

27th August, 2026

To
The Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Plot No. C/1,
G-Block, Bandra Kurla Complex,
Mumbai-400051
Symbol: SUMIT

Dear Sir/ Madam,

Sub: Intimation of Disapproval (IOD) received for the society named "Makwana Building Co-operative Housing Society".

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and any other applicable provisions, we would like to inform you that, We have received the Intimation of Disapproval (IOD) from the Brihanmumbai Municipal Corporation for the society named "Makwana Building Co-operative Housing Society Limited, located at F.P. No. 260, TPS Vile Parle No. V, K/E Ward, P.M. Road, Vile Parle East, Mumbai-400057 as on 27th August, 2026.

This will be a premium residential development in Vile Parle having 2 & 3 BHK apartments. The approximate area for sale of the said property is 20,000 square feet RERA Carpet. The project will offer a Gross Development Value of approx. Rs. 85 Crores.

This residential redevelopment project is situated in a prime location near the airport, Western Express Highway, and Vile Parle Railway Station. The IOD obtained prescribes the no objection for carrying out the work with certain conditions.

The IOD is enclosed herewith.

You are requested to kindly take the same on record.

For Sumit Woods Limited



Rekha Bagda
Company Secretary & Compliance Officer



BRIHANMUMBAI MUNICIPAL CORPORATION

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

No. P-25994/2025/(260)/K/E WARD/FP/IOD/1/NEW Dated- 27 August
2026

MEMORANDUM

Municipal Office,
Mumbai

To,

Mr. Yash Shah partner of Sumit Luxe Venture LLP, CA to Makwana Building CHS Ltd.

B 1101 EXPRESS ZONE WESTERN EXPRESS HIGHWAY MALAD EAST MUMBAI 400097

With reference to your Notice 337 (New) , letter No. 0 dated. 28/4/2025 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment of residential building locally known as Makwana Building CHSL pherozeshah mehta road on plot bearing FP no 260 of TPS Vile parle No V Vile Parle East Mumbai.260 furnished to me under your letter, dated 28/4/2025. 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 as per D.C. Regulation No.38(27) before starting the work.
- 3 That the low lying plot will not be filled upto a reduced level of atleast 28.04 mtr. T.H.D. or 0.15 mtr. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work
- 4 That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load shall not be submitted before C.C
- 5 That the regular / sanctioned / proposed lines marking will not be got demarcated at site through A.E. [Survey] / E.E. [T&C] / before applying for C.C

- 6 That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C
- 7 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 8 That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. [K/East Ward], [v] S.P. [vi] S.W.D. [vii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate
- 9 That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 10 That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/East Ward] shall not be submitted before applying for C.C
- 11 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 12 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 13 That the requisite premium as intimated will not be paid before applying for C.C
- 14 That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates
- 15 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 the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 16 That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work
- 17 That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 18 That no main beam in 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.
- 19 That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 20 That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 21 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.or

alternative arrangement for in site treatment wet waste shall be not be made.

- 22 That the registered undertaking for water proofing of terrace and Nahani traps shall not be submitted.
- 23 That the N.O.C. from E.E.[T&C]/ Consultant remarks for parking layout in the stilt shall not be submitted.
- 24 That setback/D.P. Road/D.P. Reservation shall not be handed over to BMC
- 25 That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted
- 26 That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-24/2007/UD-11 dt.6/6/2007 shall not be submitted.
- 27 That the debris removal deposit of Rs. 45,000/- or Rs. 02/- per sq.mtr. of the built up area, whichever is less will not be paid before further C.C.
- 28 That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with
- 29 That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.
- 30 The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.
- 31 That the developer will not intimate the prospective buyer and existing occupants regarding concessions availed for deficiency in open space, deficient parking space, etc. as well as not objecting neighbourhood development with deficient open spaces etc. and the clause shall not be incorporated in sale agreement so as to make aware prospective buyer/ members about deficient open space/maneuvering spaces
- 32 That the R.U.T. shall not be submitted by the developer stating that they will not take any objection in future for the development on adjoining plot with deficient open spaces and also condition will be incorporated about deficient open spaces of proposed bldg. in the sale agreement.
- 33 That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall not be submitted
- 34 That the R.U.T. & Indemnity Bond shall not be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents. a) Ownership documents. b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans. c) Copies of Soil Investigation Report. d) RCC details and canvas mounted structural drawings. e) Structural Stability Certificate from Lic. Structural Engineer. f) Supervision certificate issued by Lic. Site Supervisor. g) Building Completion Certificate issued by Lic. Surveyor / Architect. h) NOC and Completion Certificate issued by C.F.O. The above documents shall be handed over to the end user/prospective society within a period of 30 days in case of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the above said documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out

necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

- 35 That the SWM NOC and Bank guarantee shall not be revalidated from time to time
- 36 That the developer shall not keep record of C&D waste generated, transported and unloaded at designated unloading site and shall submit record monthly on Auto DCR system.
- 37 Any breach of condition regarding debris disposal will not entail the cancellation of the building permission or IOD & the work will be liable to be stopped immediately
- 38 That the RUT stating that the excess parking if any handed over to BMC shall not be submitted
- 39 That the registered undertaking shall not be submitted by the Owner/developer stating that, the floor below bathroom/Toilet/W.C. will be made impervious with proper water proofing system and indemnifying BMC and its office bearers from any litigation arising out of the same
- 40 That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted
- 41 That the remarks from C.F.O. shall not be submitted
- 42 That the NOC from ChE(M&E) shall not be submitted
- 43 That the M.R. plan shall not be submitted
- 44 That the Board shall not be displayed showing details of proposed work, name of owner, developer, Architect/ L.S., R.C.C. consultant etc.
- 45 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.
- 46 That the Indemnity Bond indemnifying BMC and its officer against legal consequences on account of ownership disputes, if any.
- 47 That the soil investigation will not be done and report thereof shall not be submitted with structural design.
- 48 That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O. [K/E Ward].
- 49 That the N.O.C. from Collector – M.S.D. for excavation of land shall not be submitted
- 50 That the N.O.C. from A.A. & C. [K/ East Ward] shall not be submitted
- 51 That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise levels at site as per the norms of Pollution Control Board.
- 52 That the developer shall not intimate the prospective buyers and existing tenants regarding Use of water from the Rain Water Harvesting/STP for toilet purpose and the clause shall not be incorporated in sale agreement so as to make aware prospective buyer/ members about the same.
- 53 That the NOC from Civil Aviation Authority of India Shall not be submitted for the proposed height of the building.
- 54 That the inadequate toilet size, floor height, inadequate head room at terrace, inadequate parapet wall height, sliding/trap door etc. to be disclosure in the agreement & RUT that effect shall not be submitted

- 55 That the tandem parking spaces shall not be allotted to same prospective occupant and a RUT to that effect shall not be submitted
- 56 That the work shall not be carried out between 6 a.m. to 10 p.m. only in accordance with Rule 54(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Department from time to time shall be duly observed
- 57 That all the conditions and directions specified in the Hon'ble Supreme Court order i.e. as per SLP (civil) No. D23708/2017 dtd. 15/03/2018 in the case of dumping ground shall not be complied with before starting demolition of structures and/or starting any construction work.
- 58 That adequate safeguards shall not be employed in consultation with SWM dept. of BMC for preventing dispersal of particles through air and the construction debris generated shall not be deposited in specific sites inspected and approved by BMC
- 59 That the construction and demolition waste shall not be handled and transported to the designated unloading site as per NOC issued by E.E. (SWM) NOC and comply with the conditions mentioned in the said NOC and as per the Hon'ble Supreme Court directives dated 15/03/2018
- 60 That the R.U.T. shall not be submitted by the owner/developer to not to misuse the pocket terraces, part terraces, voids and elevation features in the form of drop/slant chajja, cornices, Elevational bands & pergola
- 61 That the R.U.T. shall not be submitted by the Owner stating that the a) Fungible compensatory FSI for rehabilitation component shall not be used for sale component. b) The difference of payment for additional 50% FSI shall not be paid and calculated as per the revision of rates by the Government from time to time as per the condition No.5 mentioned in Notification and circular before requesting for C.C. c) The owner/developer for maintaining the noise levels as per the norms of Pollution Control Board. d) To sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act)/RERA Act amended up to date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, shall not be submitted. e) That the R.U.T. shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by B.M.C.
- 62 That the precautionary measures for Control of Air Pollution from Building Construction Activity, shall be taken as per Mumbai Air Pollution Mitigation Plan vide No. MGC/A/1386/13.03.2023, as per circular u/no. CHE/DP/214/Gen dated 15.09.2023 and as per circular u/no. MGC/G/1102 dated 25.10.2023 & as per circular u/no. MGC/A/6976 dated 15.10.2024
- 63 That the approval to the proposed work is granted on the basis of documents submitted for the proposal. The approval shall stand revoked / cancelled in case the documents, information provided are found false or fabricated. The action will be initiated for the same and for work carried out, as deemed fit by law
- 64 That the registered undertaking for not carrying out construction beyond 20,000 Sq.mts or architect will submit requisite MOEF NOC if construction area exceeds 20,000 sq.mtr. before starting such work shall not be submitted
- 65 That all the structural members below the ground shall not 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 shall not be taken and completion certificate to that effect shall not be submitted from the Licensed Structural Engineer
- 66 That the Owner/Developer shall submit registered undertaking stating that, they will take Safety

Precautions as per Reg.12 (5) of DCPR 2034 i.e. It shall be responsibility of the Owner/Developer and the respective professionals on record appointed by Owner/Developer, to ensure that all the necessary safety measures are taken on site and its immediate surroundings, especially in regard to workmen engaged. Grant of IOD/C.C/O.C. or issuance of any written instructions to ensure public safety or reduce nuisance/inconvenience does not render MCGM liable for any injury, damages or loss whatsoever that may be caused to anyone in and around the construction area/site

- 67 That the NOC from PCO(K/E) ward for covering of existing well shall not be submitted
- 68 That the court order of any court of law if any will be binding to proposal
- 69 That the curvature at the junction of roads shall not be designed as per the remarks from Ch.Eng. (Roads) & demarcation by A.E(Survey).
- 70 That the design of covering of well shall be vetted from another structural consultant
- 71 'That the Board shall not be displayed showing details of proposed work, name of Owner, Developer, Architect, R.C.C. consultant, Advocate, QR code for MyBMC MARG App & BMC compliant cell contact no. 1916 for registering Air Pollution Related Complaints by citizens etc. Also, display board shall mention that 'citizen can complain about air pollution violations & register the complaint via 'MyBMC MARG app' by downloading the app from Google Play Store / iOS App Store to lodge complaints, track status'.
- 72 That a Registered Undertaking indemnifying MCGM against any future litigation arising out of title, access, user, premium, statutory permissions or third-party rights, Civil case, Criminal case shall not be submitted
- 73 The Applicant/Owner, Architect/L.S and Licensed Structural Engineer shall be jointly and severally responsible for the correctness of all submissions, calculations, certificates and documents submitted with the proposal.
- 74 The Applicant/Owner shall obtain and comply with all requisite permissions, NOCs and clearances from the concerned statutory authorities before commencement of the respective stage of work, wherever applicable
- 75 That the Payment as per schedule of installment granted by Dy.Ch.E. (BP) WS-1 shall not be made
- 76 That the C. C. equivalent to 10% of approved built up area or the C. C. of built up area of entire one floor (if the part terrace is proposed at top most floor then the top most floor and entire one floor below top most floor) whichever is higher will be restricted

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the notice in the form of appendix XVI of D.C.P.R. shall not be submitted on completion of plinth
- 2 That N.O.C. from Civil Aviation department shall not be obtained for the proposed height of the building.
- 3 That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record
- 4 That the N.O.C. from A.A. & C. [K/East Ward] shall not be submitted
- 5 That the plinth stability certificate from R.C.C. consultant shall not be submitted
- 6 That the work-start notice shall not be submitted

- 7 That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically
- 8 That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma
- 9 That the monthly status report shall not be submitted regularly
- 10 That the A.M.S.L. of the completed work upto stilt level, as applicable, shall not be verified and submitted.
- 11 That the extra water and sewerage charges shall be paid to A.E.(WW) K/E shall not be submitted
- 12 That the precautionary measures for Control of Air Pollution from Building Construction Activity, shall be taken as per Mumbai Air Pollution Mitigation Plan vide No. MGC/A/1386/13.03.2023, as per circular u/no. CHE/DP/214/Gen dated 15.09.2023 and as per circular u/no. MGC/G/1102 dated 25.10.2023 & as per circular u/no. MGC/A/6976 dated 15.10.2024
- 13 That the NOC from PCO K/E shall not be submitted
- 14 That the Payment as per schedule of installment granted by Dy.Ch.E. (BP) WS-1 shall not be made
- 15 That the C. C. equivalent to 10% of approved built up area or the C. C. of built up area of entire one floor (if the part terrace is proposed at top most floor then the top most floor and entire one floor below top most floor) whichever is higher will be restricted

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the dust bin shall not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 2 That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate shall not be obtained and submitted before applying for occupation certificate/B.C.C
- 3 That the letter box of appropriate size shall not be provided for all the tenements at the ground floor
- 4 That the 3.00 mt. wide paved pathway upto staircase will not be provided
- 5 That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier
- 6 That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C
- 7 That the carriage entrance will not be provided before starting the work
- 8 That the parking spaces will not be provided as per D.C.P.R. No.44 of DCPR 2034
- 9 That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation
- 10 That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 11 That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission

- 12 That the PCO K/E NOC shall not be submitted
- 13 That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided
- 14 That the regulation No.49 Of DCPR 2034 shall not be complied with
- 15 That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained
- 16 That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966
- 17 That the Final completion certificate from CFO for fire safety point of view as per D.C.P.R.2034 shall not be submitted.
- 18 That the Drainage Completion Certificate shall not be submitted
- 19 That the Lift Inspector's completion certificate shall not be submitted
- 20 That the structural stability certificate shall not be submitted
- 21 That the Site Supervisor's completion certificate shall not be submitted
- 22 That the smoke test certificate shall not be submitted
- 23 That the water proofing certificate shall not be submitted
- 24 That the N.O.C. from A.A. & C. [K/East Ward] shall not be submitted
- 25 That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted
- 26 That the Annexure 16,17,18 as per DCPR 2034 shall not be submitted
- 27 That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.
- 28 That the A.M.S.L. of completed work (top of building) shall be verified and submitted
- 29 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner
- 30 That the Superintendent of Garden for tree authority Completion Certificate shall not be submitted
- 31 That the PR card in the name of Owner/Society shall not be submitted

- () 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 26 August day of 2027 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.

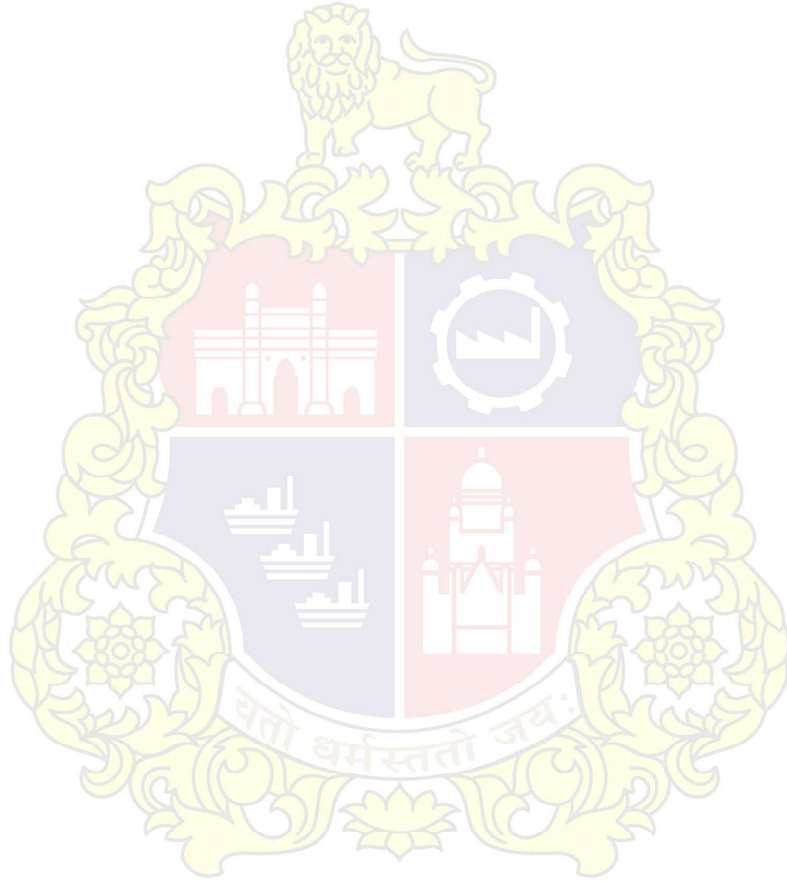
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

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

No. P-25994/2025/(260)/K/E WARD/FP/IOD/1/NEW Dated- 27 August
2026

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 by 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.

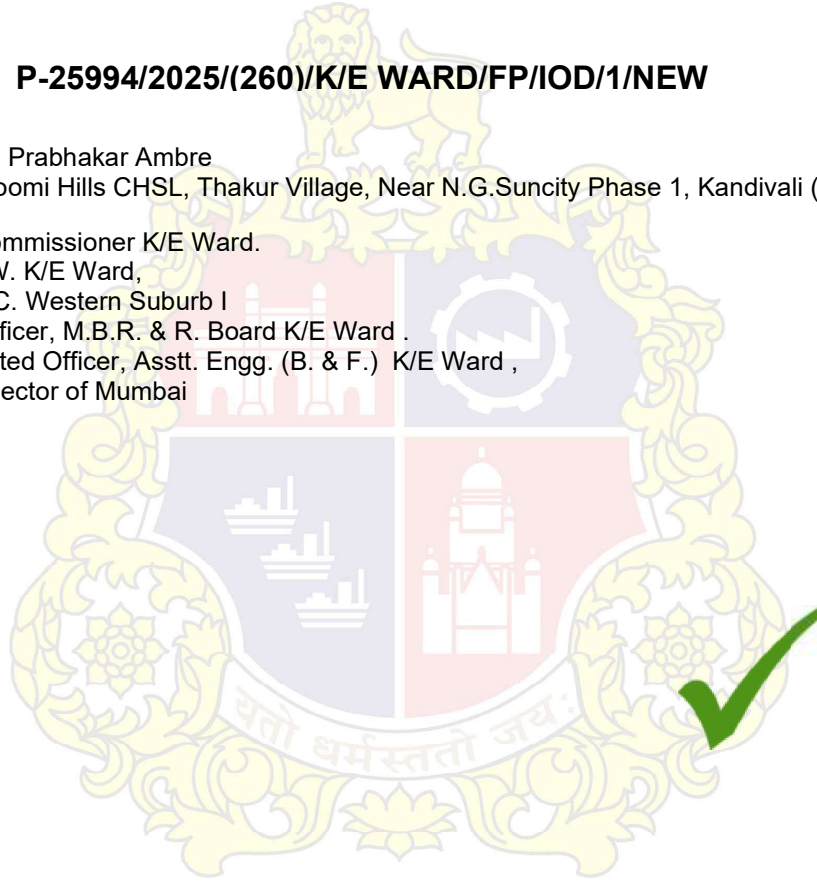
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance 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.

No. P-25994/2025/(260)/K/E WARD/FP/IOD/1/NEW Dated- 27 August 2026

Executive Engineer, Building Proposals
Zones wards.

P-25994/2025/(260)/K/E WARD/FP/IOD/1/NEW

- Copy To :-
1. Swapnil Prabhakar Ambre
621, Bhoomi Hills CHSL, Thakur Village, Near N.G.Suncity Phase 1, Kandivali (E)
 2. Asst. Commissioner K/E Ward.
 3. A.E.W.W. K/E Ward,
 4. Dy.A & C. Western Suburb I
 5. Chief Officer, M.B.R. & R. Board K/E Ward .
 6. Designated Officer, Asstt. Engg. (B. & F.) K/E Ward ,
 7. The Collector of Mumbai



Digitally signed by JEEVAN DIGAMBAR RATHOD
Date: 27 Aug 2026 14:40:02
Organization : Brihanmumbai Municipal Corporation
Designation : Executive Engineer