



Republic of the Philippines  
BATANGAS CITY

Office of the Sangguniang Panlungsod

Tel. No. 722-0304

ORDINANCE NO. 22-12 S. 2022

AN ORDINANCE CHANGING THE LAND USE FROM LIGHT INDUSTRIAL USE TO CEMETERY/MEMORIAL PARK USE AND THE REZONING FROM INDUSTRIAL-1 MIXED USE ZONE (I1MX-Z) TO CEMETERY/MEMORIAL PARK ZONE (C/MP-Z) OF SIX (6) PARCELS OF LAND WITH A TOTAL AREA OF FORTY-FOUR THOUSAND SIXTY-FOUR (44,064.00) SQUARE METERS LOCATED IN BARANGAY BALETE, BATANGAS CITY

SPONSOR : COUN. ARMANDO C. LAZARTE  
COMMITTEE ON ENVIRONMENT, URBAN  
DEVELOPMENT, LAND USE AND ZONING

**WHEREAS**, the GRIS Alliance Properties and Development Inc. applies for the Change of Land Use of six (6) parcels of land with a total area of 44,064.00 square meters located in Barangay Balete, Batangas City from Light Industrial Use to Cemetery/Memorial Park Use and Rezoning from Industrial-1 Mixed Use Zone (I1MX-Z) to Cemetery/Memorial Park Zone (C/MP-Z);

**WHEREAS**, the properties are covered with the Land Use Classification of Light Industrial Use (CLUP 2019-2028) and Zoning Classification of Industrial-1 Mixed Use Zone (I1MX-Z);

**WHEREAS**, the Sangguniang Panlungsod finds no legal impediment for the approval of the application;

**WHEREAS**, protection of the environment is assured through compliance by the applicant of the recommendation stated in the Evaluation Report of the City Planning and Development Office;

**NOW THEREFORE**, be it enacted by the Sangguniang Panlungsod of Batangas City in session assembled:

**SECTION 1. CHANGE OF LAND USE.** - The six (6) parcels of land covered by Tax Declaration Nos. 0027-04580; 0027-04581; 0027-04582; 0027-04583; 0027-04584 and 0027-04585; with a total area of 44,064.00 square meters located in Barangay Balete, Batangas City is hereby changed from Light Industrial Use to Cemetery/Memorial Park Use and rezoned from Industrial-1 Mixed Use Zone (I1MX-Z) to Cemetery/Memorial Park Zone (C/MP-Z).

**SECTION 2. COMPLIANCE.** - Strict Compliance to all applicable city ordinances, resolutions and executive orders and to all national laws, executive orders, circulars and implementing rules and regulations issued by the National Government and its agencies are hereby mandated.



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Continuation of Ordinance No. 22-12 S. 2022

AN ORDINANCE CHANGING THE LAND USE FROM LIGHT INDUSTRIAL USE TO CEMETERY/MEMORIAL PARK USE AND THE REZONING FROM INDUSTRIAL-1 MIXED USE ZONE (I1MX-Z) TO CEMETERY/MEMORIAL PARK ZONE (C/MP-Z) OF SIX (6) PARCELS OF LAND WITH A TOTAL AREA OF FORTY-FOUR THOUSAND SIXTY-FOUR (44,064.00) SQUARE METERS LOCATED IN BARANGAY BALETE, BATANGAS CITY

**SECTION 3. REPEALING CLAUSE.** - All laws, decrees, orders, rules and regulations or other issuances or parts inconsistent with the provision of this Ordinance are hereby repealed or modified accordingly.


**SECTION 4. SEPARABILITY CLAUSE.** - If for any reason or reasons, any part of the Ordinance shall be held unconstitutional or invalid, other parts hereof which are not affected thereby shall continue to be in full force and effect.

**SECTION 5. EFFECTIVITY.** - This Ordinance shall take effect upon approval by the City Mayor.

**ENACTED** by the Sangguniang Panlungsod of Batangas City this 16<sup>th</sup> day of August, 2022.

  
ATTY. OLIVA D. TELEGATOS  
Secretary

ATTESTED:

  
ATTY. ALYSSA RENEE A. CRUZ  
Presiding Officer

APPROVED:

  
BEVERLEY ROSE A. DIMACUJA  
City Mayor

Date Approved: AUG 30 2022





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) / 723-4108  
email add: [cpdobatangacity@yahoo.com](mailto:cpdobatangacity@yahoo.com)

**CERTIFICATION**

This is to certify that the hereunder listed parcels of land with their respective owner, tax declaration number, cadastral lot number and lot area located in Brgy. Balete, Batangas City are within the designated “INDUSTRIAL-1 MIXED-USE ZONE (I1MX-Z)” based on the Batangas City Integrated Zoning Ordinance CY 2019 approved by the Sangguniang Panlungsod on December 07, 2020 through City Ordinance No. 39 Series of 2020 and Sangguniang Panlalawigan Resolution No. 1104 dated December 14, 2020.

Owner	Tax Declaration Number	Cadastral Lot Number	Area (sq.m.)
1. Gris Alliance Properties and Development Inc.	0027-04580	3594 pt.	7,344.00
2. Gris Alliance Properties and Development Inc.	0027-04581	3954 pt.	7,344.00
3. Gris Alliance Properties and Development Inc.	0027-04582	3594 pt.	7,344.00
4. Gris Alliance Properties and Development Inc.	0027-04583	3594 pt.	7,344.00
5. Gris Alliance Properties and Development Inc.	0027-04584	3594 pt.	7,344.00
6. Gris Alliance Properties and Development Inc.	0027-04585	3594 pt.	7,344.00
<b>Total</b>			<b>44,064.00</b>

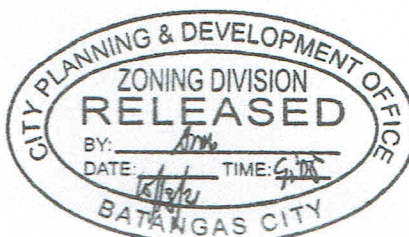
This is to certify further that non-pollutive and non-hazardous light manufacturing or production industries with complementary housing, commercial, recreational and institutional activities that support the industries are allowed at the abovementioned location subject to existing laws and ordinances.

**This certification shall not be construed as zoning/locational clearance.**

Issued this 28<sup>th</sup> day of September, 2021 in Batangas City upon the request of GRIS Alliance Properties and Development Inc. represented by Mr. Eduardo T. Uy of Lot 10-A Purok 1, Brgy. Makiling, Calamba City, Laguna for whatever legal purpose it may serve them.

**JANUARIO B. GODOY, CE, EnP**  
City Planning and Development Coordinator

O.R No.: 4003794-16  
Date Issued: 09/28/2021  
Amount: Php 200.00





**Republic of the Philippines  
Batangas City**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**COMMITTEE REPORT**

**TO: The Presiding Officer and Members  
Sangguniang Panlungsod  
Batangas City**

**FROM: The Committee on Environment and Urban Development, Land Use and  
Zoning**

**SUBJECT: Application of GRIS Alliance Properties and Development Inc. for the change  
of Land Use from Light Industrial Zone to Cemetery/Memorial Park Use and  
Rezoning from Industrial-1 Mixed Use Zone (I1MX-Z) to Cemetery/Memorial  
Park Zone (C/MP-Z) of six (6) parcels of land with total area of 44,064 square  
meters located in Brgy. Balete, Batangas City.**

The Committee held a Committee Hearing on the subject Application on August 1, 2022.

The application for the change of land use and rezoning of properties is necessary to push through the plan of GRIS Alliance Properties for the development of a memorial park in the area. This involves six (6) parcels of land containing a total area of 44,064 square meters in Brgy. Balete, Batangas City.

At present, the properties are covered with the Land Use Classification of Light Industrial Use (CLUP 2019-2028) and Zoning Classification of Industrial-1 Mixed Use Zone (I1MX-Z). The application is for the change of land use to Cemetery/Memorial Park Use and rezoning to Cemetery/Memorial Park Zone (C/MP-Z).

As earlier mentioned, the change of land use and rezoning are necessary for the proposed project to be developed in the area which is a cemetery/memorial park. The area shall be accessed through a road lot from Brgy. Concepcion. The terrain is flat and covered with grass and secondary growth trees. The Sangguniang Barangay of Balete, Batangas City has already issued to the Applicant Corporation a Resolution Interposing No Objection to the proposed project, and the corresponding Barangay Clearance for the proposed memorial park.

The Applicant commits that the approval of the change of land use and rezoning shall be subject to the condition that the Applicant shall comply with all other necessary requirements of concerned national and local government agencies, and all applicable provisions of laws and ordinances prior to the development of the memorial park.

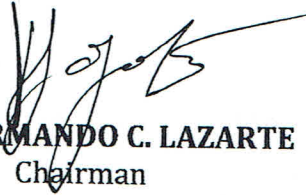
**RECOMMENDATION:**

1. The approval of the application of GRIS Alliance Properties and Development Inc. for the change of Land Use from Light Industrial Zone to Cemetery/Memorial Park Use and Rezoning from Industrial-1 Mixed Use Zone (I1MX-Z) to Cemetery/Memorial Park Zone (C/MP-Z) of six (6) parcels of land with total area of 44,064 square meters located in Brgy. Balete, Batangas City;
2. To approve on Second and Final Reading the proposed ordinance entitled: "An Ordinance Changing the Land Use from Light Industrial Use to Cemetery/Memorial Park Use and the Rezoning from Industrial -I Mixed Use Zone (TIMX-Z) to Cemetery/Memorial Park Zone (C/MP-Z) of Six (6) Parcels of Land with a total area of Forty-Four Thousand Sixty-four (44,064) square meters located in Barangay Balete, Batangas City."

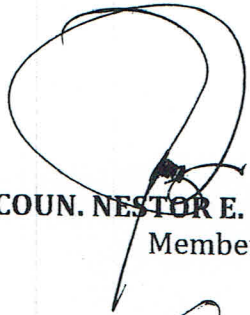
3. The adoption of this Committee Report.

Respectfully submitted. August 16, 2022.

**COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT,  
LAND USE AND ZONING**



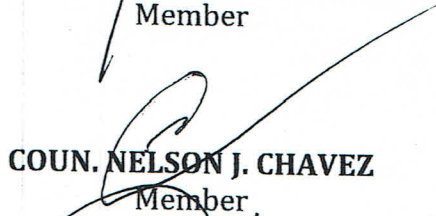
**COUN. ARMANDO C. LAZARTE**  
Chairman



**COUN. NESTOR E. DIMACUHA**  
Member



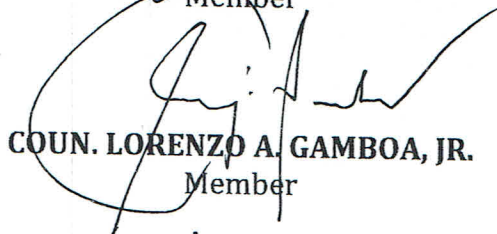
**COUN. ISIDRA M. ATIENZA**  
Member



**COUN. NELSON J. CHAVEZ**  
Member



**COUN. KARLOS EMMANJUEL A. BUTED**  
Member



**COUN. LORENZO A. GAMBOA, JR.**  
Member



**COUN. ANGELITO A. DIMACUHA**  
Member



**COUN. MARJORIE A. MANALO**  
Member



**COUN. OLIVER Z. MACATANGAY**  
Member



**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 16, 2022 AT THE SANGGUNIANG SESSION HALL**

**PRESENT:**

Hon. Alyssa Renee A. Cruz,	Presiding Officer
Hon. Hamilton G. Blanco,	Councilor
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Andrea Loise F. Macaraig,	“
Hon. Nestor E. Dimacuha,	“
Hon. Oliver Z. Macatangay,	“
Hon. Armando C. Lazarte,	“
Hon. Nelson J. Chavez,	“
Hon. Jose Jonash Luis F. Tolentino,	“
Hon. Zester Carlo M. Hernandez,	“
Hon. Isidra “Ched” M. Atienza,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Michael C. Villena,	“
Hon. Angelito “Dondon” A. Dimacuha,	(ABC-Rep.)
Hon. Marjorie A. Manalo,	(SK-Rep.)

“On motion of Councilor Lazarte seconded by Councilor Macatangay, the following Resolution was Adopted:

**RESOLUTION NO. 22-218 S. 2022**

**ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT, URBAN  
DEVELOPMENT, LAND USE AND ZONING ON THE APPLICATION OF GRIS  
ALLIANCE PROPERTIES AND DEVELOPMENT, INC. FOR THE CHANGE OF USE  
OF CERTAIN PROPERTIES IN BRGY. BALETE, BATANGAS CITY**

**RESOLVED**, to adopt the Report of the Committee on Environment, Urban Development, Land Use and Zoning, and the recommendations stated therein on the Application of GRIS Alliance Properties and Development, Inc. for the change of land use of six (6) parcels of land with a total area of 44,064.00 sq.m. located in Brgy. Balete, Batangas City from Light Industrial Use to Cemetery/Memorial Park Use, and Rezoning from Industrial-1 Mixed Use Zone (I1 MX-Z) to Cemetery/Memorial Park Zone (C/MP-Z)”. .

**RESOLVED FURTHER**, to approve on Second and Final Reading the Ordinance entitled: “An Ordinance Changing the Land Use from Light Industrial Use to Cemetery/Memorial Park Use and the Rezoning from Industrial-1 Mixed Use Zone (I1MX-Z) to Cemetery/Memorial Park Zone (C/MP-Z) of Six (6) parcels of land with a total area of Forty-Four Thousand Sixty-Four (44,064) square meters located in Barangay Balete, Batangas City”.

**UNANIMOUSLY APPROVED.”**

Continuation of Resolution No. 22-218 S. 2022


**ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT, URBAN DEVELOPMENT, LAND USE AND ZONING ON THE APPLICATION OF GRIS ALLIANCE PROPERTIES AND DEVELOPMENT, INC. FOR THE CHANGE OF USE OF CERTAIN PROPERTIES IN BRGY. BALETE, BATANGAS CITY**

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I hereby certify that the foregoing Resolution No. 22-218 S. 2022 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on August 16, 2022.

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary

**ATTESTED:**

  
**ATTY. ALYSSA RENEE A. CRUZ**  
Presiding Officer

ODT/ ystingchuy...