

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

Minutes of the Meeting of the Appellate Committee held on 24th May, 27th May,
and 28th May, 2013.

Reference letter No. AV.20036/66/200-AAI dated 15-10-2012 read with 31-12-2012 and letter dated 04-01-2013, the Appellate Committee constituted to consider appeal/grievance made by different applicants with regard to the height allocated to them by AAI for their construction vis-à-vis the height sought by them, held its meeting under the Chairmanship of Joint Secretary, Ministry of Civil Aviation (MOCA). The Appellate Committee met on 24, 27 and 28 May, 2013 under the Chairmanship of Jt. Secretary, Ministry of Civil Aviation wherein the following members were present:

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

Sh. J.S Rawat, Jt. DGCA was present only on 24th May, 2013. The Committee was assisted by Shri S.K. Purwar, GM (ATM-NOC) of Airports Authority of India (AAI).

The following decisions were taken for the cases as under:

1. M/s Enarch Consultants (Pvt. Ltd.)

**Case No.MUM/12/NOCAS/221 (CHQ File No. AAI/20012/173/2012-ARI (NOC)
(NOCAS ID: SNCR/WEST/B/112212/011)**

**Site address: Plot No. C53A in G, North Block, Bandra Kurla Complex,
Bandra(E), Mumbai.**

The case of CBI Zonal Hqrs. Building was initially heard in the Appellate Committee Meeting of 9th January, 2013. The Committee at that time decided that:

"The applicant needs to furnish the details of other higher buildings quoted by them on a map/chart. The Committee further expressed the opinion that based on the request from the applicant, which should be submitted in writing, fees for the Aeronautical Study be waived off, as the building is being exclusively used for Central Government functions."

Subsequent to the above the applicant has submitted in writing an application requesting for waiving of the fees as they are engaged in a sensitive Central Government functions. The Committee took cognizance of the said application and an Aeronautical Study was conducted on 21st February, 2013. The Aeronautical Study report has indicated that the maximum height permissible is 57.67 m AMSL as against the requested height of 76.78 m AMSL and that restriction is arising out of the VOR parameter after the consideration from existing ASR only. Taking note of

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the existing building close to the proposed building which was brought out by the applicant.

"The Committee decides that a simulation study be carried out by AAI on the effect on the VOR due to the proposed building, taking into consideration the existence of the other higher building in the vicinity."

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

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

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

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

The case was earlier heard in the Appellate Committee meeting of 20-3-2013 and subsequently on 30-4-13 wherein the Committee then had decided that:-

"Since the height justified by Municipal Corporation of Greater Mumbai (MCGM) is much less than the height requested by the applicant, the request for Aeronautical Study will be taken up only after the applicant makes a formal request for the height justified by Municipal Corporation of Greater Mumbai (MCGM)."

The applicant vide their letter of date 16-5-2013 had formally requested to consider the same height as justified in the letter of MCGM which mentions 107.4 m AGL including the overhead tank i.e. 113.9 m AMSL for consumption of the FSI permitted by MCGM to the proposed building. Based on the above the Committee decided as follows:

"An Aeronautical Study be carried out to determine whether the height of top elevation 113.9 m AMSL as justified by MCGM is admissible or not."

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

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

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

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

The case was earlier heard in the Appellate Committee Meeting of 20-3-2013 and on 30-4-2013 wherein the Committee had decided that:



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"Since the height justified by Municipal Corporation of Greater Mumbai (MCGM) is less than the height requested by the applicant, the request for Aeronautical Study will be taken up only after the applicant makes a formal request for the height justified by MCGM."

The applicant had on 16-5-2013 had formally requested to consider the height of 184.40 m AGL i.e. 189.15 m AMSL as has been justified in the letter of MCGM dated 25-4-2013 which justifies 184.40 m AGL including the overhead tank i.e. 189.15 m AMSL for full utilization of the FSI granted under the State Development Control Regulations. Based on the above the Committee decided as follows:

"An Aeronautical Study be carried out to determine whether the height of top elevation 189.15 m AMSL as justified by MCGM is admissible or not."

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

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

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

The site is located at Sion Bhandarwada Road at about 4288 m from the nearest Rwy 32 end and lies in conical surface of Santacruz Airport. The case was earlier heard in Appellate Committee Meeting of 20-3-2013 wherein the Committee had decided that:

"Applicant needs to submit a fresh letter within 10 days from the concerned authorities/local govt. bodies categorically bringing out the information as desired above (specific FSI/FAR approved) and based on the revised information the Committee will take a decision on the request of the applicant on Aeronautical Study."

The applicant formally submitted vide their letter of date 15-5-2013 a revised requested for the height of 200m AGL i.e 204.17 m AMSL Top elevation same as justified in the Slum Rehabilitation Authority letter no. SRA/ENG/2532/FN/ML/LOI dated 22-4-2013. Based on the above the Committee decided as follows:

"An Aeronautical Study be carried out to determine whether the height of top elevation 204.17 m AMSL, as justified by Slum Rehabilitation Authority, Mumbai is admissible or not."

5. A.R. Babu, Trivandrum

**Case No. MM/597/2012TVM/146/2012(CHQ File No. AAI/20012/150/2012-ARI
(NOC) (NOCAS ID: THIR/SOUTH/B/010113/005).**



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Site Address: Survey No. 121/4, 121/4-1-1, 121/4-2-2, 121/5, 122/7 of Cheruvakal Village, Trivandrum.

The proposed site lies in the conical surface of Thiruvanthapuram Airport at a distance of 4643 m from Rwy 14. The applicant had requested for a height of 114.20 m AMSL against which a height of 53 m AMSL was assessed by AAI on 25-9-2012. Subsequently as per NOCAS they are eligible for a height of 81.42 m AMSL. The applicant had requested for an Aeronautical Study to meet his requirement of height.

As the applicant had not provided complete details including justifications for requested height by the local authorities for his proposed building the Committee decided as follows:

"The applicant may be called for the next meeting to make a presentation on the details of his project including justifications.

6. A.R. Babu , Trivandrum

Case No. MM/429/2012TVM/19/2012(CHQ File No. AAI/20012/159/2012-ARI (NOC) (NOCAS ID: THIR/SOUTH/B/032213/001).

Site Address: Survey No. of 520/16, 518/8, 517/5-1, 517/5-1-1, 5189/11,518/12, 520/5, 520/1,520/3, 250/23, 508/20, 520/8, 520/10, 518/10, 518/10-1, 508/10, 508/18, 517/7-1, 520/24, 518/3-2, 518/3-3, 518/7, 518/2-2, 518/2-1-1, 508/19, 520/25, 518/4, 508/11, 518/9 & 520/2 of Attipra Village, Trivandrum.

The proposed site lies in the approach surface of Thiruvanthapuram Airport at a distance of 3489 m from Rwy 14 end. The applicant had requested for a height of 64.8 m AMSL in February, 2012 against which they were granted a height of 49.26 m AMSL by AAI in the letter of 11-10-2012. The applicant had subsequently sought a height of 87.22 m AMSL on their online request of 22-03-2013. The applicant had requested for an Aeronautical Study to make his project viable.

As the applicant had not provided complete details including justifications for requested height by the local authorities for his proposed building the Committee decided as follows:

"The applicant may be called for the next meeting to make a presentation on the details of his project including justifications."

7. Fantasy Buildwell Pvt. Ltd.

Case No. NR/2012/352 (CHQ File No. AAI/20012/146/2012-ARI (NOC) (NOCAS ID:PALM/NORTH/B/103012/015).

Site Address: 10.09 ACRES, Village Gwalpahri, Sector-2, Gurgaon.

The proposed site is a distance of 14598 m from ARP of IGI Airport and lies in the Outer Horizontal Surface (OHS). The applicant had requested for a height of 448 m AMSL against which they were granted a height 356m AMSL (SE is 258 m) by AAI on 19-09-12. The applicant had requested the height of 448 m AMSL to make his project viable.

As the applicant had not provided complete details including justifications for his proposed building the Committee decided as follows:

"The applicant may be called for the next meeting to make a presentation on the details of his project including justifications."

8. India Bulls Real Estate Co. Pvt. Ltd.

**Case No. MUM/10/447 (CHQ File No. AAI/20012/36/2011-ARI (NOC)
(NOCAS ID: SNCR/WEST/072012/009).**

**Site Address: F.P. No.612 & 613, T.P. S -IV, Mahim Division in G/North Ward of
Senapati Bapat Marg, Mumbai.**

The proposed site lies at 8624 m from the Rwy 09 and lies in the Outer Conical Surface of Santa Cruz Airport. The applicant had initially requested for a height of 315.879 m AMSL on 18-6-2010 against which they were granted height of 166 m AMSL on 21-12-2010. The case was subsequently reviewed in AAI Headquarters and the permissible Top Elevation of 167.01 m AMSL was granted on 18-3-2011. The applicant thereafter on their online application of 20-07-2012 had sought for a height of 326.779 m AMSL. The applicant in their request for additional height had indicated their requirement for consuming FSI upto 4. However, there is no support letter from the local state authorities on allotment of FSI with the necessary justifications for the height now sought by the applicant.

Based on the above the Committee decided as follows:

"The applicant is required to submit within 10 days a letter from the concerned authorities / local govt. bodies categorically bringing out the actual FSI granted and justifying the height as required by the applicant. The applicant may also be called to make a presentation on the details of their project."

9. India Bulls Real Estate Co. Pvt. Ltd.

**Case No. MUM/10/449 (CHQ File No. AAI/20012/37/2011-ARI (NOC)
(NOCAS ID: SNCR/WEST/072012/004).**

**Site Address: F.P. No.612 & 613, T.P. S -IV, Mahim Division in G/North Ward of
Senapati Bapat Marg, Mumbai.**

The proposed site lies at 8968 m from the Rwy 09 end and lies in the Outer Conical Surface of Santa Cruz Airport. The applicant had initially requested for a height of



319.379 m AMSL on 18-6-2010 against which they were granted height of 170.33 m AMSL on 06-1-2011. The applicant thereafter on their online application of 20-07-2012 had sought for a height of 327.529 m AMSL. The applicant in their request for additional height had indicated their requirement for consuming FSI upto 4. However, there is no support letter from the local state authorities on allotment of FSI with the necessary justifications for the height now sought by the applicant.

Based on the above the Committee decided as follows:

"The applicant is required to submit within 10 days a letter from the concerned authorities / local govt. bodies categorically bringing out the actual FSI granted and justifying the height as required by the applicant. The applicant may also be called to make a presentation on the details of their project."

10. R.V. Joshi

**Case No. MUM/09/498 (CHQ File No. AAI/20012/41/2011-ARI (NOC)
(NOCAS ID: SNCR/WEST/032113/021).**

Site Address: CTS No. 168A/B(Pt.) and 168C/1(Pt.) Ghatkopar, Mumbai.


The proposed site is about 3740 m from Rwy 27 end of Santa Cruz Airport and lies in the IHS. The applicant had earlier requested for 83.90 m AMSL in October, 2009 against which they were granted 55.26 m AMSL on 08-2-10 and later 70.16 m AMSL on 30-06-2010 under shielding benefits. The applicant has now requested for Aeronautical Study for the height 83.90 m AMSL to consume and accommodate FSI including TDR (Transfer of Development Right). However, the applicant has submitted vide Municipal Corporation of Greater Mumbai letter No. CE/5727/BPES/AN dated 07th May 2013 wherein the MCGM has intimated that the height of 83.90 m AMSL is necessary as per D.C Regulations 1991. There are no details of FSI granted and justification for the height sought and that the plans are under scrutiny by the MCGM. The site lies in the area shielded by natural terrain Lal Batti Hill.

Based on the above the Committee decided as follows:

"The applicant may be called for the next meeting to make a presentation on the details including justifications for the height sought."

The Committee also deliberated on the following issues and decision taken as under:

1. Proposed multiple radar installation and integration at Santa Cruz Airport, Mumbai.
 - a) The Committee decided that the existing radar (ASR) at Mumbai will be considered for height calculation till such time the proposed ASRs (2 Nos.) are installed, operationalised and integrated.
 - b) After the proposed multi-radar system is operationalised, the maximum height permissible in the integrated system will be considered for calculation of height to applicants. However, from the radar performance requirement point of view, the structures are to be examined to ensure that there is no degradation of radar performance. If required, the views of radar manufacturer may also be taken to arrive at the conclusion.
 - c) The existing radar North of Runway 09/27 is to be retained in its present location or any other suitable site North of Runway 09/27 that heights already permitted in the BKC area / South of Runway 27 are not affected. AD
2. The Aeronautical Study cases (18 Nos.) submitted in the meeting needs to be re-examined with the existing ASR at Mumbai. As and when the proposed additional ASRs are installed and operationalised including integration in the system, the heights as admissible then will be considered.
3. The above principle of permissible height calculation from radar shall be applicable at airports where multi-radar system is operationalised and integrated.


(V.SOMASUNDARAM)
MEMBER (ANS), AAI


(K.GOHAIN)
TECHNICAL EXPERT


(ANIL SRIVASTAVA)
JT. SECY, MOCA
CHAIRMAN, APPELLATE COMMITTEE

Place: New Delhi

Date: 28/05/2013