

Minutes of the Meeting of the Appellate Committee held on
7th March, 2014

Reference Ministry of Civil Aviation letter No. AV.20036/66/2000-AAI dated 15-10-2012 read with letters dated 31-12-2012 and 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) on 7th March, 2014.

The following Committee members were present:-

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

The Committee was assisted by Shri A.K. Dutta, ED (ATM) and Sh. A.K. Bhardwaj, GM (ATM-NOC) of Airports Authority of India (AAI).

The following decisions were taken for the appeal cases that were brought up in this Committee Meeting:

1. M/s Kohinoor Planet Constructions Pvt. Ltd., Mumbai.

Case No.: MUM/12/NOCAS/029
CHQ File No.: AAI/20012/17/2013-ARI(NOC)
NOCAS ID: JUHU/WEST/B/070212/003
Site Address: C.S. No. 1506(Pt.) of Mahim Division, Mumbai.

The proposed site lies in Conical Surface and is 4376 m from Rwy 09 of Santacruz Airport. The applicant had initially requested a height of 213 m AMSL vide their letter dated 02.07.2012 against which they were authorised a height of 75.09 AMSL vide letter dated 28.09.2012. The applicant thereafter in his letter dated 16.01.2013 requested a revised height of 210 m AMSL and had requested aeronautical study to consume full FSI.

The case was listed in Appellate Committee held on 30-01-2014 wherein the applicant was not present.

In this meeting, the applicant indicated that his project falls under the MHADA and required to rehabilitate 4000 families and has to comply with the Maharashtra Govt. DCR 33/9. The applicant wanted to present his case with a revised plan wherein the site will be closer Rwy 14 end.

Committees' Decision: The applicant is permitted to submit his revised plan on receipt of which the case will be processed.

2. M/s Consultants Combine, EWS Tenants Association, Mumbai.

Case No.: MUM/12/NOCAS/027
CHQ File No.: AAI/20012/60/2013-ARI(NOC)
NOCAS ID: SNCR/WEST/B/110811/011
Site Address: CTS No 194A/9/11(Pt.)Plot-B of Village Ghatkopar(East),
Mumbai.

The proposed site lies in Inner Horizontal Surface of Santa Cruz Airport at a distance of 3774 m from Rwy 27. The applicant had initially requested a height of 128.99 m AMSL vide their letter dated 29.06.2012 against which they were granted a height of 56.28 m AMSL vide letter dated 25.10.2012. The applicant in his letter dated 21.03.2013 has reiterated requirement for height of 128.99 m AMSL.

Applicant requested aeronautical study stating that their proposal is MHADA redevelopment project.

The case was listed in Appellate Committee held on 30-01-2014 wherein the applicant was not present.

In this meeting, the applicant has revised his height requirement to 77.29 m AMSL and requested that an Aeronautical Study be carried out as it is a MHADA redevelopment plan project for which they have been awarded FSI 3. The project involves two separate buildings A and B as per the plan approved by the MCGM. The applicant however, did not produce any letter from MCGM categorically justifying the height for each of the two buildings and their support to the project.

Committees' Decision: The applicant to furnish letter from MCGM supporting their project including justification for the height for each of the two buildings.

3. Fr. Lawrence Correa, Administrator, All India Soverdia Sangam Trust, Mumbai.

Case No.: MUM/11/214
CHQ File No.: AAI/20012/107/2013-ARI(NOC)
NOCAS ID: SNCR/WEST/B/090812/014
Site Address: CTS 40, Village Mulgaon, Andheri East, Mumbai.

The proposed site lies in Inner Horizontal Surface of Santa Cruz Airport at a distance of 3033 m from Rwy 14. The applicant had initially requested a height of 74.355 m AMSL vide their letter dated 01.10.2012 against which they were granted a height of 56.27 m AMSL vide letter dated 30.01.2013. The applicant vide letter dated 07.09.2013 has requested for height of 67.090 m AMSL. Applicant has requested for desired height under shielding benefit.

The case was listed in Appellate Committee held on 30-01-2014 wherein the applicant was not present.

In this meeting, the applicant clarified that they are seeking shielding benefit from an old Chapel on a hill top and that their site falls on the leeward side of the hill and that the site elevation is 9.15 m AMSL and the hill is 58.5 m AGL. The applicant did not produce data of their site and the hill etc. plotted on the contour map.

Committees' Decision: The applicant to provide a plot on the contour map of their site vis-à-vis the hill and chapel for examination.

4. M/s Avarsekar Developers, Mumbai.

Case No.: MUM/12/186
CHQ File No.: AAI/20012/76/2013-ARI(NOC)
NOCAS ID: SNCR/WEST/B/090512/001
Site Address: CS No.-695, 1/696 & 697 of Mahim Division at Sitladevi Temple Rd., Mahim, Mumbai.

The proposed site lies in Conical Surface of Santa Cruz Airport at a distance of 5760 m from Rwy 09. The applicant had initially requested a height of 165.005 m AMSL vide their letter dated 12.09.2012 against which they were granted a height of 107.35 m AMSL vide letter dated 27.02.2013. The applicant in its letter dated 09.04.2013 has reiterated for height of 165.005 m AMSL requesting for Aeronautical study to consume full FSI.

The case was listed in Appellate Committee held on 30-01-2014 wherein the applicant was not present.

The applicant did not attend this meeting and has sent a request for postponement.

Committees' Decision: The applicant request for postponement has been agreed to and new date be given based on applicant's request.

5. M/s Prakash Cotton Mills Pvt. Ltd., Mumbai.

Case No.: MUM/11/167
CHQ File No.: AAI/20012/178/2011-ARI(NOC)
NOCAS ID: JUHU/WEST/B/091713/16366
Site Address: CS No. 1/434 of Lower Parel Division in G/S Ward, Mumbai.

The proposed site lies in Outer Horizontal Surface of Santa Cruz Airport at a distance of 10535 m from Rwy 09. The applicant had initially requested a height of 393.20 m AMSL vide their letter dated 07.03.2011 against which they were granted a height of 185.70 m AMSL vide letter dated 12.09.11. The applicant in its letter dated 10.09.2013 has reiterated for height of 393.20 m AMSL.

The case was listed in Appellate Committee held on 30-01-2014 wherein the applicant was not present.

The applicant in this meeting requested higher height to consume full FSI without any support letter from the local authorities justifying the height sought. The applicant in this meeting has requested revised height of 222.4 m AMSL which is within AGA surfaces.

Committees' Decision: On receipt of formal request for the revised height of 222.4 m AMSL, the case to be reviewed at AAI, Corporate Headquarters and issue permission for the admissible height.

6. M/s Satra Property Developers Pvt. Ltd., Mumbai.

Case No.: MUM/10/772
CHQ File No.: AAI/20012/68/2011-ARI(NOC)
NOCAS ID: SNCR/WEST/B/101913/17187
Site Address: CTS No. 1(Pt), Sector-E marked (L-I-K), at Village Ghatkoper, Ghatkoper(W), Mumbai.

The proposed site lies in Inner Horizontal Surface and is at a distance of 3396 m from Rwy 27 of Santa Cruz Airport. The applicant had initially requested a height of 260.08 m AMSL vide their letter dated 09.12.2010. This was rejected by AAI in the letter of 4.03.2011. The applicant in its letter dated nil received on 13.04.2011 has reiterated for height of 260.08 m AMSL. Applicant had requested Aeronautical Study due the project being for slum development.

The case was listed in Appellate Committee held on 30-01-2014 wherein the applicant was not present.

The applicant did not appear in this Appellate Committee also.

Committees' Decision: Applicant may be given one more opportunity on receipt of formal request.

7. M/s Kartik Towers Pvt. Ltd., New Delhi

Case No.: NR/170/2011
CHQ File No.: AAI/20012/136/2013-ARI(NOC)
NOCAS ID.: PALM/NORTH/B/120213/18736
Site Address: Village Samalkha, Tehsil Vasant Vihar, New Delhi.

The proposed site lies in IHS at a distance of 1280 m away from Rwy 29 of IGI Airport.

The applicant had earlier applied for a height of 270.30 m AMSL on 23.05.13 against which they were granted 256.68 m AMSL vide letter dated 31.05.13 and applicant reiterated a height of 270.30 m AMSL in their letter dated 11.10.2013.

Applicant in the earlier meeting of Appellate Committee dated 27th December, 2013 requested the desired height to make their project viable. The applicant in their presentation did not have the planned view of their building including coordinates of

the building. Accordingly, the case was examined on receipt of requisite documents from the applicant and maximum permissible top elevation remains to be 254.47m AMSL due CNS Criteria as the building is within 2 kms of new radar.

This Committee while examining the case also noted that the requested height of 270.30 m AMSL does not infringe into the AGA surface at that location. The Committee also noted that new radar at New Delhi has since been operationalised.

Committees' Decision: The applicant be advised to submit details of exteriors of building and coordinates of buildings for re-examination with respect to CNS criteria.

8. Shri Shubang Dhruv, Mumbai.

Case No.: MUM/12/NOCAS/229
CHQ File No.: AAI/20012/90/2013-ARI(NOC)
NOCAS ID.: JUHU/WEST/092612/002
Site Address: FP No 118 of TPS II of Vile Parle at Park Road, Vile Parle (East), Mumbai.

The proposed site lies in approach surface and is 943m from basic strip of Rwy 26 of Juhu Airport.

The applicant had earlier applied for a height of 56.27 m AMSL on 19.10.2012 against which they were granted 40.38 m AMSL vide letter dated 01.03.13 and applicant had requested for a revised height of 48.075 m AMSL in their letter dated 01.02.14.

Applicant had requested higher height to consumer full FSI.

Committees' Decision: The appeal for height 48.075 m AMSL by the applicant is rejected as the site lies in the approach surface of Rwy 26 of Juhu Airport and the height 40.38 m AMSL granted by AAI stands.

9. M/s Lakshmi Builders & Developers, C/o Shri Vijay Babulal Khandelwal, Mumbai.

Case No.: MUM/12/NOCAS/084
CHQ File No.: AAI/20012/127/2013-ARI(NOC)
NOCAS ID.: JUHU/WEST/062512/016
Site Address: CTS No. 437, Village Vile Parle at Vile Parle (East), Mumbai.

The proposed site lies in approach surface of Rwy 14 and is 1192 m from basic strip of Rwy 14 of Santacruz Airport.

The applicant had earlier applied for a height of 53.82 m AMSL on 12.07.2012 against which they were granted 35.35 m AMSL vide letter dated 26.09.2012 and applicant had requested for a revised height of 40.35 m AMSL in their letter dated 19.08.2013.

In the meeting applicant requested additional height of 0.5m only to accommodate overhead water tank.

This Committee examined the MCGM letter dated 04.01.2014 submitted by the applicant and observed that there is no specific justification for the project and for the specific height sought by the applicant. However, taking into consideration the request of additional 0.5 m only the Committee advised the applicant to submit the drawing of building location of water tanks with coordinates for re-examining the case.

Committees' Decision: As the revised height of 35.75 m AMSL requested by the applicant in this meeting is below the permissible height as per AGA criteria, the case to be reviewed on receipt of documents at AAI Corporate Headquarters and issue permission for permissible height.

10. M/s Amikrupa Land Developers, C/o Shri B.R. Gandhi, Mumbai.

Case No.: MUM/13/NOCAS/98
CHQ File No.: AAI/20012/111/2013-ARI(NOC)
NOCAS ID.: JUHU/WEST/B/020813/012
Site Address: CTS No. 421, 421(1&2) of Village Bandra (E) at Shantilal Compound Kherwadi, Bandra(East), Mumbai.

The proposed site lies in IHS and is 2688 m From Rwy 09 of Santacruz Airport.

The applicant had earlier applied for a height of 75.55 m AMSL on 14.03.2013 against which they were authorised 56.90 m AMSL vide letter dated 12.06.2013. The applicant had subsequently requested for a revised height of 105.30 m AMSL in their letter dated 24.01.2014.

Applicant in this Committee meeting requested higher height to consume permissible FSI under SRA scheme. They have mentioned that they have to rehabilitate about 189 residents and that their initial assessment of height as not taken into consideration, the number of eligible slum dwellers.

The applicant had submitted SRA letter dated 06.03.2014 which states that to consume the permissible FSI, the height of sale building leads to 99.85 m AMSL.

Committees' Decision: The Committee authorizes Aeronautical Study based on the SRA letter for height of 99.85 m AMSL for sale building, on receipt of formal request from the applicant for carrying out Aeronautical Study.

11. M/s Shristi Infrastructure Development Corp. Ltd. Kolkata.

Case No.: ER-241/10
CHQ File No.: AAI/20012/21/2011-ARI(NOC)
NOCAS ID.: KOLK/EAST/B/111912/017
Site Address: Mouza-Jatragachi, AA-II/CBD/2,AA-II, New Town, Kolkata, Under Action Area-II.

The proposed site lies in OHS and is 6307 m from Rwy 01 of Kolkata Airport.

The applicant had earlier applied for a height of 144.53 m AMSL on 19.07.2006 against which they were authorized for height of 88.64 m AMSL vide letter dated 13.12.2010. The applicant subsequently reiterated for a height of 144.53 m AMSL for Tower-1 and 133.321 m AMSI for Tower -2 in their letter dated 16.12.2013.

In this meeting the applicant narrated the history of their case wherein they had requested for renewal of NOC which was earlier granted for construction of 144.53m AMSL vide letter dated 19.07.06, with validity of three years.

As the earlier NOC had expired, after applying afresh, they have been granted lower height due to changed norms.

The applicant was advised to submit some documents by AAI on 09.04.12. Documents received on 17.12.2013 were reexamined & it was observed that individually both the objects are small object but collectively become large object & cannot be considered for higher height than permissible from ASR.

The Committee was informed by the applicant that their construction commenced in 2008 during the validity period of the NOC initially issued. The applicant further clarified that Tower-1 had already been completed to a height of 144.53 m AMSL as contained in the NOC of July, 2006. As regards, the second building Tower-2 they have revised the height to 133.321 m AMSL.

This Committee taking note of the above and observes that the heights for Tower-1 and Tower-2 being sought by the applicant do not infringe into the AGA surface and that AAI examination permits one building to the higher height of 144.53 m AMSL.

Committees' Decision: Re-examination of the case due CNS criteria for Tower-2 for the requested height of 133.321 m AMSL taking into consideration the new radar at Kolkata Airport be carried out by AAI, Corporate Headquarters and issue permission for the admissible height from new radar for Tower-2 and 144.53 m AMSL for Tower -1.

12. M/s S.D. Corporation Private Ltd., Mumbai.

Case No.: 381-I
CHQ File No.: AAI/20012/999/2003-ARI(NOC)
NOCAS ID.: JUHU/WEST/B/081012/004
Site Address: CS No 725 of M.H Division, Tardeo, Mumbai.

The proposed site lies in OHS and is 14540 m from Rwy 09 of Santacruz Airport.

The applicant had earlier applied for a height of 253.07 m AMSL on 29.09.2003 against which they were granted 253 m AMSL vide letter dated 28.03.2005 and applicant had requested for a revised height of 443.73 m AMSL in their letter dated 17.01.2012 for Tower-3.

To consume FSI and to accommodate slum dwellers, applicant mentions that proposed 3rd Tower comes under shadow effect of the existing 2 Towers that have already constructed.

The height of 253 m AMSL was granted based on Aero Study in 2005. As the case was done through Aero Study, the case for higher height is not recommended as it was through Aero study and extended twice for validity.

The case was heard in AC meeting held on 9th Jan, 2013 and the Committee decided that the applicant needs to produce recommendation letter from SRA supporting the project including justification for FSI/FAR and height at the proposed site, before the case is considered for Aeronautical Study.

The case was again heard in AC meeting held on 27th December 2013 and Committee decided that an Aeronautical Study for 354.91 m AMSL to be considered after receipt of justification letter from SRA.

The case was subsequently heard in AC meeting held on 30th January 2014 after which the applicant had re-submitted SRA letter dated 04.07.2013. The Committee then decided that applicant may be called in next meeting to clear their position and thereafter a decision to conduct Aeronautical Study for 354.91 m AMSL will be taken.

This Committee heard the applicant and examined the letter dated 4th July, 2013 from SRA which has supported the project and the height 354. m AGL for the 3rd Tower only.

Committees' Decision: Aeronautical Study to be conducted for the 3rd Tower to determine whether the height of 354.91 m AMSL is admissible or not after receipt of letter from the applicant stating withdrawal of earlier request of 443.73 m AMSL and new request of 354.91 m AMSL only.

13. M/s Ideal Realcon Private Ltd., Kolkata.

Case No.: ER-23/11
CHQ File No.: AAI/20012/94/2011-ARI(NOC)
NOCAS ID.: KOLK/EAST/B/112312/010
Site Address: Mouza –Gopalpur, RS Dag No.2874(P), 2875, 2876, 2877, 2879, 2880, 2881, 2883(P), J I No.2, P.S Rajarhat, Kolkata.

The proposed site lies in IHS and is 1342 m from Rwy 01R of Kolkata Airport.

The applicant had initially requested for a height of 42 m AMSL on 04.01.2011 against which they were authorized 26.43 m AMSL vide letter dated 25.05.2012. The applicant reiterated for a height of 42 m AMSL vide letter dated 25.04.2012 and subsequently revised to 45.65 m AMSL dated 23.11.2012 online request.

Applicant had requested higher height quoting that there are high rise buildings in vicinity of the plot.

The case was earlier heard in AC meeting held on 09.01.13 wherein the Committee decided that the case be taken up for examination after the ASR has been shifted and operationalised at its new location.

While reviewing in this Committee, it is observed that the maximum height permissible is 44.99 m AMSL taking into consideration the new radar. The applicant in this meeting had clarified that they need 42 m AMSL as per their earlier request of 25th April, 2012.

Committees' Decision: Authorisation be issued for grant of NOC for a height of 42 m AMSL.

14. Sh. Mohinderpal Singh Bharara, Mumbai.

Case No.: MUM/09/167
CHQ File No.: AAI/20012/52/2012-ARI(NOC)
NOCAS ID.: SNCR/WEST/B/091212/003
Site Address: CTS No.472-A, 472-B, 472-C, 463, 464, 465, 467, 474, 475 and 476 of Village Chakala, Andheri(East), Mumbai.

The proposed site lies in IHS and is 1471 m from Rwy 14 of Santacruz Airport.

The applicant had earlier applied for a height of 60.102 m AMSL on 09.04.2009 against which they were granted 48.84 m AMSL vide letter dated 16.06.2009 and the applicant requested for a revised height of 54.05 m AMSL vide letter dated 26.03.2012.

The case was earlier heard in the AC meeting of 9th January, 2013, and the Committee then decided to approve the height sought by the applicant and authorization of 54.05 m AMSL was issued vide letter dated 26.08.2013 subject to physical verification of the site.

This Committee noted that on physical verification the actual site elevation is 20.569 m AMSL against 16.502 m AMSL as furnished by the applicant. Based on this NOC for 54.05 m AMSL was issued in letter dated 26.08.2013.

The applicant had requested for a revised height of 56.569 m AMSL vide letter dated 21.09.2013. The applicant had submitted section plan, terrace floor plan with location of lift machine room, staircase cabin and overhead water tank.

The Committee further observed that the height requested 56.569 m AMSL for lift-room staircase and overhead water tank is less than the AGA limitation of 56.9 m AMSL and is also less than the CNS criteria of 56.84 m AMSL.

Committees' Decision: Authorisation be issued for grant of NOC for a height of 56.569 m AMSL for providing lift machine room, staircase and overhead water tank. Height clearance for the rest of the building remains 54.05 m AMSL as issued earlier.

15. M/s Kumar Housing Ltd., Mumbai.

Case No.: MUM//11/124
CHQ File No.: AAI/20012/188/2011-ARI(NOC)
NOCAS ID: SNCR/WEST/B/101912/007
Site Address: C.T.S No. 74(Pt.) of Village Ghatkopar (West), Mumbai.

The proposed site lies in Inner Horizontal Surface and is at a distance of 3152 m AMSL from Rwy 27 of Santacruz Airport. The applicant had initially requested a height of 121.60 m AMSL vide letter dated 22.02.2011 against which they were granted a height of 56.27 m AMSL vide letter dated 27.07.2011. The applicant in its letter dated 13.06.2012 has requested for height of 93.85 m AMSL claiming shielding benefit with respect to natural terrain.

The case was earlier heard in Appellate Committee Meetings of 24.09.2013 and on 27.12.2013. The applicant was advised to submit contour maps duly certified by Survey of India or MCGM indicating therein the site location. The applicant has submitted contour maps vide letter dated 10th January, 2014 and was listed for the meeting of 30.01.2014 which was not attended by the applicant indicating their inability to attend AC Meeting of 30.01.2014 as the justification letter from MCGM was awaited.

The Committee noted that height of 60.04 m AMSL only is permissible as per SO 84(E) shielding criteria. Admissibility of higher height as requested by the applicant can be examined through Aeronautical Study only.

The case was listed for this Committee Meeting in which the applicant was absent and had requested deferment.

Committees' Decision: The applicant may be informed that the height of 60.04 m AMSL is permissible as per existing shielding criteria. If they desire, they may request for Aeronautical Study. The applicant may be called for next meeting on receipt of communication from him.

16. M/s Kumar Housing Ltd., Mumbai.

Case No.: MUM//11/234
CHQ File No.: AAI/20012/189/2011-ARI(NOC)
NOCAS ID: SNCR/WEST/B/101912/009
Site Address: C.T.S No. 74(Pt.) of Village Ghatkopar, Mumbai.

The proposed site lies in Inner Horizontal Surface and is at a distance of 3088 m AMSL from Rwy 27 of Santacruz Airport. The applicant had initially requested a height of 121.37 m AMSL vide letter dated 07.04.2011 against which they were granted a height of 56.27 m AMSL vide letter dated 03.11.2011. The applicant in its letter dated 15.10.2012 has requested for height of 129 m AMSL claiming shielding benefit from natural terrain.

The case was earlier heard in Appellate Committee Meetings held on 24th September, 2013 and 27th December, 2013. The applicant was advised to submit contour maps duly certified by Survey of India or MCGM indicating therein the site location. The applicant has submitted contour maps vide letter dated 10th January, 2014 and was listed for the meeting of 30.01.2014 which was not attended by the applicant indicating their inability to attend AC Meeting of 30.01.2014 as the justification letter from MCGM was awaited.

The Committee decided that shielding criteria is not applicable on the site. Admissibility of higher height can be examined through Aeronautical Study only.

Committees' Decision: The applicant may be informed that shielding criteria is not applicable. If they desire they may request for Aeronautical Study. The applicant may be called for next meeting on receipt of communication from him.

17. M/s Indiabulls Real Estates Co. Pvt. Ltd. Mumbai.

Case No.: MUM/ 10/449
CHQ File No.: AAI/20012/37/2011-ARI(NOC)
NOCAS ID.: SNCR/WEST/B/072012/004
Site Address: C.T.S No. 841 of Lower Parel Division in G/southward, Mumbai.

The site lies in the Outer Conical Surface and is 8968 m from Rwy 09 of Santacruz Airport. The applicant had earlier requested a height of 319.379 m AMSL in their letter dated 14.07.2010 against which they were granted a height of 170.33 m AMSL in letter dated 6.01.11. Subsequently the applicant revised their height requirement to 327.52 m AMSL in their letter dated 7.02.2011.

The applicant requested additional height to consume FSI upto 4 granted to them vide MCGM letter dated 26.7.2013.

The case was heard in the earlier Committee meeting of 24.09.2013 wherein it was decided that the applicant would submit their revised building plans and their calculations for CNS simulation which would be reexamined in AAI. The case was subsequently heard on 27th December, 2013.

The applicant in the AC meeting of 30th January, 2014 informed that the required documents/information have been submitted to AAI and also the CNS simulation report as prepared by them. The Committee decided that the case to be examined by AAI on the basis of information/documentation received from the applicant and thereafter brought to the Appellate Committee.

AAI reported that while examining the case it was observed that a number of Indiabulls projects are in progress at or near the same site. It is required to examine this case with respect to their other cases also.

Committees' Decision: Indiabulls may be advised to submit details of all cases near the site for examination by AAI.

18. M/s Indiabulls Real Estates Co. Pvt. Ltd. Mumbai.

Case No.: MUM/ 10/447
CHQ File No.: AAI/20012/36/2011-ARI(NOC)
NOCAS ID.: SNCR/WEST/B/072012/009
Site Address: C.T.S No. 841 of Lower Parel Division in G/southward, Mumbai.

The site lies in the Outer Conical Surface and is 8624 m from Rwy 09 of Santacruz Airport. The applicant had earlier requested a height of 315.879 m AMSL in their letter dated 18.06.2010 against which they were granted a height of 166 m AMSL in letter dated 21.12.2010 and after review at AAI, CHQ the permissible top elevation is 167.01 m AMSL. Subsequently the applicant revised their height requirement to 326.779m AMSL in their letter dated 7.02.2011 and online dated 20.07.2012.

The applicant requested additional height to consume FSI upto 4 granted to them vide MCGM letter dated 26.7.2013.

The case was earlier heard in the Committee meeting of 24th, 27th and 28th May, 2013. Subsequently the case was heard on in the AC meeting of 24th September, 2013 wherein it was decided that the applicant would submit their revised building plans and their calculations for CNS simulation which would be reexamined by AAI.

It was informed by GM(CNS), AAI that the plans submitted by the applicant, it is reported that the building falls under large object as such no additional height is admissible.

In view of multi-radar criteria, the Committee noted that the permissible top elevation is 163.2798 m AMSL due existing ASR/MSSR as per CNS criteria.

Committees' Decision: The applicant may be informed of permissible top elevation of 163.2798 m AMSL.

19. M/s Prestige Estates Projects Ltd., Hyderabad. (Sri R. Suresh Kumar)

Case No.: HY/44/2013
CHQ File No.: AAI/20012/79/2013-ARI(NOC)
NOCAS ID: HYDE/SOUTH/B/022013/004
Site Address: Survey No.14(Part), Kondapur Village, Serilingampally Mandal, Ranga Reddy District, A.P.

The proposed site lies in Approach Surface and is 8778.72 m from the basic strip of Rwy 09 of Hyderabad Airport. The applicant had initially requested a height of 713.15 m AMSL vide their letter dated 20.02.2013 against which they were granted a

height of 649 m AMSL vide letter dated 05.04.2013. The applicant thereafter in his letter dated 26.06.2013 requested a revised height of 681.37 m AMSL and had requested Aeronautical Study to make the project viable.

The Appellate Committee in its earlier meeting of 30th January, 2014 after reviewing the case observed that revised height requested is slightly more than the AGA permissible height and when the same was brought to the notice of the applicant they were prepared to reduce the revised height to 675 m AMSL well within AGA surfaces for which they will submit a formal application. It was decided that on receipt of formal application for revised new height of 675 m AMSL from the applicant the case will be examined from PAN OPS criteria to determine the maximum permissible height.

This Committee while reviewing the case observed that as per the PANS OPS criteria the maximum permissible height is 649 m AMSL.

Committees' Decision: The applicant's request for the revised height of 675 m AMSL is not permissible.

20. M/s Saurashtra Chemicals Ltd., Porbandar.

Case No.: MUM/12/PB/NOCAS/390
CHQ File No.: AAI/20012/78/2013-ARI(NOC)
NOCAS ID: PROB/WEST/B/062012/014
Site Address: Survey No. 22, Porbandar-360575, Taluka Dist Porbandar.

The proposed site lies in Inner Horizontal Surface of Porbandar Airport at a distance of 3774 m from Rwy 09. The applicant had initially requested a height of 76.555 m AMSL vide their letter dated 26.10.2012 against which they were granted a height of 52.015 m AMSL vide letter dated 27.02.2013. The applicant in its letter dated 16.01.2014 has reiterated for height of 76.555 m AMSL to make his project viable.

The case was listed for the meeting of 30th January 2014 in which the applicant was absent and Committee decided that applicant may be given a new date on receipt of application from them for appearing in the meeting.

The case was listed for the meeting of this Committee of 7th March, 2014 the applicant requested to consider this case alongwith their another case in next meeting.

Committees' Decision: The applicant to be called in the next meeting.

21. M/s Videocon Developers Ltd., Mumbai.

Case No.: MUM/12/NOCAS/53
CHQ File No.: AAI/20012/82/2013-ARI(NOC)

NOCAS ID.: JUHU/WEST/B/043013/012
Site Address: CTS No. F/1434-A of Village Bandra(West) at Bandra (W),
Mumbai.

The proposed site lies in IHS and is 3382m from Rwy 09 of Santacruz Airport. The applicant had earlier applied for a height of 66.275 m AMSL on 27.06.12 against which they were granted 56.27 m AMSL vide letter dated 13.09.2012. Subsequently the applicant applied for revised height of 85 M AMSL vide letter dated 09.05.2013.

Applicant requesting aeronautical study as their project is redevelopment project of existing society.

The case was earlier heard in the AC meeting of 27th December, 2013 wherein the applicant was asked to provide support letter from the local state authorities for the project and also justification for the height sought. The applicant had submitted the letter from MCGM dated 20.01.2014.

This Committee reviewed the MCGM letter which has detailed the setback area and the application of DCR 35(4) for road widening. The MCGM letter however justified the height of 65.72 m AMSL.

Committees' Decision: Aeronautical Study be conducted to determine whether the height of 65.72 m AMSL as justified by MCGM for the project is permissible or not at the site.

22. M/s Patel Engineering Ltd., Mumbai.

Case No.: MUM/12/NOCAS/054
CHQ File No.: AAI/20012/38/2013-ARI(NOC)
NOCAS ID.: JUHU/WEST/B/063012/032
Site Address: CTS No. F/1B of Village Bandra(West) , Mumbai.

The proposed site lies in IHS and is 2883m from Rwy 09 of Santacruz Airport. The applicant had earlier applied for a height of 115.33 m AMSL on 2.07.12 against which they were granted 56.27 m AMSL vide letter dated 15.10.12. Subsequently the applicant applied for revised height of 70 M AMSL vide letter dated 23.01.13.

Applicant requesting aeronautical study as their project is a Residential Development.

The case was last heard in AC meeting held on 27th December, 2013 and Committee decided that applicant to provide letter from local Municipal authorities supporting their project and justifying the revised height sought.

MCGM letter dated 28.01.14 received from the applicant.

This Committee reviewed the letter from MCGM which has detailed the setback under the DCR 35(4) and has recommended height of 64.03 m AMSL.

Committees' Decision: Aeronautical Study to be conducted to determine whether the height as recommended by MCGM (64.03 m AMSL) is permissible at the site.

23. M/s Tivoli Park Apartment Pvt. Ltd., Kolkata.

Case No.: ER/412/2013
CHQ File No.: AAI/20012/140/2013-ARI(NOC)
NOCAS ID.: BEHA/EAST/B/082013/1591
Site Address: 225B, A.J. C Bose Road, Kolkata.

The proposed site lies in OHS and is 7346 m from Rwy 18 of Behala Airport. The applicant had earlier applied for a height of 230.10 m AMSL on 24.09.2013 against which they were granted a height of 185.661 m AMSL vide letter dated 09.01.2013. Subsequently the applicant reiterated the height of 230.10 M AMSL vide letter dated 24.01.2013.

Applicant requested desired height according to the requirement of his project.

The case was earlier heard in AC meeting of 30th January, 2014 wherein Committee decided that applicant to submit formal request for Aeronautical Study with support letter from the local state authorities justifying the height sought. The applicant thereafter submitted the request letter for Aeronautical Study and submitted the letter from the local authorities(Kolkata Municipal Corporation) dated 17.02.2014.

This Committee reviewed the letter issued by the Kolkata Municipal Corporation and it was observed that the recommendation letter is for conduct of Aeronautical Study only without justifying the requested height of the applicant.

Committees' Decision: The applicant to furnish letter from the local authorities (Kolkata Municipal Corporation) justifying the height as sought by the applicant or otherwise.

24. M/s Videocon Realty & Infrastructure Ltd., C/o Sh. Suresh M. Hedge, Mumbai.

Case No.: MUM/12/NOCAS/041
CHQ File No.: AAI/20012/84/2013-ARI(NOC)
NOCAS ID.: JUHU/WEST/B/062712/013
Site Address: CTS No. C/1652 of Village Bandra(West) at Bandra(West) at Bandra(West), Mumbai.

The proposed site lies in IHS and is 3143 m from Rwy 09 of Santacruz Airport. The applicant had earlier applied for a height of 90.835 m AMSL on 27.06.2012 against which they were granted a height of 56.27 m AMSL vide letter dated 09.01.2013. Subsequently the applicant revised the height required to 110 m AMSL in letter dated 9.01.2013 and requested Aeronautical Study as their project is redevelopment of existing society.

The case was earlier heard in AC meeting of 27th December, 2013 wherein the Committee decided that applicant to submit letter from local municipal authorities supporting their project and justifying their revised height.

The applicant submitted a letter from MCGM dated 20.01.2014 which was reviewed in this meeting and it was observed that an area of 233.30 Sq m is setback for road development. The Committee further observed that the MCGM letter had justified the height of 63.15 m AGL inclusive of overhead tank and lift machine room (i.e. 83.08 m AMSL)

Committees' Decision: Aeronautical Study to be conducted to determine whether the height recommended by MCGM (83.08 m AMSL) inclusive of overhead tank and lift machine room is permissible at the site or not.

25. M/s Godrej and Boyce, Hyderabad

Case No. : HY/284/11
CHQ File No.: AAI/20012/196/2011-ARI
NOCAS ID: HYDE/SOUTH/B/111512/025
Site Address: Survey Nos. 405, 406, 407(P), 408 & 409(P) at Kukatpally Village, Balanagar Mandel, Rangareddy District, A.P

The proposed site lies in IHS and is 3748 m from Rwy 09 of Hyderabad(Begumpet) Airport. The applicant had earlier applied for a height of 623 m AMSL on 22.08.2011 against which they were granted a height of 575.96 m AMSL vide letter dated 06.02.2012. Subsequently the applicant reiterated the height of 623 m AMSL in letter dated 03.05.2012.

The applicant requested for Aeronautical Study giving reference of nearby building which is reportedly 1 km from the proposed site.

The case was earlier heard in AC meeting 24th August, 2013 in which the applicant was required to submit letter from local authorities justifying the height sought and also the plot to accommodate road widening at that location. The applicant had submitted the letter from the Greater Hyderabad Municipal Corporation dated 20.01.2014.

This Committee reviewed the letter from the Greater Hyderabad Municipal Corporation which has stated that the width of the road has to be increased from existing 109 ft to 200 ft. as per the master plan. The letter has also quoted Rule 16 of GOM No.168 that height relaxation is given for such road widening purposes. The Committee however, observed that the letter does not specifically indicate the height required by the applicant for their building taking into consideration the requirement of road widening.

Committees' Decision: The applicant to provide letter from the Greater Hyderabad Municipal Corporation recommending the specific height required for the applicant's

project taking into consideration the requirement of road widening as per the local bodies bye-laws.

26. M/s Godrej and Boyce, Hyderabad

Case No. : HY/283/11
CHQ File No.: AAI/20012/197/2011-ARI
NOCAS ID: HYDE/SOUTH/B/071911/002
Site Address: Survey Nos. 407(P), 409(P), 410, 411, 412 & 413 of Kukatpally Village, Balanagar Mandel, Rangareddy District, A.P

The proposed site lies in IHS and is 3941m from Rwy 09 of Hyderabad(Begumpet) Airport. The applicant had earlier applied for a height of 624 m AMSL on 22.08.2011 against which they were granted a height of 575.96 m AMSL vide letter dated 07.02.2012. Subsequently the applicant reiterated the height of 624 m AMSL in letter dated 22.09.2012.

The applicant requested for Aeronautical Study giving reference of nearby building which is reportedly 1 km from the proposed site.

The case was earlier heard in AC meeting 24th August, 2013 in which the applicant was required to submit letter from local authorities justifying the height sought and also the plot to accommodate road widening at that location. The applicant had submitted the letter from the Greater Hyderabad Municipal Corporation dated 20.01.2014.

This Committee reviewed the letter from the Greater Hyderabad Municipal Corporation which has stated that the width of the road has to be increased from existing 109 ft to 200 ft. as per the master plan. The letter has also quoted Rule 16 of GOM No.168 that height relaxation is given for such road widening purposes. The Committee however, observed that the letter does not specifically indicate the height required by the applicant for their building taking into consideration the requirement of road widening.

Committees' Decision: The applicant to provide letter from the Greater Hyderabad Municipal Corporation recommending the specific height required for the applicant's project taking into consideration the requirement of road widening as per the local bodies bye-laws.

27. M/s Patel Engineering Ltd., Mumbai.

Case No.: MUM/12/NOCAS/034
CHQ File No.: AAI/20012/37/2013-ARI(NOC)
NOCAS ID.: JUHU/WEST/B/063012/033
Site Address: CTS No. F/875 & 877 of Village Bandra (West), F.P No.1A & 16 of TPS -III at Bandra(W), Mumbai..

The proposed site lies in IHS and is 3660 m from Rwy 09 of Santa Cruz Airport. The applicant had earlier applied for a height of 110.365 m AMSL on 02.07.2012 against which they were granted 56.27 m AMSL vide letter dated 15.10.2012. The applicant thereafter had revised their height requirement to 70 m AMSL vide letter dated 23.01.2013.

Applicant had requested Aeronautical Study as their project is for development of existing residential building. The case was heard in the earlier meeting of 27th December, 2013 wherein the Committee then noted that the revised height of 70 m AMSL also infringes the permissible AGA surface. The Committee then decided the applicant to provide letter from the local Municipal authorities supporting their project and justifying the revised height sought.

The applicant submitted letter from MCGM dated 28.01.2014.

This Committee examined the letter from the MCGM which had detailed the setback area for car parking and other requirements as per their bye-laws. The Committee further noted that the MCGM has justified a height requirement of 62.08 m AGL including overhead tank and lift machine room i.e. top elevation of 71.69 m AMSL as against a height 70 m AMSL sought by the applicant.

Committees' Decision: Aeronautical Study to be conducted to determine whether the height required by the applicant (70 m AMSL) is admissible or not at that site.

28. M/s Lodha Pranik Landmark Developers Pvt. Ltd., Mumbai.

Case No.: MUM/10/597
CHQ File No.: AAI/20012/14/2012-ARI(NOC)
NOCAS ID: JUHU/WEST/B/060313/13441
Site Address: CTS No. 586/1 of Village Pahadi, Goregaon and CTS No. 257/G of Village Goregaon at Goregaon (East), Mumbai.

The proposed site lies in Conical Surface of Santa Cruz Airport at a distance of 6070 m from Rwy 14. The applicant had initially requested a height of 262.250 m AMSL vide their letter dated 14.09.2010 against which they were granted a height of 160.43 m AMSL vide letter of AAI dated 08.08.2013. The applicant in its letter dated 04.09.2013 has requested for revised height of 202 m AMSL and had requested aeronautical study to consume full FSI.

The case was earlier heard in the AC meeting of 30th January, 2014 wherein it was decided that the applicant is required to produce letter from state authorities justifying revised height of 202 m AMSL and also clarifying the requirement of car parking in the project.

The applicant had submitted a letter from MCGM dated 7.2.2014.

This Committee examined the letter from MCGM wherein it has clarified that under DCR 33(24) public car parking has to be provided by the applicant which would be taken up by MCGM free of cost for which MCGM has granted FSI 3 to the applicant.

The Committee further noted that the MCGM has recommended the height requirement of 202 m AMSL for the project.

Committees' Decision: Aeronautical Study to be conducted to determine whether the height required by the applicant (202m AMSL) is admissible or not at that site.

29. M/s Abacus Real Estate Pvt. Ltd., Hyderabad (Shri N. Prabhu Ram).

Case No.: HY/13/39
CHQ File No.: AAI/20012/77/2013-ARI(NOC)
NOCAS ID.: HYDE/SOUTH/B/022113/016
Site Address: Survey No. 78, Fatehnagar Village, Sanathnagar, Balanagar Mandal, Ranga Reddy Dist. A.P.

The proposed site lies in IHS and is 2387m from Rwy 09 of Hyderabad Airport, Begumpet.

The applicant had earlier applied for a height of 577 m AMSL on 21.02.2013 online against which they were granted 574.80 m AMSL vide letter dated 02.04.2013. The applicant revised height requirement to 632 m AMSL vide letter dated 23.04.2013.

Applicant had requested aeronautical study to make his project viable and clarified that the plan of the building has been approved by the local authorities as per the regulation which caters to the width of the road. The case was examined in the earlier meeting of 27.12.2013 wherein the Committee then decided that the applicant to provide letter from the local Municipal authorities, which had approved their plan, supporting their project and justifying the revised height sought.

The applicant had submitted the letter dated 28.01.2014 from Greater Hyderabad Municipal Corporation.

This Committee examined the letter from above municipal authorities which has detailed the total area of 604 sq m to be the setback and has indicated the height concessions per unit setback area required for road widening as per their bye-laws. The Committee however noted that the Municipal Corporation's letter does not give the specific height requirements for the project nor there is support for the project in the form of building plan approval.

Committees' Decision: The applicant to provide letter from the Greater Hyderabad Municipal Corporation recommending the specific height required for the applicant's project taking into consideration the requirement of road widening as per the local bodies bye-laws.

30. M/s Suranjan Holding & Estate Developers Pvt. Ltd., Mumbai.

Case No.: MUM/11/290
CHQ File No.: AAI/20012/173/2011
NOCAS ID.: JUHU/WEST/B/020713/001
Site Address: CTS No.G/164-A(Pt.), G/164-B(Pt.) and G/626 of village
Bandra (W) at Santa Cruz, Mumbai.

The site is 2328 m from Rwy 09 end of Santa Cruz Airport and lies in the IHS. The applicant had earlier requested for a height of 93.75 m AMSL in their letter of 9th May, 2011 against which they were issued NOC for 56.27 m AMSL vide AAI letter of 13th January, 2012. Subsequently, the applicant had requested for revised height of 91 m AMSL in their letter of 08.01.2014.

The applicant had indicated that their project is under Development Control Regulation DCR33(10) under which they are to rehabilitate free of cost 369 eligible slum dwellers. The case was earlier listed for the meeting on 24.09.2013 wherein it was decided that the applicant to provide supporting letter from local state authorities justifying the requirement of height and clarifying that the project involves rehabilitation of slum dwellers under state regulations.

The letter from Slum Rehabilitation Authority Mumbai dated 11.12.2013 was submitted by the applicant.

This Committee during the review of the letter observed that the SRA, Mumbai has given FSI 3 for the project and has recommended a height of 72.6 m AGL. The applicant during the presentation stressed that initially the number of eligible slum dwellers were 369 which had later increased due to the state government policy of considering additional slum dwellers as eligible for allotment for which they have requested height of 91 m AMSL. SRA vide then above letter has requested for considering the case for 91m AMSL height.

Committees' Decision: Aeronautical Study to be conducted to determine whether the height requested by the applicant as 91 m AMSL is permissible or not at the site.

31. M/s Calcutta Infrastructure Infotech Projects Ltd., Kolkata.

Case No.: ER/155/2013
CHQ File No.: AAI/20012/97/2013-ARI(NOC)
NOCAS ID.: BEHA/EAST/B/020113/017
Site Address: 591A, Motilal Gupta Road, Kolkata-08.

The proposed site lies in IHS and is 3534m from Rwy 36 of Behala Airport. The applicant had initially requested for a height of 75.90 m AMSL vide letter dated 01.02.2013 online against which they were granted authorization of 48.32m AMSL vide letter dated 22.04.2013. The applicant reiterated their height requirement of 75.90 m AMSL vide letter dated 10.06.2013.

The case was earlier heard in the AC meeting of 27th December, 2013 wherein applicant requested higher height quoting that high rise buildings are in the vicinity of their plot. The Committee took note that the height sought is infringing into the permissible AGA surface. The Committee also considered that the site which, though lies within the IHS of Behala Airport, is in the OHS of Kolkata Airport and that Behala Airport is a VFR airport with non-instrument runway leaving no scope of carrying out Aeronautical Study with respect to Behala Airport. The Committee then decided that the applicant to provide letter from the local Municipal authorities supporting their project and justifying the height sought.

The letter from the Kolkata Municipal Corporation was received on 10.02.2014.

This Committee on examining the letter observed that the Kolkata Municipal Corporation while quoting the relevant rule of the state local authorities has recommended a height of 59.5 m AGL for the building to which needs to be added the height for overhead tank, lift machine room and stair room totaling 65.9 m AGL i.e. 75.9 m AMSL. The Committee further observed that the height sought is permissible from CNS criteria.

Committees' Decision: Authorisation be granted to issue NOC for a total height of 75.9 m AMSL.

32. M/s Brighton Architects Pvt. Ltd., Mumbai.

Case No.: MUM/12/NOCAS/108
CHQ File No.: AAI/20012/103/2013-ARI(NOC)
NOCAS ID: SNCR/WEST/B/052813/005
Site Address: CTS No. 465(Pt.) of Village–Mohile, “L” Ward, Kurla Ghatkopar Link Road, Mumbai.

The proposed site lies in Inner Horizontal Surface of Santa Cruz Airport at a distance of 1660 m from Rwy 27. The applicant had initially requested a height of 82.65 m AMSL vide their letter dated 27.02.2012 against which they were granted a height of 56.90 m AMSL vide letter dated 31.05.2013. The applicant in its letter dated 19.07.2013 has requested for height of 82.50 m AMSL.

Applicant had requested Aeronautical Study as their project is a redevelopment project having commercial tenements.

The case was earlier heard in the meeting of 30th January, 2013 and the Committee then while examining the case observed that the applicant's request for Aeronautical Study is not supported with justification letter from the local state authorities. The applicant informed in the meeting that they had applied for the same and letter from the local state authorities is expected soon which they will submit in the next 15 days. The Committee then decided that after receipt of local state authorities support and justification letter from the applicant, their case will be considered for Aeronautical Study.

The applicant had submitted MCGM letter dated 17.02.2014.

This Committee reviewed the MCGM letter which only gives the general conditions to be followed as per DCR 35(4), TDR of the state authorities and other conditions. Though the letter recommends the Aeronautical Study there is no specific recommendation/justification for the project and the height sought.

Committees' Decision: In view of no justification/recommendation for the project and specific height requirement, Aeronautical Study cannot be permitted.

33. M/s Indiabulls Infraestate Ltd., Mumbai.

Case No.: MUM/12/NOCAS/362
CHQ File No.: AAI/20012/130/2013-ARI(NOC)
NOCAS ID: JUHU/WEST/B/120112/012
Site Address: CS No. 131,132 & 1/132 of Bharat & Podar Mill, Mumbai.

The proposed site lies in Outer Horizontal Surface of Santa Cruz Airport at a distance of 11319 m from ARP. The applicant had initially requested a height of 210.45 m AMSL vide their letter dated 13.12.2012 against which they were granted a height of 178.134 m AMSL vide letter dated 26.06.2013. The applicant in its letter dated 19.09.2013 has requested for revised height of 192.55 m AMSL for Tower-B and 216.45 m AMSL for Tower-C.

Applicant had requested higher height to make project viable.

The case was earlier heard in the meeting of 30th January, 2014 wherein the Committee decided that the applicant to furnish letter from the local state authorities clarifying the total height for each of the two referred buildings being recommended by them. During the presentation by the applicant the Committee then observed that the project involves four buildings of which only two buildings i.e. Tower B and Tower C, the height sought i.e. 192.55 m AMSL and 216.45 m AMSL respectively are exceeding the permissible limits being restricted from CNS criteria. The Committee further observed that MCGM letter dated 14.11.2013 has not recommended the height sought for the specific buildings and that during presentation the applicant had informed that the letter from MCGM has not taken into consideration the additional height for water tank and lift room.

The Committee then decided that the applicant to furnish letter from the local state authorities clarifying the total height for each of the two referred buildings Tower-B and Tower-C.

The MCGM letter dated 18.2.2014 has been received.

This Committee while examining the letter observed that the specific height recommended by the state authorities upto terrace level is 177.10 m AGL for Tower-B and 200.30 AGL for Tower-C and had not made any recommendation for specific additional height for overhead tank, lift machine, fire fighting and lightening arrestor.

The Committee also observed that the applicant has asked for higher height of 15.45 m AMSL and 16.15 m AMSL for lift machine room and overhead water tank which appears to be on higher side. Moreover the section plan submitted by the applicant for Tower-C indicates requirement of a height about 9 m only for stairs and lift machine room.

The Committee further observed that the heights recommended for two towers are within permissible AGA criteria but are restricted due to ASR.

Committees' Decision: Applicant may be advised to bring MCGM recommendation for specific height including lift machine room, stair case etc. and resubmit revised drawings.

34. M/s Cyber City Builders and Developers Pvt. Ltd., Hyderabad (Shri Venu Vinod)

Case No.: HY/182/2013
CHQ File No.: AAI/20012/119/2013-ARI(NOC)
NOCAS ID.: HYDE/SOUTH/B/062813/14750
Site Address: Rainbow Vistas Phase- III, Commercial Block on open land in Survey No. 81, 101, 102, 108, 109, 110,111 &112, Moosapet Village, Balanagar Mandal, Kukatpally Municipality, Ranga Reddy Dist, A.P.

The proposed site lies in Conical Surface and is 4822 m away from Rwy 09 of Hyderabad Airport. The applicant had earlier applied for a height of 671 m AMSL on 28.06.2013 online against which they were granted 613.55 m AMSL vide letter dated 20.08.2013. The applicant reiterated the height of 671M AMSL vide letter dated 11.10.2013.

Applicant requested higher height quoting that there are many buildings of height more than 75m near his project.

The case was earlier heard in the AC meeting of 27th December, 2013 and the Committee then decided that applicant to provide letter from the local municipal authorities supporting their project and justifying the height sought.

The applicant has subsequently requested for Aeronautical Study vide letter dated 25.02.2014 and has submitted the letter dated 19.02.2014 from Greater Hyderabad Municipal Corporation.

This Committee reviewed the letter received from the Greater Hyderabad Municipal Corporation which has specified the quantum of open space and width of road for heights of 50-55 m AGL and incremental heights to be granted for road widening. There is no specific recommendation for height requirement vis-a-vis building plan under consideration of local state authorities.

Committees' Decision: The request for Aeronautical Study cannot be granted and the applicant be advised to submit letter from the local state authorities justifying the height requirement as per their state regulations.

35. M/s Cyber City Builders and Developers Pvt. Ltd., Hyderabad (Shri Venu Vinod)

Case No.: HY/195/2013
CHQ File No.: AAI/20012/123/2013-ARI(NOC)
NOCAS ID.: HYDE/SOUTH/B/062813/14766
Site Address: Rainbow Vistas Phase- V, Residential Block-5 on open land in Survey No. 81, 101, 102, 108, 109, 110,111 &112, Moosapet village, Balanagar Mandal, Kukatpally Municipality, Ranga Reddy Dist, A.P.

The proposed site lies in Conical Surface and is 4612 m away from Rwy 09 of Hyderabad Airport (Begumpet). The applicant had earlier applied for a height of 657 m AMSL on 28.06.2013 online against which they were granted 602.30 m AMSL vide letter dated 20.08.2013 and applicant reiterated for height of 657 m AMSL vide letter dated 11.10.2013.

Applicant requested higher height quoting that there are many buildings of height more than 75m near his project.

The case was earlier heard in the AC meeting of 27th December, 2013 and the Committee decided that applicant to provide letter from the local municipal authorities supporting their project and justifying the height sought.

The applicant has subsequently requested for Aeronautical Study vide letter dated 25.02.2014 and has submitted the letter dated 19.02.2014 from Greater Hyderabad Municipal Corporation.

This Committee reviewed the letter received from the Greater Hyderabad Municipal Corporation which has specified the quantum of open space and width of road for heights of 50-55 m AGL and incremental heights to be granted for road widening. There is no specific recommendation for height requirement vis-à-vis building plan under consideration of local state authorities.

Committees' Decision: The request for Aeronautical Study cannot be granted and the applicant be advised to submit letter from the local state authorities justifying the height requirement as per their state regulations.

36. M/s Cyber City Builders and Developers Pvt. Ltd., Hyderabad (Shri Venu Vinod)

Case No.: HY/219/2013
CHQ File No.: AAI/20012/122/2013-ARI(NOC)
NOCAS ID.: HYDE/SOUTH/B/071313/15153

Site Address: Rainbow Vistas Phase- II, Residential Block-O on open land in Survey No. 81, 101, 102, 108, 109, 110, 111 & 112, Moosapet Village, Balanagar Mandal, Kukatpally Municipality, Ranga Reddy Dist, A.P.

The proposed site lies in Conical Surface and is 4996 m away from Rwy 09 of Hyderabad Airport(Begumpet). The applicant had earlier applied for a height of 671 m AMSL on 13.07.2013 online against which they were granted 621.05 m AMSL vide letter dated 13.08.2013 and applicant reiterated for height of 671 m AMSL vide letter dated 11.10.2013.

Applicant requested higher height quoting that there are many buildings of height more than 75m near his project.

The case was earlier heard in the AC meeting of 27th December, 2013 and the Committee decided that applicant to provide letter from the local municipal authorities supporting their project and justifying the height sought.

The applicant has subsequently requested for Aeronautical Study vide letter dated 25.02.2014 and has submitted the letter dated 19.02.2014 from Greater Hyderabad Municipal Corporation.

This Committee reviewed the letter received from the Greater Hyderabad Municipal Corporation which has specified the quantum of open space and width of road for heights of 50-55 m AGL and incremental heights to be granted for road widening. There is no specific recommendation for height requirement vis-à-vis building plan under consideration of local state authorities.

Committees' Decision: The request for Aeronautical Study cannot be granted and the applicant be advised to submit letter from the local state authorities justifying the height requirement as per their state regulations.

37. M/s Cyber City Builders and Developers Pvt. Ltd., Hyderabad (Shri Venu Vinod).

Case No.: HY/176/2013
CHQ File No.: AAI/20012/120/2013-ARI(NOC)
NOCAS ID.: HYDE/SOUTH/B/062813/14734
Site Address: Rainbow Vistas Phase- III, Residential Block-A on open land in Survey No. 81, 101, 102, 108, 109, 110,111 &112, Moosapet village, Balanagar Mandal, Kukatpally Municipality, Ranga Reddy Dist, A.P.

The proposed site lies in Conical Surface and is 5178 m away from Rwy 09 of Hyderabad Airport (Begumpet). The applicant had earlier applied for a height of 662 m AMSL on 28.06.2013 online against which they were granted 629.80 m AMSL

vide letter dated 20.08.2013 and applicant reiterated for height of 662 m AMSL vide letter dated 11.10.2013.

Applicant requested higher height quoting that there are many buildings of height more than 75m near his project.

The case was earlier heard in the AC meeting of 27th December, 2013 and the Committee decided that applicant to provide letter from the local municipal authorities supporting their project and justifying the height sought.

The applicant has subsequently requested for Aeronautical Study vide letter dated 25.02.2014 and has submitted the letter dated 19.02.2014 from Greater Hyderabad Municipal Corporation.

This Committee reviewed the letter received from the Greater Hyderabad Municipal Corporation which has specified the quantum of open space and width of road for heights of 50-55 m AGL and incremental heights to be granted for road widening. There is no specific recommendation for height requirement vis-à-vis building plan under consideration of local state authorities.

Committees' Decision: The request for Aeronautical Study cannot be granted and the applicant be advised to submit letter from the local state authorities justifying the height requirement as per their state regulations.

38. M/s Cyber City Builders and Developers Pvt. Ltd., Hyderabad (Shri Venu Vinod).

Case No.: HY/179/2013
CHQ File No.: AAI/20012/121/2013-ARI(NOC)
NOCAS ID.: HYDE/SOUTH/B/062813/14741
Site Address: Rainbow Vistas Phase- III, Residential Block-D on open land in Survey No. 81, 101, 102, 108, 109, 110, 111 &112, Moosapet village, Balanagar Mandal, Kukatpally Municipality, Ranga Reddy Dist, A.P.

The proposed site lies in Conical Surface and is 4790 m away from Rwy 09 of Hyderabad Airport(Begumpet).

The applicant had earlier applied for a height of 672 m AMSL on 28.06.2013 online against which they were granted 608.30 m AMSL vide letter dated 20.08.2013 and applicant reiterated for height of 672 m AMSL vide letter dated 11.10.2013.

Applicant requested higher height quoting that there are many buildings of height more than 75m near his project.

The case was earlier heard in the AC meeting of 27th December, 2013 and the Committee decided that applicant to provide letter from the local municipal authorities supporting their project and justifying the height sought.

The applicant has subsequently requested for Aeronautical Study vide letter dated 25.02.2014 and has submitted the letter dated 19.02.2014 from Greater Hyderabad Municipal Corporation.

This Committee reviewed the letter received from the Greater Hyderabad Municipal Corporation which has specified the quantum of open space and width of road for heights of 50-55 m AGL and incremental heights to be granted for road widening. There is no specific recommendation for height requirement vis-à-vis building plan under consideration of local state authorities.

Committees' Decision: The request for Aeronautical Study cannot be granted and the applicant be advised to submit letter from the local state authorities justifying the height requirement as per their state regulations.

39. M/s Alcove Construction Pvt. Ltd., Kolkata.

Case No.: ER/41/2013
CHQ File No.: AAI/20012/67/2013-ARI(NOC)
NOCAS ID.: KOLK/EAST/B/110112/009
Site Address: 1, Cal Jessore Road, S.D.D.M. Ward No.27, Mouza – Shyamnagar, P.S – Dum Dum, Kolkata-700055, Dag No. 42(P), 77, 78, 789, 3267, 3268, 3269, 3270, 3271, 3272, 3274, 71, 72, 73, 74, 773, 778, 2078, 2079, 2299, 2300, 2326, 2327, 2328, 2329, 2330, 3279, 3280, 3281, 3283, 785, 786,787 and 3275.

The proposed site lies in conical surface and is 4178m from Rwy 01L of Kolkata Airport. The applicant had earlier applied for a height of 74.65 m AMSL on 08.02.2013 against which they were granted 50.25 m AMSL vide letter dated 08.03.2013. Subsequently the applicant has reiterated the height of 74.65m AMSL vide letter dated 02.04.2013.

The case was earlier heard in the AC meeting of 27th December, 2013 wherein the applicant requested higher height to make the project viable and that they have been granted FSI 3 by the local authorities for which they are requesting the height. During deliberations in the meeting, the applicant was advised that the height requested by them infringes into the permissible AGA surfaces and that an Aeronautical Study is required to be carried out for which necessary letter of support with justification for the height requested is required to be submitted. The Committee the decided that the applicant to furnish request letter for Aeronautical Study, if interested, alongwith letter of support with justification for the height requested from the local Municipal Body sanctioning the Plan.

The applicant had submitted the justification letter from Chairman South Dum Dum Municipality dated 30.01.2014 and also requested for Aeronautical Study. The applicant has requested to issue interim NOC for 60.91 m AMSL to facilitate continuation of his construction activity upto 60.91 m AMSL.

This Committee examined the letter submitted by the applicant and observed that local body had not justified the height requirement of 74.65 m AMSL as sought by the applicant. The Committee further observed that the height of 74.65 m AMSL infringes the permissible height from AGA as well as PANS OPS criteria.

Committees' Decision: Aeronautical Study cannot be granted as the letter from the local state authorities does not support the project and justify the height sought. The applicant may be informed of the above. Authorisation for issuance of NOC for 60.91 m AMSL as admissible may be issued.

40. Sh. A.R. Babu, Thiruvanthapuram.

Case No.: MM/429/2012/TVM/19/2012
CHQ File No.: AAI/20012/159/2012-ARI(NOC)
NOCAS ID.: THIR/SOUTH/B/120513/18846
Site Address: Survey No. 520/16, 518/8, 517/5-1, 517/5-1-1, 5189/11, 518/12, 520/5, 520/1, 520/3, 520/23, 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 approach surface and is 3597 m from Rwy 14 of Trivandrum Airport. The applicant had earlier applied for a height of 64.8 m AMSL on 07.02.2012 against which they were granted 49.26 m AMSL vide letter dated 11.10.2012 issued by AAI, Chennai. Subsequently the applicant has requested a revised height of 87.635 m AMSL online vide letter dated 22.03.2013.

The applicant requested Aeronautical Study to make the project viable.

The case was heard earlier in the AC meeting of 31st May, 2013 wherein the Committee decided that the Airport Director, Thiruvanthapuram will confirm after physical verification, the coordinates of the site presented by the applicant. After the applicant submitting formal application for Aeronautical Study and proper justification by the Local Authorities for the height (64.8 m AMSL) requested, the case may be considered for Aeronautical Study provided the site of construction is established to be out of approach surface.

The required Geo-coordinates and site elevation received from APD, Trivandrum which was examined in AAI

The Case was again heard in AC meeting held on 27th December 2013 wherein on presentation of the applicant it was advised to divide its plot in two parts, one inside

approach and second outside approach and submit revised building plans and request for consideration by Committee. The applicant has divided his plot as per above & hence submitted two NOCAS Ids on dated 06.02.14 which were corrected by applicant on 18.02.14:-

- A) THIR/SOUTH/B/020314/21204:-lies in approach surface of Rwy 14 at a distance of 3588m from Rwy end.
- B) THIR/SOUTH/B/021814/21740:-lies in IHS and is 3573m from Rwy 14 of Trivandrum Airport.

This Committee reviewed the submissions of the applicant and the information provided by them after deliberations and decisions of the earlier two meetings. The Committee observed that plot A above lies in the approach surface of Rwy 14 at a distance of 3588 m from Rwy end. The request for Aeronautical Study cannot be granted as it is in the approach surface. As regards, the other plot B above wherein the applicant has sought revised height 64.8 m AMSL as was in their earlier application, an aeronautical Study can be granted to determine whether the height 64.8 m AMSL is permissible.

Committees' Decision: Aeronautical Study for Plot A lying inside approach is not granted. Aeronautical Study for Plot B is granted to determine whether height requested 64.8 m AMSL is permissible or not.

41. M/s Ornate Spaces Pvt. Ltd., Mumbai. Mr. Vijay Sopan Machinder.

Case No.: MUM/11/174
CHQ File No.: AAI/20012/195/2011-ARI(NOC)
NOCAS ID: JUHU/WEST/B/081313/15817
Site Address: CTS No. 1A(Pt.), 2A(Pt.), 3(Pt.)4, 5(Pt.), 6(Pt.), 9A(Pt.), 9B/2(Pt.) of village Oshiwara, Mumbai.

The proposed site lies in Conical Surface of Santa Cruz Airport at a distance of 5892 m from Rwy 14. The applicant had initially requested a height of 154.90 m AMSL vide their letter dated 08.03.2011 against which they were granted a height of 125.41 m AMSL vide letter dated 11.01.2012 after review at AAI Corporate Headquarters. The applicant in its letter dated 12.08.2013 has requested for revised height of 220 m AMSL requesting aeronautical study to consume full FSI.

The case was earlier heard in the meeting of 30th January, 2013 wherein the Committee decided the applicant to submit letter from local state authorities supporting the project and justifying the height sought.

The applicant submitted the justification letter dated 06.02.2014.

This Committee examined the said letter which mentions curtailment of plot area from 8003 sq m to 6629 sq m due provisos to be incorporated from state regulations. The letter from MHADA dated 6.02.2014 while principally agreeing to the request of 220 m AMSL has not given any specific support for the height and has left it to the NOC issuing authorities to taken decision as per regulations.

Committees' Decision: The applicant may be advised to obtain letter from the local state authorities providing specific support to the project for the height(220 m AMSL) as requested by the applicant.

42. M/s Ideal Real Estate Ltd., Kolkata.

Case No.: ER/299/2013
CHQ File No.: AAI/20012/114/2013-ARI(NOC)
NOCAS ID.: BEHA/EAST/B/070413/14932
Site Address: 49 & 52, Buroshivtala, Main Road, Kolkata.

The proposed site lies in IHS and is 3979m from Rwy 18 of Behala Airport. The applicant had earlier applied for a height of 86.39 m AMSL on 04.07.2013 online against which they were granted authorization of 48.32m AMSL vide letter dated 29.07.2013. Subsequently the applicant had reiterated their height requirement of 86.39 m AMSL vide letter dated 07.08.2013.

The applicant in the earlier meeting of 27th December, 2013 requested higher height to make the project viable and also quoted that there are many projects which are within 4 km of Behala Airport having height of more than 100m AMSL. The Committee took note that the height sought is infringing into the permissible AGA surface. The Committee also considered that the site which, though lies within the IHS of Behala Airport, is in the OHS of Kolkata Airport and that Behala Airport is a VFR airport with non-instrument runway leaving no scope of carrying out Aeronautical Study with respect to Behala Airport. The Committee then decided the applicant to provide letter from the local Municipal authorities supporting their project and justifying the height sought.

The applicant subsequently submitted the Kolkata Municipal Corporation letter dated 05.03.2014.

This Committee reviewed the letter from Kolkata Municipal Corporation dated 5.03.2014 and observed that the local authorities had not supported the requested height. The Committee further observed that the requested height infringes into the permissible AGA surface.

Committees' Decision: There is no specific support from the local body for the project and the height requested. The applicant be informed accordingly.

43. M/s A.A. Estate Pvt. Ltd., Mumbai

Case No.: MUM/12/NOCAS/303
CHQ File No.: AAI/20012/46/2014-ARI(NOC)
NOCAS ID.: SNCR/WEST/B/110912/008
Site Address: Bldg 33, CTS No. 607, S.No. 341(Pt) of Village Bandra(East),
Mumbai.

The proposed site lies in IHS and is 3379 m from Rwy 09 of Santacruz Airport. The applicant had initially requested for a height of 90 m AMSL vide letter dated 15.11.2012 against which they were granted a height of 56.90 m AMSL vide letter dated 13.01.2014. Subsequently the applicant had reiterated their height requirement of 90 m AMSL vide letter dated 11.02.2014.

Applicant requested Aeronautical Study to consume full FSI.

The applicant had submitted the letter from MHADA dated 26.02.2014 which has been considered in this meeting wherein it has been observed that the project involves rehabilitation and has been granted FSI 3.5 under State Regulation DG 33(5). The MHADA letter also recommends that the top height of 86 m AGL may be granted for the project which is 90 m AMSL.

Committees' Decision: Aeronautical Study to be carried out to determine whether the height requested 90 m AMSL is permissible or not.

44. M/s A.A. Estate Pvt. Ltd., Mumbai

Case No.: MUM/12/NOCAS/302
CHQ File No.: AAI/20012/45/2014-ARI(NOC)
NOCAS ID.: SNCR/WEST/B/110912/009
Site Address: Bldg 10, CTS No. 607, S.No. 341(Pt) of Village Bandra(East),
Mumbai.

The proposed site lies in IHS and is 3275 m from Rwy 09 of Santacruz Airport. The applicant had initially requested for a height of 90 m AMSL vide letter dated 15.11.2012 against which they were granted a height of 56.90 m AMSL vide letter dated 13.01.2014. Subsequently the applicant had reiterated their height requirement of 90 m AMSL vide letter dated 11.02.2014.

Applicant requested Aeronautical Study to consume full FSI.

The applicant had submitted the letter from MHADA dated 26.02.2014 which was examined in this Committee and it is noted that the local body has supported the project quoting provisos of local rules for setback and had justified the maximum height of 82 m AMSL. The applicant in the meeting agreed to conduct Aeronautical Study for a height 82 m AMSL for this project.

Committees' Decision: Aeronautical Study to be carried out to determine whether the height requested 82 m AMSL is permissible or not.

45. M/s Joy Builders, Mumbai

Case No.: MUM/08/35
CHQ File No.: AAI/20012/10/2012-ARI(NOC)
NOCAS ID.: JUHU/WEST/B/072812/009
Site Address: CTS No. E/86/12 & E/99A of Village Bandra, Tal Andheri,
M.S.D., at Dr. Ambedkar Road, Khar (west), Mumbai.

The proposed site lies in IHS and is 2736 m away from Rwy 09 extremities of Santacruz Airport. The applicant had initially requested for a height of 49.53m AMSL vide letter dated 23.01.2008 and later revised to 66.50 m AMSL vide letter dated 29.06.2009 against which they were granted a height of 56.270 m AMSL vide letter dated 28.10.2009. Subsequently the applicant had requested revised height requirement of 102.5 m AMSL vide letter dated 10.04.2012 and subsequently revised to 111.5 m AMSL vide letter dated 01.08.2012.

After carrying out Aero Study by AAI, authorization for maximum permissible top elevation of 57.90 m AMSL at the location was issued to the applicant.

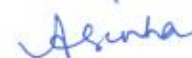
Applicant had requested vide letter dated 14.02.2014 for review of the above height derived from the Aeronautical Study. The Committee noted that the height is restricted due PANS OPS criteria due Glide Path inoperative Procedure Rwy 09 by taking into consideration secondary ILS surface as flat surface.

Committees' Decision: AAI to reexamine the Aeronautical Study report and submit their observations in the next meeting.


(V.SOMASUNDARAM)
MEMBER (ANS)


(J.S.RAWAT)
JT. DGCA


(K.GOHAIN)
TECHNICAL EXPERT


(ALOK SINHA)
JT. SECY, MOCA
CHAIRMAN, APPELLATE COMMITTEE

Place: New Delhi
Date: 7th March, 2014