



REPUBLIKA NG PILIPINAS
PAMAHALAAN LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

Telephone no. 861-0181/Fax: 862-6473
Email address: sangguniangpanlungsod2k19@gmail.com



ORDINANCE NO. 2021-264

AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL AND LOCTIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) TO THE SAMAHANG MAGKAKAPITBAHAY NG MUNTING NAYON, INC., FOR ITS RESIDENTIAL PROJECT "MUNTING NAYON SUBDIVISION" LOCATED NEAR SUMMITVILLE, BARANGAY PUTATAN, MUNTINLUPA CITY

Sponsored by: Hon. Coun. Engr. Mamerto T. Sevilla, Jr.
Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Alexson V. Diaz
Hon. Coun. Paty Katy C. Boncayao
Hon. Coun. Louisito A. Arciaga
Hon. Coun. Allan Rey A. Camilon
Hon. Coun. Ting Niefes
Hon. Coun. Stephanie G. Teves
Hon. Coun. Ivey Rhia A. Tadeza
Hon. Coun. Engr. Marissa C. Rongavilla
Hon. Coun. Francis Ian T. Bagatsing
Hon. Coun. Mark Lester M. Baes
Hon. Coun. Ma. Dhesiree G. Arevalo
Hon. Coun. Engr. Arlene D. Hilapo
Hon. Coun. Cornelio M. Martinez
Hon. Coun. Walter A. Arcilla
Hon. Coun. Kenichi D. Takagi, Jr.

WHEREAS, Section 458 (2)(X) of the Local Government Code of 1991 states that, "The Sangguniang Panglungsod has the power to process and approve subdivision plans for residential, commercial, and industrial purposes and other development";

WHEREAS, Section 22 of the Revised Implementing Rules and Regulations of Presidential Decree No. 957 states that, "No owner or developer shall change or alter the roads, open spaces, infrastructures, facilities for public use, and/or other form of subdivision development as contained in the approved subdivision plan without the permission of the Authority.";

WHEREAS, Executive Order No. 71, Series of 1993, provided for the transfer of the power to the Housing and Land Use Regulatory Board (HLURB) to approve subdivision plans in cities and municipalities;

WHEREAS, the Urban Poor Office (UPAO) endorsed to Land Use and Zoning Office (LUZO) the application for PALC and DP for Subdivision Plan of Samahang Magkakapitbahay ng Muntinlupa Nayon Inc., for the project "Munting Nayon Subdivision" located at Near Summitville, Barangay Putatan, Muntinlupa City;

WHEREAS, the Samahang Magkakapitbahay ng Muntinlupa Nayon Inc., applied for Preliminary Approval and Locational Clearance (PALC) and Development Permit for its residential project "Munting Nayon Subdivision" located Near Summitville, Barangay Putatan, Muntinlupa City;



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WHEREAS, the development shall be composed of a residential project "**Munting Nayon Subdivision**" over a parcel of land with a total area of 1,000 square meters and covered by TCT No. 014-RT2014001473, Lot 249-A, Psd-106393;

WHEREAS, the project site is classified as Residential Zone (R-2) wherein the application is allowed;

WHEREAS, evaluation of all documents that were submitted and duly endorsed by the City Zoning Office for the application for PALC and DP by the **Samahang Magkakapitbahay ng Munting Nayon Inc.**, was conducted, and the same were found to be proper and sufficient;

NOW THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 9th Sangguniang Panlungsod of Muntinlupa, in session assembled that:

SECTION 1. Title. This ordinance hereby grants the application of **Samahang Magkakapitbahay ng Munting Nayon Inc.**, for a Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its residential project "**Munting Nayon Subdivision**" located Near Summitville, Barangay Putatan, Muntinlupa City.

SECTION 2. Samahang Magkakapitbahay ng Munting Nayon Inc., shall submit an affidavit of Undertaking to comply with and submit all pertinent requirements for its application for PALC and DP.

SECTION 3. Samahang Magkakapitbahay ng Munting Nayon Inc., shall abide by all the requirements set forth in the National Building Code of the Philippines and Ordinance No. 17-098 of the City Government of Muntinlupa.

SECTION 4. The PALC and DP hereby issued shall be effective for a period of one (1) year from the enactment of this Ordinance, within which **Samahang Magkakapitbahay ng Munting Nayon Inc.**, shall commence to the development of the project, otherwise, the same shall be revoked.

SECTION 5. The Land Use and Zoning Office shall issue final approval of the PALC after they complied with the necessary requirements set forth by this City Ordinance.

SECTION 6. This PALC and DP shall apply only to the Project "**Munting Nayon Subdivision**".

ENACTED, by the 9th Sangguniang Panlungsod of Muntinlupa this 31st day of August 2021, on its 112 Regular Session.



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YAN ANG MUNTINLUPA!**





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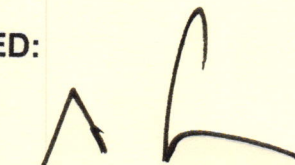
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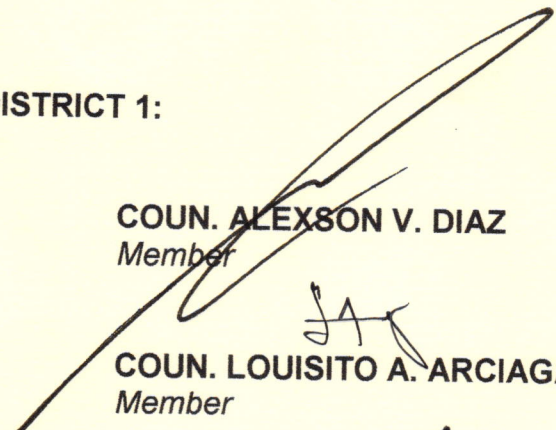


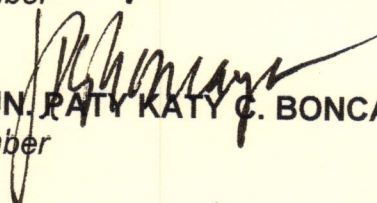
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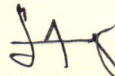
CONCURRED:

DISTRICT 1:


COUN. ATTY. RAUL R. CORRO
Member

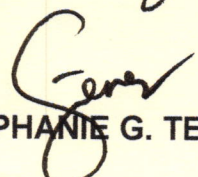

COUN. ALEXSON V. DIAZ
Member


COUN. PATTY KATY C. BONCAYAO
Member


COUN. LOUISITO A. ARCIAGA
Member


COUN. ALLAN REY A. CAMILON
Member

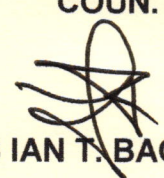

COUN. TING NIEFES
Member


COUN. STEPHANIE G. TEVES
Member


COUN. IVEE RHIA A. TADEFA
Member

DISTRICT 2:



COUN. ENGR. MARISSA C. RONGAVILLA
Member


COUN. FRANCIS IAN T. BAGATSING
Member

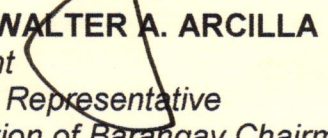
COUN. MARK LESTER M. BAES
Member

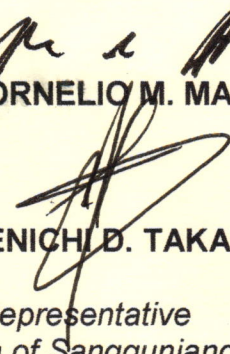
COUN. MA. DHESIREE G. AREVALO
Member


COUN. ENGR. MAMERTO T. SEVILLA, JR.
Member


COUN. ENGR. ARLENE D. HILAPO
Member


COUN. CORNELIO M. MARTINEZ
Member


COUN. WALTER A. ARCILLA
President
Sectoral Representative
Association of Barangay Chairman


COUN. KENICHI D. TAKAGI, JR.
President
Sectoral Representative
Federation of Sangguniang Kabataan



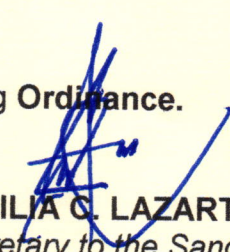
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I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.


CECILIA C. LAZARTE
Secretary to the Sanggunian

ATTESTED:

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor

Date: 06 SEP 2021

Norie 9th SP