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To,
Shri Sanjeev Kumar
Chairman
Airports Authority of India,
Rajiv Gandhi Bhavan, Safdarjung Airport,
New Delhi -110003

Sub: Problems faced by the developers executing projects within 20Km radius of Navi Mumbai Airport due to additional Height restrictions imposed by AAI and delay in grant of NOCs pertaining to development of Navi Mumbai International Airport (NMIA)

Respected Sir,

We understand that the pending issue related to finalization of locations of CNS installations for Navi Mumbai Airport has already been resolved and AAI has already commenced grant of NOC for elevations more than 55.10m AMSL, which was earlier restricted since last 02 years. This has provided much needed relief to the general public and developers within the MMRDA region boosting the development activities.

However, many of the developers have brought following problems to our notice, for which we would like to bring to your kind notice for issue of necessary directive to concerned AAI officials to provide relief to the intending public within the parameters of applicable regulations:

- Delay in grant of NOC's by AAI** – As per the published guidelines, AAI is required to grant the NOC within 15 days of submission of valid application on AAINOCAS website, but actually the grant of NOC takes more than 2-3 months. AAI mumbai office may be directed to adhere to grant NOC within 15 days as per published guidelines.
- Submission of application for review of NOC** : As you are aware that earlier the NOC for buildings beyond 4Km radius was restricted to 55.10m AMSL by AAI though these were eligible for higher elevation. It is reported that AAI and NMIAL is insisting for submission of application for “**Review**” under such cases. As per present guidelines the review is available only once to the applicant and the date of validity will also be counted from date of issue of original NOC. Since the NOC height was restricted by AAI due to internal issues and the buildings were otherwise eligible for higher elevation, so AAI should not insist to submit application as “**Review case**” but the same to be considered as fresh application.
- Correction in permissible elevation within Runway Approach surface** : We have noticed that AAI NOCAS website still display permissible elevation of **55.10m AMSL** for all areas within Runway Approach surface even beyond a distance of 4Km from runway strip. Please refer to Schedule VIII Appendix L of GSR 751(E), which clearly shows that the structures beyond 4.00 Km distance from runway strip are eligible for top elevation varying between 48m to 150m above the runway level top elevation. Such discrepancy needs to be corrected immediately as substantial development is getting impacted.

Maharashtra Chamber of Housing Industry

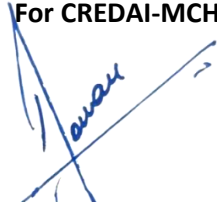
Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

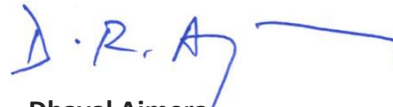
4. **Reactivation of Colour Coded Zonal Map (CCZM) for NMIA** : In order to reduce the work load of AAI to grant NOC, the CCZM to be re-activated on priority so that CIDCO/NMMC/PMC can grant construction approval based on height specifications mentioned in such CCZM, in compliance to Rule 7(2) of GSR 751(E) notification.
5. **Honouring applications for Shielding benefit for NOC** : As per Rule 11 & Para 4 Schedule II of GSR 751(E), the structures are eligible for claiming shielding benefit to existing natural terrain, such cases to be entertained as per published regulations.
6. **Honouring applications for Aeronautical Study cases for NOC** : As per Para 5 Schedule II of GSR 751(E), the structures are eligible for Aeronautical Study, such cases to be entertained as per published regulations.

It is pertinent to mention that as per the RERA guidelines, the developers are legally bound to complete the projects within strict time-lines and hand over possession to the customers with fair transparency. However, such delays and non-clarity regarding height NOC's by AAI is resulting substantial delays in project completion and may result in legal action by the general public, hence your kind support is requested to avoid all such legal issues.

Thanking you for your continuous support.

Yours faithfully,
For CREDAI-MCHI


Boman Irani
President


Dhaval Ajmera
Hon. Secretary

CC :

1. **Shri Jyotiradiya Scindia**
Hon'ble Minister
Ministry of Civil Aviation
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2. **Executive Director (ATM), AAI**
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