

PRESIDENT
Domnic Romell

IMMEDIATE PAST PRESIDENT
Boman Irani

PRESIDENT-ELECT
Ajay Ashar

STRATEGIC ADVISOR
Abhishek Lodha

SENIOR VICE PRESIDENTS
Parag Shah
Jayesh Shah
Sukhraj Nahar
Sandeep Raheja
Rasesh Kanakia

VICE PRESIDENTS
Bandish Ajmera
Shailesh Puranik
Pritam Chivukula
Amit Thacker
Jackbastian Nazareth

SECRETARY
Dhaval Ajmera

TREASURER
Nikunj Sanghavi

JOINT SECRETARIES
Tejas Vyas
Pratik Patel
Sunny Bijlani
Rushi Mehta

JOINT TREASURER
Gurminder Singh Seera

COMMITTEE MEMBERS
Shahid Balwa
Subodh Runwal
Parag Munot
Nainesh Shah
Mukesh Patel
Munish Doshi
Rajesh Prajapati
Shailesh Sanghvi
Parth Mehta
Harmohan Sahni
Jayvardhan Goenka
Umang Kuwadia
Prashant Khandelwal
Binitha Dalal
Ayushi Ashar
Samyag Shah
Ricardo Romell

SPECIAL ADVISORS
Ar. Hafeez Contractor
Adv. Parimal Shroff
Anuj Puri

STATISTICS AND RESEARCH
Dr. Adv. Harshul Savla

INVITEE MEMBERS
Rahul Sagar
Ramkrishna Raheja
Nishant Agarwal
Harsh Hiranandani
Ajay Nahar
Azim F. Tapia
Cherag Ramakrishnan
Vijay Lakhani
Jayesh Chauhan
Aditya Shah
Shraddha Goradia
Sudhanshu Agarwal
Hussain Lalani
Sahil Parikh
Aditya Mirchandani
Rushi Ajmera

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

To,
Shri Narendra Modi Ji,
Hon'ble Prime Minister of India,
Prime Minister's Office,
South Block, Raisina Hill,
New Delhi – 110011.

**Subject: Request for Immediate Intervention for Early Resolution of the Transfer and
Development of Dahisar Land**

Respected Sir,

CREDAI-MCHI extends its heartiest congratulations to you and your party for winning the Lok Sabha elections in 2024 for the third time in a row. The pro-incumbency sentiments across the country are unprecedented and serve as a verdict in favor of the hard work done over the last 10 years. This historic moment will definitely herald a new era of economic development and growth in the world's largest democracy. We appreciate the renewed vision of this government emphasized on technological innovation, infrastructure development, and international diplomacy, further positioning India as a global powerhouse.

CREDAI-MCHI is an apex body consisting of members from the Real Estate Industry in the Mumbai Metropolitan Region (MMR). With a strong membership of over 1800 leading developers in Mumbai, CREDAI-MCHI has expanded across MMR. It is the government-recognized body for private sector developers in MMR and consistently works to make the industry more organized and progressive.

We would like to bring to your kind attention to the letter dated 12th July 2024 addressed by the Hon'ble Chief Minister of Maharashtra to the Civil Aviation Minister, requesting the relocation of the HF Transmitter and Receiver stations from Dahisar and Andheri to a new site in Gorai identified by BMC and also highlighting the necessity of this land transfer for the development of a garden/park in Dahisar and the benefits it would bring to the community.

We are writing to seek your immediate intervention in this matter of significant importance, concerning the transfer and development of land situated at Dahisar, Mumbai, which is currently under the possession of the Airport Authority of India (AAI). The details are as follows:

The land in question, approximately 58.00 acres at Dahisar, Mumbai, had been approved by the Union Cabinet, to transfer 40 acres out of 58.00 acres to MMRDA for its metro car shed, in exchange for 40 acres of State Government land at Gorai. However, due to a revised project design, MMRDA no longer requires the Dahisar plot for the metro car shed.

In response, the BMC, via DO letter no. MCP/2309 dated 22.12.2022, requested the Urban Development Department (UDD), Government of Maharashtra (GoM), to take over the AAI land at Dahisar East for developing a garden/park. Additionally, the BMC requested the AAI to hand over vacant possession of the Dahisar land by dismantling the existing transmission tower/high-frequency communication equipment.

AAI, in their letter no. NM-19049/33/2015-CNS-O&M dated 18.04.2023, informed BMC that the transfer of the Dahisar land for the metro car shed was specifically approved by the Union Government, and any change in the transfer, either in terms of the agency or the purpose, would require fresh approval from the Union Cabinet. Consequently, BMC, via letter no. ChE/DP/3870/VVS dated 22.05.2023, requested the Government in U.D. Dept., GoM to take up the matter with the Ministry of Civil Aviation for the takeover of the AAI land by BMC for developing a garden/park.

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

CREDAI-MCHI CHAPTERS : THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |
BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

The Expert Committee, chaired by Fali Major (2021-22), in its Recommendation No. 4, specifically addressed the necessity of relocating HF Tx and Rx Systems outside the main city areas to avoid height restrictions on buildings and ensure the quality of HF signals. The Commissioner of MCGM has committed to providing suitable land that meets operational requirements for this relocation. It is imperative that this recommendation is followed up by the competent authorities to resolve the issue expeditiously.

The calculation methodology for distances under the OLS guidelines dated 26th March 2015 and the aeronautical study guidelines dated 3rd July 2020 has been a point of contention. The current formula does not align with the ICAO OLS methodology, leading to non-uniformity in the transitional and conical surfaces. This contradiction is at odds with the consensus of the Appellate and Expert Committee that emphasizes a "gradual and uniform" increase in height as the distance from the Airport Runway End increases.

The DGCA's observation and recommendation report dated 18th September 2018, based on the meeting held on 7th August 2018, acknowledged the logical interpretation by CREDAI to consider the distance of obstacles from the transition surface on a radial basis from the runway center extremity. This interpretation ensures that obstacles remain below the gradually rising surface, thereby adhering to safety and operational standards.

Given the above, CREDAI-MCHI humbly request your immediate intervention to permit the previously sanctioned swapping between AAI land at Dahisar East and BMC land at Gorai for the development of a garden/park by BMC instead of a metro car shed for MMRDA, while keeping all other conditions of the transfer unaltered.

Furthermore, we would like to bring to your kind attention the restrictions imposed by the Ministry of Civil Aviation (Height Restriction for Safeguarding Aircraft Operations Amendment Rules-2020) on building heights around the transmission stations at Juhu and Dahisar. These restrictions significantly limit the development potential of scarce lands in Mumbai, one of the world's most densely populated cities facing severe land constraints.

The relocation of the transmission towers, high-frequency communication systems and the alignment of OLS distance calculation methodologies with international standards, if feasible without compromising essential operations, would greatly benefit the city's growth in the vicinity of Dahisar. This would also address the issue of thousands of old, dilapidated structures and slum buildings, which face redevelopment challenges due to height restrictions, thus aligning with your esteemed mission of "Housing for All." These projects are currently stuck, leaving residents in dangerous living conditions, and an early resolution would ensure the safety and well-being of these people.

Therefore, we request your esteemed office to consider relocating the HF communication system from Juhu and Dahisar to an alternative site, preferably at Gorai, and approve the transfer of the Dahisar land to BMC for developing a garden/park, as per the original sanction.

An early resolution to this matter is prayed for, given its significant impact on urban development, the well-being of Mumbai residents, and the advancement of the "Housing for All" mission.

Thanking you,

Yours sincerely,
For CREDAI-MCHI



Dominic Romell
President



Dhaval Ajmera
Hon. Secretary

PS: Contact Person Mr. Sanjay Phope - +91 9619345193

Annexure: Letter from Shri Eknath Shinde, Hon'ble Chief Minister of Maharashtra Dated 12 July 2024

CC:

- 1) **Shri Kinjarapu Rammohan Naidu**, Hon'ble Minister for Civil Aviation, Ministry of Civil Aviation
- 2) **Ms. Rubina Ali** - Joint Secretary, Ministry Of Civil Aviation, Rajiv Gandhi Bhavan, New Delhi
- 3) **Shri Boman Irani**, President, CREDAI