

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 January 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 16th January 2025 chaired by Smt. Rubina Ali, Joint Secretary, Ministry of Civil Aviation (MoCA). Shri M. T. Bokade, Joint Director General, DGCA, and Shri Satyajit Dutta (Technical Expert) attended the meeting as members of the Committee. Shri M. Suresh, Member (ANS), AAI could not attend the meeting and was granted leave of absence by the Chairperson, Appellate Committee.

The Committee was assisted by the following officers of AAI:

- i) Shri. Moosa T F, Executive Director (ASM), AAI, CHQ
- ii) Shri. Himanshu Joshi, Executive Director (ATM), AAI, CHQ
- iii) Shri Anil Kumar S, General Manager (CNS), AAI, CHQ
- iv) Shri Tanvirul Haque, General Manager (ATM), AAI, CHQ
- v) Shri Partha Pratim Banerjee, Joint General Manager (ATM), AAI, CHQ
- vi) Shri M Siraj Khan, Joint General Manager (FPD), AAI, CHQ
- vii) Shri Premjit, Joint General Manager (CNS), 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.



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24/01/2025

तनवीरुल हक / TANVIRUL HAQUE
महसुबबन्क (ए.टी.एम.) / General Manager (ATM)
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
राजीव गांधी भवन / Rajiv Gandhi Bhawan
नई दिल्ली-110003 / New Delhi-110003

Appellate Committee

A. Cases of Aeronautical Study (Sl. No. 1 to 29)

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)
1	M/s Starcity Realtech Pvt Ltd. File No: ATM-16027/26/2024-ATM-DoAS NOC ID: PALM/NORTH/B/031319/377425 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 Plot-Size: 75514 Sq.m	<ul style="list-style-type: none"> • IGI Airport • Inner Horizontal/Conical (IGI) Surface • Four Sectors Sector-3: 28 m Sector-4: 93 m perpendicular upto IHS Boundary. Sector-1: 1881 m Sector-2: 1996 m Sector-3: 2019 m Sector-4: 2045 m From IHS Boundary point upto nearest point on Transitional Surface of Rwy11R/29L.	282.49 Date of NOC: 01.04.2019	Sector-1: 325 Sector-2: 325 Sector-3: 325 Sector-4: 325 Date of offline Appeal: 09.02.2024



The case was presented before the Committee in its meeting held on 20.11.2024, wherein the Committee sought clarity on whether the buildings; Sector-1', 'Sector-2', 'Sector-3' and 'Sector-4' for which Aeronautical Study has been conducted are single buildings or a group of separate buildings each and directed AAI to seek detailed Building Layout Plan with Elevation to verify number of buildings and if they are conjoint more than 50% vertically.

As directed, clarification and detailed Building Layout Plan with Elevation were sought from the applicant. The applicant has submitted layout plan encompassing all the phases of construction. The applicant has clarified that there are 17 individual towers within the 04 Sectors and all the 17 towers are conjoint less than 50% hence they are to be considered as individual towers. The applicant has further submitted that footprints of 04 numbers of towers, namely Towers B, H, J and Commercial Tower, cover more than one sector. These Towers shall be constructed as per the lowest height granted for the sectors within which they are located.

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

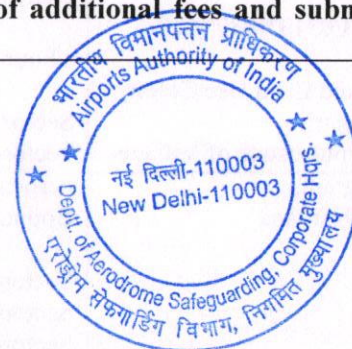
Appellate Committee

The applicant has volunteered to submit additional Aeronautical Study Fees as may be deemed fit by the Appellate Committee.

Committee's Decision:

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.

The case is deferred and will be placed before the Committee after the deposition of additional fees and submission of explanation by the applicant.



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

Appellate Committee

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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 -1, 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>	<p>• Behala Airport</p> <p>• Conical (Behala) Surface</p> <p>• Two Buildings</p> <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>112.37</p> <p>Date of NOC: 07.03.2024</p>	<p>BLOCK 7 to 11 = 126.68</p> <p>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, wherein the Committee sought clarity on whether whether 'BLOCK 7 to 11' and 'BLOCK 12 to 16' for which Aeronautical Study has been conducted are single buildings or a group of separate buildings each and directed AAI to seek detailed Building Layout Plan with Elevation to verify number of buildings and if they are conjoint more than 50% vertically.

As directed, clarification and detailed Building Layout Plan with Elevation were sought from the applicant. The applicant has clarified that Block 7 to 11 all are a single building only with well-connected passage from Ground floor to Fifth floor, divided into five blocks / wings since the length of the building is large, likewise block 12 to 16 are also same. All blocks / wings are well accessible through stair case.

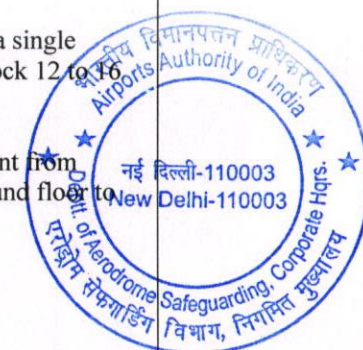
The applicant further submitted that the total built-up area of building -1 for block – 7 to 11 is 89257.80 square metre out of which 45030.56 square meter conjoint from ground floor to 7th floor, which is 50.45% and building - 2 for block – 12 to 16 is 88928.00 square metre out of which 45151.28 square meter conjoint from ground floor to 7th floor, which is 50.77%

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 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.

The case is deferred and will be placed again before the Committee after the submission of above report by AAI.



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

Appellate Committee

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3	<p>M/s Hubtown Limited</p> <p>File No : ATM-16019/117/2024-ATM-DoAS</p> <p>NOC ID : JUHU/WEST/B/040321/538586</p> <p>SiteAddress CTS no. B-908, To B-910, B-911 (pt) of Village Bandra - B at Mount Mary Hill, Kadeshwari Mandir Marg, Bandra (W), Mumbai,Bandra/ Bandra/ Mumbai,Mumbai,Maharashtra</p> <p>Plot-Size:10900 Sq.m</p>	<p>• Santa Cruz Airport</p> <p>• Conical(Santa Cruz) Surface</p> <p>• Three Building</p> <p>Proposed Wing A : 1500 m</p> <p>Proposed Wing B : 1537 m</p> <p>Proposed Wing C : 1551 m perpendicular upto IHS Boundary.</p> <p>Proposed Wing A : 2944 m</p> <p>Proposed Wing B : 2931 m</p> <p>Proposed Wing C : 2909 m</p> <p>From IHS Boundary point upto nearest point on Transitional Surface of Rwy09/27</p>	<p>130.59</p> <p>Date of NOC : 21.05.2021</p>	<p>Proposed Wing A : 140</p> <p>Proposed Wing B : 140</p> <p>Proposed Wing C : 140</p> <p>Date of online Appeal : 10.04.2024</p>	<p>Proposed Wing A : 140</p> <p>Proposed Wing B : 140</p> <p>Proposed Wing C : 140</p>	<p>Proposed Wing A : 140</p> <p>Proposed Wing B : 140</p> <p>Proposed Wing C : 140</p>



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

Appellate Committee

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4	<p>Sahyog Homes ltd</p> <p>File No : ATM-16019/171/2024-ATM-DoAS</p> <p>NOC ID : JUHU/WEST/B/011123/736321</p> <p>SiteAddress :Proposed Slum Rehabilitation Scheme on plot B bearing Survey no.41(pt) CTS No-1/A(pt), 45(pt), 47, 49 to 52, 53(pt) to 55(pt), 60(pt), 61 to 63, 64(pt), 65 to 88, 89(pt), 102(pt) to 105(pt), 106, 107, 108(pt), 271 to 274, 293/A, 293B, 293/5A, 293/5B, 293/15A, 294/A, 294/C, 295 to 320, 321/1A(pt),321/9. Adarsh Nagar, Fakirwadi, Near Lotus petrol pump, Village - Oshiwara, Jogeshwari (w) Tal. Andheri Mumbai-400102,Village Oshiwara Jogeshwari W Tal Andheri Mumbai,Mumbai suburban,Maharashtra</p> <p>Plot-Size:11153.51 Sq.m</p>	<p>• Santa Cruz Airport</p> <p>• Conical(Santa Cruz) Surface</p> <p>• Four Building</p> <p>Tower - 3 : 1424 m</p> <p>Tower - 4 : 1454 m</p> <p>Tower - 5 : 1477 m</p> <p>Tower 6A : 1512 m perpendicular upto IHS Boundary.</p> <p>Tower - 3 : 1692 m</p> <p>Tower - 4 : 1694 m</p> <p>Tower - 5 : 1690 m</p> <p>Tower 6A : 1686 m From IHS Boundary point upto nearest point on Transitional Surface of Rwy 14/32</p>	<p>128.22</p> <p>Date of NOC : 30.01.2023</p>	<p>Tower - 3 : 145.46</p> <p>Tower - 4 : 145.46</p> <p>Tower - 5 : 145.46</p> <p>Tower 6A : 145.46</p> <p>Date of online Appeal : 06.04.2024</p>	<p>Tower - 3 : 130.90</p> <p>Tower - 4 : 130.90</p> <p>Tower - 5 : 130.90</p> <p>Tower 6A : 130.90</p>	<p>Tower - 3 : 130.90</p> <p>Tower - 4 : 130.90</p> <p>Tower - 5 : 130.90</p> <p>Tower 6A : 130.90</p>



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

Appellate Committee

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5	M/s ASRR Realty LLP File No : ATM-16027/45/2024-ATM-DoAS NOC ID :SNCR/WEST/B/111020/509267 SiteAddress :Plot No -112 at MIDC Area at Junction of Road No 13 and Road No 15,Seepz,Andheri-East,Mumbai,MIDC,Mumbai,Maharashtra Plot-Size:1842 Sq.m	• Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • Plot Plot : 2408 m From nearest point on Transitional Surface of Rwy14/32	67.65 Date of NOC : 01.02.2022	Plot : 90.00 Date of offline Appeal : 11.03.2024	Plot : 86.04	Plot : 86.04
6	M/s. Elite Housing LLP File No : ATM-16019/176/2024-ATM-DoAS NOC ID :JUHU/WEST/B/112723/838755 SiteAddress :CTS No.683 of village Bandra-C, Bandra (W), Mumbai.,Bandra,Mumbai suburban,Maharashtra Plot-Size:731.60 Sq.m	• Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • Plot Plot : 2373.18 m From nearest point on Transitional Surface of Rwy09/27	57.13 Date of NOC : 03.01.2024	Plot : 94.67 Date of online Appeal : 28.06.2024	Plot : 87.26	Plot : 87.26



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

Appellate Committee

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7	AUM ALAG DEVELOPER File No : ATM-16019/192/2024-ATM-DoAS NOC ID : SNCR/WEST/B/051624/1028982 SiteAddress :Proposed construction at Final Plot No.37 of TPS- I of Ghatkopar and CTS bearing No.5200, 5201, 5202 and 5203 of Village Ghatkopar kirol, Taluka Kurla situated at Hingwala lane, Ghatkopar (East) ,Mumbai-400077,Ghatkopar East,Mumbai suburban,Maharashtra Plot-Size:1154 Sq.m	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • Plot Plot : 273 m From nearest point on Transitional Surface of Rwy09/27	57.13 Date of NOC : 27.06.2024	Plot : 75.66 Date of online Appeal : 04.07.2024	Plot : 60.59	Plot : 60.59
8	Mr. Kiran Mali File No : ATM-16019/188/2024-ATM-DoAS NOC ID : JUHU/WEST/B/060823/762127 SiteAddress : CTS No. 190 and 191 of Village Ismalia at The Hindu Friends Society Road, Jogeshwari (East), Mumbai - 400060.,Andheri/Ismalia/MSD,Mumbai suburban,Maharashtra Plot-Size: 1436 Sq.m	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • One Building Proposed Building : 2011 m From nearest point on Transitional Surface of Rwy 14/32	57.13 Date of NOC : 04.07.2023	Proposed Building : 98.41 Date of online Appeal : 01.07.2024	Proposed Building : 82.66	Proposed Building : 82.66



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

Appellate Committee

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9	ABR MAYFIELD LLP File No : ATM-16019/182/2024-ATM-DoAS NOC ID :SNCR/WEST/B/041724/988014 SiteAddress :ABR CITRINE, PLOT NO. 62, STREET NO.13, MIDC,ANDHERI EAST,Mumbai,Maharashtra Plot-Size:1530 Sq.m	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • Plot Plot : 2423 m From nearest point on Transitional Surface of Rwy14/32	56.72 Date of NOC : 06.06.2024	Plot : 99.36 Date of online Appeal : 20.06.2024	Plot : 86.64	Plot : 86.64
10	S Raheja Dwelling LLP File No : ATM-16019/175/2024-ATM-DoAS NOC ID :JUHU/WEST/B/040224/968107 SiteAddress :Plot No. 383 and 383A , CTS No. E/291 and E/292 Kirabo and Khar Vasu Smriti Co-operative Housing Society Limited, 13th Road, Khar (W), Mumbai - 400 052,Khar West,Mumbai suburban,Maharashtra Plot-Size:1475.20 Sq.m	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • Plot Plot : 1427 m From nearest point on Transitional Surface of Rwy09/27	57.13 Date of NOC : 10.05.2024	Plot : 83.86 Date of online Appeal : 29.06.2024	Plot : 75.25	Plot : 75.25



Appellate Committee

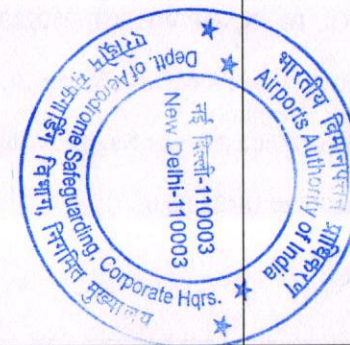
Sl.	Name of owner & Case Reference No.	Location of site	Elevation granted by AAI (in m AMSL)	Elevation requested by the Applicant (in m AMSL)	Elevation recommended through Aeronautical Study, as derived from allowable penetration of OLS, CNS and PANS-OPS criteria (in m AMSL)	Permissible top elevation (PTE) approved by the Committee (in m AMSL)
11	Silver Cascade Co-Op Housing Society Ltd File No : ATM-16019/174/2024-ATM-DoAS NOC ID : JUHU/WEST/B/022624/927225 SiteAddress :CTS No B - 799, 800, 801, 802, 803, 804, 805 and 806 of village Bandra, Silver Cascade Building, Mount Mary Road, Bandra (West), Mumbai - 400050,Bandra West,Mumbai suburban,Maharashtra Plot-Size:4327.60 Sq.m	• Santa Cruz Airport • Conical(Santa Cruz) Surface • One Building Building : 1039 m perpendicular upto IHS Boundary. Building : 2823 m From IHS Boundary point upto nearest point on Transitional Surface of Rwy09/27	108.80 Date of NOC : 02.04.2024	Building : 150.00 Date of online Appeal : 27.06.2024	Building : 134.33	Building : 134.33
12	M/s Anjanikrupa Projects Pvt. Ltd.Through It's Partner Shri. Mahendra Jichkar File No : ATM-16019/186/2024-ATM-DoAS NOC ID : NAGP/WEST/B/050223/755677 SiteAddress : Plot No.7, Sector 22, MIHAN SEZ, Nagpur, Maharashtra.,Nagpur,Nagpur,Maharashtra Plot-Size:16425 Sq.m	• Nagpur Airport • Inner Horizontal(Nagpur) Surface • Three Building ANJANIKRUPA - 1: 935 m ANJANIKRUPA - 2: 903 m ANJANIKRUPA - 3: 828 m From nearest point on Transitional Surface of Rwy14R/32L.	361.10 Date of NOC : 12.06.2023	ANJANIKRUP A - 1: 375.03 ANJANIKRUP A - 2: 374.40 ANJANIKRUP A - 3 : 374.71 Date of online Appeal : 20.06.2024	ANJANIKRUPA - 1: 372.95 ANJANIKRUPA - 2: 372.54 ANJANIKRUPA - 3: 371.59	ANJANIKRUP A - 1: 372.95 ANJANIKRUP A - 2: 372.54 ANJANIKRUP A - 3: 371.59



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

Appellate Committee

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13	V.H.B. Allotees Co-op Hsg Soccity Ltd Through Shri. Nizar N. Ajani File No : ATM-16019/159/2024-ATM- DoAS NOC ID : NAGP/WEST/B/021824/917980 SiteAddress : Plot No. 119 to 128, (36 Tenements), Khasra No. 145, 151, C.T.S. No. 592, Sheet No. 37/31, East High Court Road, Kachipura, New Ramdaspeth, Mouza Lendhra, Nagpur., KACHIPURA NEW RAMDASPETH, Nagpur, Maharashtra Plot-Size:3836.93 Sq.m	• Nagpur Airport • Conical(Nagpur) Surface • One Building V.H.B. RAMDASPETH: 426 m perpendicular upto IHS Boundary V.H.B. RAMDASPETH: 3538 m From IHS Boundary point upto nearest point on Transitional Surface of Rwy 14L/32R	381.08 Date of NOC : 26.02.2024	V.H.B. RAMDASPETH: 419.80 Date of online Appeal : 03.05.2024	V.H.B. RAMDASPETH: 419.80	V.H.B. RAMDASPETH: H: 419.80
14	M/s. MICL HOMES LLP File No : ATM-16019/158/2024-ATM- DoAS NOC ID : SNCR/WEST/B/122323/862874 SiteAddress : CTS No. 629/1258, Architects and Technicians Co-Operative Housing Society Ltd, Madhusudan Kalekar Road, Bandra East, Mumbai – 400051, Bandra East, Mumbai suburban, Maharashtra Plot-Size:7107.10 Sq.m	• Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • One Building Building : 2895 m From nearest point on Transitional Surface of Rwy 09/27	57.13 Date of NOC : 23.01.2024	Building : 110 Date of online Appeal : 03.06.2024	Building : 93.89	Building : 93.89



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

Appellate Committee

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15	M and K Elements Realty LLP File No : ATM-16019/198/2024-ATM-DoAS NOC ID :JUHU/WEST/B/042624/999761 SiteAddress :Plot No. 7 and 8, CTS No. 791, of Village Bandra – A Ward at Krishnachandra Road, Bandra Reclamation, Bandra (W), Mumbai – 400050,Bandra West,Mumbai suburban,Maharashtra Plot-Size:1678.34 Sq.m	• Santa Cruz Airport • Conical(Santa Cruz) Surface • Plot Plot : 401 m perpendicular upto IHS Boundary. Plot : 3094 m From IHS Boundary point upto nearest point on Transitional Surface of Rwy 09/27	77.29 Date of NOC : 31.05.2024	Plot : 130.00 Date of online Appeal : 15.07.2024	Plot : 112.90	Plot : 112.90
16	SHRI. VIJAY LILADHAR KACHALIA DIRECTOR OF M/S. NAVNIT MOTORS PVT. LTD File No : ATM-16019/185/2024-ATM-DoAS NOC ID :SNCR/WEST/B/010618/273268 SiteAddress :PLOT NO. X-23, AT JUNCTION OF CENTRAL ROAD AND CROSS ROAD-A MIDC, ANDHERI (E), MUMBAI,ANDHERI/MUMBAI,Mumbai suburban,Maharashtra Plot-Size:3164.76 Sq.m	• Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • One Building BUILDING : 1509 m From nearest point on Transitional Surface of Rwy14/32	56.90 Date of NOC : 14.02.2018	BUILDING : 85.00 Date of online Appeal : 21.06.2024	BUILDING : 76.29	BUILDING : 76.29



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

Appellate Committee

17	M/s. Steelmax Developers LLP File No : ATM-16019/201/2024-ATM-DoAS NOC ID :JUH/WEST/B/011124/881260 SiteAddress :Plot bearing C.T.S. 900/C-4 of Village Bandra D at 21st Road, Khar (West), Mumbai.,Khar West,Mumbai,Maharashtra Plot-Size:715.00 Sq.m	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • Plot Plot : 867 m From nearest point on Transitional Surface of Rwy09/27	57.13 Date of NOC : 06.02.2024	Plot : 83.79 Date of online Appeal : 16.07.2024	Plot : 68.14	Plot : 68.14
18	Harish Sachdev, Satish Sachdev, Surinder Pal Sachdev File No : ATM-16019/194/2024-ATM-DoAS NOC ID :SNCR/WEST/B/050624/1013973 SiteAddress :Plot No. 112, C.T.S No. 368/231 of Village Mogra, at Sher-E-Punjab Layout, Andheri (E), Mumbai - 400093.,Andheri/Mogra/MSD,Mumbai suburban,Maharashtra Plot-Size:418.10 Sq.m	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • One Building Proposed Building : 2154 m From nearest point on Transitional Surface of Rwy14/32	57.13 Date of NOC : 14.06.2024	Proposed Building : 107.67 Date of online Appeal : 09.07.2024	Proposed Building : 84.48	Proposed Building : 84.48



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

Appellate Committee

19	Mr. Taranveer Singh Dhingra Partner of M/s. TSM INFRA File No : ATM-16019/196/2024-ATM-DoAS NOC ID :SNCR/WEST/B/050624/1014012 SiteAddress :C.T.S No. 368/214, 368/215 of Village Mogra at junction of Jijamata Road and Guru Gobind Singh Road, Andheri (East), Mumbai - 400093.,Andheri/Mogra/MSD,Mumbai suburban,Maharashtra Plot-Size:578.50 Sq.m	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • One Building Proposed Building : 2107 m From nearest point on Transitional Surface of Rwy14/32	57.13 Date of NOC : 14.06.2024	Proposed Building : 109.50 Date of online Appeal : 03.07.2024	Proposed Building : 83.88	Proposed Building : 83.88
20	SHRI MANISH O. KUKREJA, DIRECTOR OF M/S. KUKREJA BUILDERS PVT.LTD. File No : ATM-16019/168/2024-ATM-DoAS NOC ID :JUHU/WEST/B/111320/510270 SiteAddress :PLOT NO. 68,SUB PLOT NO.56, C.T.S. NO.G/398/11,VILLAGE BANDRA, SANTACRUZ (W),MUMBAI.,BANDRA/MUMBAI,Mumbai ,Maharashtra Plot-Size:587 Sq.m	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • Plot Plot : 537 m From nearest point on Transitional Surface of Rwy09/27	57.13 Date of NOC : 07.12.2020	Plot : 68.30 Date of online Appeal : 20.06.2024	Plot : 63.94	Plot : 63.94



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)
21	Shree Vishwakarma Developers Partner Bhargav J. Savaliya File No : ATM-16019/221/2024-ATM-DoAS NOC ID : AHME/WEST/B/050924/1018766 SiteAddress :Sur. No. 106/B/2, S.P.No. (40/1 Plus 40/2)/2, F.P.No. (40/1 Plus 40/2), T.P.S. No.71 (Muthiya) At. Muthiya, Ta. Asarwa, Dist. Ahmedabad.,Muthiya,Ahmedabad,Gujarat Plot-Size:6747.68 Sq.m	<ul style="list-style-type: none"> • Ahmedabad Airport • Inner Horizontal/Conical(Ah medabad) Surface • Three Building Block - A : 110 m Block - B + C : 42 m Block - D : 13 m perpendicular upto IHS Boundary Block - A : 2227 m Block - B + C : 2233 m Block - D : 2228 m From IHS Boundary point upto nearest point on Transitional Surface of Rwy 05/23	102.70 Date of NOC : 27.05.2024	Block - A : 117.05 Block - B + C : 117.05 Block - D : 117.05 Date of online Appeal : 25.07.2024	Block - A : 117.05 Block - B + C : 117.05 Block - D : 117.05	Block - A : 117.05 Block - B + C : 117.05 Block - D : 117.05



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

Appellate Committee

22	<p>Mukeshbhai B. Patel Partner Of Anaya Infrastructure</p> <p>File No : ATM-16019/236/2024-ATM-DoAS</p> <p>NOC ID :AHME/WEST/B/080724/1162113</p> <p>SiteAddress :T.P.S.No.- 48 (Motera-Koteshwar), F.P. NO – 18, R.S.NO.- 143/Paiki/1, At – Koteshwar, Taluka - Gandhinagar, Dist- Gandhinagar.,Koteshwar,Ahmedabad,Gujarat</p> <p>Plot-Size:5645 Sq.m</p>	<p>• Ahmedabad Airport</p> <p>• Inner Horizontal(Ahmedabad) Surface</p> <p>• Three Building</p> <p>A : 3125 m B : 3148 m C : 3181 m</p> <p>From nearest point on Transitional Surface of Rwy05/23</p>	102.70	<p>Date of NOC : 09.09.2024</p>	<p>A : 113.56 B : 113.95 C : 113.85</p> <p>Date of online Appeal : 13.09.2024</p>	<p>A : 108.41 B : 108.68 C : 109.10</p>	<p>A : 108.41 B : 108.68 C : 109.10</p>
23	<p>Navin Makhija, Director of M/s. Wadhwa Dreamscapes Pvt. Ltd.</p> <p>File No : ATM-16019/204/2024-ATM-DoAS</p> <p>NOC ID :JUHU/WEST/B/112223/834869</p> <p>SiteAddress :Proposed construction at plot bearing CTS. no. D/900-A/3 of village Bandra at Chitrakar Dhurandhar Road, Bandra West, Mumbai - 400050,Mumbai,Mumbai suburban,Maharashtra</p> <p>Plot-Size:1265 Sq.m</p>	<p>• Santa Cruz Airport</p> <p>• Inner Horizontal(Santa Cruz) Surface</p> <p>• Plot</p> <p>Plot : 972 m</p> <p>From nearest point on Transitional Surface of Rwy09/27</p>	55.91	<p>Date of NOC : 28.12.2023</p>	<p>Plot : 82.50</p> <p>Date of online Appeal : 19.07.2024</p>	<p>Plot : 69.47</p>	<p>Plot : 69.47</p>



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)
24	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"> • Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • Three Building 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

On the approval of the Competent Authority, Aeronautical Study was carried out. The Committee directed AAI to seek detailed building plan with elevation to verify number of building/blocks and if they are conjoined more than 50% vertically.

Committee's Decision:

The case is deferred and will be placed before the Committee after obtaining clarification and necessary documents from the applicant.



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)
25	Bandra Sea Hill CHSL File No : ATM-16019/134/2024-ATM-DoAS NOC ID : JUHU/WEST/B/022624/927196 SiteAddress : CTS No. D/1111/7, Of Village Bandra At Union Park Road, Bandra (W), Mumbai, Bandra West, Mumbai suburban, Maharashtra Plot-Size: 1210.04 Sq.m	• Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • Plot Plot : 1220 m From nearest point on Transitional Surface of Rwy09/27	57.13 Date of NOC : 02.04.2024	Plot : 93.71 Date of online Appeal : 23.05.2024	Plot : 72.62	Plot : 72.62
26	Papeyon Developers Pvt Ltd File No : ATM-16019/216/2024-ATM- DoAS NOC ID : JUHU/WEST/B/052124/1034991 SiteAddress : CTS No. 835B of Village Bandra-C at Pali Mala Road, Bandra (W), Mumbai, Mumbai, Mumbai, Maharashtra Plot-Size: 870 Sq.m	• Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • Plot Plot : 2276 m From nearest point on Transitional Surface of Rwy09/27	57.13 Date of NOC : 19.06.2024	Plot : 101.61 Date of online Appeal : 12.07.2024	Plot : 86.03	Plot : 86.03



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)
27	M/s. Silver Infra Ventures LLP File No : ATM-16019/227/2024-ATM-DoAS NOC ID :SNCR/WEST/B/062022/678424 SiteAddress :F.P No. 46, Of TPS Ghatkopar No. III, At Tilak Road, Ghatkopar (E), Mumbai,Ghatkopar East,Mumbai suburban,Maharashtra Plot-Size:2167.20 Sq.m	• Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • One Building Proposed Building : 594 m From nearest point on Transitional Surface of Rwy09/27	57.13 Date of NOC : 20.09.2022	Proposed Building : 82.04 Date of online Appeal : 23.07.2024	Proposed Building : 64.67	Proposed Building : 64.67



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)
28	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"> • Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • Three Building 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

On the approval of the Competent Authority, Aeronautical Study was carried out. As the plot size was more than 5000 sqm the appellant was requested to submit the detailed building plan with elevation plan to verify number of building/blocks and if they are conjoined more than 50% vertically. The necessary documents were submitted by the appellant on 15.01.2025.

Committee's Decision:

The committee noted that the detailed layout plan with elevation plan were not submitted with the appeal application. The necessary documents were submitted very late by the applicant.

The case is deferred and will be placed before the Committee in the next meeting.



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)
29	Obero Realty Limited File No : ATM-16019/244/2024-ATM-DoAS NOC ID : JUHU/WEST/B/031924/949256 SiteAddress : Property Bearing C.T.S. No. C/1069A and C/1069B of Village C - Ward Bandra, Danda in the Mumbai Suburban District (as per the local bodies map),Bandra/Mumbai,Mumbai suburban,Maharashtra Plot-Size:2576.14 Sq.m	<ul style="list-style-type: none"> • Santa Cruz Airport • Inner Horizontal(Santa Cruz) Surface • One Building Proposed Building : 1883 m From nearest point on Transitional Surface of Rwy09/27	57.13 Date of NOC : 22.04.2024	Proposed Building : 105.15 Date of online Appeal : 22.08.2024	Proposed Building : 81.04	Proposed Building : 81.04



B. Small/Large Object Analysis w.r.t RADAR Cases (SL. No. 30)

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)
30	<p>M/s Nirmala Real infrastructure Private Limited</p> <p>File No: ATM-16019/152/2024-ATM-DoAS</p> <p>NOC ID: JAIP/NORTH/B/110523/821513</p> <p>Site Address: Plot No. B- 136, Rajendra Marg, Bapu Nagar, Jaipur, Bapu Nagar, Jaipur, Rajasthan</p> <p>Plot-Size: 1114.56 Sq.m</p>	<ul style="list-style-type: none"> • Jaipur Airport • Conical (Jaipur) Surface • One Building <p>Building</p>	<p>471.20</p> <p>Date of NOC: 23.11.2023</p>	<p>Building : 477.53</p> <p>Date of online Appeal: 08.04.2024</p>	<p>Building : 477.53</p>	<p>Building : 477.53</p>



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

31. Other Issues

The Committee in its meeting dated 27.06.2024 decided that in cases where Plot-Size is greater than 5000sqm and applicant has applied for higher height for only one building, clarification to be sought from the applicant as to how many buildings are actually proposed to be developed/constructed on the plot, along with detailed Layout Plan and Elevation Plan of the building(s).

In compliance with the aforementioned decision, DoAS Section of CHQ-AAI has been requesting detailed Layout Plan and Elevation plan of building(s) for cases where plot size is greater than 5000 sqm. However, some applicants do not submit the detailed layout plan and elevation plan of building(s) if appeal is applied for more than one building on the plea that detailed layout plan and elevation plan is required only if higher height is requested for only one building whereas in their application higher height is requested for more than one building.

Clarification on the above mentioned guideline was sought to mitigate confusion.

Committee's Decision:

In cases where plot size is greater than 5000 sqm, the appellant shall submit the detailed layout plan and elevation plan for all the buildings for which higher height is requested. If the buildings are conjoined/connected by more than 50% vertically, they shall be considered as one building, otherwise the said buildings will be treated as separate buildings.

