

**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 7, 2022 VIA ZOOM APPLICATION**

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 seconded by Councilor Villena, the following Resolution was Adopted:

RESOLUTION NO. 120 S. 2022

**APPROVING THE APPLICATION FOR ZONING/LOCATIONAL CLEARANCE AND
DEVELOPMENT PERMIT OF STA. LUCIA REALTY & DEVELOPMENT, INC. FOR
THE PROPOSED RESIDENTIAL SUBDIVISION NAMED GREENWOODS SOUTH
PHASE I UNDER PD 957 TO BE LOCATED IN BARANGAY PALLOCAN SILANGAN,
BATANGAS CITY**

WHEREAS, Sta. Lucia Realty & Development, Inc. applies for Zoning/Locational Clearance and Development Permit for the proposed residential subdivision named Greenwoods South Phase I under PD 957 to be located in Barangay Pallocan Silangan, Batangas City.

WHEREAS, the site zoning classification is Residential – 4 Mixed - Use Zone (R4MX-Z) and General Residential Zone (GR-Z).

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 for Zoning/Locational Clearance and Development Permit of Sta. Lucia Realty & Development, Inc. for the proposed Residential Subdivision named Greenwoods South Phase I under PD 957 to be located in Barangay Pallocan Silangan, Batangas City.

UNANIMOUSLY APPROVED.”

Continuation of Resolution No. 120 S. 2022

APPROVING THE APPLICATION FOR ZONING/LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF STA. LUCIA REALTY & DEVELOPMENT, INC. FOR THE PROPOSED RESIDENTIAL SUBDIVISION NAMED GREENWOODS SOUTH PHASE I UNDER PD 957 TO BE LOCATED IN BARANGAY PALLOCAN SILANGAN, 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. 120 S. 2022 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on June 7, 2022.


LUNINGNING A. AQUINO
Board Secretary III

NOTED:


ATTY. OLIVA D. TELEGATOS
Secretary

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 Presiding Officer and Members
Sangguniang Panlungsod
Batangas City**

**FROM: The Joint Committees
Committee on Environment, Urban Development, Land Use and Zoning
Committee on Engineering and Public Works**

**SUBJECT: Application for Zoning/Locational Clearance and Development Permit of
Sta. Lucia Realty and Development, Inc. for its proposed residential
subdivision named Greenwoods South Phase 1 Under PD 957 to be
Located in Brgy. Pallocan Silangan, Batangas City.**

The project is the residential subdivision under PD 957 (lot only) of Sta. Lucia Realty and Development, Inc. which is composed of 18,688.0 square meters of land located in Brgy. Pallocan Silangan, Batangas City. The area shall be divided into about 51 residential lots and 1 commercial lot. The site zoning classification is Residential-4 Mixed Use Zone (R4MX-Z), and General Residential Zone (GR-Z). It is along the Batangas City-Taysan-Lobo Road.

The proposed project is an expansion of Greenwoods South Subdivision Phase 1C in Pallocan East, Batangas City. The dominant uses within the 50-meter radius from the project site are residential and commercial uses. The site has a sloping terrain. The Sangguniang Barangay of Pallocan Silangan issued Barangay Council Resolution No. 05, Series 2022 dated March 17, 2022 interposing no objection to the project. The project was likewise granted an Environmental Compliance Certificate dated April 12, 2022 by the Environmental Management Bureau CALABARZON of the DENR.

The recommendations of the City Planning and Development Office in its Evaluation Report on the subject application is adopted by the Joint Committees.

RECOMMENDATION:

1. The approval of the application for Zoning/Locational Clearance and Development Permit of Sta. Lucia Realty and Development, Inc. for its proposed residential subdivision named Greenwoods South Phase 1 Under PD 957 to be Located in Brgy. Pallocan Silangan, Batangas City, 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.

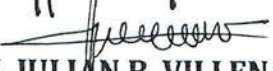
Respectfully submitted. June 7, 2022.


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


COUN. GERARDO A. DELA ROCA
Chairman



COUN. ALYSSA RENEE A. CRUZ
Member


COUN. MARJORIE A. MANALO
Member


COUN. JULIAN B. VILLENA
Member


COUN. OLIVER Z. MACATANGAY
Member

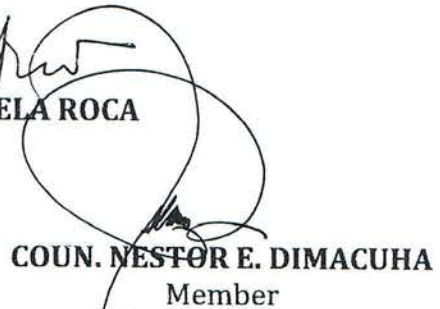

COUN. NELSON J. CHAVEZ
Member


COUN. NESTOR E. DIMACUHA
Member

COMMITTEE ON ENGINEERING AND PUBLIC WORKS


COUN. GERARDO A. DELA ROCA
Chairman


COUN. LORENZO A. GAMBOA JR.
Member


COUN. NESTOR E. DIMACUHA
Member

COUN. MARIA ALETH A. LAZARTE
Member


COUN. ISIDRA M. ATIENZA
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: cpdobatangascity@yahoo.com

EVALUATION REPORT
May 05, 2022

APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF STA. LUCIA REALTY & DEVELOPMENT, INC. FOR THE PROPOSED RESIDENTIAL SUBDIVISION NAMED GREENWOODS SOUTH PHASE 1-C UNDER PD 957 TO BE LOCATED IN BRGY. PALLOCAN SILANGAN, BATANGAS CITY

I. PROJECT BRIEF

NAME OF APPLICANT	:	MR. EXEQUIEL D. ROBLES
ADDRESS OF APPLICANT	:	Penthouse Bldg.3, SLEGM, Marcos Highway corner Felix Avenue, Cainta, Rizal
NAME OF DEVELOPER	:	Sta. Lucia Realty & Development, Inc.
ADDRESS OF DEVELOPER	:	Penthouse Bldg.3, SLEGM, Marcos Highway corner Felix Avenue, Cainta, Rizal
NAME OF AUTHORIZED REPRESENTATIVE	:	Mrs. Ronila Reyes Permit Supervisor, Sta. Lucia Realty & Development, Inc.
ADDRESS/CONTACT NO.	:	3rd Flr. Bldg.2, SLEGM Marcos Highway corner Felix Avenue, Cainta, Rizal 09178517873
TYPE OF PROJECT	:	Residential Subdivision under PD957 (Lot Only)
LOCATION OF PROJECT	:	Brgy. Pallocan Silangan, Batangas City
RIGHT OVER LAND	:	Owner OCT No. 2019000074 OCT No. 2019000072
PROJECT AREA	:	18,688.00 square meters more or less/ 1.868 has.
NUMBER OF SALEABLE LOTS	:	51 Lots- Residential 1 Lot- Commercial
PROJECT COST	:	Php 10,026,296.63

SITE ZONING CLASSIFICATION : **Residential-4 Mixed-Use Zone (R4MX-Z)
General Residential Zone (GR-Z)**

PROJECT CLASSIFICATION : **Residential/ Commercial Subdivision**

II. A. SITE DESCRIPTION

1. The project site is located in Barangay Pallocan East, Batangas City and along the Batangas City- Taysan-Lobo road with a total project area of approximately 18,688.00 square meters more or less.
2. The project site is bounded by the following:
 - North = Batangas City-Lobo Road/ Commercial-3 Mixed-Use Zone (C3MX-Z)
 - East = Private lots/ Residential-4 Mixed-Use Zone (R4MX-Z)
 - South = Greenwoods South Subd./ General Residential 4 (GR-Z)
 - West = Private lots/ Residential-4 Mixed-Use Zone (R4MX-Z)
3. The dominant land uses within the fifty (50) meters radius from the project site are residential and commercial uses.
4. The site has a sloping terrain.

B. EVALUATION OF SUBDIVISION PLAN

Parameters	PD 957 Medium	Greenwoods South Ph. 1-C	Percentage (%)
1. Land Allocation			
Project Gross Area		18,688 sq.m.	
Excluded Area		998 sq.m.	
Area For Development		17,690 sq.m.	100%
Commercial Area		1,474 sq.m.	8.30%
Residential Area		16,216 sq.m.	91.70%
a. Saleable Area	70% Maximum	9,960 sq.m.	61.42%
b. Non- Saleable Area	30% Maximum		38.58%
Roads		4,111 sq.m.	25.35%
Open Space Area		973 sq.m.	6.00%
Open Canal Area		1,172 sq.m.	7.23%
Saleable Lots		51 lots- residential 1 lot- commercial	
Density	36-50 units/ha.	31.45 lots/ha.	
2. Minimum Lot Area	100 sq.m.	150 sq.m.	
3. Minimum Lot Frontage	4.00 meters	10.0 meters	
4. Right of Way (ROW)			
a. major road	10.0 meters	12.0 meters	
b. minor road	8.0 meters	8.0 meters	
5. Road Specification			
a. Planting strips (each side)	0.80 meters	0.90 meters	
b. Sidewalk (each side)			
b.1 10.0 meter (along major road)	1.20 meters	1.20 meters	
b.2 8.0 meter (along minor road)	0.60 meters	1.0 meters	
c. Road pavement	concrete/asphalt	Concrete (150 mm.thk.)	
6. Water Supply	Connect to the public water supply	Connect to the existing water supply system of Greenwoods South Phase	

	system/elevated water tank	I-B	
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 reinforced concrete pipes (RCP) with minimum diameter of 18 inches and maximum of 24 inches	
9. Sewage disposal system	Individual septic tank shall conform to the standards and design of PD 856 and its Implementing Rules & Regulations	Individual septic tank/unit	
10. Garbage disposal system	Local Government Unit (LGU) Services	Local Government Unit (LGU) Services	
11. Drainage Outfall (Storm water)	Existing nearest creek or river; existing drainage canal provided by the government	Existing creek located at the southern portion traversing the property	

III. EVALUATION OF FACTS

1. The proposed site for the expansion of Greenwoods South Subdivision Phase 1-C is located within the Residential-4 Mixed-Use Zone (RMX-Z) and General Residential Zone (GR-Z) per the Batangas City Integrated Zoning Ordinance wherein the abovesaid project is an allowed use.
2. The Sangguniang Barangay of Pallocan Silangan issued Barangay Council Resolution No.05, Series 2022 dated March 17, 2022 interposing no objection to the project.
3. The Punong Barangay of Pallocan Silangan issued barangay clearance to the proponent dated March 25, 2022 interposing no objection to the construction of the abovementioned project.
4. The project through its proponent was granted an Environmental Compliance Certificate ECC-OL-R4A-2022-0182 issued on April 12, 2022 by the Environmental Management Bureau CALABARZON of the Department of the Environment and Natural Resources (EMB-DENR).

IV. CONDITIONS

This evaluation report with reference to the standard requirements of PD 957 (The Subdivision and Condominium Buyers Protective Decree) submitted to the Zoning Division of the City Planning and Development Office, the application for preliminary approval/location clearance and development permit for the proposed Greenwoods South Phase 1-C in barangay

Pallocan Silangan, 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 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. 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;
4. 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";
5. The owner/developer shall comply with the applicable provisions of the Environment Code of Batangas City (City Ordinance No. 16 Series of 2010);
6. The owner/developer shall pay all the required taxes and fees to be imposed by the city government;
7. The owner/developer shall secure building permits from the City Engineering Office (CEO) for all buildings and structures to be constructed within the project site prior to its development;
8. 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
9. The owner/developer shall plant fast growing trees in the provided open spaces/buffer areas and ornamental plants in the planting strips in compliance with the required landscaping/greening areas;
10. 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;
11. The owner/developer shall provide its own water supply system within the entire subdivision project for the use of future occupants/lot buyers;
12. The owner/developer shall allow at any time even without prior notice, 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 secure Certificate of Registration and License to Sell from the Department of Human Settlements and Urban Development (DHSUD) prior to actual selling of subdivision lots;
14. 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;
15. 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 Emerging Infectious Diseases particularly the prevention and mitigation of the spread of COVID 19 at the

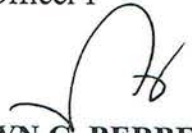
work place which include establishment and maintenance of onsite accommodation barracks and temporary isolation/quarantine facilities for its affected staff/workers;

16. 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;

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

Prepared by:


MARIE CHARMAINE M. DIMAILIG
Zoning Officer I


ROSELYN G. BERBERABE
Zoning Officer IV

Noted by:


GILDA L. GODOY, EnP
City Planning and Development Coordinator