

**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 MAY 11, 2021 VIA ZOOM APPLICATION**

PRESENT:

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Alyssa Renee A. Cruz,	Councilor
Hon. Aileen Grace A. Montalbo,	“
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Oliver Z. Macatangay,	“
Hon. Nelson J. Chavez,	“
Hon. Julian B. Villena,	“
Hon. Michael Thomas T. Pastor,	“
Hon. Isidra “Ched” M. Atienza,	“
Hon. Maria Aleth A. Lazarte,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.
Hon. Marjorie A. Manalo,	SK-Fed. Pres.
Hon. Nestor E. Dimacuha, (Sick Leave)	Councilor

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

RESOLUTION NO. 138 S. 2021

**ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT, URBAN
DEVELOPMENT, LAND USE AND ZONING ON THE APPLICATION FOR
PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND DEVELOPMENT
PERMIT OF VERACOSTA RESORT AND RESIDENCES IN BARANGAY
DUMUCLAY, BATANGAS CITY**


RESOLVED, to adopt the report of the Committee on Environment, Urban Development, Land Use and Zoning and the recommendations stated therein and approving the Application for Preliminary Approval/Locational Clearance and Development Permit for a proposed residential subdivision project of Veracosta Resort and Residences in Barangay Dumuclay, Batangas City subject to the recommendations stated in the Evaluation Report of the City Planning and Development Office attached as Annex “A”.

UNANIMOUSLY APPROVED.”

Continuation of Resolution No. 138 S. 2021

**ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT, URBAN
DEVELOPMENT, LAND USE AND ZONING ON THE APPLICATION FOR
PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND DEVELOPMENT
PERMIT OF VERACOSTA RESORT AND RESIDENCES IN BARANGAY
DUMUCLAY, BATANGAS CITY**

I hereby certify that the foregoing Resolution No. 138 S. 2021 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on May 11, 2021.


ATTY. OLIVA D. TELEGATOS
Secretary

ATTESTED:


EMILIO FRANCISCO A. BERBERABE, JR.
Presiding Officer

ODT/pbcalleja...

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 on Environment, Urban Development, Land Use and Zoning

Subject: Application for Preliminary Approval/Locational Clearance and Development Permit for a Proposed Residential Subdivision Project named Veracosta Resort and Residences to be located in Barangay Dumuclay, Batangas City.

COMMENTS:

Referred to the Committee is the subject Application for Preliminary Approval/Locational Clearance and Development Permit for a Proposed Residential Subdivision Project named Veracosta Resort and Residences to be located in Barangay Dumuclay, Batangas City

The committee held a committee hearing on April 15, 2021 via Zoom and in attendance were the City Vice Mayor, Hon Emilio Francisco A. Berberabe Jr. and City Councilors. Gerardo A. Dela Roca, Chairman, Alyssa Renee A. Cruz, Julian B. Villena, Nelson J. Chavez, Nestor E. Dimacuha, Oliver Z. Macatangay, Majorie A. Manalo (members) , Aileen Grace A. Montalbo, Karlos Emmanuel A. Buted, Micheal Thomas T. Pastor, Isidra "Ched" M. Atienza, Maria Aleth A. Lazarte, Lorenzo A. Gamboa. From City Environment & Natural Resource Office (CENRO) represented by Aileen Paglicavan, Charmeine Landicho; from City Planning and Development Office, represented by Engr. Roselyn Berberabe, Alex Gonda; Barangay Chairman Leonides Landicho of Barangay Dumuclay, Batangas City and Ms. Teresa Co of Veracosta Resort and Residences.

According to the proponent, represented by Ms. Tessa Co, the proposed project have a total land area of 25,203 square meter with sixty eight (68) saleable lots, disclaiming the seventy eight (78) lots indicated in the evaluation report of the City Planning and Development Office. The name of the project "Veracosta Resorts and Residences" was questioned by Hon. Maria Aleth A. Lazarte, citing that the word Resort should be deleted since this is a pure residential project, hence, this will be read as "Veracosta Residences". The proponent subscribed to the proposal. The committee recommended to the City Planning and Development Office the inclusions of COVID-19 response plan for the project execution, as mandated by DPWH to be part of the conditions on their Evaluation Report.

Finding no legal impediments on the said application, the committee recommends the following:

1. The adoption of this Committee Report
2. The approval of the application subject to the condition stated in the evaluation report of the City Planning and Development Office (CPDO).

Respectfully Submitted: May 11, 2021

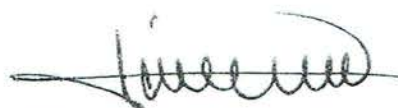


COUN. GERARDO A. DELA ROCA
Chairman

Committee on Environment, Urban Development, Land Use and
Zoning



COUN. AYSSA RENEE A. CRUZ
Vice Chairman



COUN. JULIAN B. VILLENA
Member

COUN. NESTOR "BOY" E. DIMACUHA
Member



COUN. NELSON J. CHAVEZ
Member



COUN. OLIVER Z. MACATANGAY
Member



COUN. MARJORIE A. MANALO
Member



Republic of the Philippines
 Batangas City
City Planning and Development Office
 City Hall Complex, P. Burgos Street, Brgy. 17, Pob. Batangas City 4200
 Tel. Nos.: (043) 723-1832 (telefax) / 723-4108
 email add: cpdobatangacity@yahoo.com

EVALUATION REPORT

NAME OF PROJECT : VERACOSTA RESORT AND RESIDENCES

NAME OF APPLICANT : TESLAND PROPERTIES CORPORATION
By: TERESA T. CO

ADDRESS / Tel. No. : # 0783 National Road, Brgy. Bolbok, Batangas City

NAME OF DEVELOPER : TESLAND PROPERTIES CORPORATION

ADDRESS / TEL. NO. : 2nd Flr. Gwyneth Square Building, Brgy. Gulod Labac, Batangas City

NAME OF AUTHORIZED REPRESENTATIVE : MS. JENELYN R. CARAG

ADDRESS/TEL. NO. : Brgy. San Miguel, Batangas City/723-5496

TYPE OF PROJECT : RESIDENTIAL SUBDIVISION PROJECT
Under PD 957 – Lot Only

LOCATION OF PROJECT : Brgy. Dumuclay, Batangas City

TOTAL LAND AREA : 25,203. sq.m./2.5 hectares more or less

NUMBER OF SALEABLE LOTS : 78 LOTS

RIGHT OVERLAND : Owner - OCT 2018000077

PROJECT DEVELOPMENT COST : Php 15,000,000.00

PROJECT CLASSIFICATION : RESIDENTIAL SUBDIVISION
under PD 957 (lots only)

SITE ZONING CLASSIFICATION : RESIDENTIAL-4 MIXED-USE ZONE
(R4MX-Z)

SUBJECT : Applications for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) for a residential subdivision project under PD 957, named Veracosta Resort and Residences to be located in Barangay Dumuclay, Batangas City

A. DESCRIPTION OF THE PROJECT SITE

The project site is located in Barangay Dumuclay, this city with a total area of approximately 25,388 square meters, which is accessible through a barangay road going to barangay Talumpok Kanluran, Batangas City. It is approximately 9.48 kilometers away from the City Hall.

The site has a flat to moderately steep terrain on its northern, western and eastern portions with approximately twenty –five (25) meter wide frontage along a barangay road going to Talumpok Kanluran, Batangas City.

The project site is planted with shrubs, grasses and fruit-bearing trees, such as mango, “sinegwelas” and duhat. The dominant existing land uses within the one (1) kilometer radial distance from the project site are residential, commercial, agricultural and pastureland.

B. EVALUATION OF SUBDIVISION PLAN

I. Design Parameters	PD 957	VERACOSTA RESORT AND RESIDENCES SUBDIVISION	%
1. LAND ALLOCATION			
Project Gross Area		25,203 sq.m.	100%
Area for Development		25,203 sq.m.	100%
a. Saleable Area		16,071 sq.m.	63.77%
b. Non Saleable Area		9,132 sq.m.	36.23%
Roads Lots		5,676 sq.m.	22.52%
Total		25,203 sq.m.	100%
Parks and Playground		2,964 sq.m.	11.76%
Community Facility		274 sq.m.	1.09%
Legal Easement		218 sq.m.	0.86%
Total Area of Road		5,676 sq.m.	22.52%
Minimum Lot Area		200 sq.m.	
Density		30.95 lot/ha.	
2. Road Right-of Way (RROW)			
a. Major Road		10 m.	10.0 m
b. Minor Road		6.50 m	6.5 m. – 8.0 m
3. Road Specification			
Planting Strip (PS)			
a. 10 m (major road)		0.80 m.	0.80 m
b. 8 m (minor road)		0.4 m.	0.40 m
c. 6.5 m (minor road)		optional	no provision

Sidewalk (SW)		
a. 10 m (minor road)		1.20 m.
b. 8 m (minor road)		0.60 m
		1.20 m
		0.60 m
4. Road Pavement		
a. 10.0 m. (major road)	concrete/ asphalt	concrete - 150 mm thick 3000 PSI concrete pavement with 100 mm thick base course & 100 mm thick compacted sub-base course
b. 8.0 m. (minor road)	concrete/ asphalt	concrete - 150 mm thick 3000 PSI concrete pavement with 100 mm thick base course & 100 mm thick compacted sub-base course
c. 6.5 m. (minor road)	concrete/ asphalt	concrete - 150 mm thick 3000 PSI concrete pavement with 100 mm thick base course & 100 mm thick compacted sub-base course
d. sidewalk	macadam	concrete - 100 mm thick 2500 PSI concrete sidewalk with 100 mm sub-base
5. Water Supply	Centralized water system or connect to public water system	Provision of deep well with elevated water tank
6. Power Supply	power service in the locality	to be served by MERALCO
7. Fire Hydrant	250 meters (max . spacing)	8 units fire hydrants
8. Drainage System	underground	underground using a drainage pipe size of 12 inches diameter, 15 inches diameter and 18 inches diameter
9. Drainage Outfall (storm water)	Existing drainage system provided by the government or existing nearest creek and river	existing creek
10. Sewage Disposal System	Individual septic tank	Individual septic tank
11. Garbage Disposal	LGU Services	Per the submitted solid waste

waste management plan, the developer will designate areas site collection points for wastes and will prepare guidelines for collection and solid waste reduction per City Government guidelines and regulations.

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|------------------------------|---|---|
| 12. Setback at the main road | 3.0 meters in depth by 5.0 meters in length at both sides of the subd. entrance | Provide 3.0 meters in depth by 5.0 meters in length at both sides of the subdivision entrance along the existing barangay road. |
|------------------------------|---|---|

C. EVALUATION OF FACTS

1. The project site for the proposed residential subdivision project under PD 957 lots only is located within the designated Residential-4 Mixed Use Zone (R-4MX-Z) per the Batangas City Zoning Ordinance, wherein the above said project is an allowed use.
2. The Sangguniang Barangay of Dumuclay, this city adopted Barangay Resolution No. 2 series of 2021 on February 9, 2021 stating their decision allowing the development of the 2.52 hectares property owned by the Tesland Properties Corporation into a residential subdivision project under PD 957 – lots only.
3. Ocular inspection of the project site was conducted by the zoning inspectors from the City Planning and Development Office on February 17, 2021.

RECOMMENDATIONS

The applications for Preliminary Approval / Locational Clearance (PALC) and Development Permit (DP) for a residential subdivision project under PD 957 – lots only, named Vera Costa Resort and Residences to be located in barangay Dumuclay, Batangas City is being submitted to the Sangguniang Panlungsod through the Honorable City Mayor for appropriate action 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 this decision shall be sufficient ground or basis for its revocation;
4. 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 Department of Human Settlements and Urban Development (DHSUD) Regional Office as requirements in the application for a Certificate of Registration of the subdivision and the issuance of License to Sell.
5. The proponent/developer shall secure Certificate of Registration and License to Sell from the Department of Human Settlements and Urban Development (DHSUD) prior to the actual selling of subdivision lots. Certified photocopies of which must be furnished to the City Government of Batangas through the City Planning and Development Office;

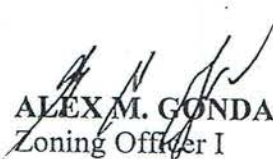
6. Areas allocated for open spaces and amenities are non-saleable and the use of said areas shall be indicated in the plan and be annotated in the title.
7. The proponent shall comply with the provisions of City Ordinance No. 8 Series of 1994, otherwise known as "Providing Priority in Employment or Work to Qualified Barangay Residents";
8. The proponent/developer including lot buyers/homeowners shall comply with the applicable provisions of the Batangas City Environment Code of 2010;
9. The proponent/developer shall plant fast growing/shade trees and ornamental plants in the provided parks and open spaces, 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 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;
13. The proponent/developer shall comply with all the recommendations set forth in the Geological Hazard Assessment Report approved by the Mines and Geosciences Bureau Region IV for the development of the project site and the construction of buildings/structures within the project site;
14. The proponent / developer shall secure clearance / approval of the slope protection plan along the bank of the Sampaga River at the northern & western boundaries of the project site from the City Engineering Office (CEO) / Department of Public Works and Highway (DPWH) prior to the start of the development of the project site.
15. The proponent/developer shall secure City Environment Certificate (CEC) from the City Environment and Natural Resources (ENRO) prior to the approval of the PALC /DP before the start of the development of the project site.
16. The owner/developer shall strictly comply with all the conditions stipulated in the Environmental Compliance Certificate (ECC) to be issued for the project;
17. The owner /developer shall provide at least three (3) meters wide easement measured from the sides of the existing creeks adjacent to the project site to be planted with fast growing shade trees to serve as buffer and protection;
18. The owner/developer shall construct and maintain all the facilities, features and amenities provided in the subdivision plan to be approved by the city government;
19. The owner /developer shall provide its own water supply system within the entire subdivision project for the use of future occupants/homeowners/lot buyers;
20. The owner / developer shall provide retaining walls or riprap along the side of the creek in the eastern boundary of the project site to protect the area allotted for community facilities;
21. All structures/buildings to be constructed at the project site shall be in accordance with the rules and regulations and specifications as prescribed by the National Structural Code of the Philippines and / or the National Building Code of the Philippines;

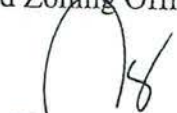
22. The proponent / developer shall submit to this office a periodic progress report relative to its compliance to the conditions and requirements for the approval of the said project;
23. The proponent/developer shall allow at any reasonable time even without prior notice, authorized city government officials/employees to conduct an on – the - spot inspection and monitoring of the on – going activities being undertaken within the project site;
24. The transfer of ownership of the project carries with it the responsibility of complying with the above mentioned 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.

March 17, 2021

Prepared by:


MARIE CHARMARNE P. MARASIGAN
Designated Zoning Officer I


ALEX M. GONDA
Zoning Officer I


ROSELYN G. BERBERABE
Zoning Officer III

Noted by:


JANUARIO B. GODOY, CE., EnP
City Planning & Development Coordinator