

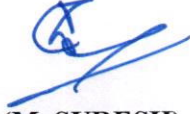
Ministry of Civil Aviation
Rajiv Gandhi Bhawan, New Delhi – 110 003
Appellate Committee


Minutes of Meeting of the Appellate Committee for height clearance held on
16th February 2024

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 16th February 2024 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.

1. The Committee was assisted by the following officers of AAI:
 - i) Smt. Shymali Halder, Executive Director (ATM), AAI, CHQ
 - ii) Shri J. B. Singh, General Manager (CNS), AAI, CHQ
 - iii) Shri D. Moitra, General Manager (FPD), AAI, CHQ
2. The meeting was attended by the following representatives of Airports through video-conferencing:
 - i) Smt. Shanthi G., Jt.GM (ATM-DoAS), AAI, Hyderabad
 - ii) 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. 10.


(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: 16th Feb '24



Appellate Committee

Cases of Aeronautical Study (Sl. No. 1 to 14)

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	<p>M/s. P.L. Raju Constructions Ltd., Rep.by its Managing Director, Sri. P.V. Raju, S/o. Sri. P. Lakshmi</p> <p>ATM-16019/116/2023-ATM-DoAS HYDE/SOUTH/B/042623/754811</p> <p>Proposed Construction of High rise Residential Apartments with Amenities Block Nos A B C D and Club House After Removal of Existing Structures On Land in Survey No 108 Situated at Moosapet Village Balanagar Mandal Ranga Reddy District Now Kukatpally Mandal Medchal Malkajgiri District Telangana State, Moosapet Village Balanagar Mandal Ranga Reddy Dist, Hyderabad, Telangana</p> <p>Plot size: 20234.00 sqm</p>	<ul style="list-style-type: none"> Hyderabad Airport Conical Surface Four buildings, namely Block - A: 684 m Block - B: 674 m Block - C: 739 m Block - D: 748 m <p>perpendicular up to IHS boundary and</p> <ul style="list-style-type: none"> Block - A: 1704 m Block - B: 1689 m Block - C: 1687 m Block - D: 1701 m <p>from IHS boundary point up to nearest point on Transitional Surface of Rwy09/27</p>	<ul style="list-style-type: none"> Block - A: 656.25 Block - B: 655.72 Block - C: 655.72 Block - D: 656.25 <p>Date of online Appeal: 18.05.2023</p>	<p>609.48</p> <p>Date of NOC: 03.05.2023</p>	<ul style="list-style-type: none"> Block - A: 626.25 Block - B: 625.65 Block - C: 628.29 Block - D: 628.84 	<ul style="list-style-type: none"> Block - A: 626.25 Block - B: 625.65 Block - C: 628.29 Block - D: 628.84



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2	<p>M/s. BINJUSARIA ESTATES and OTHERS, Rep. by its Authorized Signatory, Sri. Mukul Agarwal, S/o. Sri.</p> <p>ATM-16019/118/2023-ATM-DoAS HYDE/SOUTH/B/052323/759086</p> <p>Proposed Construction of High rise Residential Apartments Block Nos A B C and Club House On Land in Survey No 194/10 194/10/2 Municipal House Nos 1 8 581 to 1 8 585 and 1 8 593 to 1 8 599 Ward No 1 Block 8 Situated at Pattigadda Begumpet Village Balanagar Mandal Ranga Reddy District Now Begumpet Hyderabad District Telangana State, Pattigadda Begumpet Village Balanagar Mandal Ranga, Hyderabad, Telangana</p> <p>Plot size: 20353.00 sqm</p>	<ul style="list-style-type: none"> Hyderabad Airport Inner Horizontal Surface Three buildings, namely Block - A: 981 m Block - B: 1078 m Block - C: 1069 m <p>from nearest point on Transitional Surface of Rwy09/27</p>	<ul style="list-style-type: none"> Block - A: 603.95 Block - B: 602.45 Block - C: 603.70 <p>Date of online Appeal: 15.06.2023</p>	576.50	<p>Date of NOC: 26.05.2023</p> <ul style="list-style-type: none"> Block - A: 588.95 Block - B: 590.19 Block - C: 590.07 	<ul style="list-style-type: none"> Block - A: 588.95 Block - B: 590.19 Block - C: 590.07



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3	<p>M/s. Keystone Realtors Private Limited</p> <p>ATM-16019/113/2023-ATM-DoAS JUHU/WEST/B/030922/659396</p> <p>C.T.S. No. 86/15A And 86/15B, Of Village Bandra – E, At Dr. Ambedkar Road, Bandra (W), Mumbai, Bandra West, Mumbai suburban, Maharashtra</p> <p>Plot size: 11530.4 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Inner Horizontal Surface • Four buildings, namely • Proposed Building No:1: 1261 m • Proposed Building No:2: 1272 m • Proposed Building No:3: 1335 m • Proposed Building No:4: 1380 m <p>from nearest point on Transitional Surface of Rwy09/27</p>	<ul style="list-style-type: none"> • Proposed Building No:1: 92.83 • Proposed Building No:2: 92.83 • Proposed Building No:3: 92.83 • Proposed Building No:4: 92.83 <p>Date of online Appeal: 26.04.2023</p>	<p>57.13</p> <p>Date of NOC: 12.07.2022</p>	<ul style="list-style-type: none"> • Proposed Building No:1: 73.14 • Proposed Building No:2: 73.28 • Proposed Building No:3: 74.08 • Proposed Building No:4: 74.65 	<ul style="list-style-type: none"> • Proposed Building No:1: 73.14 • Proposed Building No:2: 73.28 • Proposed Building No:3: 74.08 • Proposed Building No:4: 74.65
4	<p>M/s. Keysky Realtors Pvt. Ltd</p> <p>ATM-16019/146/2023-ATM-DoAS SNCR/WEST/B/042623/754814</p> <p>CTS no. 629 (pt.), of village Bandra East, Gandhi Nagar, Bandra East, Mumbai, Bandra east, Mumbai suburban, Maharashtra</p> <p>Plot size: 1551 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Inner Horizontal Surface • Plot • 2736 m <p>from nearest point on Transitional Surface of Rwy09/27</p>	<p>120.00</p> <p>Date of online Appeal: 22.06.2023</p>	<p>57.13</p> <p>Date of NOC: 15.05.2023</p>	<p>91.87</p>	<p>91.87</p>



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5	<p>Pearl Palace Building Pvt. Ltd. & Shri Jayesh Vira</p> <p>ATM-16019/115/2023-ATM-DoAS JUHU/WEST/B/042522/668137</p> <p>FP No. 206 and 207, TPS IV Santacruz, CTS No. G/503A and G/503B, of Village - G Ward, at S. V. Road, Santacruz West, Mumbai - 400054, Santacruz/ Mumbai/ Mumbai, Mumbai, Maharashtra</p> <p>Plot size: 1300 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Inner Horizontal Surface • One building, namely • Pearl Palace Building <p>666 m from nearest point on Transitional Surface of Rwy09/27</p>	<ul style="list-style-type: none"> • Pearl Palace Building: 70.40 <p>Date of online Appeal: 05.05.2023</p>	<p>57.13</p> <p>Date of NOC: 22.08.2022</p>	<ul style="list-style-type: none"> • Pearl Palace Building: 65.58 	<ul style="list-style-type: none"> • Pearl Palace Building: 65.58
6	<p>M/s Aum serenity</p> <p>ATM-16019/109/2023-ATM-DoAS JUHU/WEST/B/011223/736548</p> <p>CTS no. G/591 and G/590, Waverly CHSL and El-Nor Plot No. 7B, Corner of Main Avenue and Gazdar Road, Santacruz West, Mumbai – 400054, Santacruz West, Mumbai suburban, Maharashtra</p> <p>Plot size: 1814.7 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Inner Horizontal Surface • Plot • 730 m from nearest point on Transitional Surface of Rwy09/27 	<p>90.17</p> <p>Date of online Appeal: 24.04.2023</p>	<p>57.13</p> <p>Date of NOC: 13.02.2023</p>	<p>66.40</p>	<p>66.40</p>



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7	<p>Mr. Samir N. Bhojwani</p> <p>ATM-16019/133/2023-ATM-DoAS JUHU/WEST/B/030822/659149</p> <p>C.T.S. No. 1628/4, Of Village-Bandra - C, Nargis Dutt Road, Pali Hill, Bandra (W), Mumbai, Bandra West, Mumbai suburban, Maharashtra</p> <p>Plot size: 1984.40 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Inner Horizontal Surface • Plot • 1447 m from nearest point on Transitional Surface of Rwy09/27 	<p>94.83</p> <p>Date of online Appeal: 23.06.2023</p>	<p>57.13</p> <p>Date of NOC: 26.05.2022</p>	75.50	75.50
8	<p>Shri. Harish Jain Director of Rishabraj Estate Developers Pvt Ltd</p> <p>ATM-16019/130/2023-ATM-DoAS JUHU/WEST/B/022323/743630</p> <p>Proposed Redevelopment of Pooja Apartment CHSL on Plot bearing CTS No. 105 E, Village Bandra E, 17th Road, Khar West, Mumbai 400 052, Khar West, Mumbai suburban, Maharashtra</p> <p>Plot size: 1497.70 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Inner Horizontal Surface • Plot • 1350 m from nearest point on Transitional Surface of Rwy09/27 	<p>88.45</p> <p>Date of online Appeal: 03.05.2023</p>	<p>57.13</p> <p>Date of NOC: 20.03.2023</p>	74.27	74.27



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9	<p>M/s. Shubh Hari Darshan Co-op. Hsg. Ltd</p> <p>ATM-16019/66/2023-ATM-DoAS JUHU/WEST/B/122622/733704</p> <p>C.T.S. No. E/126, F.P. No. 665, Of TPS No. III, At 19th Road, At Bandra (W), Mumbai, Bandra West, Mumbai suburban, Maharashtra</p> <p>Plot size: 445.70 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Inner Horizontal Surface • Plot • 1534 m from nearest point on Transitional Surface of Rwy09/27 	<p>79.42</p> <p>Date of online Appeal: 06.03.2023</p>	<p>57.13</p> <p>Date of NOC: 09.01.2023</p>	<p>76.61</p>	<p>76.61</p>
10	<p>DLH Stelmac Developers Private Limited</p> <p>ATM-16019/62/2023-ATM-DoAS SNCR/WEST/B/110822/725364</p> <p>C.T.S. No. 418A(pt), 418/541(pt), 418/545 – 548, 418/566 – 567, 418/568(pt), 418/569-572, 418/574(pt), 418/576(pt), 418/636-677, 418/678(pt), 418/679-680, 418/681(pt), 418/682(pt), 418/683-714, 418/715(pt) and 418/716(pt), Bandra (East) Ghausia Compound CHS Ltd. Of Village Bandra (East) at Aliywar Jung Marg, Bandra (East), Mumbai, Bandra East, Mumbai suburban, Maharashtra</p> <p>Plot size: 4988 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Inner Horizontal Surface • One building, namely • Building <p>2025 m from nearest point on Transitional Surface of Rwy09/27</p>	<ul style="list-style-type: none"> • Building: 85.00 <p>Date of online Appeal: 24.02.2023</p>	<p>57.13</p> <p>Date of NOC: 14.12.2022</p>	<ul style="list-style-type: none"> • Building: 82.84 	<ul style="list-style-type: none"> • Building: 82.84



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11	<p>M/s. Gyan S.P. Developers LLP</p> <p>ATM-16019/40/2023-ATM-DoAS JUHU/WEST/B/061221/551644</p> <p>C.T.S. No. 45(pt), 48, 48/1 to 37, Village - Majas - 1, At Bandrekar Wadi, Jogeshwari(E), Mumbai, Jogeshwari East, Mumbai suburban, Maharashtra</p> <p>Plot size: 12041.5 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Conical Surface • Four buildings, namely • Prop. Building No.1: 737 m • Prop. Building No.2: 711 m • Prop. Building No.3: 682 m • Prop. Building No.4: 638 m perpendicular up to IHS boundary and • Prop. Building No.1: 2209 m • Prop. Building No.2: 2190 m • Prop. Building No.3: 2204 m • Prop. Building No.4: 2218 m from IHS boundary point up to nearest point on Transitional Surface of Rwy14/32 	<ul style="list-style-type: none"> • Prop. Building No.1: 138.40 • Prop. Building No.2: 138.40 • Prop. Building No.3: 138.40 • Prop. Building No.4: 138.40 <p>Date of online Appeal: 08.02.2023</p>	<p>88.07</p> <p>Date of NOC: 16.07.2021</p>	<ul style="list-style-type: none"> • Prop. Building No.1: 115.47 • Prop. Building No.2: 114.16 • Prop. Building No.3: 113.15 • Prop. Building No.4: 111.52 	<ul style="list-style-type: none"> • Prop. Building No.1: 115.47 • Prop. Building No.2: 114.16 • Prop. Building No.3: 113.15 • Prop. Building No.4: 111.52



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12	<p>Tanishq Builders</p> <p>ATM-16019/65/2023-ATM-DoAS SNCR/WEST/B/011823/737462</p> <p>CTS No. 1269 A, Chittaranjan Nagar Vidya CHS Ltd, Chittaranjan Nagar, Rajawadi, Ghatkopar (E), Mumbai-400077, Ghatkopar East, Mumbai suburban, Maharashtra</p> <p>Plot size: 6188.16 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Inner Horizontal Surface • One building, namely • Building <p>509 m from nearest point on Transitional Surface of Rwy09/27</p>	<ul style="list-style-type: none"> • Building: 80.46 <p>Date of online Appeal: 15.02.2023</p>	<p>57.13</p> <p>Date of NOC: 02.02.2023</p>	<ul style="list-style-type: none"> • Building: 63.59 	<ul style="list-style-type: none"> • Building: 63.59
13	<p>LOTUS CO OPERATIVE HOUSING SOCIETY LIMITED</p> <p>ATM-16019/119/2023-ATM-DoAS SNCR/WEST/B/041320/463460</p> <p>C.T.S. NO. 109/7A, 109/7B, 109/7C, 109/7/D, VILLAGE MAROL, PLOT NO. 1, BHAVANI NAGAR, MAROL-MAROSHI ROAD, MAROL, MJMBAI 400059, VILLAGE MAROL TALUKA ANDHERI MUMBAI SUBURBAN, Mumbai suburban, Maharashtra</p> <p>Plot size: 4153.9 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Inner Horizontal Surface • One building, namely • 95 <p>2905 m from nearest point on Transitional Surface of Rwy14/32</p>	<ul style="list-style-type: none"> • Building, namely 95 95.00 <p>Date of online Appeal: 22.05.2023</p>	<p>57.13</p> <p>Date of NOC: 14.07.2020</p>	<ul style="list-style-type: none"> • Building, namely 95 90.33 	<ul style="list-style-type: none"> • Building, namely 95 90.33



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14	<p>Mr. Vinod R. Palaria Partner Of M/s. Brickstone Infrastructure</p> <p>ATM-16019/147/2023-ATM-DoAS SNCR/WEST/B/060123/761191</p> <p>C.T.S. No. 2(pt), Village- Vyaravli, At JVLR, Jogeshwari (East), Mumbai., Vyaravli, Mumbai, Maharashtra</p> <p>Plot size: 2614.18 sqm</p>	<ul style="list-style-type: none"> • Santa Cruz Airport, Mumbai • Conical Surface • Three buildings, namely • Prop.Rehab Wing-A: 75 m • Prop.Sale Wing-B: 88 m • Prop.Sale Wing-C: 69 m perpendicular up to IHS boundary and • Prop.Rehab Wing-A: 3418 m • Prop.Sale Wing-B: 3426 m • Prop.Sale Wing-C: 3429 m from IHS boundary point up to nearest point on Transitional Surface of Rwy14/32 	<ul style="list-style-type: none"> • Prop.Rehab Wing-A: 116.00 • Prop.Sale Wing-B: 116.00 • Prop.Sale Wing-C: 116.00 <p>Date of online Appeal: 26.06.2023</p>	<p>60.3</p> <p>Date of NOC: 07.06.2023</p>	<ul style="list-style-type: none"> • Prop.Rehab Wing-A: 103.62 • Prop.Sale Wing-B: 104.25 • Prop.Sale Wing-C: 103.51 	<ul style="list-style-type: none"> • Prop.Rehab Wing-A: 103.62 • Prop.Sale Wing-B: 104.25 • Prop.Sale Wing-C: 103.51



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