

Republic of the Philippines  
PROVINCE OF CAGAYAN  
City of Tuguegarao

**SIXTH CITY COUNCIL**

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION  
OF THE SANGGUNIANG PANLUNGSOD OF TUGUEGARAO CITY, CAGAYAN  
HELD ON DECEMBER 09, 2014, 9:00 AM, TUESDAY,  
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

PRESENT:

Hon. Bienvenido C. De Guzman II	City Vice Mayor, Presiding Officer
Hon. Rosauro G. Resuello	Sangguniang Panlungsod Member
Hon. Ronald S. Ortiz	-do-
Hon. Noel A. Mora	-do-
Hon. Jude T. Bayona	-do-
Hon. Loreto B. Valdepeñas	-do-
Hon. Kendrick S. Calubaquib	-do-
Hon. Estelita U. Dayag	-do-
Hon. Aurora A. Ave	-do-
Hon. Anthony C. Tuddao	-do-

ABSENT:

Hon. Perla C. Tumaliuan	Sangguniang Panlungsod Member
Hon. Maila Rosario T. Que	-do-
Hon. Hilario Larry S. Ting	-do-

**CITY RESOLUTION NO. 175-2014**

**A RESOLUTION APPROVING THE DEVELOPMENT PERMIT FOR A COMPLEX SUBDIVISION UNDER BP 220 OF CAMELLA CAGAYAN SUBDIVISION CONSISTING OF A TOTAL PROJECT AREA OF 40,925 SQUARE METERS PORTION OF THE RECLASSIFIED LOTS WITH A TOTAL LOT AREA OF 136,305 SQUARE METERS LOCATED AT CARIG SUR, TUGUEGARAO CITY, CAGAYAN**

Sponsors: **HON. BIENVENIDO C. DE GUZMAN II**  
**HON. KENDRICK S. CALUBAQUIB**  
**HON. RONALD S. ORTIZ**  
**HON. ANTHONY C. TUDDAO**  
**HON. LORETO B. VALDEPEÑAS**  
**HON. ROSAURO G. RESUELLO**  
**HON. NOEL A. MORA**  
**HON. JUDE T. BAYONA**  
**HON. ESTELITA U. DAYAG**  
**HON. AURORA A. AVE**

**WHEREAS**, the processing and approval of subdivision plans for residential, commercial, industrial and other development purposes is devolved to the Local Government Units pursuant to Section 458, paragraph 2, subparagraph (x) of RA 7160, otherwise known as the Local Government Code of 1991;

**WHEREAS**, Batas Pambansa 220, otherwise known as An Act Relative to the Standard Requirements of Economic and Socialized Housing Projects, provides the rules and regulations governing processing and approval of subdivision and condominium projects;

**WHEREAS**, Camella Cagayan Subdivision, represented by Engr. Michael F. Favorito, has applied for a Development Permit for a Complex Subdivision under BP 220 consisting of a total project

area of 40,925 square meters portion of the reclassified lots with a total lot area of 136,305 square meters located at Carig Sur, Tuguegarao City, Cagayan;

**WHEREAS**, the applicant has complied with all necessary requirements set forth by BP 220 and other existing rules and regulations as contained in Committee Report No. 071-2014 which was duly approved by the Sangguniang Panlungsod.

**WHEREAS**, the applicant shall comply with the following recommendations of the committee:


1. All conditions stipulated in the PALC Resolution No. 157-2014 must be properly complied with.
2. The developer shall properly follow the three-meter easement and rip rapping on both sides of the creek, together with the removal of the dumped earth soil and widening of its opening for the continuous flow of water.
3. The City Engineer, members of the Technical Working Group and the Committee on Land Use, Zoning, Planning and Subdivision Approval shall conduct close monitoring on the construction of the Camella Bridge based on the design prepared by the Vista Land Company. All defects or deficiencies that arise in the near future shall be the responsibility of the developer and the designer.
4. Shelter component shall strictly conform to the requirement of the National Building Code and other related laws.
5. The developer shall comply with the affidavit of undertaking under Section 18 of RA 7279.
6. Strict compliance to the Environmental Compliance Certificate issued by the Department of Environment and Natural Resources, National Fire Protection Code of the Bureau of Fire Protection and other related provisions concerning subdivision approval.
7. No other activity shall be implemented or introduced during the construction period based on the submitted plans and area applied by the developer. Any revision on the plan design is subject to the approval of the concerned office and the committee.
8. Non-compliance to any of the above stated laws and provisions shall cause the revocation of this Development Permit.

**THEREFORE RESOLVED**, as it is hereby **RESOLVED**, to approve the Development Permit of Camella Cagayan Subdivision, consisting of a total project area of 40,925 square meters portion of the reclassified lots with a total lot area of 136,305 square meters, located at Carig Sur, Tuguegarao City, Cagayan subject to the conditions and other requirements set forth in the Evaluation Report and Recommendation of the Technical Working Group.

On motion of Hon. Kendrick S. Calubaquib, and without objection from the Body, **CITY RESOLUTION NO. 175-2014** was **UNANIMOUSLY APPROVED**.

x-x-x

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

  
**NORA B. LORETO**  
Acting Assistant City Secretary

ATTESTED:

  
**HON. BIENVENIDO C. DE GUZMAN II**  
City Vice Mayor  
Presiding Officer

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Province of Cagayan  
Tuguegarao City

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

<b>DP DECISION NO. 02-TUG-0014-002</b> <b>DP APPLICATION NO. 002-2014</b> Date Issued : December 11, 2014	<b>DEVELOPMENT PERMIT</b>  Residential Subdivision With Housing Component under PD 957
<b>NAME OF APPLICANT/OWNER</b>  COMMUNITIES ISABELA INC. represented by Mr. Michael F. Favorito	<b>ADDRESS AND TEL. NO.</b>  Communities Isabela Inc, Mezzanine Floor, Starmall Complex, EDSA cor Shaw Blvd. Mandaluyong City
<b>NAME OF DEVELOPER</b>  COMMUNITIES ISABELA INC. represented by Mr. Michael F. Favorito	<b>ADDRESS AND TEL. NO.</b>  Communities Isabela Inc, Mezzanine Floor, Starmall Complex, EDSA cor Shaw Blvd. Mandaluyong City
<b>NAME OF PROJECT</b>  CAMELLA CAGAYAN SUBDIVISION	<b>PROJECT LOCATION</b>  Carig Sur, Tuguegarao City
<b>PROJECT FEATURES</b> a. Concrete Roads b. Concrete Curbs, Gutters and Sidewalks c. Trees/plants in designated places/areas d. Underground Drainage System e. Electrical Facilities connected to Cagayan Electric Cooperative (CAGELCO) f. Water System shall be supplied by the Metropolitan Tuguegarao Water District g. Sewerage Disposal System - Individual Septic Tank h. Garbage Disposal System - to be coordinated with the General Services Office of the city i. Community Recreational facilities parks and playgrounds swimming pool clubhouse basketball court j. House Models - Ruby/Emerald/Elaisa Drina/Dorina Uphill/Dorina Downhill Carmela/Mara/Carmina Uphill/Carmina Downhill/Marvela	<b>PROJECT AREA</b> 8.2608 HAS.  <b>TOTAL NO. OF SALEABLE LOTS/UNITS</b> 397 LOTS/UNITS  Land Allocation: <b>JEWELS</b> 17,651 sq.m. a. Saleable Area - 10,875 sq.m. (61.6%) Saleable lots - 72 lots b. Non-Saleable Area b.1. Open Space/ Parks and playgrounds 1,500 sq.m. (8.5%) b.2. Circulation system (Roads and Alleys) 5,276 sq.m (29.9%) <b>CAMELLA</b> 64,957 sq.m. a. Saleable Area - 36,194 sq.m. (55.7%) Saleable lots - 325 lots b. Non-Saleable Area b.1. Open Space/ Parks and playgrounds 7,031 sq.m. (10.8%) b.2. Circulation system (Roads and Alleys) 21,060 sq.m (32.4%) b.3 Easement - 672 sq.m. (1.0%)
<b>PROJECT CLASSIFICATION</b> RESIDENTIAL SUBDIVISION UNDER PD 957	<b>RIGHT OVER LAND</b>  DEED OF ABSOLUTE SALE  <b>BASIS FOR CLEARANCE</b> PD 957, EO 71, SP Committee Report No. 071-2014

**SITE ZONING CLASSIFICATION: LAND USE PLAN 2001-2005 - AGRICULTURAL ZONE**

Note: Subject lots are reclassified from Agricultural Zone to Residential Zone as per  
**City Ordinance No. 08-2014 dated September 17, 2014**

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**DOMINANT LAND USES IN 1 KM RADIUS**

OPEN SPACE/INSTITUTION/RESIDENTIAL/UTILITIES

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**EVALUATION OF FACTS:**

Per recommendation of the Committee on Land Use, Zoning , Planning  
and Subdivision Approval

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**DECISION:**

Approved as per City Resolution No. 176-2014 dated December 9, 2014

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**CONDITIONS:**

- All conditions stipulated herein form part of the decision and are subject to monitoring.
- Non-compliance therewith shall be a cause for cancellation or legal action.
- Pertinent provision of PD 957, PD 1216 and PD 1096 and their implementing rules and regulations shall be complied with.
- This clearance does not exempt the project from pertinent requirements of other government agencies.
- Submit Subdivision Plans to the Bureau of Lands/National Land Title and Deed Registration Administration for verification and approval of the field survey returns. Said plans together with the verification/approval shall be submitted to HLURB to support your application for registration of the subdivision project and the issuance of License to Sell.
- No alteration shall be allowed without prior notice from the Sangguniang Panlungsod of Tuguegarao.
- There shall be no selling of lots unless a License to Sell is secured from the Housing and Land Use Regulatory Board.
- To comply with the pertinent requirements of Batas Pambansa No. 344 otherwise known as the Accessibility Law.
- Other Conditions:
  1. All conditions stipulated in the PALC Resolution No. 157-2014 must be properly complied with.
  2. The developer shall properly follow the three (3) meter easement and rip rapping on both sides of the creek, together with the removal of the dumped earth soil and widening of its opening for the continuous flow of water.
  3. The City Engineer, members of the Technical Working Group and the Committee on Land Use Zoning, Planning and Subdivision Approval shall conduct close monitoring on the construction of the Camella Bridge based on the design prepared by the Vista Land Company. All defects and deficiencies that arise in the
  4. Shelter component shall strictly conform to the requirements of the National Building Code and other related laws.

5. The developer shall comply with the affidavit of undertaking under Section 18 of RA 7279.
6. Strict compliance to the Environmental Compliance Certificate issued by the Department of Natural Resources, National Fire Protection Code of the Bureau of Fire Protection and other related provisions concerning subdivision approval.
7. No activity shall be implemented or introduced during construction period based on the submitted plans and area applied by the developer. Any revision on the plan design is subject to the approval of the concerned office and the committee.
8. Non compliance to any of the above stated laws and provisions shall cause the revocation of this Development Permit.

**APPROVED WITH THE CONFORMITY OF THE  
SANGGUNIANG PANLUNGSOD:**

  
**HON. BIENVENIDO C. DE GUZMAN II**  
City Vice Mayor

**APPROVED BY:**

  
**HON. ENGELBERT C. CARONAN JR.**  
City Mayor

OR No. 1553015/1553016/1553017  
Amount Paid: P40,000.00/P99,015.00/P60.00  
Issued on 12/5/2014  
Issued at Tuguegarao City

OR No. 1541752  
Amount Paid: P46,744.25  
Issued on: 11/14/2014  
Issued at Tuguegarao City