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IMMEDIATE PAST PRESIDENT
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Dharmesh Jain

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Deepak Goradia
Boman Irani

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Nainesh Shah

HON. TREASURER
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I.A.S. (Retd.)

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Ashok Mohanani
Sandeep Runwal
Bandish Ajmera

JOINT TREASURERS
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Mukesh Patel

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Jayesh Shah
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Sanjay Chhabria
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Mohan Deshmukh
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MCHI-CREDAI UNITS

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Shailesh Puranik

President, Kalyan-Dombivli
Johar Zojwalla

President, Mira Virar City
Ashit Shah

President, Raigad
Vikas Bhamre

President, Navi Mumbai
Arvind Goel

Ref. No. MCHI/PRES/14-15/009

June 30, 2014

To,
Shri Ashok Gajapathi Raju Pusapati
Minister of Civil Aviation
Ministry of Civil Aviation,
Government of India,
New Delhi - 110003

Sub.: Measures required to achieve the Faster approvals from Civil Aviation Ministry.

Respected Sir,

We take it as our privilege to introduce our organization to you.

Maharashtra Chamber of Housing Industry (MCHI), formed in 1982, is the most prominent and the only recognized body of Real Estate Developers in Mumbai and Mumbai Metropolitan Region. MCHI brings together members dealing in Real Estate Development on one common platform to address various issues facing the Industry. MCHI has a strong Membership of over 1000+ leading Developers in Mumbai and has expanded across MMR, having its own units in Thane, Kalyan -Dombivli, Mira - Virar City, Raigad and Navi Mumbai.

Airport Authority of India under the Minister of Civil Aviation in its capacity as the body entrusted with Civil Aviation Infrastructure in the Country, performs regulatory function with the respective Construction Activities. The function involves to deciding on the height clearances based on site location co-ordinates etc. This process takes anywhere between 30 to 60 days. The city development Plan should clearly earmark redistricted zone, flight paths and other concerned areas that are high risk and would require AAI clearance of projects. Otherwise the process take too much of time, hindering developments.

Therefore, we are submitting our requirements in Annexures here with this letter and if these recommendations are implemented at the earliest such facilitation would provide an immediate fillip to affordable housing requirements, especially in Mumbai City, where the housing shortage is most acute.

Thanking you,

Yours Sincerely,
For MCHI-CREDAI



Vimal Shah
President

MCHI-CREDAI (ISO 9001:2008)

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BREIF SUGGESTIONS FOR CHANGE IN PROCESS REQUIRED FOR FASTER APPROVALS FROM CIVIL AVIATION AUTHORITY FOR VARIOUS REDEVELOPMENT PROJECTS IN MUMBAI.

Sr. No.	Present Process implemented by AAI	Proposed Process which can be followed by AAI.
a)	As per the present process it takes minimum 4 months to get height clearance from local authority i.e. GM (NOC), Mumbai after compliance of various paper work from local Authority such as W.S.G. 84 Coordinates from MCGM, Site elevation from MCGM, Location maps, etc.	AAI should carry out comprehensive procedure and exhausster study for a whole of Mumbai showing height permissible for development as per the road network and areas and then the plots depending on various GPS Coordinates. This will simplify the process of grant of NOC form GM (NOC) Mumbai which can then happen in less than 15 days if all paper work is in compliance.
b)	On receipt of Civil aviation NOC from GM (NOC) Mumbai, in most of the cases, we have to apply for appeal to Appellate Committee of AAI, New Delhi for grant of additional height. Then Committee hears the presentation in hearing and the recommend proposal for. Aeronautical study on payment of fees of about 22.5 Lakhs. The entire process, as of now takes about 14 months time. Thereafter proposal is sent to Local Office for issue of NOC which takes another 2 months.	As the issue of height Clearance is purely technical matter, the maximum height can be allowed on any plot which can be determined by scientific calculations. Thus there is no case of discretion in this matter. The matters / NOC's can be decided at Local Level by AAI, either GM (NOC), Mumbai or any other equivalent Office instead of sending the proposal to Delhi. It can be par / similarly dealt as done by MOEF Ministry. This will reduce the time span from 16 months to less than 2 months or thereabout. Project proponent will be willing to pay the fees as per requirement if the proposal is considered on fast track basis.
c)	The Appellate Committee requires recommendation letter to be obtained from Local Authority i.e. MCGM, Collector, MHADA, etc. for grant of height.	Such recommendation letter is bad in law. The height clearance is approved purely on basis in scientific methods as prescribed in SO 84. So the question of getting any recommendation from local body is a futile exercise as local authority at times feels as recommendation issued can be constructed as the commitment fro approval to the granted for bldg proposed. Thus the role of local authority like MCGM, MHADA etc. should be restricted to grant of site elevation of plot, Issue of WGS- 84 Co-ordinates, land use, etc. only.
d	Outside funnel area, CIDCO has powers to issue Airport Clearance upto 70 mtrs. Beyond this application have to be sent to Airport Authority of India for NOC.	In view of the Major NAINA being underway, this should be increased upto 150 mtrs. just as the case in Mumbai. In view of the authorization to CIDCO for issuing height clearances of Buildings/ Structures in the vicinity of Navi Mumbai Airport, it is submitted that a Colour Code Zoning Map of Navi Mumbai Airport showing the permissible top elevation as per the data provided by the local Authority, "Special Planning Authority" for issuing of clearances is there, has been issued by the Authority of India. Similar direction could be issued for General Adherence for Mumbai Region also.

No. AV 19032/3/2009-AAI
Government of India
Ministry of Civil Aviation

Rajiv Gandhi Bhawan, "B" Block
Safdarjung Airport, New Delhi 110003
Dated 11/11/2013

To
Shri Sanjay Bhatia, VC&MD, CIDCO
CIDCO Bhawan,
CVD Belapur, Navi Mumbai- 400614
(Fax No. 022-67918166)

Subject:- Authorization to CIDCO for issuing height clearances of buildings/structures in the vicinity of Navi Mumbai airport.

Sir,

I am directed to refer to your letter NO. CIDCO/MD/NMIA/051/003/486 dated 31.10.2013 on above mentioned subject addressed to GM (Aerodrome), NOC Cell, Regional Headquarter, AAI, Mumbai and to say that the matter was discussed in a meeting held in Ministry of Civil Aviation in this regard and a response of AAI has been obtained in the matter. The AAI has submitted a colour coding zoning map of Navi Mumbai Airport showing the permissible top elevation as per data provided by CIDCO for issuance of clearances to buildings and structures in the vicinity of Navi Mumbai airport (copy enclosed). It has been mentioned that, the permissible top elevations are as under:-


- i. Basic ILS surface width upto 2250 mtrs from Runway centre line and approach surfaces- NOC to be obtained from AAI (indicated in Red Colour).
 - ii. From 2251 mtrs to 4400 mtrs- permissible top elevation 45 mtrs AMSL or below (indicated in Blue colour).
 - iii. From 4401 mtrs to 5000 mtrs- permissible top elevation 65 mtrs AMSL or below (indicated in Pink colour).
 - iv. From 5001 mtrs. To 6100 mtrs- permissible top elevation 80 mtrs AMSL or below (indicated in Green colour).
 - v. More than 6100 mtrs – 85 mtrs AMSL or below (indicated in Yellow colour).
2. As advised by AAI, you are requested to furnish monthly details of clearances issued covering WGS-84 coordinates site elevation and top elevation to GM (ATM), AAI Western Region office.

Yours faithfully,


(Syed Imran Ahmed)

Under Secretary to the Government of India

Issued w.e.
Rajiv
19/11/13


19/11/2013

GM (NOC)

Pl forward a copy
of this letter along
with enclosure of
Map. Map. (copy)
to GM (ATM), W.R.

19/11/13

