCR/WEST/B/032317/203139 CTS No.117A, 117A1, 117B, 117C village Tungwa Taluka Kurla, Powai, L Ward, Mumbai	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal Surface • Eight buildings, namely • Building T-9 • Building T-10 • Building T-11 • Building T-12 • Building T-13 • Building T-14 • Building T-15 • Building T-16 	Building T-9: 96.56 Building T-10: 96.03 Building T-11: 95.48 Building T-12: 95.00 Building T-13: 95.02 Building T-14: 95.49 Building T-15: 96.06 Building T-16: 95.80 Revised NOC: 29.11.2018, issued after conduct of Aeronautical Study in first Appeal	Building T-9: 96.56 Building T-10: 96.03 Building T-11: 95.48 Building T-12: 95.00 Building T-13: 95.02 Building T-14: 95.49 Building T-15: 96.06 Building T-16: 95.80 Date of offline Appeal (Second): 22.05.2023

The Committee was informed that,

- Through appeal application dated 22.05.2023, the appellant has submitted that, during a validation and quality check conducted by them, they observed that inadvertently they have missed the building co-ordinates/footprints and noted a discrepancy in the Tower Coordinates submitted earlier and the actual plinth envelope of the constructed structure. The appellant also submitted that, “though the difference in envelope is of the order of 3 to 8 mt, but we would like to have this correctly reflected in the NOC. Hence, we submit this application for revision of the NOC issued to us earlier on 29.11.2018, and if deemed necessary for another aeronautical study of the structures under construction”.
- Physical verification of the site was carried out by the Airport Operator MIAL on 08.08.2023 and it was reported that, “the applied site elevation and building coordinates are found to be correct”.
- MIAL was advised to provide revised report with plotting of the measured building coordinates along with building coordinates provided in the already issued NOC dated 29.11.2018 on a single sheet of paper stating the lateral difference in meters.
- Vide email dated 08.09.2023, MIAL reported that, “when actual building coordinates are compared with building coordinates of AAI NOC, it is observed that these buildings are not completely constructed within the coordinates of AAI NOC”. The extent of lateral deviation is reported to be 6.7 m to 14.7 m.

The Committee noted that the construction does not fall within the accuracy limit as specified in Rule 9B Sub-Rule 2 of the G.S.R.751 (E), as amended by G.S.R.770 (E), and hence does not fall within the definition of existing object for conduct of Aeronautical Study and directed the Airport Operator to initiate action as per Rule 15 of G.S.R.751 (E) and Aircraft (Demolition of obstructions caused by Buildings and Trees etc.) Rule, 1994, and rejected the appeal.

Committee’s Decision:

Airport Operator to initiate action as per Rule 15 of G.S.R.751 (E) and Aircraft (Demolition of obstructions caused by Buildings and Trees etc.) Rule, 1994. Appeal is rejected.

