



## **BRIHANMUMBAI MUNICIPAL CORPORATION**

### **Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

No. P-26409/2025/(892)/G/North/FP/IOD/1/New Dated- 06 November 2025

MEMORANDUM

Municipal Office,  
Mumbai

To,

M/s. Vishwakutir Co-Op HSG Soc. LTD.

plot bearing F.P. No. 892, TPS IV of Mahim Division, Shankar Ghanekar Marg, Gokhale Road (South), Dadar West, Mumbai- 400 028.in G North Ward.

With reference to your Notice 337 (New) , letter No. 337 dated. 28/5/2025 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment of existing building on plot bearing F.P. No. 892, TPS IV of Mahim Division, Shankar Ghanekar Marg, Gokhale Road (South), Dadar West, Mumbai- 400 028.in G North Ward.892 furnished to me under your letter, dated 28/5/2025. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

#### **A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.**

- 1 That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per Regulation No.38(24) of DCPR 2034.
- 3 That the structural engineer will not be appointed. Supervision memo as per Annexure-5 of DCPR 2034 will not be submitted by him.
- 4 That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
- 5 That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.

- 6 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 7 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 8 That All Dues Clearance Certificate from A.E.W.W. 'G/North' Ward shall not be submitted before issue of C.C.
- 9 That the premium/deposits as follows will not be paid -a. Condonation of deficient open spaces. b. Development charges as per M.R. & T.P. (Amendment) Act, 1992 c. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'G/North' Ward. d. Labour Welfare Cess. e. Development cess. f. Inadequate size of LOS g. Premium for staircase, lift & lift lobby h. Premium for inadequate size of AVS & parking spaces.
- 10 That the work will not be carried out strictly as per approved plan and in conformity with the D.C. Regulations in force.
- 11 That the carriage entrance shall not be obtained.
- 12 That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work and owner / developer should submit revalidated Janata Insurance Policy from time to time.
- 13 That the fresh Tax Clearance Certificate from A.A. & C 'G/North' Ward shall not be submitted.
- 14 That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
- 15 That the remarks from H.E. Department shall not be submitted.
- 16 That the board displaying the details of development of the work shall not be displayed at site.
- 17 That the necessary remarks for construction for SWD will not be obtained from Dy. Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C.
- 18 That the N.O.C. from Dy.Ch.E. (S.P.) P&D for proposed sewer line shall not be submitted before C.C.
- 19 That the letter from structural engineer for transfer girder floor shall not be submitted.
- 20 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries up to reasonable height shall not be provided before demolition of existing structures at site.
- 21 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. Instead of conventional jack & hammer to avoid nuisance damage to adjoining buildings.
- 22 That the CSLR demarcation shall not be submitted.
- 23 That the work shall not be carried out between 6.00 a.m. to 10.00 pm., only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 24 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned

Ward Office and provision shall be made as and when required by Insecticide Officer for Inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.

- 25 No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
- 26 All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 27 In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.
- 28 That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives u/No.TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be submitted.
- 29 That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.
- 30 That all the conditions of E.E.(T.&C.) N.O.C./ Self certification of traffic consultant shall not be complied before plinth C.C.
- 31 That all the conditions of C.F.O. N.O.C. shall not be complied before plinth C.C.
- 32 That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
- 33 That the Third party insurance shall not be submitted
- 34 . That the letter for change of ownership in T.P.Department shall not be submitted.
- 35 That the registered undertaking for followings shall not be submitted before C.C. a). That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work. b) Agreeing to demolish the excess area if constructed beyond permissible F.S.I. before asking for C.C. c). To pay the difference in premium paid and calculated as per revised land rates. d). Against misuse of parking space /part terrace/ slopping terrace/ elevation features/ chajja/ part terraces/ voids. e). Minimum Nuisance during construction activity. f) parking space reserved for parking only, g) adequate water proofing shall be made for contravening toilet. h) Special attendant will be deployed to control the maneuvering of vehicles & condition to that effect will be incorporated in agreement of prospective of buyers. i) No objection if the neighboring plot owner come for development with deficiency in open spaces. k) If full FSI is not consumed additional parking spaces shall be handed over to BMC.
- 36 That the indemnity bond for followings shall not be submitted before C.C. a. Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot. b. Indemnity bonds indemnify MCGM against any claims/ disputes/ litigation arising out of issue out of the damage against no nuisance due to contravening toilets.
- 37 That the NOC/ Remarks from licensed plumber and M & E consultant for ground floor NR toilets shall not be submitted.
- 38 That the NOC from Tree authority shall not be submitted

**C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C**



- 1 That the plinth / stilt height & plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 2 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
- 3 That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
- 4 That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth.
- 5 That the development cess shall not be paid.

**D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C**

- 1 That some of the drains will not be laid internally with C.I. Pipes.
- 2 That dry and wet garbage shall not be separated and the wet garbage in the building shall not be treated separately on the same plant by the residents / occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in sale agreement to that effect shall not be incorporated by the developer/owner.
- 3 That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 4 That 3.00 mt. wide paved pathway up to staircase will not be provided
- 5 That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 6 That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
- 7 That carriage entrance shall not be provided.
- 8 That the parking spaces shall not be provided as per Regulation No.44 of DCPR 2034.
- 9 That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
- 10 That the Drainage completion certificate from (S.P.)(P&D)City for provision of Septic Tank/Soak pit will not be submitted.
- 11 That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 12 That final N.O.C. from C.F.O./ Vermiculture Bin/ Tree shall not be submitted before asking for occupation permission.

- 13 That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
- 14 That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No.→ TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.
- 15 That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M. a. Ownership documents. b. Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans. c. Copies of soil investigation reports. d. R.C.C. details and canvass mounted structural drawings. e. Structural Stability Certificate from Licensed Structural Engineer. f. Supervision certificate issued by the Licensed Site Supervisor. g. Building Completion Certificate issued by Licensed Surveyor/ Architect. h. NOC and completion certificate issued by the C.F.O.
- 16 The registered undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.15 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.
- 17 That the supervision certificate shall be submitted periodically i.e. every 3 months from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg.5(3)(ix) regarding satisfactory construction on site.
- 18 . That terraces, sanitary blocks, nahanis in kitchen will not be made water proof and same will not be provided
- 19 That structural engineers final stability certificate along with up to date licensed copy and R.C.C. design plan shall not be submitted.
- 20 That the development cess shall not be paid.
- 21 That the certificate Sec. 270A of BMC Act will not be obtained from H.E.'s Department regarding adequacy of water supply.
- 22 That the fresh P.R.Card shall not be submitted.
- 23 That the certified copy of sale agreement incorporating the following conditions shall not be submitted to this office a) That the prospective society / end user shall not preserve and maintain the documents / plans received from Owner / Developer / Architect and subsequently carry out necessary repairs / structural audit/ fire audit at regular interval and also present periodical structural audit reports and repair history, similarly to check and to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.

( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 5 November day of 2026 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,  
Zone, Wards.**

**SPECIAL INSTRUCTIONS**

**1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**

2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

- a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
- b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
- c) Not less than 92 ft. ([!TownHall]) above Town Hall Datum.

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

5. Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

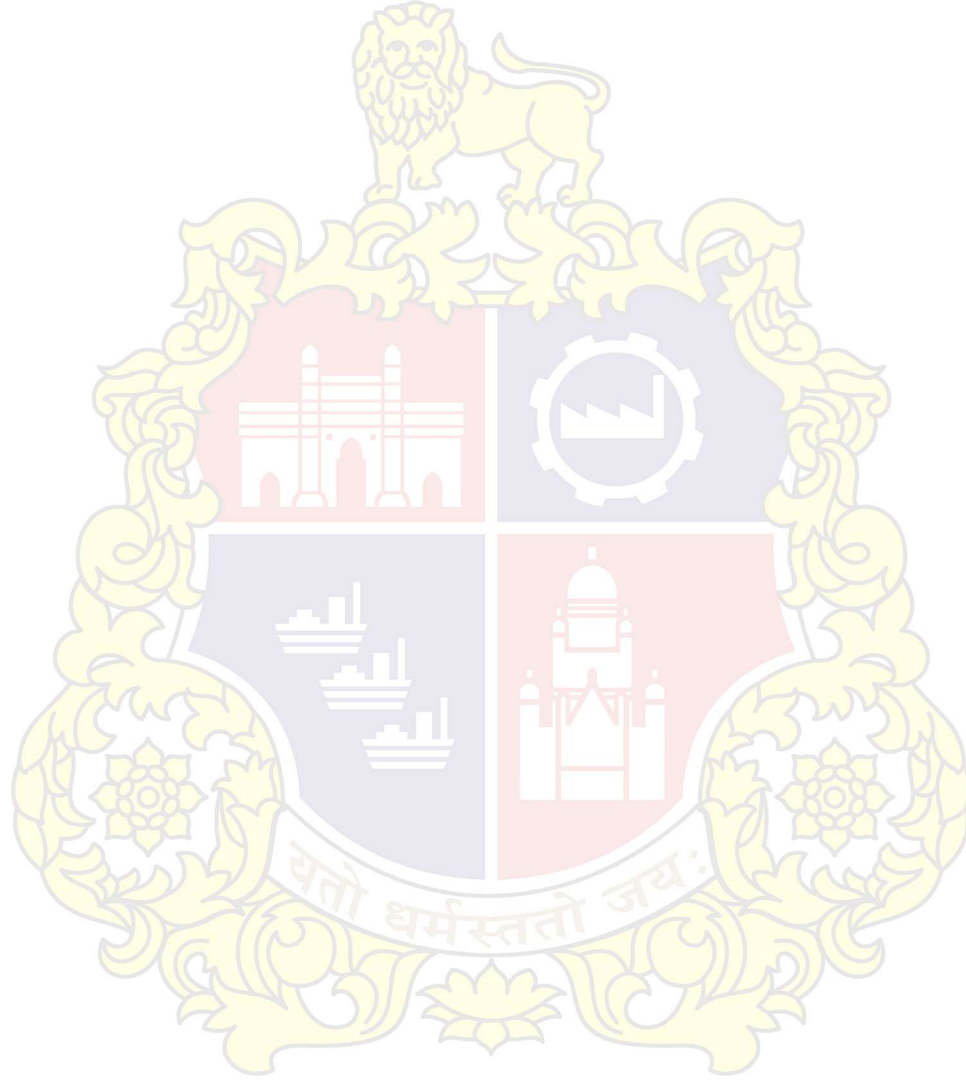
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.



8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



No. EB/CE/

/BS

/A/

## NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to



avoid the excavation of the road and footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before

starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32)
  - a Louvres should be provided as required by Bye0law No. 5 (b)
  - b Lintels or Arches should be provided over Door and Windows opening
  - c The drains should be laid as require under Section 234-1(a)
  - d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

**Executive Engineer, Building Proposals  
Zones ..... wards.**

**P-26409/2025/(892)/G/North/FP/IOD/1/New**

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Talati & Partners LLP.

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2. Asst. Commissioner G/North.
3. A.E.W.W. G/North,
4. Dy.A & C. City
5. Chief Officer, M.B.R. & R. Board G/North .
6. Designated Officer, Asstt. Engg. (B. & F.) G/North ,
7. The Collector of Mumbai

