

**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 MARCH 14, 2022 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. 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.

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

RESOLUTION NO. 55 S. 2022

APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF FGEN LNG CORPORATION FOR THE PROPOSED RELOCATION SITE WITH HOUSING COMPONENT UNDER BP 220 TO BE LOCATED IN BARANGAY STA. RITA APLAYA, BATANGAS CITY

WHEREAS, FGEN LNG Corporation applies for Preliminary Approval/Locational Clearance and Development Permit for the proposed Relocation Site with Housing Component under BP 220 to be located in Barangay Sta. Rita Aplaya, Batangas City;

WHEREAS, the project proponent has complied with all the requirements for the approval of its application;

NOW THEREFORE, be it resolved, as it is hereby resolved by the Sangguniang Panlungsod in session assembled, to approve as it hereby approves, the application of FGEN LNG Corporation for the proposed Relocation Site with Housing Component located in Barangay Sta. Rita Aplaya, Batangas City.

UNANIMOUSLY APPROVED.”

Continuation of Resolution No. 55 S. 2022

APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF FGEN LNG CORPORATION FOR THE PROPOSED RELOCATION SITE WITH HOUSING COMPONENT UNDER BP 220 TO BE LOCATED IN BARANGAY STA. RITA APLAYA, BATANGAS CITY

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


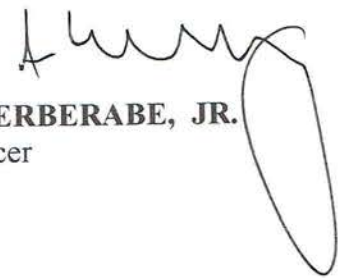
I hereby certify that the foregoing Resolution No. 55 S. 2022 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on March 14, 2022.


GERARDO M. DIMAANO
Board Secretary III

NOTED:


ATTY. OLIVA D. TELEGATOS
Secretary

ATTESTED:

 
EMILIO FRANCISCO A. BERBERABE, JR.
Presiding Officer

ODT/gmd/ystingchuy...

**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, Urban Planning, Land Use and Zoning

**SUBJECT: Application for Zoning/Locational Clearance for the Relocation Site with
Housing Component of the FGen LNG Corporation in Brgy. Sta. Rita
Aplaya**

This project of the FGen LNG CORPORATION is in compliance with the Memorandum of Agreement between the FGen LNG Corporation, the Batangas City Government, and Barangay Sta. Rita Aplaya executed on September 7, 2021 which requires the relocation of some 92 families from salvage zones, danger areas, and those affected by infrastructure projects and calamities.

The project site is an interior lot approximately 100 meters away from Caltex Road, in Danglayan, San Pascual, Batangas. The project is the property of the FGen also, containing an area of approximately 7,134.00 square meters. The site zoning classification is Industrial-3 (I-3) Zone. The dominant land uses within the 500 meters radius from the project site are residential, commercial, institutional, and industrial uses. The buildable area of 3,312.00 sq.m. shall be subdivided into 92 lots with minimum lot area of 36 sq.m., with corresponding road-right-of-way, drainage system, and building setback. Shelter component shall be two-storey row house residential building.

The applicable requirements of all concerned government agencies, as well as the pertinent provisions of existing laws and ordinances are complied with.

The recommendations of the City Planning and Development Office in its Evaluation Report on the subject application are hereby adopted by the Committee as integral part of this Committee Report.

RECOMMENDATION:

1. The approval of the application for Zoning/Locational Clearance for the Relocation Site with Housing Component of the FGen LNG Corporation in Brgy. Sta. Rita Aplaya subject to compliance with the conditions stated in the Evaluation Report of the City Planning and Development Office attached as Annex "A";
2. The adoption of this Committee Report.

Respectfully submitted. March 14, 2022.


**COMMITTEE ON ENVIRONMENT URBAN PLANNING
LAND USE AND ZONING**



HON. GERARDO A. DELA ROCA
Chairman

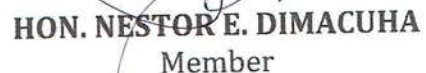

HON. ALYSSA RENEE A. CRUZ
Member


HON. JULIAN B. VILLENA
Member


HON. NELSON J. CHAVEZ
Member


HON. MARJORIE A. MANALO
Member


HON. OLIVER Z. MACATANGAY
Member


HON. NESTOR E. DIMACUHA
Member



Republic of the Philippines
Batangas City

City Planning and Development Office

City Hall Complex, P. Burgos Street, Batangas City 4200
Tel. Nos.: (043) 723-4146
email add: cpd@batangas-city.gov.ph

EVALUATION REPORT

January 12, 2022

APPLICATION FOR ZONING/ LOCATIONAL CLEARANCE OF FGEN LNG CORPORATION FOR THE PROPOSED RELOCATION SITE WITH HOUSING COMPONENT TO BE LOCATED IN BRGY. STA. RITA APLAYA, BATANGAS CITY

I. PROJECT BRIEF

NAME OF APPLICANT	:	FGEN LNG CORPORATION
ADDRESS OF APPLICANT	:	6th Flr. Rockwell Business Center Tower 3, Ortigas Ave., Pasig City, Metro Manila
CONTACT NUMBER	:	CP No. 09153143420
NAME OF AUTHORIZED REPRESENTATIVE	:	MR. KHAIRUDDIN HYATT V. BASMAN Vice- President, FGEN LNG Corporation
TYPE OF PROJECT	:	Relocation Site with Housing Component under BP 220
LOCATION OF PROJECT	:	Brgy. Sta. Rita Aplaya, Batangas City
RIGHT OVER LAND	:	Owner
PROJECT AREA	:	Approx. 7,134.00 sqm.
NUMBER OF SUBDIVISION LOTS	:	92 Lots
PROJECT DEVELOPMENT COST	:	P 73, 639,464.31
SITE ZONING CLASSIFICATION	:	Industrial-3 (I-3) Zone
TAX DEC. NO.	:	0091-00970, 0091-00966, 0091-00964, 0091-00268, 0091-00953, 0091-00960

II. A. SITE DESCRIPTION

1. The project site is located in barangay Sta. Rita Aplaya, Batangas City with a total project area of approximately 7,134.00 square meters.
2. The project site is an interior lot approximately 100.00 meters away from the Caltex Road in Danglayan, San Pascual, Batangas. It is accessible by an approximately 5.5 meter wide private road leading to Caltex Road.
3. The project site is bounded by the following:
 - North = Residential Settlement (Relocation Site I)
 - South = Residential Settlement (Relocation Site II)
 - East = Provincial Government Property
 - West = Caltex Road/ Chevron Lot (across the road)
4. The dominant land uses within the 500 meters radius from the project site are residential, commercial, institutional and industrial uses.
5. The site has a relatively flat terrain.

B. EVALUATION OF SUBDIVISION PLAN

Parameters	BP 220	FGEN Housing Project
1. Land Allocation		
Project Area		
a. Buildable Area	Variable	3,312.00 sq.m. 36.00 sq.m./lot- 92 units
b. Non- Buildable Area		3,822.00 sq.m.
2. Minimum Lot Area		
a. Row House	28.00 sqm	36.00 sq.m.
3. Minimum Lot Frontage		
a. Row House	3.50 meters	1.50 meters
4. Road-Right-of Way	10.00 meters	7.50 meters
5. Road Specification		
a. Sidewalk (SW)	1.20 meters	1.25 meters
b. Road Pavement	Concrete/ asphalt	125 mm thk. concrete
6. Water Supply	-	Prime Water
7. Electrical Power Supply	Connect to power service available in the area	Meralco
8. Drainage System	Concrete lined canal or underground drainage system	Underground drainage system using 300 mm dia. reinforced concrete pipes (RCP)
9. Sewage Disposal System	Septic tank or community sewerage system	Individual Septic Tank
10. Shelter Component- Two-Storey Rowhouse Residential Building		
a. Lot Area		36.00 sq.m./ lot
a. Floor Area	18.00 sqm	Ground Floor- 22.00 sq.m. Second Floor- 22.00 sq.m. Total Floor Area- 44.00 sq.m./unit
b. Building Setback		Front- 1.50 meters Left side- Firewall Right side – Firewall Rear- 2.00 meters

C. EVALUATION OF ACTS

1. The proposed relocation site is located within the designated Industrial-3 Zone (I3) per the Batangas City Integrated Zoning Ordinance of 2019.
2. The Memorandum of Agreement (MOA) between FGEN LNG Corporation, the City Government of Batangas and Barangay Sta. Rita Aplaya, was executed on September 7, 2021 for the relocation of 92 families from salvage zones, danger areas and those affected by infrastructure projects and calamities, to the proposed relocation site also situated in Barangay Sta. Rita Aplaya, Batangas City.
3. The obligations and assigned tasks to the parties concerned are clearly defined based on the Memorandum of Agreement (MOA).
4. The FGEN LNG Corporation will construct ninety-two (92) units of two storey row house residential building with forty-four (44) square meters building area for the every qualified beneficiaries.

This evaluation report with reference to the standard requirements submitted to the Zoning Division of the City Planning and Development Office regarding the application for Zoning/ Locational Clearance of FGEN LNG Corporation for the proposed relocation site with housing component to be located in Brgy. Sta. Rita Aplaya, this city, is being submitted together with the endorsement of the Honorable City Mayor to the Sangguniang Panlungsod for appropriate action but not limited to the following considerations:

1. The applicable requirements of all concerned government agencies and applicable provision 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 owner/developer shall submit the approved subdivision plan to the Land Management and the National Land Titles and Deed of Registration Administration for verification and approval of the field survey plans;
4. Areas allocated for open spaces and amenities are non-saleable and the use of the said areas shall be indicated in the plan and be annotated in the title;
5. The owner/developer 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";
6. The beneficiaries (homeowners) shall comply with the applicable provisions of the Environment Code of Batangas City;
7. The owner/ developer shall plant trees and ornamental plants in the provided open space and planting strips;
8. The owner/ developer shall pay all the required taxes and fees to be imposed by the city government;
9. The owner /developer shall secure building permits from the City Engineers Office (CEO) for all buildings and structures to be constructed within the project site prior to its development;
10. The owner/developer shall submit the following prior to the development of the project

1. Landscape and greening layout plan within the project site
2. City Environmental Certificate (CEC) from the City ENRO
3. Tree planting scheme layout and solid waste management plan for the proposed project.

11. Planting strips shall be planted with fast growing shade trees and ornamental plants in compliance with the required landscaping/ greening area;

12. The owner/ developer shall allow at anytime even without prior notice, authorized government officials/employees to conduct an on – the - spot inspection and monitoring of the on – going activities being undertaken within the project site;

13. The owner/ developer shall strictly comply with all the conditions stipulated in the Preliminary Approval/Locational Clearance and Development Permit and the approved subdivision plan;


14. Any misrepresentation, false statement or allegation material to the issuance of this decision shall be sufficient ground or basis for its revocation;

15. The transfer of ownership of the project carries with it the responsibility of complying with all 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;

16. The owner/ developer shall strictly observed all the standard health and safety protocols set by the National Inter-Agency Task Force on the Management and Prevention of Infectious Diseases particularly the prevention and mitigation of the spread of COVID 19 at the work place which include establishment and maintenance of onsite accommodation barracks and temporary isolation/ quarantine facilities for its affected staff/ workers.

January 12, 2022

Prepared by:


MARIE CHARMAINE P. MARASIGAN
Zoning Officer I


ROSELYN G. BERBERABE
Zoning Officer IV

Noted by:


GILDA D. GODOY, EnP
City Planning and Development Coordinator