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Ateeque Khot

**PRESIDENT, NAVI MUMBAI**

Prakash Baviskar

Ref. No. MCHI/PRES/18-19/360

July 15, 2019

To,  
**Hon'ble Shri Yogesh Sagar**  
Minister of State for Urban Development  
Government of Maharashtra  
Mantralaya, Mumbai - 400 032

लिपिक  
पिनकोडी, नगरविकास  
मंत्रालय, मंत्रालय  
मुंबई ४०००३२

**Sub: - Finalisation of Policy regarding Height restriction.**

**Ref :- Letter dtd. 21<sup>st</sup> June 2019 received from Ministry of Civil Aviation  
(copy attached)**

Respected Sir,

We take this opportunity to thank you on behalf of our more than 1500 members of CREDAI-MCHI for having conducted a very effective and proactive meeting in the august presence of Minister of State (IC), of Civil Aviation, Housing & Urban Affairs Hon'ble Shri Hardeep Singh Puri, Minister of Commerce and Industry Shri Piyush Goyal and Minister of Housing, Government of Maharashtra Shri Radhakrishna Vikhe Patil on Saturday 29<sup>th</sup> June 2019 to discuss the last mile issues being faced by the Real Estate Industry in MMR and the ways to mitigate the same.

This very historic meeting discussed ways and means of fulfilling our Hon'ble PM's humble dream of making India a 10 trillion economy by 2024 and Homes for All by 2022. The outcome of the meeting will definitely pave the path for Mumbai & MMR to become a Rs.1.5 trillion economy by 2024 and while making real estate business viable, will make housing affordable in MMR.

We request that New GSR-751 (E) whose drafts was published on 12<sup>th</sup> April 2018 to be approved and notified at the earliest.

In addition to above as discussed in the meeting on that day, we request the following;

1. NOC for any structure/building once issued for a defined height should be valid for that building till completion of that building. Considering the density of the population of Mumbai city and the limited geographical area of Mumbai City (being an island) the entire population of 12 million and above can be provided with **AFFORDABLE HOUSING** only by constructing high rises. Each of the project in Mumbai City comprises of multiple High-rises will take more than 15 to 20 years, in view of above once the particular height is sanctioned by following due process by Civil Aviation Authority we request to remain valid for entire project life.

Sir, there are multiple instances where the NOC issued for a particular height has been reduced when renewal for such NOCs are applied. The construction work in many cases is at 6 months from OC stage and the premises have been sold, the common man has invested his life earnings and the project gets stalled due to reduction of the height at the time of renewal. We once again request the height once granted should remain valid till completion of the project.

There are more than 500 projects all over India which are awaiting for height NOC's from Civil Aviation Department. With the finalization of the draft GSR-751 (E) dated 12<sup>th</sup> April 2018, all the pending decisions and issues with the department will not only unlock lot of Housing Stock but will be a positive step towards "Housing for All" target of Hon'ble Prime Minister Shri. Narendra Bhai Modi.

Thanking you,

Your sincerely,  
For CREDAI-MCHI



**Nayan A. Shah**  
President



**Bandish Ajmera**  
Hon. Secretary



**Sanjiv S. Chaudhary MRICS**  
Chief Operating Officer

AV-24011/28/2017-AAI-MOCA (125605)  
Government of India  
Ministry of Civil Aviation

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"B" Block, Rajiv Gandhi Bhawan,  
Safdarjung Airport, New Delhi  
Dated 21<sup>st</sup> June, 2019

To

CREDAI, Maker Bhavan II,  
4<sup>th</sup> Floor, 18, V. Thackersey Marg,  
New Marine Lines, Mumbai - 400 020.

**Subject: Finalisation of Policy regarding Height Restrictions – reg.**

Sir,

I am directed to refer to your letter No.MCHI/PRES/18-19/302 dated 11<sup>th</sup> June, 2019 on the above mentioned subject and to say that the Ministry of Civil Aviation (Height Restrictions for Safeguarding of Aircraft Operations) Rules, 2015 published vide GSR 751(E) dated 30.09.2015 govern the height of the buildings around airports in the country to safeguard aircraft operations. Some amendments to the said rules are under consideration in the Ministry. Draft amendments rules on the subject were published vide GSR 365 (E) dated 12<sup>th</sup> April, 2018. The finalization of the amendment rules is pending due to inter-ministerial consultation.

2. The AAI has been authorized to issue NOC for height clearance on behalf of the Government of India, in accordance with the MOCA (Height Restrictions for Safeguarding of Aircraft Operations) Rules, 2015. The whole process of obtaining NOC has already been made online. The applicant may apply on the NOCAS system online and obtain clearance/NOC for the maximum permissible height for their project. Appeal, if any, lies with the Appellate Committee. **The process of amendment in the said rules has not hampered/affected the existing procedure for issuance of NOC.**

Yours faithfully,



(P J Thomas)

Under Secretary to the Government of India  
Tele. 24610361