

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

Minutes of the Meeting of the Appellate Committee for height clearance held on
22nd January, 2015

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 22nd January, 2015.

The following Committee members were present:-

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

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

1. Shri Prakash Sharad Joshi, M/s Richa Infra Development Pvt. Ltd., Mumbai.

Case No.: MUM/13/NOCAS/500
CHQ File No.: AAI/20012/88/2014-ARI (NOC)
NOCAS ID: SNCR/WEST/B/081013/15773
Site Address: F.P. No.-179, 180, 189, 189/1, 189/2, 189/4, 190, 191 of Mahim Division Mahim, Mumbai.

As per NOCAS, the proposed site lies in **Outer Conical Surface** and is at a distance of 7055 m from Rwy 09 of Santacruz Airport.

The applicant had initially requested a height of 245.16m AMSL vide letter dated 20.08.2013 against which they were granted a height of 128.50 AMSL vide letter dated 15.04.2014. The applicant in its letter dated 01.05.2014 has reiterated a height of 245.16m AMSL.

Applicant had requested Aeronautical Study stating that their project is redevelopment under DCR clause no. 33(7) which envisages the development of old cess building constructed prior to 1969.

The case was listed in this meeting but the applicant was absent.

Committees' Decision: The case to be taken up after three months only after the applicant makes a request for appearing in the Appellate Committee.

2. Shri Bhagwandas, M/s Pressteels & Fabrications Pvt. Ltd., Secunderabad.

Case No.: HY/34/2013
CHQ File No.: AAI/20012/85/2014-AR I(NOC)
NOCAS ID: HYDE/SOUTH/B/021813/025
Site Address: Premises No. 8-4-300/3, in Survey No. 79, Fateh Nagar Village,
Balanagar Mandal, RangaReddy Dist. A.P.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is at a distance of 2828 m from basic strip of Rwy 09 of Hyderabad Airport.

The applicant had initially requested a height of 580m AMSL (as per papers received from Hyderabad) against which they were granted a height of 574.80 AMSL vide letter dated 16.04.2013. The applicant in its letter dated 22.04.2014 has reiterated a height of 580m AMSL.

The applicant had requested higher height quoting that in same locality there are other buildings which got height clearance from AAI.

Vide letter dated 28.07.2014, the applicant had submitted a letter from Greater Hyderabad Municipal Corporation (GHMC).

This Committee examined the letter dated 28.07.2014 submitted by the applicant wherein it was observed that the local bodies endorsed the height requested subject to conditions that the applicant has to give land for road in front of the building. The Committee was of the view that the support letter from GHMC does not categorically recommend the height sought by the applicant.

Committees' Decision: The applicant to furnish letter from the local body categorically recommending the height sought by the applicant.

3. M/s Gujarat International Financial Tech-City (GIFT), ZFC GIFT City, Gandhinagar.

Case No.: AH/161/2014
CHQ File No.: AAI/20012/182/2014-ARI (NOC)
NOCAS ID.: AHME/WEST/B/070414/45927
Site Address: GIFT Master Plan –Demarcated Site for tall Buildings Gandhinagar.

As per NOCAS, the proposed site lies in **Outer Conical Surface** and is at a distance of 3838m from IHS of Ahmedabad Airport.

The applicant had initially requested a height of 476.24 AMSL vide letter dated 22.07.2014 against which they were granted a height of 146 m AMSL vide letter dated 04.08.2014. The applicant in its letter dated 04.09.2014 has reiterated the height of 476.24 to 213m AMSL for 9 buildings.

M/s GIFT had applied in 2008 for the same project and aeronautical study was carried out by ICAO in January, 2010. As permitted in ICAO report, NOC for various heights ranging from 173.90m AMSL to 191m AMSL was issued on 21.05.2010 comprising of 35 buildings.

M/s GIFT had thereafter applied for NOC through NOCAS on 04.07.2014 and NOC office at Ahmedabad examined their case after taking into consideration all the existing CNS facilities and procedures at Ahmedabad Airport and issued NOC for 146m AMSL.

Now, M/s GIFT has appealed to the Appellate Committee vide their letter dated 04.09.2014 to consider their project for permission of building height up to 476.24m AMSL for 09 buildings.

The case was heard in this meeting and the applicant informed that they got their site examined by American Company (M/s Capitol Airspace Group) and as per the examination of this Company they can get higher height. They have also submitted a copy of the report of this study done by the American Company. The applicant also explained the committee that the project is to develop a smart city at Ahmedabad which will form the Global Financial Hub. The applicant also apprised the committee about incorporating many new techniques for facilitating the servicing of the project. The applicant also clarified that there will be 9 buildings of higher heights. Building of more than 400 mtrs AGL to be located at the centre of the project. The Committee took note of the public importance of the project and that the earlier heights granted from 173.9 m AMSL to 191.0 m AMSL was as a result of Aeronautical Study carried out in 2010 and that subsequent to that Aeronautical Study there has been a change in the status of

CNS equipments at Ahemdabad Airport including the satellite data application from GAGAN.

Committees' Decision: An Aeronautical Study to be conducted through ICAO to determine the permissible height of the buildings as is in the master plan.

4. M/s Aqua Space Developers Pvt. Ltd., Hyderabad.

Case No.: HY/128/2014
CHQ File No.: AAI/20012/114/2014-ARI(NOC)
NOCAS ID: HYDE/SOUTH/B/041914/34396
Site Address: Residential Block-A on Plot No. 22, 23, 24, 31, 32 & 33 in Survey No. 83/1 in Hyderabad Knowledge City, Raidurg Panmaktha Village, Serilingampally Mandal & Municipality, Ranga Reddy Dist., A.P

As per NOCAS, the proposed site lies in **Outer Conical Surface** and is at a distance of 8413 m from Rwy 09 of Hyderabad Airport.

The applicant had initially requested a height of 694 m AMSL online dated 19.04.2014 against they were granted a height of 649m AMSL vide letter dated 03.06.2014. The applicant in its letter dated 16.06.2014 has requested for an increased height of 704 m AMSL requesting higher height quoting that in same and surrounding locality there are other building which got height clearance from AAI.

The applicant has submitted Greater Hyderabad Municipal Corporation letter (in original) dated 30.06.2014.

The case was heard in this meeting. The Committee took note of the Greater Hyderabad Municipal Corporation letter as submitted by the applicant in which GHMC had recommended a height of 130m AGL i.e. 704 m AMSL for which if required an Aeronautical Study may be conducted

Committees' Decision: Aeronautical Study may be conducted by AAI to find out whether height requested 704 m AMSL is permissible.

5. Shri Rajesh G. Jain, M/s Neumec Estate Developer LLP, Mumbai.

Case No.: MUM/13/NOCAS/506
CHQ File No.: AAI/20012/37/2014-ARI(NOC)
NOCAS ID: JUHU/WEST/B/072913/15462
Site Address: FP NO.296 of TPS-V, Vile Parel(East), Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is at a distance of 712 m from Rwy 09 of Santacruz Airport.

The applicant had initially requested a height of 55.37m AMSL vide letter dated 20.08.2013 and 55.35m AMSL vide letter dated 14.02.2014 against they were granted a height of 36.74m AMSL vide letter dated 18.03.2014. The applicant in its letter dated 22.08.2014 has requested for a reduced higher height of 49.22 m AMSL.

Applicant requested higher height stating that the proposed project scheme is being redeveloped for rehabilitation of existing occupants and also to utilize full FSI.

This Committee during the hearing was informed that the height at the proposed site is restricted due UHF link to 36.74m AMSL. The Committee however noted that earlier restriction of height due UHF link is no more valid as the UHF link has since been relocated. Further it was observed that site is located less than 2 km from the Kalina radar which therefore, would require a critical examination w.r.t. CNS criteria in the multi-radar environment for which the material of the external surface of the building also needs to be factored in.

Committees' Decision: The applicant to submit the details of material on buildings external surface on receipt of which AAI would re-examine to determine the permissible height.

6. Shri Nilesh H. Gunjal, C/o M/s Neumec Realty, Mumbai.

Case No.: MUM/13/NOCAS/68
CHQ File No.: AAI/20012/38/2014-ARI(NOC)
NOCAS ID: JUHU/WEST/B/112312/019
Site Address: F.P No.470 of TPS -V of Vile Parle (East), Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is at a distance of 729 m from Rwy 09 of Santacruz Airport.

The applicant had initially requested a height of 56.27m AMSL vide letter dated 01.02.2013 against they were granted a height of 35.159m AMSL vide letter dated 12.07.2013. The applicant in its letter dated 06.02.2014 has reiterated for a height of 49.22 m AMSL and subsequently requested for a height of 46.32m AMSL vide letter dated 22.08.2014.

Applicant requested additional height of 11.161m to utilize full FSI of the building.

This Committee heard the applicant and it was also noted that the revised height requested 46.32 m AMSL is below permissible AGA height and that the site is less than 2 km from nearest radar.

Committees' Decision: The applicant to submit the details of material on the buildings external surface on receipt of which AAI would reexamine to determine the permissible height.

7. M/s Sonal Dev. Con. Pvt. Ltd. Navi Mumbai.

Case No.: MUM/13/NM/NOCAS/161
CHQ File No.: AAI/20012/138/2014-ARI(NOC)
NOCAS ID: NAVI/WEST/B/030714/22743
Site Address: Plot No. 10 & 11, Sector-30 & 31, CBD Belapur, Navi Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is at a distance of 3105 m from Rwy 08L of Navi Mumbai Airport.

The applicant had initially requested a height of 53m AMSL vide letter dated 11.03.2014 against they were granted a height of 53m AMSL vide letter dated 05.05.2014. The applicant in its letter dated 21.07.2014 has requested increase in height requirement to 88.55 m AMSL.

Applicant requested higher height quoting that their proposed structure falls within the shadow zone of Parasik Hills and also there are number of structures just across which are of height close to or even higher height than the height applied by them.

The case was heard in the meeting. The representative of the applicant requested that the proposed structure falls within shadow zone of Parsik Hills and there are number of structures just across which are of height close to or even higher than applied by them. The Committee took note of their submission and observed that no shielding benefit is applicable to this site w.r.t. Parsik Hills. Moreover, it was informed that AAI has not granted any height to other buildings as claimed by the applicant.

Committees' Decision: The appeal is rejected.

8. Shri Sopan Prabhu, C/o M/s Midtown Holding Leasing and Properties Pvt. Ltd., Mumbai.

Case No.: MUM/12/NOCAS/NM/22
CHQ File No.: AAI/20012/94/2014-ARI(NOC)
NOCAS ID: NAVI/WEST/B/070312/0024
Site Address: Plot No. 2, Sector-8, Ulwe, Navi Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is at a distance of 3847 m from Rwy 08R of Navi Mumbai Airport.

The applicant had initially requested a height of 64.65m AMSL vide letter dated 13.07.2012 against they were granted a height of 53m AMSL vide letter dated 29.11.2012. The applicant in its letter dated 29.09.2014 has requested increase in height requirement to 75m AMSL.

Applicant requested aeronautical study to utilize FSI.

The case was listed in this meeting but the applicant was absent.

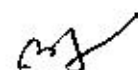
Committees' Decision: The case to be taken up after three months only after the applicant makes a fresh request for appearing in the Appellate Committee.

9. Shri Sanjay Chabriya, C/o Wadhwa & Deserve Builders LLP, Mumbai.

Case No.: MUM/14/NOCAS/220
CHQ File No.: AAI/20012/141/2014-ARI(NOC)
NOCAS ID: SNCR/WEST/B/042614/36970
Site Address: CTS No. 200 (Pt) of Village Wadhavali M/E ward, Chembur (E), Mumbai.

As per NOCAS, the proposed site lies in **Conical Surface** and is at a distance of 5504 m from Rwy 32 of Santacruz Airport.

The applicant had initially requested a height of 200 m AMSL vide letter dated 02.05.2014 against they were granted a height of 120.40m AMSL vide letter dated 04.07.2014. The applicant in its letter dated nil received on 30.07.2014 has requested increase in height requirement to 210m AMSL.



Applicant requested aeronautical study stating that his project is a slum development project rehabilitating 902 tenants.

The case was heard in this meeting and the Committee took note of the recommendation letter submitted by SRA and observed that this letter speaks about one sale building and some rehab buildings. The Committee was of the view that the SRA letter is not specific on height required for specific buildings. The Committee desired that the Aeronautical Study should be building specific with coordinates.

Committees' Decision: The Committee directed AAI/MIAL (Airport Operator) to carry out the physical verification of the site and obtain details of sale building (coordinates of the proposed building and the site elevation of the plot within those coordinates) for which applicant is requesting for Aeronautical Study, after which the case will be reconsidered by Appellate Committee. The Committee also directed that the applicant should provide clarification on total number of buildings (sale plus rehab) for the height requirements individually.

10. Shri Sanjay Chabriya, C/o Wadhwa & Deserve Builders LLP, Mumbai.

Case No.: MUM/14/NOCAS/218
CHQ File No.: AAI/20012/139/2014-ARI(NOC)
NOCAS ID: SNCR/WEST/B/042614/36962
Site Address: CTS No. 200 (Pt) of Village Wadhavali M/E ward, Chembur (E),
Mumbai.

As per NOCAS, the proposed site lies in **Conical Surface** and is at a distance of 5609 m from Rwy 32 of Santacruz Airport.

The applicant had initially requested a height of 200 m AMSL vide letter dated 02.05.2014 against they were granted a height of 120.40m AMSL vide letter dated 04.07.2014. The applicant in its letter dated nil received on 30.07.2014 has requested increase in height requirement to 210m AMSL.

Applicant requested aeronautical study stating that his project is a slum development project rehabilitating 902 tenants.

The case was heard in this meeting and the Committee took note of the recommendation letter from SRA which was not in original and also observed that the letter speaks about one sale building and some rehab buildings. The Committee desired that the Aeronautical Study should be building specific with coordinates.

Committees' Decision: The Committee directed AAI/MIAL (Airport Operator) to carry out the physical verification of the site and obtain details of sale building

(coordinates of the proposed building and the site elevation of the plot within those coordinates) for which applicant is requesting for Aeronautical Study after which the case will be reconsidered by Appellate Committee. The Committee also directed that the applicant should provide clarification on total number of buildings (sale plus rehab) for the height requirements individually.

11. Shri Sanjay Chabriya, C/o Wadhwa & Deserve Builders LLP, Mumbai.

Case No.: MUM/14/NOCAS/610
CHQ File No.: AAI/20012/144/2014-ARI(NOC)
NOCAS ID: SNCR/WEST/B/072713/15433
Site Address: CTS No. 200 (Pt) of Village Wadhavali, Chembur (E), Mumbai.

As per NOCAS, the proposed site lies in Conical Surface and is at a distance of 5683 m from Rwy 32 of Santacruz Airport.

The applicant had initially requested a height of 185 m AMSL vide letter dated 10.10.2013 against they were granted a height of 120.40m AMSL vide letter dated 31.03.2014. The applicant in its letter dated nil received on 30.07.2014 has requested increase in height requirement to 210m AMSL.

Applicant requested aeronautical study stating that his project is a slum development project rehabilitating 902 tenants.

The case was heard in this meeting and the Committee took note of the recommendation letter submitted by SRA which was not in original and also observed that this letter speaks about one sale building and some rehab buildings. The Committee desired that the Aeronautical Study should be building specific with coordinates. The Committee desired that the Aeronautical Study should be building specific with coordinates.

Committees' Decision: The Committee directed AAI/MIAL (Airport Operator) to carry out the physical verification of the site and furnish detail of sale building (coordinates of the proposed building and the site elevation of the plot within those coordinates) for which applicant is requesting for Aeronautical Study after which the case will be reconsidered by Appellate Committee. The Committee also directed that the applicant should provide clarification on total number of buildings (sale plus rehab) for the height requirements individually.

12. Shri Sanjay Chabriya, C/o Wadhwa & Deserve Builders LLP, Mumbai.

Case No.: MUM/14/NOCAS/219
CHQ File No.: AAI/20012/140/2014-ARI(NOC)
NOCAS ID: SNCR/WEST/B/042614/36972
Site Address: CTS No. 200 (Pt) of Village Wadhavali, M/E Ward, Chembur (E),
Mumbai.

As per NOCAS, the proposed site lies in **Conical Surface** and is at a distance of 5493 m from Rwy 32 of Santacruz Airport.

The applicant had initially requested a height of 200 m AMSL vide letter dated 02.05.2014 against they were granted a height of 120.40m AMSL vide letter dated 04.07.2014. The applicant in its letter dated nil received on 30.07.2014 has requested increase in height requirement to 210m AMSL.

Applicant requested aeronautical study stating that his project is a slum development project rehabilitating 902 tenants.

The case was heard in this meeting and the Committee took note of the recommendation letter submitted by SRA which was not in original and also observed that this letter speaks about one sale building and some rehab buildings. The Committee was of the view that the Aeronautical Study should be building specific with coordinates. The Committee desired that the Aeronautical Study should be building specific with coordinates.

Committees' Decision: The Committee directed AAI/MIAL (Airport Operator) to carry out the physical verification of the site and furnish detail of sale building (coordinates of the proposed building and the site elevation of the plot within those coordinates) for which applicant is requesting for Aeronautical Study after which the case will be reconsidered by Appellate Committee. The Committee also directed that the applicant should provide clarification on total number of buildings (sale plus rehab) for the height requirements individually.

**13. Shri Ved Ram Singh, Executive Engineer, Ministry of Urban Development,
New Delhi.**

Case No.: NR/2014/47
CHQ File No.: AAI/20012/58/2014-ARI(NOC)
NOCAS ID: SAFD/NORTH/B/012114/20480
Site Address: GPRA, Sarojini Nagar, New Delhi.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** of Safdarjung Airport and in **Approach Surface** of IGI Airport. This site is 920m away from Rwy 30 of Safdarjung Airport and is 7082m from basic strip of Rwy27 of IGI Airport.

The applicant had initially requested a height of 306.299 m AMSL vide letter dated 10.02.2014 against which they were granted a height of 260 m AMSL vide letter dated 17.02.2014. The applicant in its letter dated 03.03.2014 has reiterated the height of 306.299 m AMSL.

The applicant had requested higher height to fulfill the norms of MPD-2021 and stating that this redevelopment will enhance the supply/availability of residential & commercial space in the heart of the city at Sarojini Nagar.

The case was heard in this meeting and the Committee took note of revised requirement of height of 48 m AGL as informed by the applicant. The Committee also observed that the site falls in IHS of Safdarjung Airport and in approach surface of Rwy 27 of IGI Airport. The site is restricted w.r.t Safdarjung Airport whereas higher height may be permissible if examined w.r.t Rwy 27 of IGI Airport only. While taking note of the requirement of the applicant which is related to the development of existing Government Colony at Sarojini Nagar, the Committee explained to the applicant that because of proximity with Safdarjung Airport and also lying under the approach surface of Rwy 27, the height requested will not be permissible and that they may revise their height requirement which the applicant agreed to.

Committees' Decision:

The Committee directed the applicant to submit their revised height request below 48 m. The Committee further directed AAI to review the case if higher height can be permitted to this site through Aeronautical Study w.r.t Safdarjung Airport.

14. M/s A.R. Mehta and Associates, Mumbai.

Case No.: MUM/14/NOCAS/331
CHQ File No.: ~~AAI/20012/58/2014-ARI(NOC)~~ - AAI/20012/176/2014-AR(NOC)
NOCAS ID: JUHU/NORTH/B/071714/49037
Site Address: FP No.112A & 112B of TPS Bandra- IV in H-West Ward, Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 3645m from Rwy 09 of Santacruz Airport.

The applicant had initially requested a height of 69.35 m AMSL vide letter dated 24.06.2014 against which they were granted a height of 56.90 m AMSL vide letter dated 26.08.2014. The applicant in its letter dated 05.09.2014 has requested a height of 69 m AMSL and thereafter the applicant has increased the height requirement to 73.45m vide AMSL vide letter dated 16.10.2014 requesting higher height to consume full FSI and to make project viable.

The case was heard in this meeting and the Committee took note that applicant has neither requested for Aeronautical Study nor submitted any recommendation letter local authorities.

Committees' Decision: The appeal is rejected.

15. M/s Lakshdeep Estate & Hotel Ltd., Mumbai.

Case No.: MUM/14/NOCAS/152
CHQ File No.: AAI/20012/154/2014-ARI(NOC)
NOCAS ID: JUHU/NORTH/B/030514/22609
Site Address: CTS No. 360, 361, 362, 363, 364, 364/2, 365, 366, 367, 427 & 427/8 of Vile Parle, Village in K West Ward, Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 2020m from Rwy 14 of Santacruz Airport.

The applicant had initially requested a height of 90.75 m AMSL vide letter dated 11.03.2014 against which they were granted a height of 56.90 m AMSL vide letter dated 16.06.2014. The applicant in its letter dated 24.07.2014 reduced the height requirement to 71.25m AMSL.

Applicant has requested higher height to consume eligible sanctioned FSI and stating that project is for re-accommodation of existing tenants residing on the plot since the year 1950/1960.

The case was heard in this meeting and the Committee took note that applicant in the meeting has neither requested for Aeronautical Study nor submitted any recommendation letter from local authorities.

Committees' Decision: The appeal is rejected.

16. M/s Omkar Realtors & Developers Pvt. Ltd., Shri Anand V. Dhokay, Mumbai.

Case No.: MUM/14/NOCAS/132
CHQ File No.: AAI/20012/122/2014-ARI(NOC)
NOCAS ID: SNCR/WEST/B/010314/19733
Site Address: Plot bearing CS No.432 (Pt),437 (pt),440 (pt),645 to 650,653 (pt),
654, 655(pt), 658(pt), 659(pt), 854, 869, 870, 871 of Parel-Sewri
Parel Sewri, Mumbai.

As per NOCAS, the proposed site lies in **Outer Conical Surface** and is 8774m from Rwy 32 of Santacruz Airport.

The applicant had initially requested a height of 310.30 m AMSL vide letter dated 10.02.2014 against which they were granted a height of 214.49 m AMSL vide letter dated 20.03.2014. The applicant in its letter dated 17.06.2014 reiterated the height of 310.30m AMSL.

The applicant has requested higher height for proposed construction of sale building of the Slum Rehabilitation Scheme and had submitted an MCGM letter 21.12.2013 which was not in original.

The case was heard in this meeting and the Committee took note that applicant has requested the review of their case stating that there is a Slum Rehabilitation Scheme and they need a height of 310.30 m AMSL for sale building. The committee was informed their case was reviewed by AAI and the height as requested by the applicant is not admissible even after applying the multi-radar criteria at Mumbai Airport.

Committees' Decision: The appeal is rejected.

17. Shri Sanjay Chabriya, C/o M/s Wadhwa & Deserve Builders, Mumbai.

Case No.: MUM/14/NOCAS/222
CHQ File No.: AAI/20012/142/2014-ARI(NOC)
NOCAS ID: SNCR/WEST/B/042614/36977
Site Address: CTS No.220(Pt.) of Village Madavali M/E Ward, Chembur(E)
Mumbai.

As per NOCAS, the proposed site lies in **Conical Surface** and is 5698m from Rwy 32 of Santacruz Airport.

The applicant had initially requested a height of 200 m AMSL vide letter dated 02.05.2014 against which they were granted a height of 120.40 m AMSL vide letter

dated 04.07.2014. The applicant in its letter dated nil received on 30.07.2014 has increased the height requirement to 210m AMSL.

The applicant has requested Aeronautical Study stating that his project is a slum development project rehabilitating 902 tenants.

The case was heard in this meeting and the Committee took note of the recommendation letter submitted by SRA and observed that this letter speaks about one sale building and some rehab buildings. The Committee desired that the Aeronautical Study should be building specific with coordinates.

Committees' Decision: The Committee directed AAI/MIAL (Airport Operator) to carry out the physical verification of the site and furnish detail of sale building (coordinates of the proposed building and the site elevation of the plot within those coordinates) for which applicant is requesting for Aeronautical Study after which the case will be reconsidered by Appellate Committee. The Committee also desired that the applicant should provide clarification on total number of buildings (sale plus rehab) for the height requirements individually.

18. M/s Apollo Hospital Enterprise Ltd., Navi Mumbai.

Case No.: MUM/13/NM/NOCAS/295
CHQ File No.: AAI/20012/162/2014-ARI(NOC)
NOCAS ID: NAVI/WEST/B/031913/028
Site Address: Plot No.13, Sector-23, CBD Belapur, Navi Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 3109m away from Rwy 08L of Navi Mumbai Airport.

The applicant had initially requested a height of 71.75 m AMSL vide letter dated 02.05.2014 against which they were granted a height of 53 m AMSL vide letter dated 27.06.2014. The applicant in its letter dated 16.08.2014 has increased the height requirement to 80.65m AMSL.

The applicant requested higher height due shielding criteria stating that their site is at the foothill of Parsik Hill.

The case was listed in this meeting but the applicant was absent and neither his representative had any authorization from the applicant for which the Committee decided not to hear him. The representative was informed accordingly by the Committee.

Committees' Decision: The case to be taken up in the next Appellate Committee Meeting.

19. Shri Atul N. Patel, Mumbai.

Case No.: MUM/14/NOCAS/95
CHQ File No.: AAI/20012/166/2014-ARI(NOC)
NOCAS ID: JUHU/WEST/B/021314/21554
Site Address: CTS 224 & 227 of Village Majas at Jogeshwari(East), Mumbai.

As per NOCAS, the proposed site lies in **Conical Surface** and is 4432m from Rwy 14 of Santacruz Airport.

The applicant had initially requested a height of 106.765 m AMSL vide letter dated 21.02.2014 against which they were granted a height of 78.10 m AMSL vide letter dated 17.06.2014. The applicant in its letter dated nil received on 07.08.2014 has reiterated a height of 106.765m AMSL.

The applicant has requested higher height to consume entire FSI and to make project financial viable.

The case was listed in this meeting but the applicant was absent.

Committees' Decision: The case to be taken up after three months only after the applicant makes a request for appearing in the Appellate Committee.

20. Shri D.G. Balani, C/o Jatin M. Sheth, Mumbai.

Case No.: MUM/14/NOCAS/74
CHQ File No.: AAI/20012/148/2014-ARI(NOC)
NOCAS ID: SNCR/WEST/B/011014/19960
Site Address: CTS No.9 Chandivall, Powai, Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 3825m from Rwy 27 of Santacruz Airport.

The applicant had initially requested a height of 135.15 m AMSL vide letter dated 30.01.2014 against which they were granted a height of 56.90 m AMSL vide letter dated 05.06.2014. The applicant in its letter dated 18.07.2014 has reiterated a height of 135.15m AMSL.

Applicant requested higher height stating that their site of construction falls in the lap of high rise buildings existing as well as those under construction for height of 124m AMSL plus.

The applicant has submitted the MCGM letter dated 01.12.2014 in original.

The case was heard in this meeting and the applicant requested to carry out Aeronautical Study for his plot in order to achieve full development potential. The Committee examined that the MCGM letter dated 1.12.2014 as submitted by the applicant only states about the plans submitted by the builder and does not recommend any specific height.

Committees' Decision: In absence of justification and recommendations of MCGM the appeal is rejected.

21. M/s Accanoor Associates (Builders & Estate Developers), Mumbai.

Case No.: MUM/14/NOCAS/501
CHQ File No.: AAI/20012/136/2014-ARI(NOC)
NOCAS ID: JUHU/WEST/B/081413/15827
Site Address: CTS No. 64 of Village Ambivali at Jai Bhawani Mata Marg, Makadwadi, Andheri (East), Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 3966m from Rwy 14 of Santacruz Airport.

The applicant had initially requested a height of 97.695 m AMSL vide letter dated 20.08.2013 against which they were granted a height of 56.90 m AMSL vide letter dated 06.06.2014. The applicant in its letter dated 23.07.2014 has reiterated a height of 97.695m AMSL.

The applicant had requested Aeronautical Study stating that it is a redevelopment project approved under Slum Rehabilitation Scheme for Slum dwellers.

The case was heard in the meeting and the applicant informed that under Supreme Court Orders they need to rehabilitate slum dwellers therefore, they require to go higher. The applicant could not submit the copy or details of the Supreme Court Orders for which he was advised by the Committee to submit copy of the order.

Committees' Decision: The case to put up to the Committee after receipt of the Supreme Court Order.

22. Shri Apurv Kumar, Hotel Clarks, Amer, Jaipur,

Case No.: 0-27/NOC/348 CH/2014
CHQ File No.: AAI/20012/136/2014-ARI(NOC)
NOCAS ID: JAIP/NORTH/B/082114/58067
Site Address: Hotel Clarks Amer, JLN Marg, Jaipur

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 2641m from Rwy 09 of Jaipur Airport.

The applicant had initially requested a height of 39.93 m AGL against which they were granted a height of 1392.82 ft.(424.53m AMSL) vide letter dated 03.08.1990. The applicant in its letter dated 11.08.2014 has increased the height requirement to 432.93m AMSL.

Applicant appealed for height clearance for the already constructed building and as stated by the applicant the building was constructed in 1973 up to the height of 39.93m AGL for which they have later received NOC of 32.54m AGL in 1990.

This Committee heard the applicant who informed in the meeting that they had already constructed convention hall (a new construction in 2013 which was not the part of initial Hotel Clarks) height ranging between 32.54m and 39.93m AGL and confirmed that there is no height exceeding beyond 39.93 m AGL(432.93m AMSL)

The Committee was also informed that APD, Jaipur was requested for site inspection and to confirm the height of the building that has been increased after its initial construction in 1973 and also confirm the site coordinates as two of seven submitted coordinates are nearly 3.5/4.5 km away from the other earlier five coordinates. APD, Jaipur vide letter dated 30.05.2014 sent site coordinates and site elevation as 393 m AMSL from Survey of India. As the building was above OLS, the applicant was then advised to follow the appeal mechanism vide AAI letter dated 18.07.2014.

The applicant subsequently appealed vide letter dated 11.08.2014, (received through MoCA letter dated 09.09.2014) and in their appeal has submitted the NOCAS ID: JAIP/NORTH/B/082114/58067 for requested height of 432.93 m AMSL (S.E.: 393 m AMSL) and had also deposited appeal fees.

The Committee took note of the fact that building of height of 39.93 m AGL existed at the site since 1973 upto the height of 39.93 m AGL and NOC for height of 32.54 m AGL was issued subsequently in 1990. The Committee also took note that the hotel had obtained occupancy certificate in 1973 for the 8 floors then constructed. In view of the above, the Committee informed the applicant that they need to get the site examined through Aeronautical Study to assess the safety aspects. The applicant if agreeable to

the above shall also have to deposit the relevant fees for the conduct of Aeronautical Study.

Committees' Decision: Aeronautical Study to be conducted on the existing structure on receipt of formal request with fees from the applicant. Applicant also to furnish an undertaking conveying that if additional height as requested by them is not admissible even after aeronautical study than they will reduce the height of their structure to within permissible limits.

23. M/s Mahindra Lifespaces Developers, Mumbai.

Case No.: MUM/13/NOCAS/476
CHQ File No.: AAI/20012/99/2014-ARI(NOC)
NOCAS ID: SNCR/WEST/B/081413/15827
Site Address: CTS No. 243-A of Village Gundawali at Andheri(East), Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 2172m from Rwy 14 of Santacruz Airport.

The applicant had initially requested a height of 97.77 m AMSL vide letter dated 01.08.2013 against which they were granted a height of 56.90 m AMSL vide letter dated 26.02.2014. The applicant in its letter dated 17.05.2014 has reduced the height requirement to 76.813m AMSL for built up B1 and 76.27m AMSL for built up B2.

The applicant had requested for enhanced height for the two built up areas within the plot.

The case was heard in this meeting and the applicant informed that in addition to other constraints there are about 56 trees which are required to be preserved which further restrict their development on ground. The applicant has also submitted MCGM original letter dated 17.01.2015. The MCGM letter states about approval of Hon'ble M.C. of various concessions for buildings comprising of wing B1 and B2. The heights reflected in this letter are 42.60 m AGL and 47 m AGL which is not in conformity with the heights requested by the applicant vide letter dated 17.05.14.

Committees' Decision: The applicant to confirm their requirement of height w.r.t. MCGM letter submitted by them.

24. M/s Niraj Kakad Developers LLP, Mumbai.

Case No.: MUM/12/182
CHQ File No.: AAI/20012/174/2014-ARI(NOC)
NOCAS ID: JUHU/WEST/B/090112/017
Site Address: CTS No.F/34 of Village Bandra (West), FP No.595 A of TPS-III at Bandra(West), Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 2914m from Rwy 09 of Santacruz Airport.

The applicant had initially requested a height of 65.875 m AMSL vide letter dated 12.09.2012 against which they were granted a height of 56.275m AMSL vide letter dated 04.01.2013. The applicant in its letter dated 16.09.2014 has increased the height requirement to 66.875m AMSL.

The applicant had requested Aeronautical Study to consume eligible sanctioned FSI.

The case was heard in this meeting and the applicant informed that their project is a redevelopment project therefore they require additional vertical clearance up to 66.875 m AMSL. The Committee took note of the fact that there is no recommendation or justification letter from local state authorities.

Committees' Decision: The appeal is rejected.

25. M/s Niraj Kakad Constructions Pvt. Ltd., Mumbai.

Case No.: MUM/13/NOCAS/223
CHQ File No.: AAI/20012/172/2014-ARI(NOC)
NOCAS ID: JUHU/WEST/B/041313/021
Site Address: FP No.F/140 of TPS-III of Bandra at Bandra(West), Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 3326 m from Rwy 09 of Santacruz Airport.

The applicant had initially requested a height of 79.80m AMSL vide letter dated 01.05.2013 against which they were granted a height of 56.90m AMSL vide letter dated 25.09.2013. The applicant in its letter dated 16.09.2014 has reduced the height to 63.80m AMSL.



The applicant had requested Aeronautical Study to utilize eligible sale FSI & to make SRA project viable.

The case was heard in the meeting and the applicant informed that the project is SRA project and they need a height of 66.875 m AMSL to consume sanctioned FSI. A photocopy of the SRA letter dated 3.12.2014 was submitted by the applicant. The Committee too note of the SRA letter and observed that this letter SRA has stated that the architect has proposed the building of total height of 54 m AGL. SRA has not specified any height recommendations in their letter.

Committees' Decision: The appeal is rejected.

26. M/s Aarc Housing Company, Mumbai.

Case No.: MUM/14/NOCAS/62
CHQ File No.: AAI/20012/153/2014-ARI(NOC)
NOCAS ID: SNCR/WEST/B/012314/20587
Site Address: CTS No.160/A/1 (Pt) of Village Majas and CTS No. 368/3 (Pt) of Village Mogra at Andheri (East) Majas & Mogra, Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 3677 m from Rwy 14 of Santacruz Airport.

The applicant had initially requested a height of 143.235m AMSL vide letter dated 28.01.2014 against which they were granted a height of 56.90m AMSL vide letter dated 19.06.2014. The applicant in its letter dated 23.07.2014 has reduced the height requirement to 132m AMSL.

The applicant requested Aeronautical Study for additional height of 132m AMSL to consume eligible sanctioned FSI.

The applicant had submitted the SRA Letter dated 20.11.14 in original.

The case was heard in the meeting and the applicant informed that their project is a Slum Rehabilitation Project and they require a height of 132m AMSL for the sale building to utilize additional FSI granted to them and to make this SRA project viable. The Committee took note of the SRA letter dated 20.11.14 and observed that there are no specific height recommendations in the letter. SRA has submitted this letter for information and for necessary action by the applicant.

Committees' Decision: The appeal is rejected.

27. M/s Supreme Mega Constructions LLP, Mumbai.

Case No.: MUM/14/NOCAS/147
CHQ File No.: AAI/20012/169/2014-ARI(NOC)
NOCAS ID: JUHU/WEST/B/030814/22840
Site Address: CTS No. E/197/1 of Village Bandra (W) at Jn. Of 15th Road & Ramkrishna Mission Road, Khar(West)

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 2190 m from Rwy 09 of Santacruz Airport.

The applicant had initially requested a height of 66.20m AMSL vide letter dated 11.03.2014 against which they were granted a height of 56.90m AMSL vide letter dated 04.07.2014. The applicant in its letter dated 07.08.2014 has requested the height requirement to 66m AMSL.

The applicant requested higher height to consume full FSI and to make the project viable.

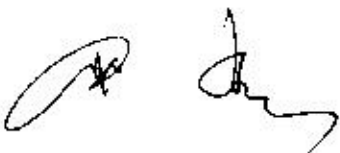
The case was heard in this meeting and the applicant informed that their project is a redevelopment project and 12 existing members of the society are to be rehabilitated. Moreover their plot is on low line area therefore they are not able to build more than one basement. As such they require a height of 65.22 m AMSL. The applicant also submitted MCGM letter dated 20.01.2015. The Committee took note of the MCGM letter recommending a height of 65.22 m AMSL. The Committee desired to know the current status of the construction on the plot which was not confirmed by the applicant in the meeting.

Committees' Decision: The applicant to provide the current status of the construction.

28. M/s Abdul Rehman Abdul Gafoor Vanoo, Mumbai.

Case No.: MUM/13/NOCAS/403
CHQ File No.: AAI/20012/131/2014-ARI(NOC)
NOCAS ID: SNCR/WEST/B/013013/026
Site Address: CTS No. 2597 of Village Kole Kalyan, Santacruz, Mumbai.

As per NOCAS, the proposed site lies in **Inner Horizontal Surface** and is 1065 m from Rwy 09 of Santacruz Airport.



The applicant had initially requested a height of 49.65m AMSL vide letter dated 06.07.2013 against which they were granted a height of 31.25m AMSL vide letter dated 03.04.2014. The applicant in its letter dated 11.07.2014 has increased the height requirement to 50.12m AMSL.

The applicant requested higher height quoting that there is a 50.12m high structure in their surrounding and to consume the permissible FSI.

The applicant submitted in original MCGM letter dated 28.11.2014.

The case was heard in this meeting and the applicant revised their request for a height of 44 m AMSL in the meeting. The Committee advised the applicant to submit formally their revised request. The Committee further took note of the MCGM letter dated 28.11.2014 submitted by the applicant. MCGM vide their above letter has recommended 33.99 m AGL (42.99 m AMSL). The Committee also took note of the fact that the site lies within one kilometer of Kalina radar.

Committees' Decision: Applicant to formally submit his revised request of height.

29. Shri Bipin A. Gala, M/s Square Consultants, Mumbai.

Case No.: MUM/13/NOCAS/281
CHQ File No.: AAI/20012/27/2014-ARI(NOC)
NOCAS ID: JUHU/WEST/B/050613/004
Site Address: FP No. 81 of TPS – III, Village Vile Parle (West), Mumbai.

As per NOCAS, the proposed site lies in **Approach Transition Surface** and is 254m from Rwy 26 of Juhu Airport.

The applicant had initially requested a height of 33.50 AMSL vide letter dated 04.06.2013 against which they were granted a height of 17.50m AMSL vide letter dated 03.04.2014. The applicant in its letter dated 11.07.2014 has reiterated the height of 33.50 AMSL. Applicant has requested higher height to consume FSI.

The applicant submitted in original MCGM letter dated 14.03.2014.

The case was earlier listed in Appellate Committee Meeting held on 16.04.2014 wherein the applicant has requested for exemption from attending this meeting and the Committee then decided that the applicant may be given opportunity to present their case in next meeting.

A request from applicant was received vide letter dated 23.07.2014 for consideration in the next Appellate Committee Meeting.

The case was heard in this meeting and the applicant requested that they require a higher height to consume full FSI which is 2.7 and requested for calculations from displaced threshold of Rwy 26 of Juhu Airport.

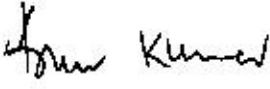
The Committee noted that the displaced threshold of Rwy 26 of Juhu Airport have not been notified as displaced due obstacles of permanent nature. The MCGM letter dated 14.3.14 received.

Committees' Decision: In the absence of notification of declaring displaced threshold as permanent, the appeal for higher height of 33.55 m AMSL is rejected.


(V.SOMASUNDARAM)
MEMBER (ANS), AAI


(J.S. RAWAT)
JT. DGCA


(K.GOHAIN)
TECHNICAL EXPERT


(ARUN KUMAR)
JT. SECY, MOCA
CHAIRMAN, APPELLATE COMMITTEE

Place: New Delhi

Date: 22nd January, 2015