

**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 JUNE 26, 2018 AT THE SANGGUNIANG SESSION HALL**

PRESENT:

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Glenn M. Aldover,	Councilor
Hon. Sergie Rex M. Atienza,	“
Hon. Alyssa Renee A. Cruz,	“
Hon. Oliver Z. Macatangay,	“
Hon. Armando C. Lazarte,	“
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Julian B. Villena,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Nelson J. Chavez,	“

ABSENT:

Hon. Aileen Grace A. Montalbo, (O.B.)	Councilor
Hon. Hamilton G. Blanco,	“
Hon. Nestor E. Dimacuha,	“
Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.

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

RESOLUTION NO. 203 S. 2018

**APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL
CLEARANCE AND DEVELOPMENT PERMIT OF COMMUNITIES BATANGAS, INC.
FOR CAMELLA AZIENDA SUBDIVISION IN BARANGAY TINGA LABAC,
BATANGAS CITY**

WHEREAS, Communities Batangas, Inc. is applying for Preliminary approval/Locational Clearance and Development Permit for the proposed Camella Azienda Subdivision to be located in Barangay Tinga Labac, Batangas City;

WHEREAS, the Sangguniang Panlungsod finds the application to have complied with the requirements of law and ordinance;

NOW THEREFORE, be it resolved as it is hereby resolved by the Sangguniang Panlungsod in session assembled, to approve as it hereby approves the application of Communities Batangas, Inc. for Camella Azienda Subdivision to be located in Barangay Tinga Labac, Batangas City subject to strict compliance with the conditions stated in the Evaluation Report of the City Planning and Development Office, hereto attached as Annex “A” and made integral part of this Resolution.


UNANIMOUSLY APPROVED.”

Continuation of Resolution No. 203 S. 2018

APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF COMMUNITIES BATANGAS, INC. FOR CAMELLA AZIENDA SUBDIVISION IN BARANGAY TINGA LABAC, BATANGAS CITY

SPONSOR : COUN. GERARDO A. DELA ROCA
COMMITTEE ON ENVIRONMENT URBAN
DEVELOPMENT LAND USE AND ZONING

I hereby certify that the foregoing Resolution No. 203 S. 2018 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on June 26, 2018.


ATTY. OLIVA D. TELEGATOS
Secretary
Sangguniang Panlungsod

ATTESTED:


EMILIO FRANCISCO A. BERBERABE, JR.
Presiding Officer

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**REPUBLIC OF THE PHILIPPINES
BATANGAS CITY**

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE REPORT

TO : The Honorable
Presiding Officer and Members
Sangguniang Panlungsod

FROM : THE COMMITTEE OF THE WHOLE
Chaired by the Committee on Environment, Urban
Development, Land Use and Zoning

SUBJECT : APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL
CLEARANCE AND DEVELOPMENT PERMIT OF COMMUNITIES
BATANGAS, INC. FOR CAMELLA AZIENDA SUBDIVISION IN
BRGY. TINGA LABAC, BATANGAS CITY.

The Committee held a Hearing on the subject application on June 7, 2018. Present are the following: Committee members: Councilors Dela Roca, Atienza, Lazarte, Villena, and other members of the Sangguniang Panlungsod: Councilors Montalbo, Aldover, Blanco, Macatangay, Buted, and Chavez, City Government Officers: Delia Licarte, from CPDO; Charmaine Landicho and Marlyn Velasco from City ENRO; and representatives of the applicant Camella: John Robert Comia and Natanette Pardo; and Barangay Kagawad Apolonia Beredo of Brgy. Tinga Labac.

FINDINGS:

The project is a residential subdivision proposed to be located in Brgy. Tinga Labac with a land area of 176,746.00 square meters, accessible thru a barangay road leading to the national road going to the Municipality of Ibaan, and approximately 6.5 kilometers from the city proper. It is about 1.0 kilometer from the STAR Tollway. The dominant existing land uses within one (1) kilometer radius from the project site are residential, agricultural, institutional, and commercial uses. Per the Batangas City Zoning Ordinance, the project is to be located within the designated Secondary Urban Core Zone (SUCZ), where the residential project is allowable.

The Sangguniang Barangay of Tinga Labac, thru Resolution No. 1, Series of 2018, recommended the approval to develop Camella Azienda. The socialized housing component (RA 10884) of the proposed subdivision is 11,144 sq. m. while its 15% compliance to BP 220 is 3,990sq.m. The DENR-EMB granted an Environmental Compliance Certificate for the project. The City ENRO and the CENRO-DENR were also informed of the proposed project. Prior to the approval of the Development Permit, the developer shall submit the City Environmental Certificate (CEC) issued by the City ENRO, DPWH approval/clearance for the slope protection plan of the project, and the Conversion Clearance from the Department of Agrarian Reform. The proposed drainage

outfall is the Calumpang River. As per submitted plan, the developer shall provide deep well and elevated water tank within the project site as a source of water supply for the proposed subdivision, as well as slope protection/retaining wall where necessary.

RECOMMENDATIONS:

Considering the foregoing, the Committee recommends the following:

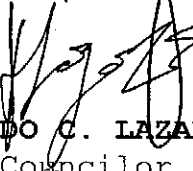
3. To adopt this Committee Report;
4. To approve the attached Resolution approving the application subject to strict compliance with the conditions stated in the Evaluation Report of the City Planning and Development Office which is hereby made integral part of the Resolution.

Respectfully submitted: June 26, 2018.

THE COMMITTEE OF THE WHOLE


HON. EMILIO FRANCISCO A. BERBERABE, JR.
City Vice Mayor



HON. ALLEEN GRACE A. MONTALBO
City Councilor


HON. ARMANDO C. LAZARTE
City Councilor

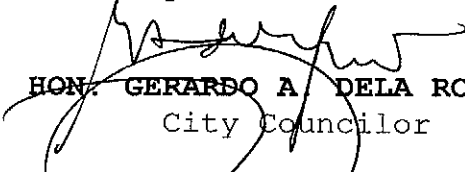

HON. GLENN M. ALDOVER
City Councilor


HON. CARLOS EMMANJUEL A. BUTED
City Councilor


HON. SERGIE REX M. ATIENZA
City Councilor


HON. JULIAN B. VILLENA
City Councilor


HON. HAMILTON G. BLANCO
City Councilor


HON. GERARDO A. DELA ROCA
City Councilor



HON. ALYSSA RENEE A. CRUZ
City Councilor


HON. NESTOR E. DIMACUHA
City Councilor


HON. OLIVER Z. MACATANGAY
City Councilor


HON. NELSON J. CHAVEZ
City Councilor

HON. ANGELITO DONDON A. DIMACUHA
(ABC-REP.)


ATTY. OLIVA D. TELEGATOS
Secretary
Sangguniang Panlungsod

" ANNEX A "



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

EVALUTION REPORT

NAME OF SUBDIVISION	:	CAMELLA AZIENDA
NAME OF APPLICANT	:	COMMUNITIES BATANGAS, INC. (CBI) By: Ar. Neil Angelo P. Honorica General Manager
ADDRESS/TEL. NO.	:	Brgy. Alangilan, Batangas City (043) 706-1491 Fax: (043) 702 - 4030
NAME OF DEVELOPER	:	COMMUNITIES BATANGAS, INC. (CBI)
ADDRESS/TEL. NO.	:	Mezzanine Floor, Starmall Complex EDSA corner Shaw Blvd., Mandaluyong City, Metro Manila (02) 531-3739 loc. 107
AUTHORIZED REPRESENTATIVE/S	:	Ar. Neil Angelo P. Honorica General Manager, CBI Engr. John Robert M. Comia Technical Services Engineer, CBI
ADDRESS/TEL No.	:	Brgy. Alangilan, Batangas City (043) 720-4030 loc. 1877/095-548- 5801
TYPE OF PROJECT	:	RESIDENTIAL SUBDIVISION WITH HOUSING COMPONENT under PD 957/BP 220
LOCATION OF PROJECT	:	Brgy. Tinga Labac, Batangas City
PROJECT AREA	:	Approx. 176,746 sq.m. or 17.6746 ha more or less
NUMBER OF SALEABLE LOTS	:	635 Lots/Units (PD 975) 232 Lots/Units (BP 220)
RIGHT OVERLAND	:	AGREEMENT TO PURCHASE AND SELL
PROJECT DEVELOPMENT COST	:	Php 114,123,432.00

PROJECT CLASSIFICATION : Residential Subdivision
 SITE ZONING CLASSIFICATION : Secondary Urban Core Zone (SUCZ)

SUBJECT : Applications for Preliminary Approval/Locational Clearance and Development Permit of Communities Batangas, Inc. for a residential subdivision with housing component project named Camella Azienda to be located in barangay Tinga labac, Batangas City

A. DESCRIPTION OF THE PROJECT SITE

The project site is located in barangay Tinga Labac, Batangas City with a total land area of one hundred seventy-six thousand seven hundred fourty six (176,746.00) square meters, more or less which is accessible through a six (6.00) meter wide barangay road leading to the national road going to the municipality of Ibaan, Batangas. It is approximately 6.50 kilometers away from the city proper, more or less 500 meters away from the national road going to the municipality of Ibaan, Batangas, more or less 1.0 kilometer away from the Southern Tagalog Arterial Road (STAR), approximately 2.5 kilometers away from the SM Hypermarket, and more or less 2.8 kilometers away from the national highway to Manila. The project site has a 78.70 meters wide lot frontage along the barangay road.

The project site is bounded by the following:

North – barangay road, residential settlement and rawland

East – rawland and Tinga River

South – Calumpang River and rawland

West – residential settlement and rawland

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

B. EVALUATION OF SUBDIVISION PLAN

Evaluation of plan is based with the Minimun Design Standards of PD 957 & BP 220

I. Design Parameters	PD 957 (Medium Cost Housing)	CAMELLA AZIENDA	%
Project Gross Area		176,746.00 sq.m	
Excluded Area		54,775.00 sq.m	
Reserved Area		21,081.00 sq.m.	
Net Developable Area		100,890.00 sq.m	
1. Land Allocation Data			
Gross Area		74,293.00 sq.m.	100 %

Net Developable Area			74,293.00 sq.m.	100 %
a. Saleable Area	70 %		44,733.00 sq.m.	60.2 %
b. Non- Saleable Area	30 %		29,560.00 sq.m.	39.80 %
Open space			5,450.00 sq.m.	7.30 %
Road and Alley			24,110.00 sq.m.	32.50 %
SALEABLE LOTS			403 lots/units	
DENSITY			54.24 units/ha.	
Area Allocated for parks & playground	7% of gross area		4,439.00 sq.m.	6.0%
Area for community facilities	Mandatory Provision of Area for community facilities		882.00 sq.m.	1.18 %
Area for Material Recovery Facility			129.0 sq.m.	0.17 %
2. Minimum Lot Area				
2.1 Single Detached	100.00 sq.m.		101 sq.m.	
2.2 Duplex/Single	80.00 sq.m.		88 sq.m.	
2.3 Row House	50 sq.m.		-	
3. Minimum Lot Frontage				
3.1 Single Detached				
a. corner lot	12.0 m.		12.0 m	
b. regular lot	10.0 m.		10.0 m.	
c. irregular lot	6.0 m.		6.0 m.	
d. interior lot	3.0 m.		-	
3.2 Duplex/Single				
	8.0 m.		8.0 m.	
3.3 Rowhouse				
	4.0 m.		-	
4. Length of Block				
	400.0 m.		200.00 m.	
5. Road Right of Way (ROW)				
a. Spine Road	-		15.0 m.	
b. Main Road	12.0 m.		12.0 m.	
c. Collector Road	10.0 m.		10.0 m.	
d. Minor Road	8.0 m.		8.0 m.	
6. Planting Strips (each side)				
a. 15 m. row	1.20 m.		1.20 m.	
b. 12 m. row	0.80 m.		0.80 m.	
c. 10 m. row	0.80 m.		0.80 m.	
d. 8 m. row	0.40 m.		0.80 m.	
7. Sidewalk (each side)				
a. 15 m. row	1.20 m.		1.20 m.	
b. 12 m. row	1.20 m.		1.20 m.	
c. 10 m. row	1.20 m.		1.20 m.	
d. 8 m. row	0.60 m.		0.60 m.	

8. Curb and Gutter			
a. 15 m. row	-		0.45 m.
b. 12 m. row	-		0.45 m.
c. 10 m. row	-		0.45 m.
d. 8 m. row	-		0.45 m.
9. Road Pavement			
a. spine road	concrete/asphalt		200 mm THK PCCP (3000 PSI) with 150 mm THK base course
b. main road	concrete/asphalt		150 mm THK PCCP (3000 PSI) with 100 mm THK base course
c. collector road	concrete/asphalt		150 mm THK PCCP (3000 PSI) with 100 mm THK base course
d. minor road	concrete/asphalt		150 mm THK PCCP (3000PSI) with 100 mm THK base course
e. sidewalk	concrete/asphalt		100 mm THK PCCP with 100 mm THK base course
10. Drainage System	Underground		Underground drainage system using Reinforced Concrete Pipe (RCP) with sizes of 375 mm Ø, 450 mm Ø, 600 mm Ø, 750 mm Ø, 900 mm Ø, & 1200 mm Ø.
11. Drainage Outfall for storm water	Existing nearest creek/river; existing drainage canal along barangay/city roads		Provision of three (3) outfalls to discharge storm water to Calumpang River at the southern boundary of the project site
12. Wastewater Treatment Facility (WWTF)			Provision of wastewater treatment facility to be located at the south eastern boundary of the project site adjacent to drainage outfall number three (3)
13. Water Supply	Centralized water system or connect to public water system		Provision of centralized water supply system including the deep well water source and elevated water tank to be located within the northeastern portion of the project site
14. Power Supply	Connect to the power service in the city		Connect to MERALCO

15. Fire Hydrant	250 meters (max spacing)	Provision of three (3) units fire hydrant, each fire hydrant has a radial distance of 180 meters	
16. Garbage Disposal System	Provide Sanitary and efficient collection and disposal system of garbage or domestic wastes whether independently or in conjunction with local government garbage collection and disposal services as provided for by RA 9003.	Per submitted Solid Waste Management Plan/ Program, the developer will provide disposal site for solid wastes and material recovery facility within the project site. There will be a collection transport truck which will collect the waste materials in a schedule of two (2) times a week.	
17. Sewage Disposal System a. Septic tank b. Connection to Community Sewage System	Individual septic tank shall conform to the standards & design of PD 856 and its Implementing Rules and Regulations and National Building Code of the Philippines and its Implementing Rules and Regulations Connection shall be made to an approved public or community sewer system subject to the requirements and provisions of the Sanitation Code of the Philippines and its Implementing Rules and Regulation and National Building Code of the Philippines and its implementing Rules and Regulations and the Clean Water Act.	Individual septic tank which will be provided for each house shall be regulated and approved by the City Engineering Office (CEO) and City Health Office (CHO) Provision of wastewater treatment facility at the southeastern boundary of the project site. The plan of this wastewater treatment facility shall conform with the designs and standards of the Sanitation Code of the Philippines and its Implementing Rules and Regulations, the National Building Code of the Philippines and the Clean Water Act which shall be approved by the City Engineering Office, City Health Office and EMB-DENR.	
18. Slope Protection a. Retaining Walls for PD 957/BP 220		The retaining walls will be constructed at the eastern, northern, western and southern boundaries of the project site.	

			<p>The height of the retaining walls are 0.5 meters, 1.5 meters and 2.0 meters</p> <p>The total length of the retaining walls to be constructed is 1,861.17 meters</p>	
Details of the Retaining Walls			<p>Concrete reinforced with 12 mm Ø vertical bars at 0.25 meters on center both sides</p> <p>12 mm Ø horizontal bars at 0.30 meter on center both sides</p>	
Footing Details			<p>Concrete reinforced with 12 mm Ø transverse top and bottom bars at 0.25 m on center</p> <p>12 mm Ø horizontal long bars at 0.25 meter on center top and bottom bars with 3000 PSI concrete strength</p>	
19. Concrete Perimeter Fence			<p>The total length of the concrete perimeter fence is approximately 2,039.83 meters. The height of the fence varies from 1.2 meters to 1.8 meters</p>	
<p>20. Shelter Component</p> <p>a. Minimum Floor Area</p> <p>1. single detached</p> <p>2. duplex</p> <p>3. row house</p> <p>b. Minimum level of completion</p> <p>1. single detached</p> <p>2. duplex</p> <p>3. row house</p>	<p>30. sq.m.</p> <p>30. sq.m.</p> <p>30. sq.m.</p> <p>complete house</p> <p>complete house</p> <p>complete house</p>		<p>Single Detached</p> <p>Dana – 85 sq.m.</p> <p>Ella – 100 sq.m.</p> <p>Cara – 66 sq.m.</p> <p>Bella – 53 sq.m.</p> <p>complete house</p> <p>complete house</p> <p>complete house</p>	

<p>c. Setbacks/Easements</p> <p>a. Front</p> <p>b. Side</p> <p>c. Rear</p>	<p>Shall conform with the National Building Code of the Philippines</p>	<p>Dana Front – 3.0 m. Right side – 3.0 m Left side – Firewall Rear – 2.0 m.</p> <p>Ella Front – 3.0 m. Right side – 2.0 m. Left side – Firewall Rear – Firewall</p> <p>Bella Front – 3.0 m. Right side- 2.7 m. Left side – Firewall Rear – 3.0 m.</p> <p>Cara Front – 3.0 m. Right side – 2.5 m. Left side – Firewall Rear – 2.0 m.</p>	
<p>II. Design Parameters</p>	<p>BP 220 Economic and Socialized Housing</p>	<p>CAMELLA AZIENDA</p>	<p>%</p>
<p>1. Land Allocation</p>			
<p>Project Gross Area</p>		<p>26,597.00 sq.m.</p>	<p>100 %</p>
<p>Net Developable</p>		<p>26,597.00 sq.m.</p>	<p>100 %</p>
<p>a. Saleable Area</p>	<p>Variable</p>	<p>17,834.00 sq.m.</p>	<p>67.1 %</p>
<p>b. Non- Saleable Area</p>		<p>8,763.0 sq.m.</p>	<p>32.9 %</p>
<p>Parks and Playground</p>	<p>3.5%</p>	<p>955.0 sq.m.</p>	<p>3.6 %</p>
<p>Community Facility</p>	<p>1.0 %</p>	<p>266.0 sq.m.</p>	<p>1.0 %</p>
<p>Material Recovery Facility</p>		<p>100.0 sq.m.</p>	<p>0.40 %</p>
<p>Road & Alleys</p>		<p>7,442.0 sq.m.</p>	<p>28.0 %</p>
<p>Saleable lots</p>		<p>232 lots</p>	
<p>DENSITY</p>	<p>150 unit/ha. & below</p>	<p>88 units/ha.</p>	
<p>2. Minimum Lot Area</p>			
<p>2.1 Single Detached</p>	<p>72.0 sq.m.</p>	<p>72.0 sq.m.</p>	
<p>2.2 Duplex/single Attached</p>	<p>54.0 sq.m.</p>	<p>66.0 sq.m.</p>	
<p>2.3 Row House</p>	<p>35.0 sq.m.</p>	<p>44 sq.m.</p>	
<p>3. Minimum Lot Frontage</p>			
<p>3.1 Single Detached/ Duplex</p>			
<p>a. corner lot</p>	<p>8.0 m.</p>	<p>8.0 m.</p>	
<p>b. regular lot</p>	<p>8.0 m.</p>	<p>8.0 m.</p>	
<p>c. irregular lot</p>	<p>4.0 m.</p>	<p>7.0 m.</p>	
<p>d. interior lot</p>	<p>3.0 m.</p>		

3.2 Single Attached / Duplex	6.0 m.		6.0 m.	
3.3 Row House	4.0 m.		4.0 m.	
4. Length of Block	400 meters (max.)		165 meters	
5. Road- Right-of- Way (ROW) a. main road b. minor road	10.0 m. 6.5 m.		10.0 m. 6.5 m. to 8.0 m.	
6. Planting Strip (each side)				
a. 10.0 m. row b. 8.0 m. row c. 6.5 m. row	0.80 m. 0.40 m. Optional		0.8 m 0.4 m.	
7. Sidewalk (each side)				
a. 10.0 m. row b. 8.0 m. row c. 6.5 m. row	1.2 m. 0.6 m. 0.5 m.		1.2 m. 0.6 m. 0.5 m.	
8. Curb & Gutter				
a. 10.0 m. row b. 8.0 m. row c. 6.5 m. row			0.45 m. 0.45 m. 0.45 m.	
9. Road Pavement				
a. main road	concrete/asphalt		150 mm THK PCCP (3000 PSI) with 150 mm THK base course	
b. collector road	concrete/asphalt		150 mm THK PCCP (3000 PSI) with 100 mm THK base course	
c. minor road	concrete/asphalt		150 mm THK PCCP (3000 PSI) with 100 mm THK base course	
d. sidewalk	concrete/asphalt		100 mm THK PCCP with 100 mm THK base course	
10. Drainage System	Underground		Underground drainage system using Reinforced Concrete Pipe (RCP) with sizes of 375 mm Ø, 450	

			mm Ø, 900 mm Ø and 1200 mm Ø	
11. Drainage Outfall for storm water	Existing drainage canal provided by the government or existing nearest creek and river		Provision of one (1) outfall to discharge storm water to the Calumpang River at the southern boundary of the project site.	
12. Wastewater Treatment Facility (WWTF)			Provision of wastewater treatment facility to be located at the southeastern boundary of the project site adjacent to drainage outfall number three (3).	
13. Power Supply	Connect to the power service in the city		Connect to Meralco	
14. Water Supply	Centralized water system or connect to public water system		Centralized water supply system including the provision of deep well water source and elevated water tank within the northeastern portion of the project site.	
15. Fire Hydrant	250 meters (maximum spacing)		Provision of one (1) unit fire hydrant and can use the two (2) units fire hydrant provided at the portion of the subdivision under PD 957	
16. Garbage Disposal System	Provide sanitary and efficient collection and disposal system of garbage or domestic waste whether independently or in conjunction with local government garbage collection and disposal services as provided by RA 9003.		Per submitted Solid Waste Management program, the developer will provide disposal site for solid wastes and material recovery facility within the project site. There will be a collection transport truck which will collect the waste materials in a schedule of two (2) times a week.	
17. Sewage Disposal System a. Septic Tank	Individual septic tank shall conform to the standards & design of PD 856 and its Implementing Rules		Individual septic tank which will be provided for each house shall be regulated and approved by the City Engineering	

<p>b. Connection to sewage system</p>	<p>and Regulations and the National Building Code of the Philippines and its Implementing Rules and Regulations</p> <p>Connection shall be made to an approved public or community sewer system subject to the requirements and provisions of the Sanitation Code of the Philippines and other applicable rules and regulations and the Clean Water Act.</p>		<p>Office and the City Health Office</p> <p>Provision of waste water treatment facility at the southeastern boundary of the project site The Wastewater Treatment Facility (WWTF) shall conform with the designs and standards of the Sanitation Code of the Philippines, National Building Code of the Philippines and the Clean Water Act which shall be approved by the City Engineering Office, City Health Office and EMB-DENR.</p>	
<p>18. Slope Protection Retaining Walls</p>			<p>The retaining walls will be constructed at the eastern, northern, western and southern boundaries of the project site.</p> <p>The height of the retaining walls are 0.5 meters, 1.5 meters and 2.0 meters</p> <p>The total length of the retaining walls to be constructed is 1,861.17 meters</p>	
<p>19. Concrete Perimeter Fence</p>			<p>The perimeter fence will be constructed around the 10.089 hectares project site which is subdivided under PD 957 and BP 220.</p>	
<p>20. Shelter Component</p> <p>a. Minimum Floor Area</p> <p>1. single detached</p> <p>2. duplex</p> <p>3. row house</p>	<p>22 sq.m.</p> <p>22 sq.m.</p> <p>22 sq.m.</p>		<p>Frielle - 50 sq.m.</p> <p>Ezabele - 46 sq.m.</p> <p>Danielle - 42 sqm.</p> <p>Brielle THEU - 40 sq.m</p>	

			Brielle THIU – 40 sq.m. Arielle THEU – 36 sq.m. Arielle THIU – 36 sq.m.
b. Minimum level of completion			
1. single detached	complete house		complete house
2. duplex	complete house		complete house
3. row house	complete house		complete house
c. Setbacks/Easements			
1. Front	1.5 m.		Frielle Front – 2.38 m.
2. Side	1.5 m.		Right side – firewall Left side – 2.0 m.
3. Rear	2.0 m.		Rear – 2.0 m.
			Ezabelle/ Danielle Front – 3.125 m. Right side – firewall Left side – 1.925 m. Rear – 2.125 m.
			Brielle THEU/ Arielle THEU Front – 3.175 m Right side – Firewall Left – 2.00 m. Rear – 2.00 m.
			Brielle THIU/ Arielle THIU Front – 3.175 m. Right – Firewall Left – Firewall Rear – 2.00 m.

C. EVALUATION OF FACTS

1. The project site for the proposed residential subdivision project with housing component under PD 957 and BP 220 is located within the designated Secondary Urban Core Zone (SUCZ) per the Batangas City Zoning Ordinance wherein the said project is an allowed use.
2. The Sangguniang Barangay of Tinga Labac, this city adopted Barangay Resolution No. 1 Series of 2018, recommending the approval to develop Camella Azienda in Tinga Labac, Batangas City on January 11, 2018.
3. Based on RA 10884 otherwise known as the “Balanced Housing Development Program Amendments” and HLURB Board Resolution No. 965, the 15% compliance for socialized housing project of the Camella Azienda under PD 957 is 11,144 square meters

more or less while the 15% compliance under BP 220 is 3,990 square meters more or less.

4. Based on the certification of the Provincial Agrarian Reform Office (PARO) Batangas dated October 25, 2017, the Department of Agrarian Reform (DAR) Provincial Office of Batangas did not issue a Notice of Coverage, on or before June 30, 2014 on the property of Indo Phil Fiber Manufacturing Corp. located in Tinga Labac, Batangas City covered by OCT No 0-1282, OCT No. 0-1281, OCT No. 0-1257, OCT No. 0-1254, OCT No. 0-1256, OCT No. 0-1258, OCT No. O-1255, OCT No. O-1283 and TD No. 0103-02042.
5. The EMB-DENR granted Environmental Compliance Certificate (ECC) to the Communities Batangas, Inc. for its Camella Azienda Subdivision Project located in barangay Tinga Labac, Batangas City on May 27, 2018.
6. A letter dated April 6, 2018 addressed to City ENRO of Batangas City, Mr. Oliver Gonzales was received by that office on April 6, 2018 informing them of their on-going development permit application with the City Planning and Development Office regarding its proposed project.
7. A letter dated April 6, 2018 addressed to Mr. Noel M. Recillo was received by the CENRO-DENR in Lipa City on April 6, 2018 requesting for tree cutting permit of three (3) Gmelina Arborea located at Road 1 for road widening project of barangay Tinga Labac in partnership with Camella Communities.
8. The housing component of the abovesaid project has the following model houses:

FOR PD 957

HOUSE MODEL	FLOOR AREA (SQ.M.)	LOT AREA (SQ.M.)
ELLA SF	100.00	110.00
DANA SF	85.00	99.00
CARA SF	66.00	88.00
BELLA SF	53.00	88.00

FOR BP 220

HOUSE MODEL	FLOOR AREA (SQ.M.)	LOT AREA (SQ.M.)
Frielle	46.00	66.00
Ezabelle	40.00	66.00
Danielle	40.00	66.00
Criselle	40.00	44.00
Brielle THEU	40.00	66.00
Brielle THIU	40.00	44.00
Arielle THEU	36.00	66.00
Arielle THIU	36.00	44.00

9. The proposed drainage outfall for the project is the Calumpang River, at its southern boundary, approximately 149.32 meters away from the project site.
10. Based on the submitted plan, the developer will provide deep well and elevated water tank within the project site as a source of water supply for the proposed subdivision.

11. Based in the submitted plan, the proponent will provide slope protection/retaining wall at the eastern, southern, western and portion of northern boundaries of the project site.
12. The developer shall submit the following documents prior to the approval of the Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) applications:
 1. City Environmental Certificate (CEC) from the City Environment and Natural Resources Office (City- ENRO)
 2. DPWH approval/clearance for the slope protection plan of the proposed project;
 3. Conversion Clearance from the Department of Agrarian Reform (DAR)
13. Based on the geo hazard assessment reports, the recommendations for the development of the site and housing construction are as follows:
 - a. The geological and seismological data presented in the report should be the basis for predicting the magnitude and intensity of damaging earthquake likely to occur in the region and therefore should be given serious consideration in designing the foundation of structure to be constructed at the site. The building should be design based on the seismic analysis and design prescribed by the National Building Code of the Philippines (NBCP);
 - b. If in case there are areas elsewhere within the project site which is planned to be earthfilled, it should conform to engineering application standards that requires materials to be properly compacted. Compaction of soil should be 95% of maximum dry density (MDD) and should be done at every lift thickness of 20 centimeters. The same requirement should be applied when compacting disturbed natural soil such as those directly below the foundation and floor slabs where a 10-centimeter thick clean gravel should be placed. Only granular or sandy soils should be used as backfill materials. If possible, retaining structures with high integrity and with appropriate number of weep holes should be installed to hold the earthfill materials in place;
 - c. In the construction of building structures, recommendations stated in the soil investigation report of the Matest Laboratory, Inc. (MLI) should be followed strictly, especially related to foundation design.
 - d. Adequate and efficient drainage design is recommended to prevent localized flooding at the site especially during heavy downpours. The drainage lines in the area should regularly be cleaned and maintained free of waste materials. Proper waste management should be implemented;
 - e. The protective/ retaining wall must be installed along the banks of the creek. The wall must be strong enough to resist erosion and bank collapse/ landslide. The walls must have enough weep holes to drain groundwater that may accumulate between the bank slope and the wall. A legal easement of about 5.0 meters should be marked and remained unoccupied to lessen the load exerted to the creek bankwall;
14. Based on the submitted plan the developer will provide wastewater treatment facility at the southeastern portion of the project site, adjacent to outfall number 3.

RECOMMENDATIONS

The applications for Preliminary Approval/ Locational Clearance (PALC) and Development Permit (DP) for a residential subdivision project with housing component under PD 957 and BP 220, named Camella Azienda to be located in barangay Tinga Labac, Batangas City is being endorsed to the Sangguniang Panlungsod for appropriate action with the following considerations:

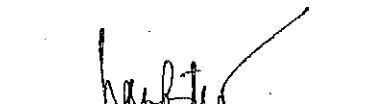
1. The applicable requirements of all concerned government agencies and applicable provisions of the existing laws and city ordinances shall be complied with;
2. No expansion, alteration and /or improvement shall be introduced in the project site without prior clearance from the city government;
3. The proponent/developer shall submit the approved subdivision plans 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 Certificate of Registration of the subdivision and issuance of License to Sell;
4. 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;
5. 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;
6. 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”;
7. The proponent/developer including lot buyers/homeowners shall comply with the applicable provisions of the Environment Code of Batangas City;
8. The proponent/developer shall plant fast growing trees and ornamental plants in the provided parks, open spaces and planting strips and easements in compliance with the required landscaping/ greenery areas as provided for under PD 957 and the Batangas City Environmental Code (E-Code);
9. The proponent/developer shall pay all the required taxes and fees to be imposed by the city government;
10. The proponent /developer shall secure building permits from the City Engineering Office (CEO) and the zoning/locational clearance from the City Planning & Development Office (CPDO) for all buildings and structures to be constructed within the project site prior to construction;
11. 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;
12. The proponent/developer shall provide at least 15% of project gross area for socialized housing in compliance with Section 18 of RA 7279; and Section 3 of RA 10884;


13. The proponent / developer shall provide the required community facilities within the project site as mandated by PD 957 and BP 220;
14. The proponent/developer shall strictly comply with all the conditions that will be stipulated in the Preliminary Approval / Locational Clearance and the Development Permit (DP) that will be issued by the City Government;
15. The proponent/developer shall submit to the City Planning and Development Office a progress report relative to its compliance to the conditions and requirements for the approval of the said project;
16. 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;
17. The locational clearance shall be considered automatically revoked if the project is not commenced within one (1) year from the date of its issuance while 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;
18. 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;
19. The developer shall construct the provided waste water treatment facility (WWTF) per the submitted subdivision plan. The waste water treatment facility shall be maintained and operational at all times;
20. The developer shall exclude all the non-buildable areas which pose hazards within the project site; and provide protection to safeguard the future occupants of the subdivision;
21. The developer shall provide access road for future expansion to the adjacent lots in the subdivision plan to be approved by the Sangguniang Panlungsod and the City Mayor.
22. Any misrepresentation, false statements or allegations material to the issuance of the decision for the application shall be sufficient ground or basis for its revocation;

June 04, 2018

Prepared by :


ALEX M. GONDA
 Zoning Officer I


MICHELLE A. FESTIJO
 Zoning Officer II



ROSELYN G. BERBERABE
Zoning Officer III



DELIA M. LICARTE
Zoning Officer IV

Noted by :



JANUARIO B. GODOY, C.E. EnP
City Planning & Development Coordinator