

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. 176-2014

A RESOLUTION APPROVING THE DEVELOPMENT PERMIT FOR A COMPLEX SUBDIVISION UNDER PD 957 OF CAMELLA CAGAYAN SUBDIVISION CONSISTING OF A TOTAL PROJECT AREA OF 82,608 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, Presidential Decree 957, otherwise known as the Subdivision and Legal Condominium Buyer's Protective Decree 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 PD 957 consisting of a total project

area of 82,608 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 the necessary requirements set forth by PD 957 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:

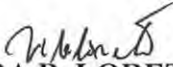
1. All conditions stipulated in the PALC Resolution No. 157-2014 must be properly complied with.
2. The developer shall properly follow the three-meter easement and rip rapping on both sides of the creek, together with the removal of the dumped earth soil and widening of its opening for the continuous 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 82,608 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. 176-2014** 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

cl

Republic of the Philippines
Province of Cagayan
Tuguegarao City

OFFICE OF THE SANGGUNIANG PANLUNGSOD

| | |
|---|---|
| <p>DP DECISION NO. 02-TUG-0014-001 DP APPLICATION NO. 001-2014 Date Issued : December 11, 2014</p> | <p>DEVELOPMENT PERMIT Residential Subdivision With Housing Component under B.P. 220</p> |
| <p>NAME OF APPLICANT/OWNER COMMUNITIES ISABELA INC. represented by Mr. Michael F. Favorito</p> | <p>ADDRESS AND TEL. NO. Communities Isabela Inc, Mezzanine Floor, Starmall Complex, EDSA cor Shaw Blvd. Mandaluyong City</p> |
| <p>NAME OF DEVELOPER COMMUNITIES ISABELA INC. represented by Mr. Michael F. Favorito</p> | <p>ADDRESS AND TEL. NO. Communities Isabela Inc, Mezzanine Floor, Starmall Complex, EDSA cor Shaw Blvd. Mandaluyong City</p> |
| <p>NAME OF PROJECT CAMELLA CAGAYAN SUBDIVISION</p> | <p>PROJECT LOCATION Carig Sur, Tuguegarao City</p> |
| <p>PROJECT FEATURES 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 j. House Models - Marga/Rina/Reanna EU <u>Reanna IU/Margarita EU/Magarita IU</u></p> | <p>PROJECT AREA 4. 0925 HAS.</p> <hr/> <p>TOTAL NO. OF SALEABLE LOTS/UNITS 346 LOTS/UNITS Land Allocation:</p> <p>a. Saleable Area - 24, 423 sq.m. (59.7%) b. Non-Saleable Area - b.1. Open Space/ Parks and playgrounds 3,932 sq.m. (9.6%) b.2. Circulation system (Roads and Alleys) 12,570 sq.m (30.7%)</p> <hr/> <p>RIGHT OVER LAND DEED OF ABSOLUTE SALE</p> <hr/> <p>SITE ZONING CLASSIFICATION ZONING CLASSIFICATION 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.</p> |
| <p>PROJECT CLASSIFICATION RESIDENTIAL SUBDIVISION UNDER B.P. 220</p> | <p>BASIS FOR CLEARANCE B.P 220, EO 71, SP Committee Report No. 071-2014</p> |

DOMINANT LAND USES IN 1 KM RADIUS

OPEN SPACE/INSTITUTION/RESIDENTIAL/UTILITIES

EVALUATION OF FACTS:

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

DECISION:

Approved as per City Resolution No. 175-2014 dated December 9, 2014

CONDITIONS:

- All conditions stipulated herein form part of the decision and are subject to monitoring.
- Non-compliance therewith shall be a cause for suspension, revocation or legal action.
- Pertinent provision of BP 220, 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 noticed 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 bothe 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 Cmpany. All defects and 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 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

EVALUATION and RECOMMENDATION REPORT
December 01, 2014

NATURE OF PROJECT : DEVELOPMENT PERMIT UNDER PD 957 & BP 220
NAME OF PROJECT : CAMELLA CAGAYAN SUBDIVISION
OWNER/ DEVELOPER : COMMUNITIES ISABELA INC.
LOCATION : Carig Sur, Tuguegarao City
TOTAL AREA : 136,305 SQ.M.
TOTAL PROJECT AREA : 123,533 SQ.M.
NO. OF LOTS : 751 LOTS

ZONING CLASSIFICATION: AGRICULTURAL ZONE
(Note: Subject lots are reclassified as Residential Zone per City Ordinance No. 08-2014 dated Sept. 17, 2014)

PALC NO. : SP Resolution No. 157-2014 dated Nov. 18, 2014

- I. DOCUMENTS SUBMITTED:**
- a. Application for Development Permit under P.D.957
 - b. SP Resolution No. 157-2014 (PALC Approval)
 - c. Tax Declaration
 - d. City Ordinance No. 08-2014
 - e. Zoning Certification
 - f. DARRO CONVERSION ORDER
 - g. ENVIRONMENT COMPLIANCE CERTIFICATE
 - h. Project Profile
 - i. Certificate of Incorporation
 - j. Articles of Incorporation and By-Laws of Communities Isabela Inc.
 - k. Treasurers Affidavit
 - l. Certification from Metropolitan Tuguegarao Water District
 - m. Certification from the Cagayan I Electric Cooperative
 - n. List of duly licensed Professionals who signed the plans and other documents
 - o. Certification from Lumina Homes Inc. Re: Section 18 of RA 7279
 - p. Certificate of General Accreditation Re: Section 18 of RA 7279
 - q. Hydrology and Drainage Study of Sabban Property
 - r. Affidavit as to the structural soundness of the design and specification of the project.
 - s. Site Development Plan
 - t. Location Plan/Vicinity Plan
 - u. Topographic Map
 - v. Storm Drain Layout Plan
 - w. Water Distribution System
 - x. Road Layout
 - y. Road Profile
 - z. Cleared Surface Plan
 - aa. Finished Grade Elevation
 - bb. Finished Grade Contour
 - cc. Cut and Fill Nodes
 - dd. Cut and Fill Contours
 - ee. Typical Road Sections
 - ff. Typical Drainage Details
 - gg. Typical Water Systems Details

- hh. Typical Valve Details
- ii. Typical Fire Hydrant Details
- jj. Complete sets of Building Plan

II. LAND DEVELOPMENT

| DESCRIPTION | P.D.957 | | BP 220 |
|------------------------------|-------------------------|-------------------------|-------------------------|
| | JEWELS | CAMELLA | LESSANDRA |
| Total Project Area | 17,651 sq.m. | 64,957 sq.m. | 40,926 sq.m. |
| Area of Saleable Lots | 10,875 sq.m. (61.6%) | 36,194 sq.m. (55.7%) | 24,423 sq.m. (59.7%) |
| Area of Parks and Open Space | 1,500 sq.m. (8.5 %) | 7,031sq.m. (10.8%) | 3,932 sq.m. (9.6%) |
| Easement | | 672 sq.m. (1.0%) | |
| Roads and alleys | 5,276 sq.m. (29.9%) | 21,060 sq.m. (32.6%) | 12,570 sq.m. (30.7%) |
| No. of Saleable lots | 72 | 325 | 346 |
| Density | 40.79 | 50.03 | 84.54 |

ROADS : CONCRETE

DRAINAGE SYSTEM: UNDERGROUND

MAJOR DRAINAGE - 1,200 mm. diameter RCP
1,050 mm. diameter RCP
900 mm diameter RCP
750 mm diameter RCP
600 mm diameter RCP
MINOR DRAINAGE - 450 mm diameter RCP
375 mm diameter RCP

WATER SUPPLY : Individual Connection (see attached Certification from Metropolitan Tuguegarao Water District)

POWER SUPPLY : Individual Connection (see attached Certification from Cagayan I Electric Cooperative-CAGELCO I)

SEWERAGE DISPOSAL SYSTEM : Individual Septic Tank

III. RECOMMENDATION:

After a thorough evaluation of the documents submitted on the aforesaid project, the Evaluation/Inspectorate Team decided to recommend favorably the issuance of Development Permit under P.D. 957 and BP 220 to the **COMMITTEE ON LAND USE, ZONING, PLANNING AND SUBDIVISION APPROVAL** subject to the following terms and conditions:

1. All conditions stipulated in the PALC Resolution No. 157-2014 must be complied.
2. The owner/developer shall develop a three (3.0) meters easement on both sides of the creek.
2. The owner/developer shall remove the dumped earth soil in the creek and to widen its opening for the continuous flow of water.


3. Rip-rapping on both sides of the creek shall be made.
4. Observance to the prepared design and plans of the Camella Bridge must be resolutely followed and responsibility for defects and deficiencies is solely liability of the designer and Vista Land Company.
5. For shelter component, it shall strictly conform to the requirements of the National Building Code and other related laws.
6. The developer shall comply with the Affidavit of Undertaking submitted re: Compliance of Section 18 of R.A. 7279
7. The developer shall strictly comply with the conditions/requirements stipulated in the Environment Compliance Certificate issued by the DENR.
8. The owner/developer shall comply with the applicable requirements of the other agencies and applicable provisions of existing laws.
6. No activity other than that applied for shall be conducted within the area shall be introduced without prior clearance from the office of the Sangguniang Panlungsod.
7. Adequate safety measures against fire shall be provided and strictly conform to the requirements of the National Fire Protection Code and other related laws.
8. Non compliance to the National Building Code, laws concerning Subdivision and other pertinent laws shall cause the revocation of this permit.

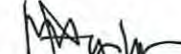

ENGR. FRANCISCO D. MARALLAG
Evaluation/Inspectorate Team-Member


ENGR. MANOLO M. BARREO
Evaluation/Inspectorate Team-Member


ENGR. ROMMEL B. IQUIN
Evaluation/Inspectorate Team-Member


GILBERT Z. QUINAN
Evaluation/Inspectorate Team-Member


ENGR. MARIA INES S. BUNAGAN
Evaluation/Inspectorate Team-Member


MARIBEL B. PAGULAYAN
Evaluation/Inspectorate Team-Member

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. 177-2014

**A RESOLUTION APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL AND
LOCATIONAL CLEARANCE (PALC) UNDER PD 957 OF AVIDA LAND CORPORATION
WHICH IS NAMED AVIDA SETTINGS TUGUEGARAO SUBDIVISION, WITH A TOTAL
PROJECT AREA OF 236,799.47 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, cities and municipalities are vested with the authority to process and approve application for subdivision plans for residential, commercial, industrial and other development purposes pursuant to Section 458, paragraph 2, subparagraph (x) of RA 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Presidential Decree 957, otherwise known as the Subdivision and Legal Condominium Buyer's Protective Decree, provides the rules and regulations governing the processing and approval of subdivision and condominium projects;

WHEREAS, AVIDA Land Corporation which is named AVIDA Settings Tuguegarao Subdivision, represented by Mr. Apollo B. Tanco, applied for Preliminary Approval and Locational

Clearance under PD 957 with a total area of 236,799.47 square meters located at Carig Sur, Tuguegarao City, Cagayan;

WHEREAS, the applicant has complied with all the necessary requirements set forth by PD 957, and other applicable laws and the conditions as contained in Committee Report No. 073-2014 which was duly approved by the Sixth City Council of Tuguegarao City.

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

1. Strict compliance with Subdivision Laws, National Building Code and all other pertinent rules and regulations of other agencies.
2. Compliance to Section 18 of RA 7279.
3. Unauthentic/fake documents submitted by the applicant may cause revocation of the PALC application.
4. Modification of submitted plans shall be subject to Alteration of Plans application.
5. Future expansion and improvement aside from the approved area by the developer shall be subject to the approval of the Committee on Land Use, Zoning, Planning and Subdivision Approval and pay the necessary fees based on the updated schedule of fees as prescribed by the HLURB.
6. Live creek on the aforementioned project be maintained with compliance on the provision of easement and other related laws.
7. On the scheme of subdivision, the excluded area shall be reflected including the cadastral road located south-east of the subject project.
8. Submission of updated Tax Declaration and payment of fees under PD 957 (Subdivision and Condominium Buyer's Protective Decree of the HLURB).

RESOLVED, as it is hereby **RESOLVED**, to approve the application of AVIDA Land Corporation which is named AVIDA Settings Tuguegarao Subdivision, represented by Mr. Apollo B. Tanco, for Preliminary Approval and Locational Clearance under PD 957 with a total project area of 236,799.47 square meters located at Carig Sur, Tuguegarao City, Cagayan subject to the conditions as per Evaluation Report of the Technical Working Group dated November 27, 2014 which shall form part of this Resolution.

On motion of Hon. Kendrick S. Calubaquib, and without objection from the Body, **CITY RESOLUTION NO. 177-2014** 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

ed