

**REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**EXCERPT FROM THE MINUTES OF THE REGULAR SESSION HELD BY THE  
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY  
ON AUGUST 1, 2017 AT THE SANGGUNIAN SESSION HALL**

**PRESENT:**

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Sergie Rex M. Atienza,	Councilor
Hon. Oliver Z. Macatangay,	"
Hon. Armando C. Lazarte,	"
Hon. Karlos Emmanjuel A. Buted,	"
Hon. Julian B. Villena,	"
Hon. Gerardo A. dela Roca,	"
Hon. Nestor E. Dimacuha,	"
Hon. Nelson J. Chavez,	"
Hon. Angelito "Dondon" A. Dimacuha,	(ABC-Rep.)

**ABSENT:**

Hon. Aileen Grace A. Montalbo,	Councilor
Hon. Glenn M. Aldover,	"
Hon. Hamilton G. Blanco,	"
Hon. Alyssa Renee A. Cruz,	"

"On motion of Councilor Dela Roca seconded by Councilor Villena, the following Resolution was Adopted:

**RESOLUTION NO. 219 S. 2017**

**APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/  
LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF  
MARINERS ANCHOR INN-PHASE II**

**WHEREAS**, submitted to the Sangguniang Panlungsod is the Application for Preliminary Approval/Locational Clearance and Development Permit of Mariners Anchor Inn- Phase II;

**WHEREAS**, the Sangguniang Panlungsod finds the applicant has complied with all the requirements for the Preliminary Approval/ Locational Clearance and Development Permit for a residential subdivision project;

**WHEREAS**, there is no legal impediment for the approval of the application;

**NOW THEREFORE**, be it resolved as it is hereby resolved by the Sangguniang Panlungsod in session assembled to approve as it hereby approves the aforesaid application subject to strict compliance with the conditions provided in the Evaluation Report of the CPDO, which is hereby annexed (Annex "A") and made integral part of this Resolution.


**APPROVED."**

Continuation of Resolution No. 219 S. 2017

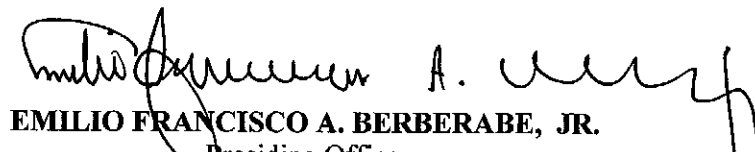
**APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/  
LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF  
MARINERS ANCHOR INN-PHASE II**

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SPONSOR : COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT LAND  
USE AND ZONING  
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I hereby certify that the foregoing Resolution No. 219 S. 2017 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on August 1, 2017.

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary  
Sangguniang Panlungsod

  
**ATTESTED:**

  
**EMILIO FRANCISCO A. BERBERABE, JR.**  
Presiding Officer

ODT/ystingchuy...



Republic of the Philippines  
Batangas City

## City Planning and Development Office

City Hall Complex, P. Burgos Street, Batangas City 4200  
Tel. Nos.: (043) 723-1832 (telefax) / 773-6100 loc. 2090 & 2092 (CPDC) /  
2093 (ACPDC) / 2091 (Admin. Division) / 2094 (Zoning Division)  
email add: [cpdobatangacity@yahoo.com](mailto:cpdobatangacity@yahoo.com)

### EVALUATION REPORT

NAME OF SUBDIVISION : MARINERS RESIDENCES PHASE 2

NAME OF APPLICANT : RODANTE R. BICO  
President

ADDRESS / TEL. NO. : Jasmin Road, Brgy. Kumintang Ibaba,  
Batangas City/ 723 - 8272

NAME OF DEVELOPER : MARINERS ANCHOR INN AND  
DEVELOPMENT CORPORATION

ADDRESS/TEL.NO. : Jasmin Road, Brgy. Kumintang  
Ilaya, Batangas City

PROJECT TYPE : RESIDENTIAL SUBDIVISION  
Under BP 220 – Lots Only

LOCATION OF PROJECT : Brgy. Kumintang Ilaya, Batangas  
City

PROJECT AREA : Approximately 29, 798.00 sq.m.

NUMBER OF SALEABLE LOTS : 190 Lots

RIGHT OVERLAND : Owner  
TCT No. 052-2016001015

RIGHT – OF –WAY (ROW) : Existing road ; Right-of-Way (ROW) of  
Mariners Residences Phase 1, and the  
proposed Mariners Residences Phase 3.

PROJECT DEVELOPMENT COST : Php 80,454,600.00

PROJECT CLASSIFICATION : Residential Subdivision – under  
BP - 220 – lots only

SITE ZONING CLASSIFICATON : SECONDARY URBAN CORE ZONE  
(SUCZ)

SUBJECT : Application for Preliminary Approval/Locational Clearance (PALC) and  
Development Permit (DP) for a Residential Subdivision Project under BP -  
220 Lots only named Mariners Residences Phase 2 to be located at Barangay  
Kumintang Ilaya, Batangas City

## A. Description of the Project Site

The project site is located in barangay Kumintang Ilaya, Batangas City with a total area of 29,798 square meters more or less, which is accessible through the existing right-of-way of Mariners Residences Phase 1. It is approximately 1.50 kilometers away from the national highway, 4.0 kilometers away from the city proper and 500 meters away from the Batangas Port Diversion Road.

The project site has a flat terrain. It is presently covered with grasses, shrubs, few trees and bamboo plants along the creek at its northern boundary.

The project site is bounded by the following:

North – creek

East – El Puerto Real Subdivision, a vacant lot and Lot 1987 which is intended for the proposed Mariners Residences Phase 3

South – vacant lot and a residential settlement

West – creek and a residential settlement

The dominant land uses within the one (1) kilometer radius from the project site are residential, commercial, institutional and agricultural.

## B. EVALUATION OF SUBDIVISION PLAN

Design Parameters	BP 220 Economic Housing	MARINERS Residences Phase 2	%
<b>1. Land Allocation</b>			
Project Gross Area		29,798 sq.m	
Excluded Area		953 sq.m.	
Net Area for Development		28,845 sq.m.	100 %
a. Saleable Area		16,820 sq.m.	58.31%
b. Non Saleable Area			
Road Area		9,815.57 sq.m.	34.0 %
Parks & Playground 3.5%		1,126.00 sq.m.	3.9 %
Community Facilities 1.0%		288.43 sq.m.	1.0 %
Material Recovery 1.0%		77.00 sq.m.	0.27%
Facility			
Drainage Alley		20.00 sq.m.	0.07%
Green Area		62.00 sq.m.	0.21%
Easement 1		103.00 sq.m.	0.40%
Easement 2		<u>533.00 sq.m.</u>	<u>1.85%</u>
		12,025.00 sq.m.	41.70%
<b>Total</b>		<b>28,845.00 sq.m.</b>	<b>100.00%</b>
Saleable Lots		190 lots	
Density		65.87 lots/ha.	

2. Minimum Lot Area

2.1 Single Detached	72.00 sq.m.	80.00 sq.m.
2.2 Duplex/ Single Attached	54.00 sq.m.	
2.3 Row House	36.00 sq.m.	

3. Minimum Lot Frontage

3.1 Single Detached

a. Corner Lot	8.0 m.	8.0 m.
b. Regular Lot	8.0 m.	8.0 m.
c. Irregular Lot	4.0 m.	6.0 m.
d. Interior Lot	3.0 m.	

3.2 Duplex/Single Attached

6.0 m	—
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3.3 Row House

4.0 m	—
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4. Length of Block

400 meters (max)	209 meters
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5. Road Right – of – Way

5.1 Major Road	10.0 m.	10.0 m.
5.2 Collector Road	8.0 m.	8.0 m.
5.3 Minor Road	6.5 m.	6.5 m.
5.4 Alley	2.0m.	2.0 m.

6. Road Specification

6.1 Planting Strip (PS)

a. 10.0 m. (ROW)	0.8 m.	0.8 m.
b. 8.0 m (ROW)	0.4 m.	0.4 m.
c. 6.5 m (ROW)	optional	0.3 m.

6.2 Sidewalk (SW)

a. 10.0 m (ROW)	1.20 m.	1.20 m.
b. 8.0 m. (ROW)	0.60 m.	0.60 m.
c. 6.5 m. (ROW)	0.50 m.	0.50 m.

7. Road Pavement

7.a Major	concrete / asphalt	150 mm thick PCCP (3000 PSI) with 150 mm thick base course
7.b Collector	concrete / asphalt	150 mm thick PCCP (3000 PSI) with 150 mm thick base course

7. c Minor	concrete / asphalt	150 mm thick PCCP (3000 PSI) with 150 mm thick base course
7. d Sidewalk	macadam	1000 mm thick PCCP with 100 mm thick sub – base
8. Curb and Gutter	7 % to 9 % Slope	7 % – 9 % slope
9. Drainage System	underground	under ground using drainage RCP size of 300 mm diameter, 450 mm diameter, 600 mm diameter and 750 mm diameter
10. Drainage outfall	existing drainage canal provided by the government or existing nearest creek and river	existing creek at the northern and western boundary of the project site.
11. Water Supply	centralized water system or connect to public water system	construction of deep well & elevated water tank
12. Fire Hydrant	250 meters (max. spacing)	four (4) units
13. Power Supply	connect to electrical/ power service in the locality	connect to MERALCO
14. Sewage Disposal System	individual septic tank	individual septic tank
15. Garbage Disposal System	provide sanitary and efficient collection system of solid waste /garbage whether independently or in conjunction with local government collection and disposal service.	Per submitted Solid Waste Management Program, the developer / homeowners will coordinate with the city government or accredited haulers of solid wastes for collection and disposal of domestic solid wastes within the subdivision and will provide material recovery facility within the project site for proper waste segregation.

### C. EVALUATION OF FACTS

1. The project site for the proposed residential subdivision project under BP 220 lots only is located within the designated Secondary Urban Core Zone (SUCZ) per the Batangas City Zoning Ordinance, wherein the abovementioned project is an allowed use.

2. The Sangguniang Barangay of Kumintang Ilaya, this city adopted Barangay Resolusyon Bilang 105 Serye 2017 on March 28, 2017, approving and allowing the Mariners Anchor Inn and Development Corporation to develop a residential subdivision project named "Mariners Residences Phase 2."

3. The proposed subdivision road's right – of – way for the project is the existing right – of – way of the Mariners Residences Phase 1 and the proposed Mariners Residences Phase 3.

4. Based on the submitted subdivision plan, the provided easement along the creek at the northern & western boundaries is 3.0 meters wide.

5. Based on Section 18 of Republic Act No. 7279, the 20% compliance for socialized housing project of the Mariners Residences Phase 2 is 5,959.60 square meters.

6. The proposed drainage outfall for the project is the creek at the northern and western boundaries of the project site.

### **RECOMMENDATIONS :**

The application for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) for a residential subdivision project (lots only), under BP 220, named Mariners Residences Phase 2 to be located in barangay Kumintang Ilaya, Batangas City is being recommended for consideration subject to the following conditions:

1. The applicable requirements of all concerned government agencies and applicable provisions of the existing laws and city ordinances shall be complied with;

2. No expansion, alteration and /or improvement shall be introduced in the project site without prior clearance from the city government;

3. Any misrepresentation, false statements or allegations material to the issuance of the decision by the concerned agency shall be sufficient ground or basis for its revocation;

4. The proponent/developer shall submit the subdivision plans that will be approved to the Land Management Bureau (LMB) and the Land Registration Authority (LRA) for verification and approval of the field survey returns. Said plans together with the verification/approval document shall be submitted to the Housing and Land Use Regulatory Board (HLURB) as requirements in the application for registration of the subdivision and issuance of License to Sell.

5. The proponent / developer shall secure License to Sell and Certificate of Registration from the Housing and Land Use Regulatory Board prior to the actual selling of housing units. Certified photocopies of which must be furnished to the City Government of Batangas through the City Planning and Development Office;

6. Areas allocated for open spaces and amenities are non – saleable and the use of said areas shall be indicated in the plan and be annotated in the title.

7. The proponent shall comply with the provisions of City Ordinance No. 8 Series of 1994, otherwise known as "Providing Priority in Employment or Work to Qualified Barangay Residents";

8. The proponent/developer including lot buyers/homeowners shall comply with the applicable provisions of the Environment Code of Batangas City;

9. The proponent / developer shall plant trees and ornamental plants in the provided parks and open space and planting strips and easements;

10. The proponent/developer shall pay all the required taxes and fees to be imposed by the city government;

11. The proponent /developer shall secure building permits from the City Engineering Office (CEO) and the zoning/location clearance from the City Planning & Development Office (CPDO), for all buildings and structures to be constructed within the project site prior to their construction.

12. The proponent / developer shall submit to this office the brochures and other forms of advertisements, notices and circulars relative to the sale of the subdivision lots and houses.

13. The proponent/developer shall submit the following requirements prior to the approval of Preliminary Approval/Locational Clearance and Development Permit by the Sangguniang Panlungsod and the City Mayor.

1. Environmental Compliance Certificate (ECC) from the Environmental Management Bureau (EMB) – Department of Environment & Natural Resources (DENR).

2. City Environmental Certificate (CEC) from the City ENRO.

3. Conversion Clearance from the Department of Agrarian Reform.

4. Recommendations of the geologist regarding the geological status of the project site based in the Geohazard Assesment Report approved by Mines and Geosciences Bureau

14. The proponent / developer shall strictly comply with all the recommendations set forth on the Geohazard Assesment Report approved by the Mines and Geosciences Bureau.

15. The proponent/developer shall provide at least 20% of project gross area for socialized housing in compliance with Section 18 of RA 7279.

16. The proponent / developer shall construct slope protection or riprap along the creek at the northern & western boundaries of the project site.

17. The proponent/ developer shall maintain the provided 3.0 meters wide easement along the creek at the northern & western boundaries of the project site. No structure/ building shall be constructed at the abovesaid easement.

18. The proponent/developer shall strictly comply with all the conditions that will be stipulated in the Preliminary Approval / Locational Clearance and Development Permit and the approved subdivision plan that will be granted by the Sangguniang Panlungsod and the City Mayor

19. Planting strips shall be planted with fast growing/shade trees and ornamental plants in compliance with the required landscaping/greening areas as provided for under BP 220.

20. The proponent/developer shall submit to this office a progress report relative to its compliance to the conditions and requirements for the approval of the said project.




21. The proponent/developer shall allow at any time even without prior notice, authorized city government officials/employees to conduct an on - the - spot inspection and monitoring of all on-going activities being undertaken within the project site.

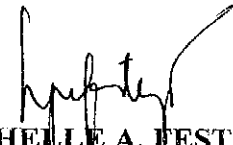
22. A Development Permit shall be valid only for a period of three (3) years from the date of its issuance and can be revoked if no actual physical development is introduced within the same period.


23. The transfer of ownership of the project carries with it the responsibility of complying with the abovementioned conditions, the transfer of which shall be made known to this office through a written notification by herein grantee within fifteen (15) days from such transfer.

**May 10, 2017**

Prepared by :

  
**ALEX M. GONDA**  
Des. Zoning Officer I

  
**MICHELLE A. FESTJO**  
Zoning Officer II

  
**ROSELYN G. BERBERABE**  
Zoning Officer IV

  
**DELIA M. LICARTE**  
Zoning Officer IV

Noted by :

  
**JANUARIO B. GODOY**  
City Planning & Development Coordinator