

AJOY MEHTA

I. A. S.
Municipal Commissioner



No. :

Date :

Sub: Clarification on ATMC circular no 6 of 2017, issued by AAI on 28.07.2017 for certification of site elevation.

In reference to above subject, MCGM have received representations from building industry bodies like PEATA, MCHI and NAREDCO, to follow Clause No. 9.7, for certification of site elevation and coordinates of ATMC circular no 6, of 2017 dated 28.07.2017. In this regards a meeting was held on 8.11.2017 in this office along with building industry representatives and professionals.

In the past, in the meeting of MCGM with AAI, it was informed to MCGM by AAI that site elevation should be obtained from Airport operator GVK as per WGS 84 Coordinates, and as per said meeting, MCGM had issued circular dated 15.06.2017 to insist GVK site elevation certification at plinth and occupation stage for all projects.

In the meeting with representatives of MCHI, PEATA, NAREDCO held on 08.11.2017 with MCGM officials, it was represented that, in view of recent circular no 6 of 2017 issued by AAI, for areas other than marked in red zone in CCZM which do not require AAI NOC, site elevation and coordinates can be surveyed by private surveyors and agencies other than Airport Operator i.e. GVK. Emphasis was given by the representatives on clause 9.7 of said circular dt. 28.07.2017 which reads as under-

"The Site co ordinates and Site elevation certificate may be obtained from Survey of India, CPWD/State PWD, Government Approved Department /Agency authorised for this purpose, Railways/MES, Aerodrome Operators for their respective cities, Urban Local Body authorised licensed Surveyors/Architects/Engineers. AAI Empanelled Surveyors may also issue certificate if authorised "

Further the Clause 7 "Approval for construction of buildings, structures etc." of GSR 751 (E) of notification dated 30.09.2017, reads as below,-

Clause 7. Approval for construction of buildings, structures, etc.—

(1) After considering the No Objection Certificate issued by the designated officer or the authorised officer, the concerned Local, Municipal or Town Planning and Development Authorities shall approve the construction of buildings or structures not exceeding the Permissible Top Elevation. Local, Municipal or Town Planning and Development Authorities shall also consider the existing building regulations or bye-laws or any other law for the time being in force before approving the construction of buildings or structures.

(2) In cases of aerodromes where the Colour Coded Zoning Maps has been issued, the Local, Municipal or Town Planning and Development authorities shall, in accordance with the height specifications provided in such Colour Coded Zoning Maps, approve the construction of the structures, as per the existing building regulations or bye laws or any other law for the time being in force:

Provided that no such approval shall be given by the Local, Municipal or Town Planning and Development authorities for sites which lies in approach, take off and transitional areas of an airport or in any other area, marked in the Colour Coded Zoning Map for the compulsory obtaining of No Objection Certificate from the designated officer or authorised officer.

(3) The Local, Municipal or Town Planning and Development authorities shall certify on the sanction plan that the Floor Space Index or Floor Area Ratio and the related height of the building or structure is within the permissible elevation as indicated in the Colour Coded Zoning Map for the given site.

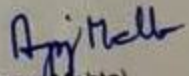
(4) The Local, Municipal or Town Planning and Development Authorities shall submit the details of structures approved under sub-rule (1) and sub-rule (2) to the concerned designated officer or the authorised officer within a period of thirty days from the date of such approval.

In view of above, clarification is required on various circulars issued by AAI from time to time on following

Whether to follow ATMC circular no 6 of 2017 dated 28.07.2017 allowing site elevation certification and coordinates for areas outside red zone (which do not require AAI NOC) by Urban Local Body authorised licensed Surveyors/Architects/Engineers etc as per Clause No. 9.7 and thereafter, as per GSR 751(E) of 30.09.2015, MCGM being local planning authority, will further allow permissible height of building/Structures as per CCZM plan issued by AAI.

It may be mentioned that, if no reply is received within 14 days, MCGM shall follow the said guidelines already issued by AAI as mentioned above.

Yours truly,


(Ajoy Mehta)

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