



**DELHI DEVELOPMENT AUTHORITY**  
**(Master Plan Review Section)**  
6<sup>TH</sup> Floor: Vikas Minar  
New Delhi: 23379731

No.F.1 (10)/2011/ Dir. (Plg.) MPR &TC/

Dt: 17.10.2012

**Subject: Minutes of the 6<sup>th</sup> meeting of Management Action Group on “Common Platform for Building Approvals” held on 18<sup>th</sup> September, 2012**

The sixth meeting of the Management Action Group on “Common Platform for Building Approvals” on mid-term review of MPD-2021 was held on 18<sup>th</sup> September, 2012 under the Chairmanship of Engineer Member, DDA at Vikas Sadan, New Delhi.

The following Members/Special Invitees attended the meeting.

**Members**

- Engineer Member, DDA - Chairman
- Commissioner (Plg.) II, DDA
- Chief Architect, DDA
- Addl. Commissioner (Plg.) MPPR, DDA
- Director (Building), DDA

**Co- opted expert members**

- Prof. S.C. Gupta, Ex. Addl. Commissioner, DDA

**Special Invitee**

- Addl. Commissioner (Plg.) Area Planning, DDA

**Others**

- Director (Plg.) MPR & TC, DDA
- Director (Plg.) MP, DDA
- Astd. Engineer, Building (HQ), SDMC
- Anshu Gupta, Dy. Architect, NDMC
- Ashok Singh, Dy. Architect, NDMC

Chairman welcomed Members and Special Invitees for the sixth meeting of MAG on “**Common Platform for Building Approvals**”. Thereafter, Director (Plg.) MPR briefly outlined the issues to be discussed in this meeting.

**i. Confirmation of the minutes of the 5<sup>th</sup> meeting on MAG on “Common Platform for Building Approvals” held on 27.07.2012.**

The minutes of the meeting held on 27.07.2012 were circulated on 27.08.2012. The members of the MAG suggested following modifications in the minutes -

| S. No. | Issues raised/ Suggestion made  | Observation/Recommendation of the Group  |
|--------|---|--|
| 5      | ( DDA Dy. No. 1878, 3157, 2012, 4024, 4029, 4032, 1962)<br>Mamta Malhotra,<br>A-75/1, Naraina Vihar, New Delhi.<br>i) Review of Height, FAR and Coverage for double storey DDA Flats on 150 sq. yard plots is | (i) To be deleted<br>(ii) As per the documents provided by the representatives of Naraina Vihar, subsequent to the meeting, the additional construction on Ground Floor was earlier allowed based on the circular issued by the Enforcement Branch of DDA vide letter No. F4(102) AE/Enf(H)/SE2/09/707 dated 22-07-2011.<br><b>This issue does not relate to Master Plan amendment. However, taking note of the circular issued by Enforcement branch of Housing department, DDA dt. 22.07.2011 as</b> |

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|                  | <p>required.</p> <p>ii) First floor owners in double storey DDA Flats should also be allowed extra coverage on second floor/ barsati floor</p>  | <p><b>submitted by the applicant, the MAG recommended the request to allow additional construction to first floor owner equivalent to Ground floor by Housing department with the approval of the competent authority.</b></p> <p style="text-align: right;"><b>Action: Commissioner (Housing) DDA</b></p>   |
| <p><b>10</b></p> | <p><b>(DDA Dy. No. 2647, 2616)</b><br/> Manjit Singh Bhasin,<br/> B-2/7 Model Town, Delhi<br/> 110009<br/> S.Bangia,<br/> 8 Malka Ganj</p> <p>Increasing FAR in large size plots.</p> | <p>Similar suggestion was discussed in 6<sup>th</sup> Advisory Group meeting held on 27.04.2012 under the Chairmanship of Hon'ble L.G., Delhi wherein Chairman DUAC Mr. Raj Rewal mentioned that FAR for the residential plotted housing should be more realistic and the bigger plots with more than 3000 sq. mts. area may be permitted FAR of Group Housing. The relevant minutes are reproduced below -</p> <p><i>In this regard Commissioner (Plg.) II, DDA informed that such large plots are located mostly in the Lutyens' Bungalow Zone, Civil Lines and in other restricted areas earmarked for lower FAR, therefore, higher FAR could not be given on such bigger size plot sizes forming part of approved layout plan of a colony. In case of the other areas, local body as part of modifications in the layout plan can permit Group Housing on residential plots, based on the availability of infrastructure.</i></p> <p style="text-align: right;"><b>Action – Chief Town Planner, SDMC<br/> Chief Architect, NDMC,<br/> Director (Plg.) MPR &amp; TC, DDA</b></p> <p>In continuation to the above, following to be added.</p> <p>As per MPD-2021, based on the projected population of 230 lakh by 2021, the estimated additional housing stock required will be around 24 lakh dwelling units. This includes an estimated housing requirement of 20 lakh dwelling units for additional population and backlog of about 4 lakh units.</p> <p>In view of this, MAG suggested that, group housing on large residential plots (minimum plot size 3000 sqm.) in "Residential plots - Plotted Housing" may be permitted subject to -</p> <ul style="list-style-type: none"> <li>(i) The plots in Lutyen's and Civil Lines Bungalow Zones, Chanakyapuri, New Delhi Municipal Committee area, and Monument Regulated Zones (as per NMA Act) will not be covered.</li> <li>(ii) The concerned local body has to ensure that the additional dwelling units will not put additional burden on peripheral services by providing STP, rain-water harvesting, recycling of water, electrical substation, etc. within the plot.</li> <li>(iii) Additional FAR charges and betterment charges etc are to be levied.</li> <li>(iv) Provision of EWS Housing as per norms would have to be ensured.</li> <li>(v) The concerned local body will simultaneously modify the layout plans while sanctioning the building plans.</li> </ul> <p>The Local Bodies will issue administrative orders for permitting group housing based on above in "Residential</p> |

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|  |  | plots- plotted housing”, with the approval of the competent authority.<br><br><b>Action: Dir (Local Self Govt.), GNCTD<br/>Chief Town Planner, SDMC</b> |
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iii. Specific issues & suggestions mentioned in the agenda were taken up for discussion during the meeting:

| S. No.  | Diary No., Name and Address  | Issues / Suggestions   | Observation/Recommendation of the Group   |
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| <b>iii) Increase in height of Residential Building in Delhi</b>                   |  |  |   |
| 1.  | <p><b>a)</b> Anand Niketan Co-operative Housing Society Ltd, N. Delhi - 21 (Fwd. by Additional Commissioner (UE&amp;P) DDA)</p> <p><b>b) 1153/25-11-11</b><br/>Chairman, Paharganj Trade Association, 5630, Ramdwara Road, Paharganj, N. Delhi -55</p> <p><b>c) 1604</b><br/>N.K Goela, A-2/3, Safdargunj Enclave.</p> <p><b>d) 3203/15-07-12</b><br/>Sh. Lokesh Duhan 55/5, Gupta Road, Karol Bagh, New Delhi</p> | <p><b>a)</b> In a Residential plot stilt parking is provided, height may be increased by 2.4 mt. in addition to existing 15mt. Height.</p> <p><b>b)</b> Residential structures in Paharganj should be increased to 18mt.</p> <p><b>c)</b> Height of buildings is increased to 16mt; in case there is any provision for stilt parking.</p> <p><b>d)</b> Height of building should be increase to 18mt. In special areas(clause no 16.2) Revision of Control for building within residential building(4.4.3)</p> | <p>MAG observed that the issues with regard to height of the residential buildings in plotted development where stilt floor is to be provided for parking was discussed in a meeting under the Chairmanship of Hon’ble L.G., Delhi, wherein it was agreed that, increase in height may be permitted subject to the clearance from the Chief Fire Officer, Traffic regulating bodies &amp; Local service providing agencies. MAG suggested following modifications for consideration by Advisory Group.</p> <p><b>Para 4.4.3/A : Residential Plot-Plotted Housing Terms &amp; Conditions</b></p> <p><b>(iii) Height:</b> “The maximum height of the building in all plots shall be 15 metres.” In continuation, following sentence to be added.<br/><b>“In case of stilt parking, the maximum height shall be 17.5 m. including stilt floor of 2.4 m.”</b></p> <p><b>Action: Director (Plg.)<br/>MPR&amp;TC, DDA</b></p> |
| <b>(iv) Issues related to MCD discussed in the MAG meeting held on 12.12.2011</b> |  |  |   |
| 2.  | Issues related to MCD discussed in the MAG meetings on 12.12.2011, 31.01.2012, 19.03.2012, 05.07.2012 & 27.07.2012   | Issues related to MCD discussed in the MAG meetings were to be examined & presented by Chief Town Planner, SDMC.   | The review of MPD-2021 is being monitored by MoUD, Gol & Raj Niwas; and is to be undertaken in a time-bound manner. MAG observed that the number of actions/studies to be taken by MCD could not be discussed further in the absence of status reports and adequate representation in MAG meetings. Asstt. Engg. Building (HQ) representing MCD was provided copies of all the minutes with the   |

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|   |   |  | <p>request to take up the matter with Chief Town Planner, SDMC for necessary action(s). CTP-SDMC may be requested to attend the next meeting positively with status report(s), so that important issues related to stilt, basement, parking etc. in case of residential plots and others could be decided in the next meeting, for suitable modifications in MPD-2021.</p> <p style="text-align: right;"><b>Action: Chief Town Planner,<br/>SDMC</b></p>   |
| <b>v) Suggestions related to Naraina Vihar forwarded by Hon'ble Minister of Youth affairs and Sports, GOI</b> |   |  |  |
| 3.  | <p><b>L-83 dt.13.08.2012</b><br/>Naraina Vihar Residential Welfare Association (FONARWA) B-77, Naraina Vihar, ND-28<br/>Fwd by Ajay Maken M.P, Hon'ble Minister of Youth Affairs and Sports</p> | <p>a) Community hall FAR to be increased to 150.<br/>b) Two storey DDA Flats; extra/additional coverage be allowed on the top of first floor.<br/>c) Plotted double storey flats shall be amended to read Pre- 1991 instead of 1962.<br/>d) Play ground, two storey paid underground parking, underpass/subway, banking facilities shall be provided. For hotels &amp; Guest Houses a DDA mixed land use polices. Multi-storey construction/extension should not be permitted in the area. Land for 200 bedded Govt. Hospital be provided. Shortage of Residential/Commercial Land, it is suggested change of land use be allowed i.e. Industrial to Residential. Swimming pool, Auto stand be provided.<br/>e) Urban villages be regularised.</p> | <p>a) MAG did not agree to increase FAR of Community Hall.<br/>b) This suggestion has been discussed by the 5<sup>th</sup> Meeting of the MAG held on 27-07-2012. Refer the revised minutes of the 5<sup>th</sup> meeting (Para 5 (ii)).<br/>c) List of Pre 1962 colonies was incorporated in MPD-2021 by MoUD, Govt. Of India, therefore no change in the list is suggested by MAG.<br/>d) MAG observed that these issues mainly pertain to the Layout Plan (LOP) of Naraina Vihar, approved LOP/Colony. Therefore, may be examined at the, time of preparation of Local Area Plan (LAP) of this Ward and accordingly permitted activities in residential area/plots may be recommended for such uses as part of the LAP.<br/><b>Action : Chief Town Planner,<br/>SDMC</b><br/>e) MAG observed that the redevelopment schemes for the Urban Villages have to be prepared as per policy of MPD-2021 by respective local bodies.<br/><br/><b>Action : CTP, SDMC/ North DMC /<br/>EDMC</b></p> |

| <b>(vi) Discussion on suggestions received for Review of MPD-2021</b>     |  |  |  |
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| <b>a) Regarding basement, stilt floor height, atriums, balconies etc.</b> |  |  |  |
| 4.  | <b>1428</b><br>Mr. Hafeez Contractor,<br>Architect,<br>29, Bank Street Mumbai<br>400023. | <p>a) Basement be allowed to flush with the Ground Floor level.</p> <p>b) The height-restriction of 2.4 m. for stilt floor shall be removed.</p> <p>c) Construction of podiums shall be allowed, even outside the building footprint, so as to allow more parking above ground level, and thus, eliminating the need to construct basement levels.</p> <p>d) Staircase and lift should be exempted from FAR calculations.</p> <p>e) Cantilevered balconies shall be allowed to expand by the provision of structural columns at the end.</p> <p>f) Develop compact cities with higher FAR and density norms, so as to arrest sprawling urbanization.</p> <p>g) Provision of 400 sqm. for Community Facilities in group housing complexes, is grossly inadequate.</p> <p>h) Norms for size of Swimming Pool needs revision. Presently, pool of size upto 300 sqm. is free from FAR, whereas pools larger than 300 sqm. are not exempted.</p> <p>i) Rain Water Harvesting in underground water reservoir shall be encouraged and mandated.</p> <p>j) No provision for Service Floors in high-rise buildings.</p> | <p>a) MAG was informed that this issue was discussed and a public notice is being issued towards modification in MPD-2021 (Para 8(5).(b)) with following provisions.<br/>“The basement(s) <b>beyond building line</b> shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation.”</p> <p>b) MAG suggested following para to be added in continuation to Para 8(5) (b).<br/><b>“In case of provision of stack parking in stilts and basement, height of 2.4 m. can be relaxed on case to case basis by Technical Committee in case of Group Housing by public agencies.”</b><br/><b>Action: Director (Plg.) MPR &amp; TC, DDA</b></p> <p>d) This is to be examined as part of building bye-laws.<br/><b>Action: CTP, SDMC Director (Building) DDA</b></p> <p>f) MAG noted the suggestion.</p> <p>g) &amp; h) MAG was informed that a public notice is being issued with following provision:<br/>“S. No. (iii) Additional floor area <b>minimum 400 sqm or at the rate of 0.6% of permissible FAR subject to maximum of 1200 sqm. shall be allowed free from FAR</b> to cater to community needs such as community/recreational hall, crèche, library, reading room, <b>senior citizen recreation room/club</b> and society office.”</p> <p>The MAG observed in case of large public housing schemes, the maximum limit of 1200 sqm. is inadequate, and needs review. MAG suggested the maximum limit could be</p> |

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|  |  |  | <p>exempted in case of group housing by public agencies. This may be treated as a suggestion to the public notice being issued.</p> <p style="text-align: right;"><b>Action: Director (Plg.)<br/>MPR &amp; TC, DDA</b></p> <p>i) This is to be examined as part of building bye-laws.</p> <p style="text-align: right;"><b>Action: CTP, SDMC;<br/>Director (Building) DDA</b></p> <p>b), c), e) &amp; j)</p> <p>MAG appreciated the suggestions presented by Architect Hafeez Contractor based on his professional experience in designing high-rise buildings in Mumbai and other countries. MAG observed that in most of the use-premises, MPD-2021 has mentioned no restriction of height, and as such large number of buildings in all use-zones will be high-rise. These high-rise buildings need special consideration due to higher demand in terms of parking, services, structural-safety, fire-safety etc. A separate Para for high rise buildings in all use-zones may be introduced. MAG suggested introduction of a common para in the Chapter on <b>'Development Code'</b> covering service floor, podium, etc. The proposed modifications are given in Para (v) on Page 9.</p> <p style="text-align: right;"><b>Action: Director (Plg.)<br/>MPR &amp; TC, DDA</b></p> |
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| <b>b) Revision of the norms given under clause 3.3.2. "Guidelines for Redevelopment"</b>        |   |   |   |
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| 5.  | <b>3164</b><br>Suresh Goel & Associates,<br>S-83, Panchsheel park,<br>ND – 110017 | <p>The guidelines for the Redevelopment Scheme under clause no 3.3.2, MPD-2021 needs to be re- examined with reference to incentives of following :-</p> <p>i) 50% FAR over and above the existing to a maximum 400.</p> <p>ii) In the unplanned Built up areas, the norms of cluster housing shall be applicable so that the local body may sanction block building plans.</p> <p>iii) Cluster block of a minimum area of 3000 sqm <b>which could be either a single plot or</b> the owners pool together and reorganising their individual properties so as to provide minimum 30% of area as common green/soft parking besides circulation area and common facilities.</p> | <p>(i) The Regulations for "Redevelopment of Influence Zone along MRTS and major Transport Corridor; Underutilized / Low Density Areas; Special Area; Resettlement Colonies; Villages; Unauthorised Colonies and JJ Clusters" are in the process of approval. These will be notified as soon as approved by the Ministry of MoUD, Gol.</p> <p>(ii) This will be dealt as per "The Building Regulation for Special Areas, Unauthorised Colonies, Village Abadis, 2010".</p> <p><b>Action: Director (Plg.) MP, DDA</b></p> <p>Similar suggestion has been discussed by the 5<sup>th</sup> Meeting of the MAG held on 27-07-2012. Refer the revised minutes of the 5<sup>th</sup> meeting (Para 10).</p> |
| <b>c) Reduction in minimum plot size of Group Housing in villages from 3000sqm. to 200sq.m.</b> |   |   |   |
| 6.  | <b>3009</b><br>Praveen Kumar,<br>B.K. Rana Education Welfare Society, Ghevra      | <p>a) Minimum plot size for group housing in Lal Dora and Extended Lal Dora areas shall be reduced from 3000 sqm. to 2000 sqm.</p> <p>b) Amalgamation of plots shall be allowed so as to constitute a plot for group housing.</p>   | <p>a) MAG agreed for minimum plot size for group housing in Lal Dora and Extended Lal Dora areas to be reduced from 3000 sqm. to 2000 sqm.</p> <p><b>In Para 4.4.3 B: Residential Plot – Group Housing</b><br/><b>Para (x)</b> to be added:<br/><b>"Minimum plot size, in case of redevelopment areas, slum rehabilitation and villages (Lal Dora), shall be 2000 sq.m."</b></p> <p><b>Action: Director (Plg.) MPR &amp; TC, DDA</b></p> <p>b) This will be dealt as per "The Building Regulation for Special Areas, Unauthorised Colonies, Village Abadis, 2010".</p> <p><b>Action: Director (Plg.) MP, DDA</b></p>  |

| <b>d) Provision of additional floor for extra accommodation (i.e. fourth floor) in residential areas</b> |  |   |  |
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| 7.   | <p><b>a) 1479</b><br/>Malviya Nagar Welfare Association, 90/63-b, Malviya Nagar</p> <p><b>b) 2983</b><br/>Y.S.Arya</p> <p><b>c) 1495</b><br/>Human Care Charitable Trust, D-94, Saket, New Delhi-17</p> <p><b>d) 3218/16-5-12</b><br/>Sh. Ashok Mehra and Vinod Khanna. Sant Vihar Welfare Society, No. 2, Ansari Road, Daryaganj, New Delhi-2</p> <p><b>e).</b> L-35 dt. 25.07.12<br/>Dhanvinder Singh<br/>H-145 Vikaspuri<br/>(fwd. by SDMC)</p> | <p>a) There should be provision for additional floor that is fourth for extra accommodation for personal/family use.</p> <p>b) Construction of additional floor on 60 sqm. plot of DDA by adding one floor above, without having the stilt floor for parking.</p> <p>c) To allow construction upto fourth floor and small servant room on the top. Extra covered space at the basement level.</p> <p>d) Third floor construction be allowed in Houses in Daryaganj area with increased FAR. Suitable parking space be developed in the colony by having a basement opposite to Mahavir Vatika (Park) with the entry point from Ansari Road.</p> <p>e) Construction of third floor shall be allowed for buildings not having any provision for stilt-parking, provided there is adequate space available for parking in the open-area. This relaxation shall be allowed for buildings which have come up prior to the regulation for having mandatory stilt parking.</p> | <p>a) MAG did not agree for permitting fourth floor for residential building over and above maximum 15m height of the building.</p> <p>b) MAG did not agree for additional construction on existing buildings without making provisions for required parking.</p> <p>c) MAG did not agree to any extra coverage in violation of height and without providing required parking.</p> <p>d) MAG observed that Daryaganj falls in the Special Area of MPD- 2021 and desired that Chief Town Planner, SDMC may examine these issues while formulating the Special Area Plan/LAP and provide space for extra parking etc.<br/><b>Action : Chief Town Planner, SDMC</b></p> <p>(e) MAG was of the opinion that no additional construction on residential plots is to be permitted without making adequate parking provision within the plot. Parking outside the individual plot cannot be considered within the plot. to meet the deficiency of parking in the residential plot.</p> |
| <b>e) Residential plots facing wider roads should be allowed to build extra floors</b>                   |  |   |  |
| 8.   | <p><b>2229, 1946, 1521</b><br/>Harinder Singh Chawla, A1/13, Safdarjung Enclave, New Delhi-29</p>  | <p>Residential plots located on 24 m. Wide Road should be allowed to have one additional floor &amp; extra FAR, compared to plots fronting on smaller Roads; the provision should be made in MPD- 2021.</p>   | <p>MAG observed that the buildings up to 15m in height on residential plots are permitted as per MPD- 2021 and therefore no additional floor over and above that height could be permitted.<br/><b>Action: Director (Plg.) MPR&amp;TC, DDA</b></p>   |

| <b>g) DDA flat owner should be allowed to construct 3rd floor like private housing</b> |   |  |  |
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| 9.   | <b>2538 / 07-05-12</b><br>Sh. Sushil Kumar<br>3349/ 03 Christian<br>Colony,<br>Karol Bagh, New Delhi -<br>05  | DDA flat owner should be allowed to construct Third floor as in case of plotted Housing on individual plots.   | MAG did not agree to the suggestion.   |
| <b>h) Regularization with Increase in FAR in Ghaffar Market Area</b>                   |   |  |  |
| 10.  | <b>3165/15-07-12</b><br>Sh. Satinder Singh<br>Sh. Mohit Chadha<br>Ghaffar Market Beopar<br>Mandal<br>F-14/160-161, Ghaffar<br>Market,<br>Karol Bagh, New Delhi<br>110005. | FAR should be 350 with a height of 15m. In Gaffer Market and the existing construction in Gaffar Market should be regularised.   | As per Para 16.2 (5) of MPD-2021, Re-development plan and schemes for the special area should be prepared by the local body within three years of approval of the MPD-2021. In view of this provision North DMC should examine based on the scheme as per provision in MPD-2021.<br><br><b>Action: Chief Town Planner,<br/>North DMC</b>                           |
| <b>i) FAR in the commercial properties to be increased</b>                             |   |  |  |
| 11.  | <b>2018/10-4-12</b><br>Sh. Achal Kataria<br>Principal Architect<br>E-15, South extension-I,<br>New Delhi-49   | FAR for commercial property should be increased and distributed in transparent manner amongst different property owner & rate for additional FAR may be notified by the Govt of India. | MAG was informed that this issue was discussed in the meeting of Advisory Group held on 12.01.2012. It was decided that <b>“Retrofitting or addition of floors on individual plot, on the basis of enhanced FAR, should not be permitted.”</b> MAG observed that in case of commercial areas, the specified FAR is achieved on the basis of comprehensive schemes. |

**(v) Proposed modifications in MPD-2021 with reference to Para 4 above.**

In Chapter 17.0 Development Code, following new para to be added after 8 (5) -

**8 (6) HIGH RISE BUILDINGS**

In case of buildings with 26 m. and above heights in all use-zones, Technical Committee of DDA may permit following in special circumstances.

- i) In case of provision of stack-parking in stilt floor or basement, minimum height of 2.4 m. can be relaxed.
- ii) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the concerned agencies, and not to be counted in FAR. The height of the service floor to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc.
- iii) In view of the increased parking requirement and to reduce the number of basements, the basement(s) may be permitted upto the plot line with the condition that service ducts will be provided to connect internal and external services subject to clearance from fire department. Podium in terms of single floor (without roof) may be permitted within the plot line subject to clearance from fire department. The movement of vehicles and parking may be restricted to ground level, where there can be podium also for pedestrian movement and rooftop may be

landscaped and exclusively used as public spaces. The building line to be within the setback lines.

- iv) In case of group housing, the cantilevered balconies upto 1200 mm. depth and width of 1800 mm. per habitable room may be permitted without counting in FAR. In case of kitchen, this will be treated as a service balcony subject to clearance from statutory authority as per building bye laws.
- v) Maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.

**Action: Director (Plg.) MPR & TC, DDA**

The meeting ended with thanks to the Chair.



**(I.P. Parate)**

**Director (Plg.) MPR & TC, DDA**

Copy to:

- All members
- Co-opted Members
- Special Invitees
- Concerned officers for necessary action as mentioned in the minutes