

**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 JANUARY 27, 2020 AT THE SANGGUNIANG SESSION HALL**

PRESENT:

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Alyssa Renee A. Cruz,	Councilor
Hon. Aileen Grace A. Montalbo,	“
Hon. Nestor E. Dimacuha,	“
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Nelson J. Chavez,	“
Hon. Julian B. Villena,	“
Hon. Julian Pedro M. Pastor,	“
Hon. Isidra 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. Oliver Z. Macatangay, (S.P. Leave)	Councilor

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

RESOLUTION NO. 23 S. 2020

**APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL
CLEARANCE AND DEVELOPMENT PERMIT FOR MERCEDES HOMES
PARCELS 5, 6 AND 7**

RESOLVED, to approve the Application for Preliminary Approval/Locational Clearance and Development Permit of ASTRA Realty Corporation for its residential subdivision project Mercedes Homes Parcels 5, 6 and 7, to be located in Soro-soro Ilaya, Batangas City subject to 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.”

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

Continuation of Resolution No. 23 S. 2020

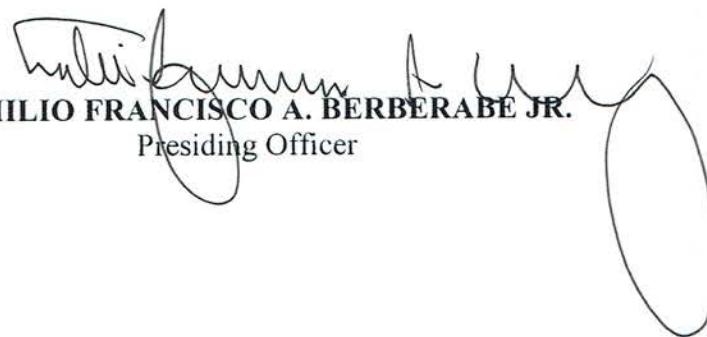
**APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL
CLEARANCE AND DEVELOPMENT PERMIT FOR MERCEDES HOMES
PARCELS 5, 6 AND 7**

I hereby certify that the foregoing Resolution No. 23 S. 2020 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on January 27, 2020.




ATTY. OLIVA D. TELEGATOS
Secretary
Sangguniang Panlungsod

ATTESTED:


EMILIO FRANCISCO A. BERBERABE JR.
Presiding Officer

ODT/ ystingchuy...

**REPUBLIC OF THE PHILIPPINES
BATANGAS CITY**

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE REPORT

TO : The Honorable Presiding Officer
And Members of the Sangguniang Panlungsod

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

SUBJECT : Application for Preliminary Approval/Locational
Clearance and Development Permit of Astra Realty
Corporation for its residential subdivision project
with housing component named Mercedes Homes Parcels
5, 6 and 7 to be located in Barangay Soro-soro
Ilaya, Batangas City.

The subject application was referred to the Committee on Environment, Urban Development, Land Use and Zoning during the Sangguniang Panlungsod's Regular Session of January 6, 2020. The Committee held a committee hearing on January 9, 2020 and in attendance were the City Vice Mayor and City Councilors: Gerardo A. Dela Roca, Chairman Alyssa Renee A. Cruz, Julian B. Villena, Nelson J. Chavez, Oliver Z. Macatangay, Marjorie A. Manalo and Nestor E. Dimacuha members: Also present were Councilors Isidra "Ched" Atienza, and Maria Aleth Lazarte: from City ENRO represented by: Ms. Maria Cristina Sunguad; City Zoning Officer: Delia M. Licarte, Barangay Kagawad Zenaida M. Bagsit of Soro-soro Ilaya and representatives of ASTRA Realty: Anna Lisa Ramos and Engr. Jimmy Castillo.

The salient issues discussed are the following:

1. Access Road. - the developer assures that the access road for these new portion of Mercedes Homes, particularly parcels 5, 6 and 7, which are accessed to and from Soro-soro Ilaya to Mahabang Parang, is already developed. This access road is allowed for the use of both public and private entities, with the limitation that no business establishment or activity may be put up or served using the access road, specially other subdivision development.

2. Septage/Sewerage System - As of the present, there is no development yet in the area of the proposed subdivision, hence the septage and sewerage system is not yet constructed. However, the developer has reserved more than 2000 square meters for the centralized septage of the whole subdivision. Sewerage system is also included in the development plan. For this aspect, ASTRA shall engage the services of a local licensed contractor to ensure that the mandatory requirements for septage and sewerage system are complied with.
3. Public Hearing. - The Sangguniang Barangay of Soro-soro Ilaya has not yet conducted a public hearing to determine the acceptance by the residents of the Barangay of the project. Hence, the Sangguniang Barangay is advised to conduct a public hearing and the developer to obtain a certification of no objection from the barangay. The Resolution issued already by the barangay should be supported by the said certification.
4. Garbage Collection. - The developer has contracted with a private hauler for the collection of solid waste in the existing Mercedes Homes in Soro-soro Ilaya. This new project shall likewise be subjected to the same contract with the private hauler. The City ENRO representative stated that their office monitors the compliance by ASTRA of the city environmental laws and so far, the Developer has shown compliance.
5. Priority in employment of local workers. - The developer complies with the City Ordinance on prioritizing qualified barangay residents for employment in the project.
6. Corporate Social Responsibility. - The Developer shall enter into a Memorandum of Agreement with Barangay Soro-soro Ilaya for the implementation of the corporation's community assistance programs.

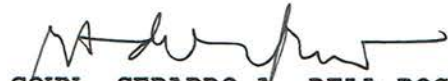
This application pertains to the residential subdivision project of ASTRA Realty Corporation in Soro-soro Ilaya, Batangas City. This is a new addition to the existing Mercedes Homes, and dubbed Mercedes Homes Parcel 5, 6 and 7. The project contains an area of 112,854 sq. m. divided into a total of 1,091 units.

The Evaluation Report of the City Planning and Development Office states that the project is within the designated General Development Zone - 2 (GDZ-2) and has complied with all the other requirements of law and ordinance. The said office (CPDO) recommends the approval of the application subject to the conditions stated in the evaluation report.

RECOMMENDATIONS :

1. The adoption of this Committee Report
2. The approval of the application subject to condition stated in the Evaluation Report of the CPDO.

Respectfully submitted, January 27, 2020.



COUN. GERARDO A. DELA ROCA

Chairman

Committee on Environment and Urban Development
Land Use and Zoning



COUN. ALYSSA RENEE A. CRUZ

Member

COUN. OLIVER Z. MACATANGAY

Member



COUN. NESTOR E. DIMACUHA

Member



COUN. JULIAN B. VILLENA

Member



COUN. MARJORIE A. MANALO

Member



COUN. NELSON J. CHAVEZ

Member

REPUBLIC OF THE PHILIPPINES
BATANGAS CITY

OFFICE OF THE SANGGUNIANG PANLUNGSOD

RESOLUTION NO. _____ S. 2020

APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL
CLEARANCE AND DEVELOPMENT PERMIT FOR MERCEDES HOMES
PARCELS 5, 6 AND 7

RESOLVED, to approve the Application for Preliminary Approval/Locational Clearance and Development Permit of ASTRA Realty Corporation for its residential subdivision project Mercedes Homes Parcels 5, 6 and 7, to be located in Soro-soro Ilaya, Batangas City subject to 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.

APPROVED.



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

EVALUATION REPORT

NAME OF SUBDIVISION : Mercedes Homes Parcels 5,6 & 7

NAME OF APPLICANT : Astra Realty Corporation
By: Ms. Nora A. Bitong
Chairman & President

ADDRESS/TEL.NO. : 2197 Paraiso St., Dasmariñas Village, Makati
City, Metro Manila/(02) 844-2034

NAME OF DEVELOPER : Astra Realty Corporation

ADDRESS/TEL.NO. : #2295 Jannov Bldg. 2nd Flr., Pasong Tamo
Ext., Magallanes, Makati City, Metro Manila/
(02) 893-7258

NAME OF AUTHORIZED REPRESENTATIVE : Engr. Jimmy M. Castillo

ADDRESS : Astra Realty Corp., Brgy. Sorosoro Ilaya,
Batangas City/0917-728-6845

TYPE OF PROJECT : Residential Subdivision with Housing
Component (under BP 220)

LOCATION OF PROJECT : Brgy. Sorosoro Ilaya, Batangas City

PROJECT AREA : Approx. 112,854.00 sq.m.

NUMBER OF SALEABLE LOTS : Economic Housing Project = 852 units
Socialized Housing Project = 239 units
Total Housing Project = 1,091 units

RIGHT OVERLAND : MEMORANDUM OF AGREEMENT
(MOA)

LAND OWNERS : 1. Arturo U. Bagsit md. to Beatriz L. Bagsit
TCT No. T- 49604
Area 66,842.58 sq.m.
2. Felipa A. Bagsit and Maria A. Bagsit
TCT No. T – 49605
Area = 28,328.42 sq.m.

3. Maria A. Bagsit
OCT No. RD – 47 (0-1936)
Area = 17,683 sq.m.

PROJECT DEVELOPMENT COST	:	Php 659,503,400.00
PARCEL 5	:	Php 89,063,400.00
PARCEL 6	:	Php 271,094,000.00
PARCEL 7	:	Php 299,346,000.00
PROJECT CLASSIFICATION	:	Residential Subdivision with Housing Component
SITE ZONING CLASSIFICATION	:	General Development Zone -2 (GDZ-2)

SUBJECT : Applications for Preliminary Approval/ Locational Clearance and Development Permit of Astra Realty Corporation for a proposed residential subdivision with housing component project named Mercedes Homes Parcels 5, 6 & 7 to be located in Barangay Sorosoro Ilaya, Batangas City

A. DESCRIPTION OF THE PROJECT SITE

The project site is located in Barangay Sorosoro Ilaya, Batangas City with a total land area of approximately 112, 854 square meters more or less covered by TCT Nos. T- 49604, T – 49605 and OCT No. RO – 47 (0- 1936). It is approximately 11.0 kilometers away from the city proper, 3.5 kilometers away from the Southern Tagalog Arterial Road (STAR) Tollway, 4.0 kilometers away from the Batangas City – Ibaan national road, and 1.0 kilometer away from an existing barangay road and 1.40 kilometers away from the national road going to Manila through a proposed road exiting at barangay Mahabang Parang.

The project site will be accessible by a proposed 1.40 kilometer long with a 12.0 meter wide road-right-of-way from the Batangas City-Manila national road in barangay Mahabang Parang, which is owned by the proponent with the portion of the access road traversing the lot owned by the Philippine National Railway. It is also accessible by a proposed 1.034 kilometer long with a 12.0 meter wide road-right-of-way from the existing Mercedes Homes Parcel 2 in barangay Sorosoro Ilaya.

The project site is bounded by the following:

- North – Agricultural land planted with mango trees and yellow corn
- East – Agricultural land planted with yellow corn
- West – Creek and agricultural land planted with fruit bearing trees and yellow corn
- South – Proposed road-right-of-way and agricultural land planted with yellow corn

The project site has a flat to very gently rolling terrain and the ground stands at elevation 144 meters above sea level. The project site is covered with grasses and shrubs. At present, the site is not being used for agricultural production.

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

B. EVALUATION OF SUBDIVISION PLAN

Evaluation of plan is based with the Minimum Design Standards of BP 220.

I. Parcel.6 VILLAS MODEL (SABINA)

Design Parameters	BP 220 Economic Housing	Mercedes Homes Parcel 6, Villas Model (Sabina)	%
Project Gross Area		112,854 sqm.	
1. Land Allocation Data			
A. Villas Area			
Gross Area:	-	33,427 sqm.	100%
a. Saleable area	Variable	20,567 sqm.	61.528%
b. Non- Saleable area			
b.1 Parks and Playground	3.5%	1,197 sqm.	3.581%
b.2 Community Facility	1.0%	360 sqm.	1.077%
b.3 Roads	-	11,303 sqm.	33.814%
Total Area:	-	33,427 sqm.	100%

SALEABLE LOTS: 444 Units
 DENSITY: 133 Lots/ Has.

2. Minimum Lot Area			
2.1 Single Detached	72 sqm.	73 sqm.	
2.2 Duplex/ Single Attached	54 sqm.	55 sqm.	
2.3 Cluster Houses	35 sqm.	40 sqm.	

3. Minimum Lot Frontage			
3.1 Single Detached			
a. Corner Lot	8.00 m.	8.00 m.	
b. Regular Lot	8.00 m.	--	
c. Irregular Lot	4.00 m.	4.00 m.	
d. Interior Lot	3.00 m.	--	
3.2 Single Attached/ Duplex	6.00 m.	6.00 m.	
3.3 Row House	4.00 m.	4.00 m.	

4. Length of Block	400 m. (max)	210 m.	
---------------------------	--------------	--------	--

5. Road-Right-of-Way			
a. Main Road	10.00 m.	12.00 m.	
b. Minor Road	6.50 m.	6.50 m.	
c. Service Road	6.00 m.	6.00 m.	

6. Planting Strip (each side)			
a. 12.00 mts. ROW	0.80 m.	0.80 m.	
b. 6.50 mts. ROW	Optional	-	
c. 6.00 mts. ROW	Optional	-	

7. Sidewalk (each side)			
a. 12.00 mts. ROW	1.20 m.	1.20 m.	
b. 6.50 mts. ROW	0.50 m.	0.50 m.	
c. 6.00 mts. ROW	0.50 m.	0.50 m.	

8. Curb and Gutter			
a. 12.00 mts. ROW	-	0.50 m.	
b. 6.50 mts. ROW	-	0.50 m.	
c. 6.00 mts. ROW	-	0.50 m.	

9. Road Pavement			
a. Main Road	Concrete/ asphalt	150 mm thk Class A pavement with 250 mm thk sub base course	
b. Minor Road	Concrete/ asphalt	150 mm thk Class A concrete pavement with 250 mm thk sub-base course	
c. Service Road	Concrete/ asphalt	150 mm thk Class A concrete pavement with 250 mm thk sub-base course	
d. Sidewalk	Concrete/ asphalt	100 mm thk Class A pavement with 100 mm thk base course	

10. Drainage System	Underground	Will provide underground drainage system using reinforced concrete pipe with sizes of 300mm dia., 375mm dia., 450mm dia., 600mm dia., 750mm dia., 900mm dia., and 1200 mm.	
----------------------------	-------------	--	--

11. Drainage Outfall for Storm Water	Existing drainage canal provided by the government or existing nearest creek and river	The drainage outfall is the creek at western boundary of Parcel 5	
---	--	---	--

12. Power Supply	Connect to the power supply service in the city	Will connect to Meralco	
-------------------------	---	-------------------------	--

13. Water Supply	Centralized water system or connect to public water system	Will provide centralized water supply system including the provision of deep well for water source and elevated water tank within Block 23 of the subdivision Parcel 6	
-------------------------	--	--	--

14. Fire Hydrant	250 m. (maximum spacing)	Will provide two (2) units fire hydrant and can use two (2) units	
-------------------------	--------------------------	---	--

		fire hydrant provided at Parcels No. 5& No.7	
--	--	---	--

15. 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 Material Recovery Facility within the open space at Parcel 5. There will be a private hauler/collector which will collect the solid wastes/ materials in a schedule of 3 times a week.	
------------------------------------	--	---	--

16. Sewage Disposal System			
a. Septic Tank	Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules and Regulations (IRR) and National Building Code of the Philippines and its IRR	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) per the provisions of Clean Water Act of 2004 or RA 9275 and Sanitation Code of the Philippines or PD 856 and their IRRs.	
b. Connection to sewage system	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	Will provide sewage treatment plant (STP) adjacent to the creek at the Western boundary of Parcel 5 site. The STP shall conform with the designs and standards of the Sanitation Code of the Philippines and Clean Water Act which shall be approved by the City Engineering Office, City Health Office, City ENRO and EMB DENR.	

17. Concrete Perimeter Fence		The concrete perimeter fence will be constructed along the boundary line of the 11.2854 hectares project site with a height of 2.0 m.	
-------------------------------------	--	---	--

18. Tree Planting Plan		Planting of fast growing and shady trees along main road and the provided parks and playground at Parcel 6 shall be conducted.	
------------------------	--	--	--

19. Shelter Component	Villas Model (Sabina)		
a. Minimum Floor Area Cluster two (2) Storey residential building (2 bedrooms and 1 T&B)	Lot Area: 40.00 sqm. 60.00 sqm. 58.00 sqm 86.00 sqm:	Floor Area: 64.00 sqm 64.00 sqm 64.00 sqm 64.00 sqm	
b. Minimum level of completion			
1. Cluster Houses	Complete House	Complete House	
c. Setbacks/ Easement			
1. Front 2. Side 3. Rear	1.50 m. 1.50 m. 2.00 m.	Villas Model (Sabina) Middle Unit LA = 40 sqm. FA = 64 sq.m. Front = 3.00 m. Right = Firewall Left = Firewall Rear = 2.00 m.	
		End unit/ Corner Lot Unit LA = 60 sqm/58 sqm/86 sq.m. FA = 64 sq.m. to 86sqm Front = 3.00 m. Right = 2.00 m. Left = 2.00 m. Rear = 2.00 m.	

II. PARCEL 7 MANORS MODEL (ELLA)

Design Parameters	BP 220 Economic Housing	Mercedes Homes Parcel 7 Manors Model (ELLA)	%
Project Gross Area		60,196 sqm.	100%
1. Land Allocation Data a. Saleable Area Residential Commercial	Variable	35,171 sqm. (30,075 sqm.) (5,099 sqm.)	58.427% (49.96%) (8.47%)

b. Non-saleable Area			
b.1 Parks & Playground	3.5%	2,123 sqm.	3.527%
b.2 Community Facility	1.0%	614 sqm.	1.020%
b.3 Roads	-	<u>22,288 sqm.</u>	<u>37.026%</u>
		60,196 sqm.	100%

Saleable Lots:

Res.: 407 Units
 Comm.: 353 Units
 54 Units
 68 Lots/ Has.

Density:

2. Minimum Lot Area			
2.1 Single Detached	72.00 sqm	80.00 sqm	
3. Minimum Lot Frontage			
3.1 Single Detached			
a. Corner Lot	8.00 m.	8.00 m.	
b. Regular Lot	8.00 m.	8.00 m.	
c. Irregular Lot	4.00 m.	4.00 m.	
d. Interior Lot	3.00 m.	--	
3.2 Duplex/ Single Attached	8.00 m.	8.00 m.	
3.3 Row House	4.00 m.	--	
4. Length of Block	400.00 m.	250.00 m.	
5. Road Right-of-Way (ROW)			
a. Main Road	12.00 m.	12.00 m.	
b. Collector Road	8.00 m.	8.00 m.	
c. Minor Road	6.50 m.	6.5 m.	
6. Planting Strip (eachside)			
a. 12 m. row	0.80 m.	0.80 m.	
b. 8 m. row	0.40 m.	0.40 m.	
c. 6.5 m. row	optional	-	
d. 6.0 m. row	optional	-	
7. Sidewalk (eachside)			
a. 12.0 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.	
d. 6.0 m. row	-	0.50 m.	
8. Curb and Gutter			
a. 12 m. row	-	0.50 m.	
b. 8.0 m. row	-	0.50 m.	
c. 6.5 m. row	-	0.50 m.	
d. 6.0 m. row	-	0.50 m.	
9. Road Pavement			
a. main road	Concrete/asphalt	150 mm thk class A	

		concrete pavement with 250 mm thk sub-base course	
b. collector road	Concrete/asphalt	150 mm thk class A concrete pavement with 250 mm thk sub-base course	
c. minor road	Concrete/asphalt	150 mm thk class A concrete pavement with 250 mm thk sub-base course	
d. sidewalk	Concrete/asphalt	100 mm thk class A with 100 mm thk sub-base course	
10. Drainage system	Underground	Underground drainage system using Reinforced Concrete Pipe (RCP) with sizes 300 mm Ø, 375 mm Ø, 450 mm Ø, 600 mm Ø, 750 mm Ø, 900 mm Ø, 1050 mm and 1200 mm Ø	
11. Drainage Outfall for storm water	Existing drainage canal provided by the government or existing nearest creek and river	Will provide one (1) outfall to discharge storm water to the creek located at the western boundary of Parcel 5	
12. Power Supply	Connect to the power service in the city	Will connect to MERALCO	
13. Water Supply	Centralized water supply system or connect to public water system	Will provide centralized water supply system including the provision of deep well water source and elevated water tank located at Block 23 of Parcel 6	
14. Fire hydrant	250 meters (maximum spacing)	Will provide four (4) units fire hydrant and can use one (1) unit fire hydrant provided at Parcel 6	
15. Garbage Disposal System	Provide sanitary and efficient collection and disposal system of garbage or domestic waste whether independently or in	Per submitted Solid Waste Management Program, the developer will provide material recovery facility within the open space at Parcel 5. There will be a	

	conjunction with local government garbage collection and disposal services as provided by RA 9003	private hauler/collector which will collect the solid wastes/ materials in a schedule of 3 times a week.	
16. Sewage Disposal System			
a. septic tank	Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules and Regulations (IRRs) and the National Building Code of the Philippines and its IRR	Individual septic tank which will be provided for each house shall be regulated and approved by the City Engineering Office (CEO) and the City Health Office (CHO) per the provisions of Clean Water Act 2004 or RA 9275 and Sanitation Code of the Philippines or PD 856 and their IRRs.	
b. connection to sewage system	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 of PD 856 or RA Clean Water Act	Will provide Sewage Treatment Plan (STP) at the open space adjacent to the creek at the western boundary of Parcel 5. The Sewage Treatment Plan (STP) shall conform to the designs and standards of the Sanitation Code of the Philippines, National Building Code of the Philippine and Clean Water Act which shall be approved by the City Engineering Office, City Health Office, City – ENRO and the EMB-DENR.	
17. Concrete Perimeter Fence			
		The concrete perimeter fence will be constructed along the boundary line of 11.2858 hectares project site with a height of 2.00 meters	
18. Tree Planting Plan			
		Planting of fast growing and shady trees along the main road, parks and playground and open space within the project	

		<i>site</i>	
19. Shelter Component			
a. Minimum Floor Area		Manor area (ELLA) – Model	
1. Single detached (2- storey residential building with two (2) bedrooms and 2 toilet and bowl)		LA = 80 sq.m. FA = 65 sq.m.	
b. Minimum level of completion	Complete house	Complete house	
c. Setback/Easement			
1. Front	1.5 m.	1.5 m.	
2. Rear	2.0 m.	2.0 m.	
3. Right	1.5 m.	1.5 m.	
4. Left	1.5 m.	1.5 m.	

III. PARCEL 5 SOCIALIZED HOUSING PROJECT RESIDENCES MODEL

DESIGN PARAMETERS	BP 220 Economic Housing	Mercedes Homes Parcel 5 Socialized Housing Project Residences Model	%
Project Gross Area		19,231. Sq.m.	100 %
1. Land Allocation Data			
a. Saleable Area	Variable	8,894.00 sq.m.	46.248 %
b. Non- Saleable Area			
b.1 Parks and Playground	3.5 %	708 sq.m.	3.681 %
b.2 Community facility	1.0 %	298 sq.m.	1.550 %
b. 3	-	7,076 sq.m.	36.795 %
c. Reserved Area		22,255 sq.m.	11.726 %
Total Area		19,231.00	100%
SALEABLE LOTS		239 units	
DENSITY		125 lots/ha.	
2. Minimum Lot Area			
Row House	32 sq.m.	32.0 sq.m.	
3. Minimum Lot Frontage			
Row House	4.0 sq.m.	4.0 sq.m.	
4. Length of Block	400.0 m.	155.0 m.	
5. Road-Right-of Way (ROW)			
a. main road	12.00 m.	12.00 m.	

b. collector road	8.00 m.	8.00 m.	
c. minor road	6.50 m.	6.50m.	
d. service road	6.00 m.	6.00 m.	
6. Planting strip (each side)			
a. 12.0 m. row	0.80 m.	0.80 m.	
b. 8.0 m. row	0.40	0.40 m.	
c. 6.5 m. row	optional	optional	
d. 6.0 m. row	optional	optional	
7. Sidewalk (each side)			
a. 12.0 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.	
d. 6.0 m. row	-	0.50 m.	
8. Curb and Gutter			
a. 12.0 m. row	-	0.50 m.	
b. 8.0 m. row	-	0.50 m.	
c. 6.50 m. row	-	0.50 m.	
d. 6.00 m. row	-	0.50 m.	
9. Road Pavement			
a. main road	Concrete/asphalt	150 mm thk class A concrete pavement with 250 mm thk sub-base course	
b. collector road	Concrete/asphalt	150 mm thk class A. concrete pavement with 250 mm thk sub-base course	
c. minor road	Concrete/asphalt	150 mm thk class A concrete pavement with 250 mm thk sub-base course	
d. service road	Concrete/asphalt	150 mm thk class A concrete pavement with 250 mm thk sub-base course	
e. sidewalk	Concrete/asphalt	100 mm thk class A concrete pavement with 100 mm thk sub base course	
10. Drainage System	Underground	Will provide underground drainage system using Reinforced Concrete Pipe (RCP) with sizes 300 mmØ, 375 mmØ, 450 mmØ, 750 mmØ,	

		900 mmØ, 1200Ø and 1800 mmØ	
11. Drainage Outfall for storm water	Existing drainage canal provided by the government or the existing nearest creek or river	Will provide one (1) outfall to discharge storm water to the creek located at the western boundary of the project site.	
13. Power Supply	Connect to the power service in the city	Will connect to Meralco	
14. Water Supply	Centralized water system or connect to public water system	Will provide centralized water supply system including the provision of deep well water source and elevated water tank located at the Block 23 of Parcel 6.	
15. Fire Hydrant	250 meters (Maximum spacing)	Will provide one (1) unit fire hydrant and can use one (1) unit fire hydrant provided at Parcel 6	
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 disposal services as provided by RA 9003	Per submitted Solid Waste Management Program, the developer will provide Material Recovery Facility within the open space at Parcel 5. There will be a private hauler/collector which will collect the solid wastes/ materials in a schedule of 3 times a week.	
17. Sewage Disposal System a. Septic tank	Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules and Regulation	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) per the provisions of Clean Water Act of 2004 or RA 9257 and Sanitation Code of the Philippines or PD 856 and theirs IRRs	

<p>b. Connection of sewage system</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 regulation and Clean Water Act</p>	<p>Provision of sewage Treatment Plant (STP) at the open space at the western boundary of project site (Parcel 5). The STP shall conform to the design and standards of the Sanitation Code of the Philippines, National Building Code of the Philippines and Clean Water Act which shall be approved by the City Engineering Office, City Health Office, City-ENRO and Environmental Management Bureau- Department of Environment and Natural Resources (EMB-DENR).</p>	
<p>18. Concrete perimeter fence</p>		<p>The concrete perimeter fence will be constructed along the boundary line of 11.2858 hectares project site with a height of 2.00 meters.</p>	
<p>19. Tree Planting Plan</p>		<p>Planting of fast growing and shady trees along the main road, parks and playground and reserved area provided within the project site.</p>	
<p>20. Shelter Component</p> <p>a. Maximum Floor Area</p> <p>Row House</p> <p>Two – Storey Residential Building</p> <p>b. Minimum level of Completion</p> <p>c. Setback/ Easement</p> <p>c.1 Regular Lot/Unit</p> <p>1. Front</p>	<p>Complete house</p>	<p>Residences Model</p> <p>Regular lot/Unit Land Area = 32 sq.m. Floor Area = 36 sq.m.</p> <p>End Lot/Unit Land Area = 48 sq.m. Floor Area = 36 sq. m.</p> <p>Complete house</p> <p>1.5 m.</p>	

2. Right	-	Firewall	
3. Left	-	Firewall	
4. Rear	-	2.0 m.	
c. 2 End Lot/Unit			
1. Front	-	1.5 m.	
2. Right	-	2.0 m.	
3. Left	-	2.0 m.	
4. Rear	-	2.0 m.	

C: EVALUATION OF FACTS

1. The project site for the proposed residential subdivision with housing component project under BP 220 is located within the designated General Development Zone -2 (GDZ-2) per the Batangas City Zoning Ordinance wherein the said project is an allowed use.
2. The Sangguniang Barangay of Sorosoro Ilaya, this city adopted Barangay Resolution No. 16 Series of 2019, dated May 29, 2019, allowing to develop a residential subdivision project, with housing component and stating that they have no objection to the above said project.
3. The Barangay Council of Sorosoro Ilaya, this city issued a certification on May 29, 2019 stating that they have no objection on the development of Mercedes Homes Subdivision project as well as the construction of housing component.
4. The 15% compliance for socialized housing of the proposed project is a 19, 231 square meters socialized housing project to be located at Parcel 5, which complies with the required area of about 14, 043.00 square meters.
5. The Sangguniang Barangay of Mahabang Parang, this city adopted Barangay Resolution No. 16 Series of 2019 on September 1, 2019 allowing Astra Realty Corporation to construct a road from the project site leading to the existing Batangas City – Manila national road.
6. The Environmental Management Bureau - Department of Environment and Natural Resources (EMB-DENR) granted Environmental Compliance Certificate (ECC) to the Astra Realty Corporation for its Mercedes Homes Subdivision, Parcels 5,6,& 7 project located at Barangay Sorosoro Ilaya, Batangas City on July 3, 2019.
7. Based on the submitted subdivision plan, the developer will construct and provide the following amenities and facilities:
 - a. concrete roads
 - b. underground drainage system
 - c. water supply system (deep well source & an elevated water storage tank with a capacity of 50, 000 gallons)
 - d. perimeter fence

- e. drainage outfall
 - f. fire hydrants
 - g. access road going to the Batangas City - Manila national road exiting in barangay Mahabang Parang
 - h. Material Recovery Facility
 - i. sewage treatment plant
 - j. parks & playground
 - k. community facility
 - l. electrical supply lines (poles & electrical distribution lines)
8. The proponent submitted a tree planting lay-out plan and solid waste management plan for the project.
 9. Based on the Geohazard Assessment Report (GAR) as prepared by Geologist Rencirio R. Federizon, the abovesaid site is being recommended as suitable for land and housing development.
 10. Based on the Geohazard Assessment Report (GAR), the possible hazards that might occur in the project site are ash fall from volcanic eruption, ground shaking due to earthquake differential settlement and typhoon.
 11. The mitigating measures recommended in the Geohazard Assessment Report for compliance of the developer are the following:
 - 11.1 Proposed structures within Mercedes Homes should have a seismic design to withstand ground acceleration of at least 0.36 g.
 - 11.2 Foundation design should at least have footing interconnected with stiff tie beams.
 - 11.3 The drainage system of the proposed subdivision should flow towards the existing creek along the western property line.
 - 11.4 During cut and fill operations, to conduct Field Density Test (FDT) every 30 cm of fill to ensure compaction at 95% maximum dry density (MDD).
 - 11.5 Initiate a public awareness campaign to ensure that all waterways within the immediate vicinity of the project site are always free of garbage and debris.
 - 11.6 Provide sufficient silt traps and/or ponds to control siltation around the project site during ground development and construction. The general contractor should be made responsible in maintaining the surrounding streets free from mud and dirt when heavy equipment and trucks exit the construction area.
 - 11.7 Avoid ornamental attachments and decorations which could easily fall off during an earthquake.
 - 11.8 Formulate an emergency preparedness scheme in the event that any of the identified hazards will occur.
 12. The proponent/developer will provide and construct a concrete access road with a length of 1.40 kilometers and a width of 12.0 meters from the project site, Parcel 7 up to the Batangas City- Manila national highway at Barangay Mahabang Parang.
 13. The above said access road will be connected to the existing Mercedes Homes Parcel 2 which is approximately 1.298 kilometers away from the Batangas City – Manila national highway.

14. The existing Mercedes Homes Parcel 2 is approximately 1.034 kilometers away from the project site, Parcel 7.
15. The proponent access road will traverse the following parcels of land.

From Batangas City – Manila national road to the project site, Parcel 7

Owner	Lot No.	Area (sq.m.)
1. Arvinnette F. Plata	4418 pt.	169.00
2. Philippine National Railway	4424 pt.	324.00
3. Arnold Lubis	4536 pt.	262.00
4. Adriano Cometa	4425 pt.	2,433.00
5. Gregorio Clerigo et.al.	4432 pt./4433 pt.	3,950.00
6. Merlita T. Clerigo	4451 pt.	100.00
7. Mercedes Alog Cueto	4455 pt./4451 pt.	189.00
8. Severo A. Pagcaliwagan et.al	4455 pt./4451 pt.	194.00
9. Maria G. Barro et.al (Andres Barro)	4436	482.00

Sorosoro Ilaya

Owner	Lot. No.	Area (sq.m.)
1. Nemesio Macarangay / Margarita Macatangay	4444 pt.	2,801.00
2. Astra Realty Corp.	4445 pt.	5,503.00
3. Felimon Permejo	4442 pt.	2,227.00
4. Conchita Bagsit	4443	1,624.00
5. Nilo Clemeno	4276 pt.	83.00
6. Joel Clemeno	4276 pt.	445.00
7. Astra Realty	4276 pt.	2,970.00
8. Astra Realty	4276 pt.	3,297.00
9. Astra Realty	4276 pt.	3,403.00
10. Astra Realty	4276 pt.	5,715.00
11. Robinson Land	4268 pt. /4272 pt.	199.00
12. Patrick Plata	4277 pt.	141.00
13. Sabina B. De Guzman	4277 pt.	908.00

Access Road leading to the existing Mercedes Homes Parcel 2 in barangay Sorosoro Ilaya

Owner	Lot. No.	Area (Sq.m.)
1. Astra Realty Corp.	4445	5,503.00
2. Corazon Gonzales	4464/4467/4472	840.00
3. Juana Gonzales	4468 – A	805.00
4. Astra Realty Corp.	4467	16,067.00

16. The total land area of the proposed access road from the Batangas City - Manila national road leading to the project site, Parcel 7 is 16, 800.00 square meters more or less.
17. The proposed drainage outfall for storm water from the project site is the existing creek at the western boundary of the project site.

18. The proponent will provide a concrete perimeter fence along the property line of the project site with a height of 2.0 meters.
19. Based on the Earthquake Hazard Assessment of the Philippine Institute of Volcanology and Seismology (PHILVOCS) for the project site, the site is considered safe from ground rapture because of its distance from the West Valley Fault which is approximately 37.9 kilometers away and Lubang Fault which is approximately 30.3 kilometers away. The site may be affected by strong ground shaking. Ground shaking hazard can be mitigated by complying with the provisions, rules and regulation of the National Building Code of the Philippines and the Structural Code of the Philippines.

CONSIDERATION AND CONDITIONS

The applications for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) for a residential subdivision project with housing component under BP 220, named Mercedes Homes Parcels 5,6 & 7 to be located in barangay Sorosoro Ilaya, Batangas City can be considered for appropriate action by the Sangguniang Panlungsod 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 improvement shall be introduced in the project site without prior clearance from the Batangas 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 subdivision lot/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 (Batangas City E – Code);
8. The proponent/developer shall plant fast growing shady trees and ornamental plants in the provided parks, open spaces and planting strips and easements within the project site;
9. The proponent/developer shall pay all the required taxes and fees to be imposed by the Batangas City Government;
10. The proponent/developer shall secure the required 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 the Batangas City Government through the City Planning and Development 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 strictly comply with all the conditions stipulated in the Environmental Compliance Certificate (ECC) issued to the project by the Environmental Management Bureau – Department of Environment and Natural Resources EMB-DENR
 13. The proponent/developer shall secure City Environment Clearance (CEC) and Tree Cutting Permit from the City Environment and Natural Resources Office (City – ENRO) prior to the start of development of the project site.
 14. The proponent/developer shall provide and maintain the 3.0 meter wide easement along the creek at the northern and western boundaries of the project site. The said easement shall be planted with trees and no structure shall be constructed on it except for the retaining wall or riprap.
 15. The proponent/developer shall provide the required community facilities within the project site as mandated by BP 220;
 16. 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 Batangas City Government;
 17. The proponent/developer shall submit to the Batangas City Government through the City Planning and Development Office a progress report relative to its compliance the conditions and requirements for the approval of the said project;
 18. The proponent/developer shall allow at any time even without prior notice, authorized Batangas City Government officials/employees to conduct an on - the – spot inspection and monitoring of all on-going activities being undertaken within the project site;
 19. The locational clearance shall be considered automatically revoked if the development of the project site 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;
 20. 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.
 21. The developer shall construct the proposed Sewage Treatment Plant (STP) facility per the submitted subdivision plan. The Sewage Treatment Plant shall be maintained and operational at all times in compliance with the provisions of the Clean Water Act of 2004 or RA 9275 and the Sanitation Code of the Philippines or PD 856;
 22. 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;
 23. 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 of Batangas City;

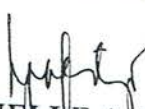
24. Any misrepresentation, false statements or allegations material to the issuance of the decision for the applications shall be sufficient ground or basis for its revocation.


December 5, 2019

Prepared by:

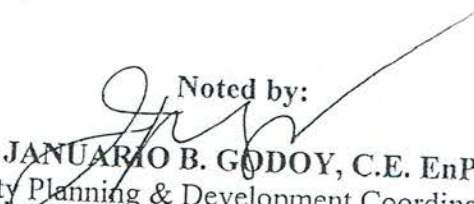

MARIE CHARMARINE P. MARASIGAN
Designated Zoning Inspector I


ALEX M. GONDA
Zoning Officer I


MICHELIE 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