

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

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**Minutes of Meeting of the Appellate Committee for height clearance held on**  
**13<sup>th</sup> March 2025**

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 13th March 2025 chaired by Smt. Rubina Ali, Joint Secretary, Ministry of Civil Aviation (MoCA). Shri Bharat Bhushan, Joint Director General, DGCA, Shri Satyajit Dutta (Technical Expert) and. Shri M. Suresh, Member (ANS) attended the meeting as members of the Committee.

The Committee was assisted by the following officers of AAI:

- i) Shri. Moosa T F, Executive Director (ASM), AAI, CHQ
- ii) Shri Anil Kumar S, General Manager (CNS), AAI, CHQ
- iii) Shri Tanvirul Haque, General Manager (ATM), AAI, CHQ
- iv) Shri Abhijit Banerji, Joint General Manager (FPD), AAI, CHQ
- v) Shri Premjit, Joint General Manager (CNS), AAI, CHQ
- vi) Shri. K.K. Soni, Assistant General Manager(ATM),AAI,CHQ

A detailed case-by-case presentation was made by Shri Tanvirul Haque, General Manager (ATM), AAI, CHQ before the Committee for due appraisal. The decisions of the Committee are listed as follows from Page No. 2 to Page No. 23.



*Handwritten signature and date:*  
21/03/2025

**तनवीरूल हक / TANVIRUL HAQUE**  
महाप्रबन्धक (ए.टी.एम.) / General Manager (ATM)  
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India  
राजीव गांधी भवन / Rajiv Gandhi Bhawan  
सफ्दरजंग हवाई अड्डा / Safdarjung Airport  
नई दिल्ली-110003 / New Delhi-110003

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**A. Cases of Aeronautical Study** (Sl. No. 1 to 20)

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 granted by AAI (in m AMSL)	Elevation requested by the Applicant (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><b>M/s Starcity Realtech Pvt Ltd.</b></p> <p>File No: ATM-16027/26/2024-ATM-DoAS</p> <p>NOC ID: PALM/NORTH/B/031319/377425</p> <p>Site Address: Proposed Mixed Land Use Colony in TOD Zone on site admeasuring 75514 Sq. Meter in the revenue estate of Village-Chauma, Sector-113, Gurugram, Haryana, Chauma, Gurgaon, Haryana</p> <p>Plot-Size: 75514 Sq.m</p>	<ul style="list-style-type: none"> <li>• IGI Airport</li> <li>• Inner Horizontal/Conical (IGI)Surface</li> <li>• Four Sectors</li> <li>Sector-3: 28 m</li> <li>Sector-4: 93 m perpendicular upto IHS Boundary.</li> <li>Sector-1: 1881 m</li> <li>Sector-2:1996 m</li> <li>Sector-3:2019 m</li> <li>Sector-4:2045 m</li> <li>From IHS Boundary point upto nearest point on Transitional Surface of Rwy11R/29L.</li> </ul>	<p>282.49</p> <p>Date of NOC: 01.04.2019</p>	<p>Sector-1: 325</p> <p>Sector-2: 325</p> <p>Sector-3: 325</p> <p>Sector-4: 325</p> <p>Date of offline Appeal: 09.02.2024</p>	<p>Sector-1: 306.11</p> <p>Sector-2: 307.57</p> <p>Sector-3: 309.02</p> <p>Sector-4: 312.02</p>	<p><b>Sector-1: 306.11</b></p> <p><b>Sector-2: 307.57</b></p> <p><b>Sector-3: 309.02</b></p> <p><b>Sector-4: 312.02</b></p>



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The case was presented before the Committee in its meeting held on 20.11.2024 and 16.01.2025, wherein the Committee noted that the applicant has not given the complete details of the buildings/structures while submitting the appeal application and took serious note of it. The Committee directed that the applicant may submit Appeal fees plus Aeronautical Study fees for each set of maximum 4 buildings/structures separately. The Committee also directed the applicant to submit an explanation along with reasons as to why the correct detailed layout plan and the number of buildings proposed to be constructed were not submitted along with the appeal application. As directed, the applicant has deposited required Appeal fees plus Aeronautical Study fee for each set of maximum 4 buildings/structures separately. Further, the applicant has given explanation that, the layout plan was not finalised while submitting appeal application, which is why correct detailed layout plan and the number of buildings proposed to be constructed were not submitted along with the appeal application.

**Committee's Decision:**

The Committee noted that during the site visit it was observed by the Aeronautical study team that work on more than four under construction buildings was in progress and the applicant has not given the correct details of the buildings/structures, while submitting the appeal application and took serious note of it. After submission of the detailed layout plan there were total 17 separate buildings, whereas in initial application only four buildings were shown by the applicant. An additional Appeal fees plus Aeronautical Study fees of amount Rs. 1,03,84000/- (including taxes) has now been deposited to AAI, totalling Rs. 1,29,80,000 from applicant.

The Committee also noted that such Appeal should be submitted only after complete layout plan is finalised.



Sl.	Name of owner & Case Reference No.	Location of site	Elevation granted by AAI (in m AMSL)	Elevation requested by the Applicant (in m AMSL)
2	<p>M/s. SRIJAN RESIDENCY LLP</p> <p>File No: ATM-16019/156/2024-ATM-DoAS</p> <p>NOC ID: BEHA/EAST/B/012324/893700</p> <p>Site Address: Plot Holding No - C- 4/173 (New) Ganga Bandh Road, Ward No – 20, Mouza-Krishnanagar, J. L. No -I, under Maheshtala Municipality, P.S.-Maheshtala, P.O- Batanagar 24 Pargana(S), Kolkata, West Bengal – 700 140.,Maheshtala / Krishnanagar, South 24 Parganas, West Bengal</p> <p>Plot-Size: 20600 Sq.m</p>	<ul style="list-style-type: none"> <li>• Behala Airport</li> <li>• Conical (Behala) Surface</li> <li>• Two Buildings</li> </ul> <p>BLOCK 7 to 11: 1436 m</p> <p>BLOCK 12 to 16: 1284 m perpendicular upto IHS Boundary.</p> <p>BLOCK 7 to 11: 3584 m</p> <p>BLOCK 12 to 16: 3566 m From IHS Boundary point upto nearest point on Transitional Surface of Rwy18/36</p>	<p align="center">112.37</p> <p>Date of NOC: 07.03.2024</p>	<p align="center">BLOCK 7 to 11 = 126.68</p> <p align="center">BLOCK 12 to 16 = 130.91</p> <p>Date of online Appeal: 16.05.2024</p>

The case was presented before the Committee in its meeting held on 20.11.2024 and 16.01.2024, wherein Committee directed AAI to confirm from the Applicant whether more than 50% of the Floors above ground elevation are connected in the conjoint buildings of Block 7-11 and Block 12-16.

As directed, AAI confirmed from the applicant, and applicant has reported that in Block 7-11 and Block 12-16, all the towers are separate building and they are interconnected from ground to fifth floors only out of 35 floors.

The applicant also submitted that in case if any additional fee is payable as per AAI/ MoCA rules for the appeal case, they are willing to deposit the same.

**Committee's Decision:**

**The Committee directed that the appellant may submit additional appeal fees plus Aeronautical Study fees for each set of maximum 4 buildings/structures as all the towers are separate buildings as per Sl. No. 57 of MoM of Appellate Committee Meeting dated 27.06.2024.**

**The case is deferred and will be placed again before the Committee after the compliance of above decision.**



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3	Terraferma Developers LLP File No : ATM-16019/208/2024-ATM-DoAS NOC ID : JUHU/WEST/B/041724/987953 SiteAddress: C.T.S. Nos 684, 685, 686A, Ambivali Village, Bhardawadi Road, Andheri West, Mumbai 400058, Andheri West, Mumbai suburban, Maharashtra Plot-Size: 6743 Sq.m	<ul style="list-style-type: none"> <li>• Santa Cruz Airport</li> <li>• Inner Horizontal(Santa Cruz) Surface</li> <li>• Three Building</li> </ul> Building No- 1 : 1011 m Building No- 2 : 1019 m Building No- 3 : 1063 m  From nearest point on Transitional Surface of Rwy14/32	57.13  Date of NOC : 31.05.2024	Building No- 1 : 82.84  Building No- 2 : 82.84  Building No- 3 : 82.84  Date of online Appeal : 27.07.2024	Building No- 1 : 69.24  Building No- 2 : 70.07  Building No- 3 : 70.63	<b>Building No- 1 : 69.24</b>  <b>Building No- 2 : 70.07</b>  <b>Building No- 3 : 70.63</b>
4	Mr. Vipul D. Shah, Director of M/s. Parinee Real Estate Builders Pvt. Ltd. File No : ATM-16019/203/2024-ATM-DoAS NOC ID : JUHU/WEST/B/082523/779800 SiteAddress : C.T.S. No. E/113, E/114, E/116 (FP No. 653 And 654), E/122, (FP No. 655) of TPS No. III of Village Bandra (West), of Bandra, at Khar (West), Mumbai., BANDRA/MUMBAI, Mumbai, Maharashtra . Plot-Size: 6964 Sq.m	<ul style="list-style-type: none"> <li>• Santa Cruz Airport</li> <li>• Inner Horizontal(Santa Cruz) Surface</li> <li>• Three Building</li> </ul> BUILDING NO. 1 : 1397 m BUILDING NO. 2: 1347 m BUILDING NO. 3: 1454 m  From nearest point on Transitional Surface of Rwy09/27	57.13  Date of NOC : 29.09.2023	BUILDING NO. 1 : 116.75  BUILDING NO. 2 : 116.75  BUILDING NO. 3 : 116.75  Date of online Appeal : 19.07.2024	BUILDING NO. 1 : 74.87  BUILDING NO. 2 : 74.23  BUILDING NO. 3 : 75.59	<b>BUILDING NO. 1 : 74.87</b>  <b>BUILDING NO. 2 : 74.23</b>  <b>BUILDING NO. 3 : 75.59</b>



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5	<p>Amrutbhai Valjibhai</p> <p>File No : ATM-16019/245/2024-ATM-DoAS</p> <p>NOC ID : AHME/WEST/B/042924/1003788</p> <p>SiteAddress :T. P. S. No. 411 (Nana Chiloda – Karai), F. P. No. 7, Sub Plot No. 7/1, Block / Survey No. 292/1, At Chiloda (Naroda), Taluka Gandhinagar, District Gandhinagar.,At Chiloda Naroda Taluka Gandhinagar District Gand,Gandhinagar,Gujarat</p> <p>Plot-Size:5524.20 Sq.m</p>	<ul style="list-style-type: none"> <li>• Ahmedabad Airport</li> <li>• Inner Horizontal(Ahmedabad) Surface</li> <li>• Three Building</li> </ul> <p>THE RHYTHM SKYLINE (Block: A+B) : 1614 m</p> <p>THE RHYTHM SKYLINE (Block: C+D) : 1568 m</p> <p>THE RHYTHM SKYLINE (Block: E+F) : 1575 m</p> <p>From nearest point on Transitional Surface of Rwy 05/23</p>	<p>102.70</p> <p>Date of NOC : 27.05.2024</p>	<p>THE RHYTHM SKYLINE (Block: A+B) :</p> <p>125.00</p> <p>THE RHYTHM SKYLINE (Block: C+D) :</p> <p>125.00</p> <p>THE RHYTHM SKYLINE (Block: E+F) :</p> <p>125.00</p> <p>Date of online Appeal : 08.08.2024</p>
<p>On the approval of the Competent Authority, Aeronautical Study was carried out. The Committee sought clarity w.r.t number of buildings in detailed layout plan and elevation plan already submitted.</p> <p><b><u>Committee's Decision:</u></b></p> <p><b>The case is deferred and will be placed again before the Committee after the receipt of clarity on detailed layout plan and elevation plan from appellant.</b></p>				



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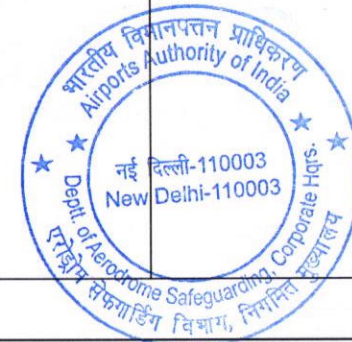
Sl.	Name of owner & Case Reference No.	Location of site	Elevation granted by AAI (in m AMSL)	Elevation requested by the Applicant (in m AMSL)	Elevation recommended through Aeronautical Study, as derived from allowable penetration of OLS, CNS and PANS-OPS criteria (in m AMSL)	Permissible top elevation (PTE) approved by the Committee (in m AMSL)
6	The Spectrum Co-op.Housing Society Ltd. File No : ATM-16019/241/2024-ATM-DoAS NOC ID : JUHU/WEST/B/011222/648166 SiteAddress :CTS Nos 231E 241 242 and 243 of village Bandra E Bandra West Mumbai,village Bandra E,Mumbai suburban,Maharashtra Plot-Size:1527 Sq.m	• Santacruz Airport  • Inner Horizontal(Santa Cruz) Surface  • Plot  Plot : 991 m  From nearest point on Transitional Surface of Rwy 09/27	57.13  Date of NOC : 17.05.2022	Plot : 83.75  Date of online Appeal : 02.09.2024	Plot : 69.71	<b>Plot : 69.71</b>
7	Atharv Infra LLP File No : ATM-16019/220/2024-ATM-DoAS NOC ID :JUHU/WEST/B/012024/890635 SiteAddress : CTS No 663, Village Andheri, at junction of Mathuradas Vasanji Road and Court Lane Andheri (East), Mumbai – 400053,Andheri east,Mumbai,Maharashtra Plot-Size:3387.5 Sq.m	• Santacruz Airport  • Inner Horizontal(Santa Cruz) Surface  • One Building  Arasa : 600 m  From nearest point on Transitional Surface of Rwy 14/32	57.13  Date of NOC : 21.02.2024	Arasa : 70.00  Date of online Appeal : 29.07.2024	Arasa : 64.75	<b>Arasa : 64.75</b>



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8	Mr. Vinayak F. Nagpal Partner of L. Nagpal Builders LLP File No : ATM-16019/232/2024-ATM-DoAS NOC ID :JUHU/WEST/B/030124/931092 SiteAddress :Plot bearing C.T.S. no. 49 of village Bandra-F, F.P. no. 394 of TPS Bandra no. III situated at 16th Road, Bandra (W), Mumbai,Bandra west,Mumbai,Maharashtra Plot-Size:606.20 Sq.m	• Santacruz Airport • Inner Horizontal(Santa Cruz) Surface • Plot Plot : 1807 m From nearest point on Transitional Surface of Rwy 09/27	57.13 Date of NOC : 22.04.2024	Plot : 70.00 Date of online Appeal : 31.08.2024	Plot : 70.00	<b>Plot : 70.00</b>
9	M/s Paradigm Framework LLP File No : ATM-16019/225/2024-ATM-DoAS NOC ID :JUHU/WEST/B/030524/934692 SiteAddress :CTS No. C/327 at Plot No 17, Perry Road, Bandra (West) , Mumbai 400050,Bandra West,Mumbai,Maharashtra Plot-Size:1200 Sq.m	• Santacruz Airport • Conical(Santa Cruz) Surface • Plot Plot : 57 m perpendicular upto IHS Boundary. Plot : 2546 m From IHS Boundary point upto nearest point on Transitional Surface of Rwy 09/27	60.09 Date of NOC : 03.04.2024	Plot : 100.10 Date of online Appeal : 13.08.2024	Plot : 91.80	<b>Plot : 91.80</b>





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10	Ajmera Luxe Realty Pvt. Ltd. File No : ATM-16019/238/2024-ATM-DoAS NOC ID :JUHU/WEST/B/031524/944000 SiteAddress :Proposed S.R. Scheme on Plot bearing F.P. No. 417A (CTS No. 443/A/1) of TPS Bandra No. III, Road No. 33, Bandra (W), Mumbai. For, Kamal Kunj CHS Ltd.,Bandra/ Bandra/ Mumbai,Mumbai,Maharashtra Plot-Size:3259.80 Sq.m	• Santacruz Airport  • Inner Horizontal(Santa Cruz) Surface  • One Building  BUILDING : 2008 m  From nearest point on Transitional Surface of Rwy 09/27	57.13  Date of NOC : 25.04.2024	BUILDING : 93.00  Date of online Appeal : 01.08.2024	BUILDING: 82.63	<b>BUILDING: 82.63</b>
11	WESTAVENUE DEVELOPERS LLP File No : ATM-16019/228/2024-ATM-DoAS NOC ID :JUHU/WEST/B/031624/945513 SiteAddress :CTS No 1307, 1415A and 1425A of Village Bandra, Nargis Dutt Road, Pali Hill, Bandra (West) MUMBAI 400050,Bandra,Mumbai City,Maharashtra. Plot-Size:1600 Sq.m	• Santacruz Airport  • Inner Horizontal(Santa Cruz) Surface  • Plot  Plot : 1631 m  From nearest point on Transitional Surface of Rwy 09/27	57.13  Date of NOC : 05.04.2024	Plot : 89.71  Date of online Appeal : 13.08.2024	Plot : 77.84	<b>Plot : 77.84</b>



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12	Mr. Gurminder Singh Seera  File No : ATM-16019/231/2024-ATM-DoAS  NOC ID :JUHU/WEST/B/033024/964355  SiteAddress :Maheshwar Ganga CHSL on plot bearing CTS No. F/653-A village Bandra F F.P. No. 21-A TPS Bandra III, Taluka Andheri Bandra West Mumbai - 400050,Andheri,Mumbai suburban,Maharashtra  Plot-Size:660 Sq.m	• Santacruz Airport  • Inner Horizontal(Santa Cruz) Surface  • Plot  Plot : 2333 m  From nearest point on Transitional Surface of Rwy 09/27	57.13  Date of NOC : 25.04.2024	Plot :  103.38  Date of online Appeal : 07.08.2024	Plot : 86.75	Plot : 86.75
13	Hira R. Ludhani – Partner of EVERSHINE DEVELOPERS  File No : ATM-16019/206/2024-ATM-DoAS  NOC ID : JUHU/WEST/B/051524/1027400  SiteAddress :F.P No. 2 Of TPS Bandra – II, CTS No. F/1103, Of Village Bandra-F, At Gurunanak Road, Bandra(W) Mumbai in H/W Ward,Bandra West,Mumbai suburban,Maharashtra  Plot-Size:624.60 Sq.m	• Santacruz Airport  • Inner Horizontal(Santa Cruz) Surface  • Plot  Plot : 2684 m  From nearest point on Transitional Surface of Rwy 09/27	57.13  Date of NOC : 19.06.2024	Plot :  100.00  Date of online Appeal : 01.08.2024	Plot : 91.21	Plot : 91.21



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14	Mr. Dilip Raghani Secretary of M/s. Kohinoor Palace Co-op.Housing Society Ltd  File No : ATM-16019/249/2024-ATM-DoAS  NOC ID :JUHU/WEST/B/052724/1044180  SiteAddress :C.T.S.No.357 of Village Bandra-E at Junction of 13th and 14th Road,Khar (W),Mumbai.,Bandra,Mumbai,Maharashtra  Plot-Size:836.10 Sq.m	• Santacruz Airport  • Inner Horizontal(Santa Cruz) Surface  • Plot  Plot : 1470 m  From nearest point on Transitional Surface of Rwy 09/27	57.13  Date of NOC : 19.06.2024	Plot : 80.00  Date of online Appeal : 13.08.2024	Plot : 75.79	<b>Plot : 75.79</b>
15	Mr. Michael Gonsalves Authorized Signatory of Davinci Concrete Technology Pvt. Ltd.  File No : ATM-16019/229/2024-ATM-DoAS  NOC ID :JUHU/WEST/B/060724/1059551  SiteAddress :FP. No. 156, TPS Santacruz No. IV, C.T.S. No. G/466-B of Village Bandra-G at Junction of Main Avenue and Central Avenue Road, Santacruz (W), Mumbai,Santacruz W,Mumbai suburban,Maharashtra  Plot-Size:477.40 Sq.m	• Santacruz Airport  • Inner Horizontal(Santacruz) Surface  • Plot  Plot : 713 m  From nearest point on Transitional Surface of Rwy 09/27	57.13  Date of NOC : 04.07.2024	Plot : 95.00  Date of online Appeal : 30.07.2024	Plot : 66.18	<b>Plot : 66.18</b>



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16	M/s. Integrated Spaces Limited  File No : ATM-16019/237/2024-ATM-DoAS  NOC ID :JUH/WEST/B/071824/1124574  SiteAddress :Plot bearing CTS No 638/1 of Village Ambivali being situated at J P Road Andheri West Mumbai 400 058 in K West Ward,Ambivali,Mumbai,Maharashtra  Plot-Size:3078 Sq.m	• Santacruz Airport  • Inner Horizontal(Santa Cruz) Surface  • Three Building  Wing A : 1431 m  Wing B : 1414 m  Wing C : 1377 m  From nearest point on Transitional Surface of Rwy 14/32	57.13  Date of NOC : 07.08.2024	Wing A : 70.00  Wing B : 70.00  Wing C : 70.00  Date of online Appeal : 17.08.2024	Wing A : 62.05  Wing B : 61.13  Wing C : 59.14	<b>Wing A : 62.05</b>  <b>Wing B : 61.13</b>  <b>Wing C : 59.14</b>
17	Mr. Ronald D'Souza Sr. Manager Of M/s. Jewelex India Pvt Ltd.  File No : ATM-16019/209/2024-ATM-DoAS  NOC ID :SNCR/WEST/B/012724/898420  SiteAddress :Plot No. 48/1, At MIDC, Marol Industrial Area, At Central Road, Andheri (E), Mumbai.,Marol,Mumbai,Maharashtra  Plot-Size:1250 Sq.m	• Santa Cruz Airport  • Inner Horizontal(Santa Cruz) Surface  • Plot  Plot : 2241 m  From nearest point on Transitional Surface of Rwy 14/32	57.13  Date of NOC : 20.02.2024	Plot : 88.00  Date of online Appeal : 31.07.2024	Plot : 84.67	<b>Plot : 84.67</b>



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18	<p>Surajdev D Shukla Director of DGS TOWNSHIP PVT LTD.</p> <p>File No : ATM-16019/207/2024-ATM-DoAS</p> <p>NOC ID :SNCR/WEST/B/031924/949162</p> <p>SiteAddress :Plot bearing C.T.S no. 629/1222 of village Bandra East, Gandhi Nagar, Bandra (East), Mumbai-400051.,Bandra East,Mumbai suburban,Maharashtra</p> <p>Plot-Size:2530.35 Sq.m</p>	<ul style="list-style-type: none"> <li>• Santa Cruz Airport</li> <li>• Inner Horizontal(Santa Cruz) Surface</li> <li>• One Building</li> </ul> <p>BUILDING : 2588 m</p> <p>From nearest point on Transitional Surface of Rwy 09/27</p>	<p>57.13</p> <p>Date of NOC : 22.04.2024</p>	<p>BUILDING: 95.00</p> <p>Date of online Appeal : 22.07.2024</p>	<p>BUILDING : 89.99</p>	<p><b>BUILDING : 89.99</b></p>



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**Appellate Committee**

Sl.	Name of owner & Case Reference No.	Location of site	Elevation granted by AAI (in m AMSL)	Elevation requested by the Applicant (in m AMSL)
19	Dr Nilesh Laxmikant Kudalkar, Proprietor of Kings Builders & Developers  File No : ATM-16027/43/2024-ATM-DoAS  NOC ID :SNCR/WEST/B/071621/561578  SiteAddress: Proposed construction under SRA Scheme on Plot bearing CTS No. 295 and 373 of Village-Kurla Part-3, Chunabhatti (East), Mumbai-400022,Kurla/Chunabhatti/Mumbai,Mumbai,Maharashtra  Plot-Size:6805 Sq.m	<ul style="list-style-type: none"> <li>• Santa Cruz Airport</li> <li>• Inner Horizontal(Santa Cruz) Surface</li> <li>• Three Building</li> </ul> Tower 1: 1568 m Tower 2: 1536 m Tower 3 : 1552 m  From nearest point on Transitional Surface of Rwy 14/32	57.13  Date of NOC : 27.08.2021	Tower 1 : 100.00  Tower 2 : 100.00  Tower 3 : 100.00  Date of offline Appeal : 27.03.2024

On the approval of the Competent Authority, Aeronautical Study was carried out. The Appellate Committee sought cogent reasons for second appeal, as NOC was issued as early as 2021. It may also be explained that in case, second appeal is considered, why period of three years i.e. from 2021 to 2025 may not be deducted from the validity of the revised NOC, if issued.

**Committee's Decision:**

**The case is deferred and will be placed before the Committee after obtaining cogent reason and explanation from the appellant regarding reason for second appeal and regarding deduction of three years from validity of revised NOC, if issued.**



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

Sl.	Name of owner & Case Reference No.	Location of site	Elevation granted by AAI (in m AMSL)	Elevation requested by the Applicant (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)
20	<p>Shashank Mehendale and associates on behalf of Indus Co-operative housing society ltd</p> <p>File No : ATM-16019/230/2024-ATM-DoAS</p> <p>NOC ID : SNCR/WEST/B/062024/1079748</p> <p>SiteAddress: Proposed development of Indus Co-operative Housing Society Ltd situated at C.S No.2/4 Saltpan Division Wadala,Mumbai,Wadala,Mumbai,Maharashtra</p> <p>Plot-Size:13000 Sq.m</p>	<ul style="list-style-type: none"> <li>• Santa Cruz Airport</li> <li>• Inner Horizontal(Santa Cruz) Surface</li> <li>• Four Buildings</li> </ul> <p>EWS Building: 2045 m</p> <p>Tower 1: 2077 m</p> <p>Tower 2: 2105 m</p> <p>Tower 3 : 2135 m</p> <p>From nearest point on Transitional Surface of Rwy 14/32</p>	<p>57.13</p> <p>Date of NOC : 01.07.2024</p>	<p>EWS Building : 124.14</p> <p>Tower 1 : 124.14</p> <p>Tower 2 : 124.14</p> <p>Tower 3 : 124.14</p> <p>Date of online Appeal : 16.08.2024</p>	<p>EWS Building : 83.10</p> <p>Tower 1 : 83.50</p> <p>Tower 2 : 83.86</p> <p>Tower 3 : 84.24</p>	<p><b>EWS Building : 83.10</b></p> <p><b>Tower 1 : 83.50</b></p> <p><b>Tower 2 : 83.86</b></p> <p><b>Tower 3 : 84.24</b></p>



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

**(B) Other Cases:**

21.	Name of Owner & Case Reference No.	Location of site	Elevation Granted by AAI (in m AMSL)	Elevation requested by the Applicant (in m AMSL)
	<b>Mr. Dilip B. Trivedi Partner of M/s. The Cotton &amp; Textile Corporation</b> File No: ATM-16019/177/2024-ATM-DoAS NOC ID: SNCR/WEST/B/080219/420846 Site Address: 16th Road, in MIDC, on plot bearing FP No. 102 of Village Marol, Andheri (E), Mumbai – 400093, Andheri / Marol / Mumbai, Mumbai suburban, Maharashtra  Plot-Size: 1000.00 Sq.m	<ul style="list-style-type: none"> <li>• Santa Cruz Airport</li> <li>• Inner Horizontal (Santa Cruz) Surface</li> <li>• Plot</li> </ul>	57.13  SE: 28.37  Date of NOC : 16.08.2019	73.37  Date of online Appeal: 14.05.2024

As per the physical verification report submitted by the Airport Operator, there is one building under construction on the plot and the top elevation (08<sup>th</sup> Slab) of the building was measured to be 58.232 m AMSL and steel rod top was measured to be 60.74 m AMSL. NOC issued by AAI for this plot is for 57.13 m AMSL. Hence, it is evident that the building exceeds the permissible top elevation granted vide AAI NOC dated 16.08.2019.

Clarification was sought from the applicant regarding how the building has been constructed with a top elevation exceeding the PTE as given in NOC but in spite of several reminders the applicant failed to clarify the same.

**Conduct of Aeronautical Study and CNS Simulation Study**

**As per para 5.1 of Schedule II of GSR 751(E): The Aeronautical Study**, as referred to in the Civil Aviation Requirements Section-4, Series 'B', Part I on Aerodrome Design and Operations and ICAO Annex 14, may be conducted to determine that the **existing object or the proposed new object** would not adversely affect the safety of operations and significantly affect the regularity of operations of aeroplanes in pursuance of the ICAO provisions.

Rule 3 viii of the GSR 751(E) as amended by GSR 770(E) defines existing object as: -

- “existing objects” include (a) those structures which have been duly constructed as per the valid No Objection Certificate already issued; or (b) those structures which existed before grant of approval of the master plan for the airport, including greenfield airports; or (c) those structures constructed before the approval of an airport expansion plan, which shall be identified as obstacles due to the expansion plan.”*

Hence the building constructed by **Mr. Dilip B. Trivedi Partner of M/s. The Cotton & Textile Corporation** cannot be considered as an existing object. Since the instant case is not meeting the criteria for rejection of appeal as per provision contained in Para 8 of ADSAC Circular 08/2020, the case is put up before the Appellate Committee for further decision.

**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.**

