

BRIHANMUMBAI MUNICIPAL CORPORATION

Office of the Asst. Commissioner (R.E.) City, Room No. 44, Third Floor, E/S Ward Building, Dr. B.A.Rd., Parel, Mumbai-12
Email ID - ac.recity@mcmg.gov.in Phone No. - 24114560 (Ext-313), Phone No. - 241145028

AC/RE/1847/ City dtd. 28/01/2026

Sub :- Guidelines against unauthorized construction.

Ref.: - 1) Hon'ble Supreme Court's order in Writ Petition (Civil) no. 295 of 2022 dtd. 13/11/2024,
2) Hon'ble Supreme Court's order dated 17/12/2024 in Civil appeal no. 14604 of 2024 (Arising out of SLP (C) 36440 of 2014) & Civil appeal no. 14605 of 2024 (Arising out of SLP (C) 1184 of 2014)
3) No. MGC/F/6272 Dt. 17/04/2025,
4) AC/RE/163/ City dtd. 24/04/2025,
5) LO/MC/16988 Date 29/10/2025,
6) MGC/F/9318 Dtd. 01/01/2026.

With reference to guideline circular issued under no. AC/RE/163/City dtd. 24/04/2025 in addition to these guidelines, the following amendments are made while giving service connections which are to be strictly followed...

All the necessary service connections such as Electricity, Water supply, Sewerage connection etc. shall be given by the service provider / Board to the buildings only after -

*a) For temporary connection - after verifying valid I.O.D. / C.C.
b) For permanent connection - after the production of the completion / occupation certificate.*

NOTE -

For taking action against ongoing unauthorized constructions Hon'ble Supreme Court's order dtd. 24/10/2019 in Civil Appeal no. 7627 of 2019, BMC V/s Sunbeam High Tech Developers Pvt. Ltd. which is in practice is to be strictly followed.

All staff working in Building Proposal department & wards are directed to act upon the said directives scrupulously as directed by Supreme Court of India.

Sd/-11.12.2025
(Mrudula Ande)
A.C.(R.E.) W.S.

Sd/-15.12.2025
(Ujwal Ingole)
A.C.(R.E.) E.S.

Sd/-08.12.2025
(Vinayak Vispute)
A.C.(R.E.) City

Sd/-17.12.2025
(Sunil Rathod)
Ch. E. (D.P.)

Sd/-17.12.2025
(Gangatharan D.)
Jt. M.C. (Vig)

Sd/-25.12.2025
(Dr. Ashwini Joshi)
A.M.C. (City)

Sd/-01.01.2026
(B.A. Gagrani)
M. C.