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Secretary

Ministry of Civil Aviation

Rajiv Gandhi Bhawan, Block B,

Jorbagh Safdarjung Airport Area,

New Delhi - 110003

Sub: Height regulations determining the permissible height

Respected Sir,

Mumbai, the financial and commercial capital of India, is one of the most densely populated and space **constrained** cities of India. Over the past couple of decades of transformation, Mumbai has witnessed fast-paced Infrastructure development to support economic growth as well as meet people's expectations and provide convenience. One of the crucial element of this transformation has been the real estate development of the city. You will appreciate the fact that the inherent value of land in cities like Mumbai is skyrocketing due to scarce availability of developable land for horizontal expansion. Hence, a vertical growth of real estate is inevitable & is the need.

Mumbai has one of the most unique situations wherein the airport (Chhatrapati Shivaji Maharaj International **Airport** ("CSMIA")) is operating right in the heart of the city. The current regulations as regards the height restrictions (criteria related to OLS, CNS and Pans-Ops) are becoming an impediment in unlocking the full potential of the lands in Mumbai and no iconic buildings with stories like other tall buildings can be built in Mumbai; despite the need and aspiration.

It is pertinent to add that Airports across the world – Hong Kong, Dubai, Doha, Shanghai and Tokyo, even with multiple airports in the same city, have zoning regulations which permit heights of buildings which far exceed those permitted in India. A brief presentation highlighting few examples is attached herewith as Annexure-A for your quick reference.

We understand that in past, there have been studies conducted by ICAO, AAI and DGCA experts for examining the current height regulations, but no changes have been made so far. In relation to the same, considering the potential impact that the current regulations have on the Realty sector and on the overall growth of the economy, it is recommended to appoint an independent expert consultant, who will in turn –

1. Study the findings of the report / studies, carried out in Nov– Dec, 2021 and suggest implementable measures / amendments to the existing regulations.
2. Study the prevailing Indian regulations vis-à-vis the ICAO regulations and those adopted in India. Compare it with those enforced by other developed / developing countries with regards to the height restrictions.
3. Carry out benchmarking duly highlighting differences in regulations that allow structures to far exceed the permissible heights stated in ICAO Annex/Indian Regulations. This may include all the OLS, CNS and Pans- Ops guidelines, etc.
4. Draw up through scientific study and assessment, possible changes in relevant regulations in India.

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

Needless to mention that the objective of the above recommendation is to benchmark Indian regulations and eventually decide new norms related to height, duly keeping in view safe aircraft and airport operations, thereby holistically determining the revised norms for OLS, CNS, Pans-Ops, etc. These regulations would then apply to one & all related to such norms being the thresholds.

Your expeditious action and support on the above subject shall help create a huge impact on the overall development and progress on India's Real Estate sector as also facilitate move ground spaces for greener areas & social / public infrastructure once FSI is deployed vertically!

In order to support the studies, as mentioned above, our members have agreed to foot the bill.

We look forward to your kind guidance and next steps on this please.

Thanking you,

Yours sincerely,
For **CREDAI-MCHI**



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

CC:

Smt. Valsa Nair Singh [I.A.S.]
Additional Chief Secretary,
Housing Department
Government of Maharashtra
Mantralaya, Mumbai - 400 032

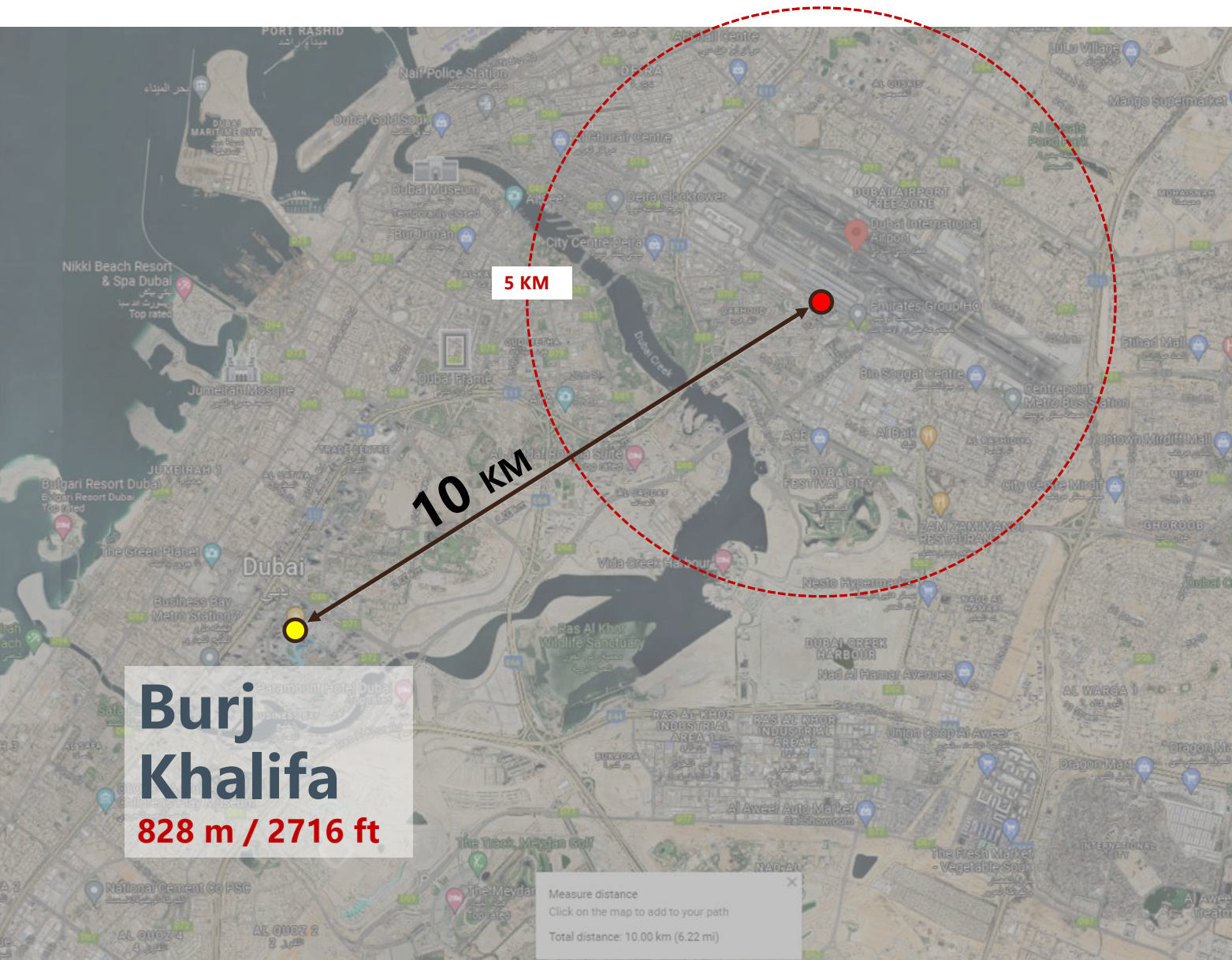
Encl.: As above

Airports & Building Height

Dubai | Hong Kong | Mumbai



Dubai Airport



Dubai
International Airport

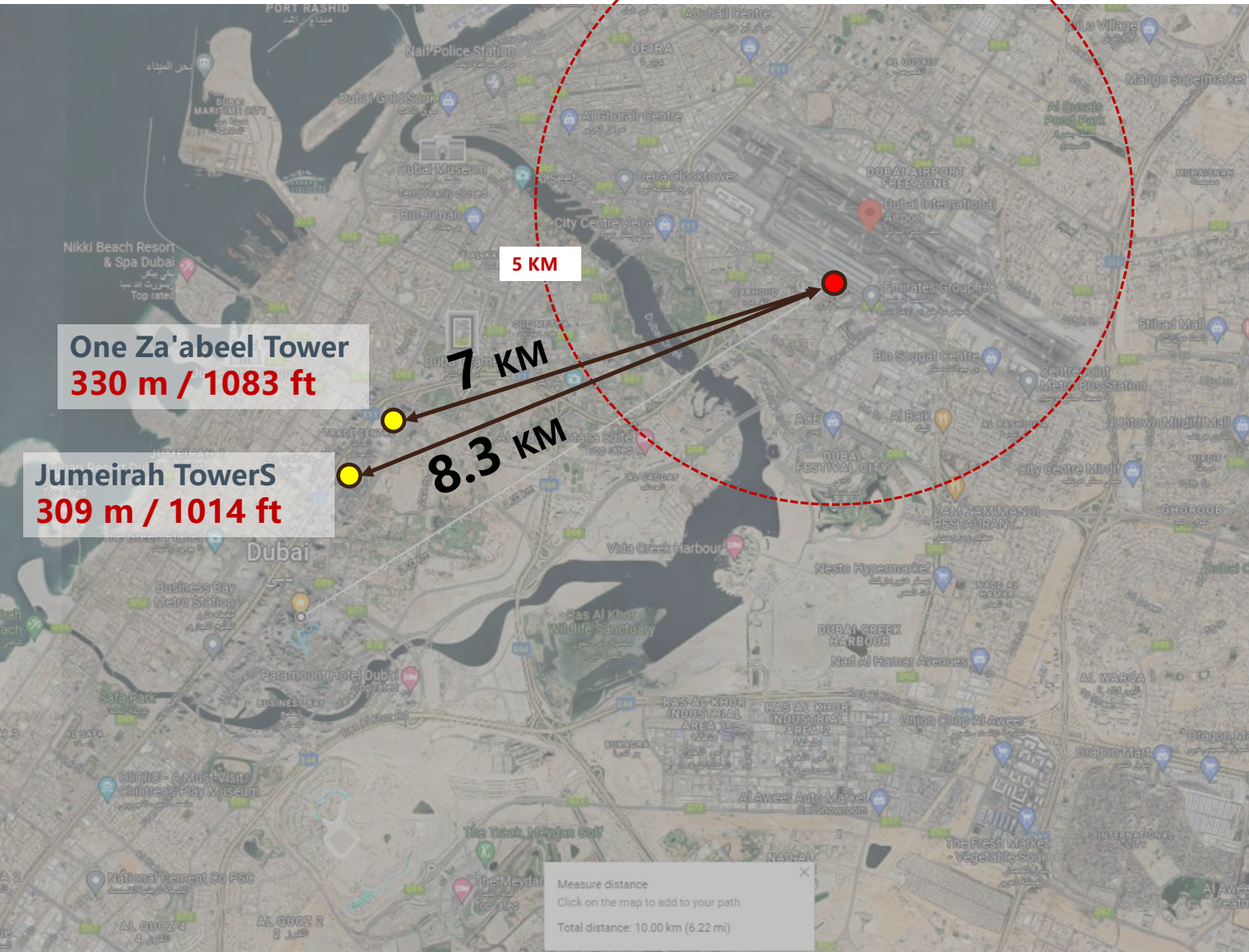
Population - 33 lacs

10 KM

Burj Khalifa
828 m / 2716 ft

Architect
Hafeez
Contractor

Dubai Airport



One Za'abeel Tower
330 m / 1083 ft

Jumeirah TowerS
309 m / 1014 ft

Dubai
International Airport

Population - 33 lacs

7-8 KM

Sky scrapers
300-350 M

Architect
Hafeez
Contractor

Old Hong Kong Airport



Hong Kong
Old International Airport

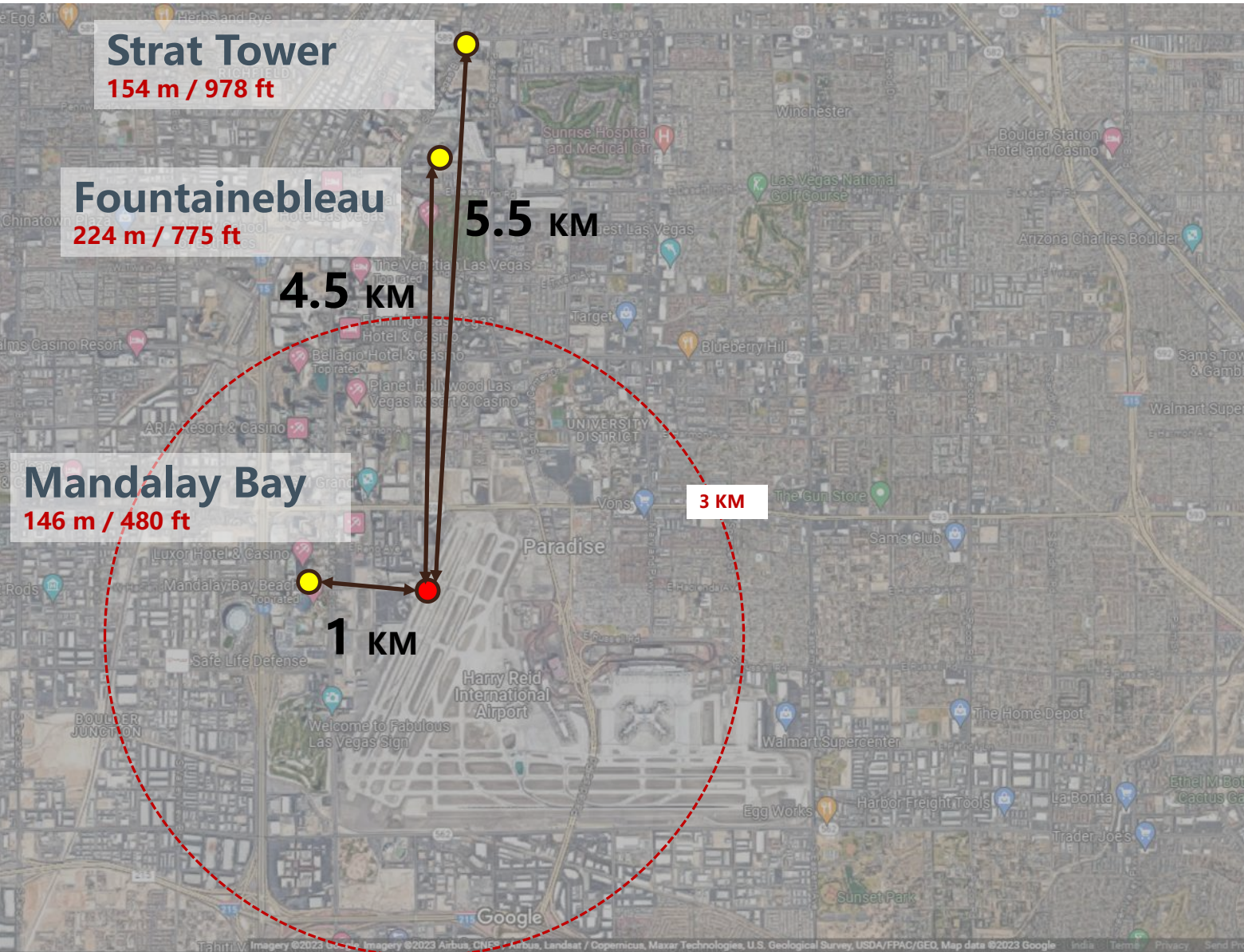
Population - 74 lacs

3 KM

One Island East
828 m / 2716 ft

Architect
Hafeez
Contractor

Las Vegas Airport



Las Vegas
International Airport

Population – 6.5 lacs

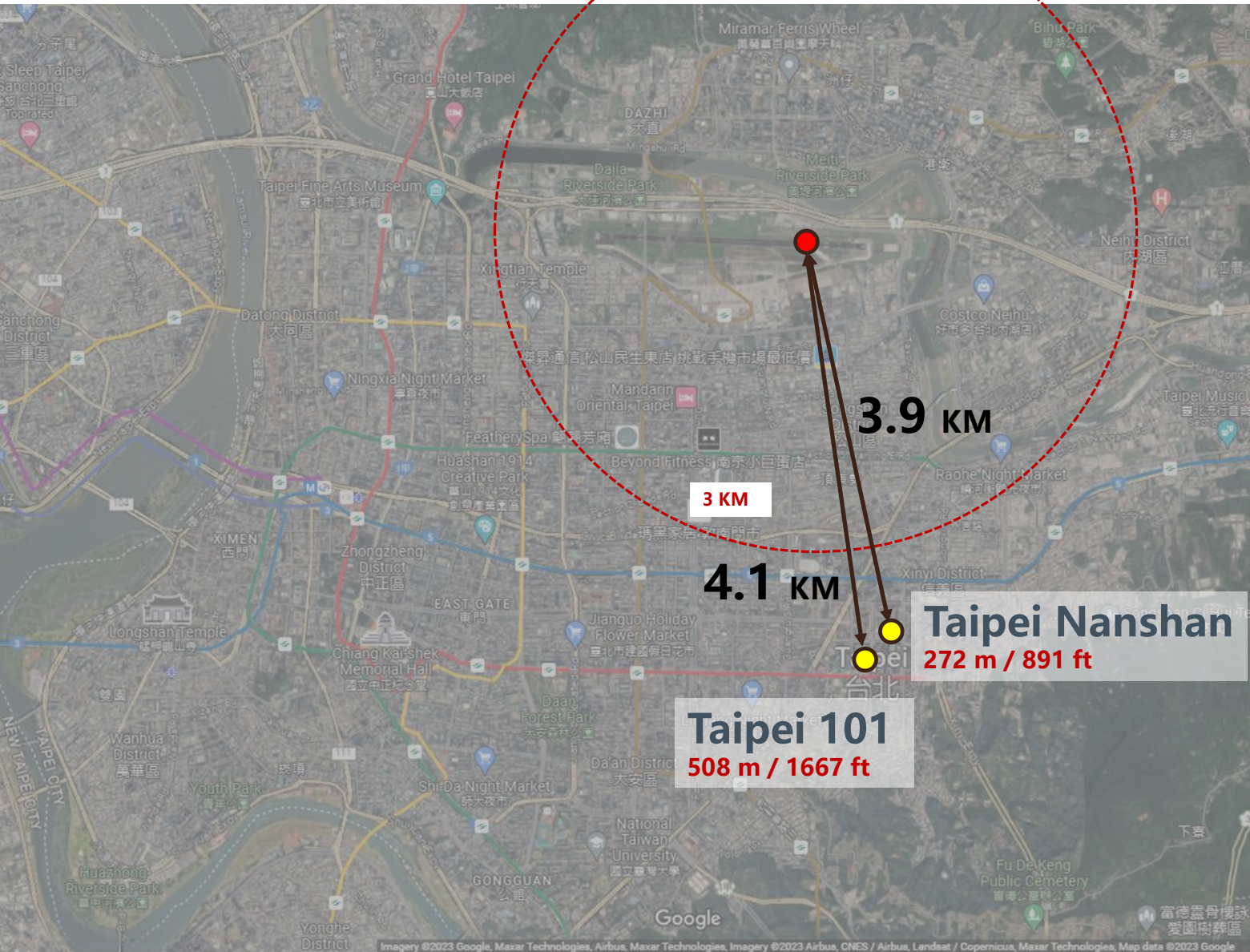
1 KM

Mandalay Bay
146 m / 480 ft

Architect
Hafeez
Contractor

Taipei International Airport

04



Taipei International Airport

Population - 27 lacs

4 KM

Taipei 101
508 m / 1667 ft

Architect
Hafeez
Contractor

New York International Airport



Mumbai Airport



**Imperial
Towers**

256 m / 840 ft

**Mumbai
International Airport**

Population - 2.1 Cr

15 KM

**Imperial
Towers**

256 m / 840 ft

**Architect
Hafeez
Contractor**

Mumbai Airport



Mumbai International Airport

- Aviation Map
- Height Restrictions
- High Population
- One Runway

Legend

- NOC
- 50 m
- 60 m
- 75 m
- 85 m

Architect
Hafeez
Contractor

