

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
WRIT PETITION (L) NO. 33594 OF 2025

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M/s. Super Creative Graphics Services Pvt. Ltd. .. Petitioner

Versus

Municipal Corporation of Greater Mumbai & Anr. .. Respondents

Ms. Priti S. Shah, Advocate for the Petitioner.

Ms. Meena Dhuri, Advocate for the Respondents/MCGM.

CORAM: AMIT S. JAMSANDEKAR, JJ.

DATE: OCTOBER 22, 2025

(Vacation Court)

P. C.

1. By the present Petition, the Petitioner has impugned the order dated 30th September 2025, which, according to the Petitioner, was pasted on the Petitioner's premises on 13th October 2025.

2. The impugned order is issued by the 2nd Respondent under Section 351 of the Mumbai Municipal Corporation Act, 1888. By the impugned order, the Designated Officer, Ward F- South – Respondent No. 2, has held the subject structure of the Petitioner's mezzanine floor, as well as the cabin, to be unauthorised and has ordered its demolition.

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3. It is the case of the Petitioner that the mezzanine floor/cabin which are alleged in the Notice by the 2nd Respondent, are in fact not mezzanine floor/cabin and therefore are not unauthorised. According to the Petitioner, they are lofts/cabins and therefore are not unauthorised.

4. The Learned Counsel appearing for the Respondent/Corporation has disputed this fact. According to the Learned Counsel for the Respondent/Corporation, the structure is unauthorised. The mere dimensions mentioned in the Notice clearly reflect that the structure of the Petitioner is unauthorised. Therefore, the 2nd Respondent's order passed under Section 351 of the Act is appropriate and justified.

5. The Learned Counsel appearing for the Petitioner has relied upon the orders passed by this Court in Writ Petition (L) No. 10493 of 2025 and in Writ Petition (L) No. 10469 of 2025, both dated 7th April 2025, in which the Hon'ble Court has already protected the Petitioner in respect of identical units. The Learned Counsel appearing for the Petitioner submitted that the same order be passed in the present Petition.

6. Considering the orders already passed in Writ Petition (L) No. 10493 of 2025 and in Writ Petition (L) No. 10469 of 2025 on 7th April 2025,

and considering the submissions of the Petitioner, the impugned order dated 30th September 2025 is stayed upto 20th November 2025.

7. The Respondent shall file an affidavit-in-reply to the present Writ Petition within a period of 2 weeks from today. Rejoinder, if any, shall be filed by the Petitioner within a period of 1 week thereafter.

8. The matter be placed on board “for directions” on 18th November 2025.

9. This order will be digitally signed by the Private Secretary/ Personal Assistant of this Court. All concerned will act on production by fax or email of a digitally signed copy of this order.

[AMIT S. JAMSANDEKAR, J.]