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Mona Ajmera

CREDAI-MCHI UNITS

THANE
KALYAN-DOMBIVLI
MIRA VIRAR
RAIGAD
NAVI MUMBAI
PALGHAR BOISAR
BHIWANDI
SHAHAPUR-MURBAD
URAN-DRONAGIRI
ALIBAG
KARJAT-KHALAPUR-KHOPOLI

To,
Shri Sanjeev Kumar (IAS)
Chairman
Airport Authority of India
Rajiv Gandhi Bhawan,
New Delhi - 110003

Sub : Request for the urgent action pertaining to issues being faced related to building height approvals issued by Airport Authority of India.

Ref : 1) CREDAI-MCHI's letter bearing No. MCHI/PRES/22-23/209 dtd. 02/06/2022, requesting for an appointment for the meeting with CREDAI-MCHI delegates. (Copy attached)

2) CREDAI-MCHI's letter bearing No. MCHI/PRES/22-23/206 dtd. 31/05/2022, submitting our suggestions/objections on Draft Notification published by Ministry of Civil Aviation on 02nd May 2022 regarding Height Restrictions for Safeguarding of Aircraft Operations) Amendment Rules, 2022 (Copy attached)

3) Email received from Chairman Secretariat, AAI dtd. 14/06/2022, confirming meeting with your good self on 28th June 2022 (Tuesday).

Respected Sir,

With regard to the letter at ref. No. 1 addressed to your goodself on 02/06/2022 requesting an appointment for a meeting with CREDAI-MCHI delegates (**Annex – 1**). We would like to thank you for giving us an opportunity to meet you on 28/06/2022, Tuesday at 2:00 pm to represent the issues being faced by the real estate sector pertaining to building height approvals issued by Airport Authority of India.

We would also like to inform you that CREDAI-MCHI has submitted its suggestions/objection on Draft Notification published by Ministry of Civil Aviation on 2nd May 2022 to Dy. Secretary, Ministry of Civil Aviation vide its letter ref. No. 2 dtd. 31/05/2022 (**Annex – 2**).

As mentioned in our earlier letter dtd. 02/06/2022, we would like to further state as follows :-

Sr. No.	Issue	Description	Request
1	Increase in permissible building heights beyond 55.1 mtrs AMSL pending due to finalization of CNS equipments	We have been given to understand that the parameters involving finalization of locations for CNS equipments and instrument landing procedures have been agreed upon by all stakeholders (Incl. NMIAL & CIDCO).	Finalization of CCZM & grant of higher heights beyond 55.1 mtrs. AMSL as per earlier provisions.

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

Sr. No.	Issue	Description	Request
		Even if a particular equipment location is not finalized, the affected area of that particular equipment may be restrained or withheld instead of general / overall cap being implemented presently. Therefore, it is imperative that resultant embargo on CCZM & grant of higher heights beyond 55.1 mtr., must be lifted.	
2	Revalidation of expired NOCs beyond their validity period.	a) Initiate another window for revalidation from 8 years to 12 years b) Enhance validity period from 12 years to 15 years c) Aviation NOCs once granted to not be reduced	Overall validity provisions to be reviewed.
3	Allow conduct of aeronautical study through appeal process	Projects are stuck for OC due to difference in AMSL level at the time of grant of NOC & now at the time of OC. Aeronautical study to be granted for such projects & regularized if current building height is within permissible height as per aeronautical study.	Initiate conduct of aeronautical study for projects in Navi Mumbai.
4	Allow conduct of shielding study for projects in vicinity of Parsik Hill	Conduct of shielding study may lead to higher height with finalization of CNS equipment locations, even shielding study can be conducted.	Immediate formation of task force for conduct of survey & shielding study for plots in vicinity of Parsik Hill
5	Allow development and/or completion of projects which were approved by Planning Authority without insisting height NOC with respect to airport.	Earlier CIDCO/NMMC never insisted height NOC. Some of these projects were stuck due to CRZ/Environment issues. With the new norms relaxed for CRZ regulations and guidelines for regularization of environment violation cases now notified, these projects have now been constructed. At the time of granting further approvals or granting occupation, height NOC is being insisted. This creates ambiguity & further leads to unwarranted litigation.	Finalize cutoff date for insisting height NOC & projects that have been granted approvals prior to cutoff date by the Planning Authority should not be required to obtain height NOCs.

Hence, we request your kind consideration on the above and urgent action in this regard will be highly appreciated.

Thanking you,

Yours faithfully,
For CREDAI-MCHI

Boman Irani
President

Dhaval Ajmera
Hon. Secretary