



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

ORDINANCE NO. 07-014

AN ORDINANCE GRANTING PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT TO BELVILLE DEVELOPMENT, INC., FOR THE PROPOSED COMMERCIAL DEVELOPMENT HAVING AN AREA OF FIFTY FIVE THOUSAND NINE HUNDRED SEVENTEEN (55,917) SQUARE METERS LOCATED AT MADRIGAL AVENUE, CORNER ALABANG-ZAPOTE ROAD, BARANGAY AYALA-ALABANG, MUNTINLUPA CITY.

Sponsored by: *Hon. Coun. Engr. Mamerto T. Sevilla, Jr.*
Hon. Coun. Margarita Amythyst Patdu-Labios, M.D.
Hon. Coun. Melchor R. Teves
Hon. Coun. Atty. Icasiano M. Dela Rea
Hon. Coun. Ernie S. Espeleta
Hon. Coun. Marita Deang-Calalang, D.M.D
Hon. Coun. Francis Ian T. Bagatsing
Hon. Coun. Joselito V. Arevalo
Hon. Coun. Luvi P. Constantino
Hon. Coun. Marissa Cole-Rongavilla
Hon. Coun. Vergel C. Ulanday
Hon. Coun. Robert A. Abas
Hon. Coun. Atty. Rey E. Bulay
Hon. Coun. Manuel P. Solomon

WHEREAS, under Executive Order No. 71 and Republic Act No. 7160, otherwise known as the New Local Government Code of 1991, provides that, *"the power of the Housing and Land Use Regulatory Board (HLURB) to approve Preliminary and Final Subdivision Plans of all subdivisions has been transferred to the Local Government Units"*;

WHEREAS, *City Ordinance No. 02-047* adopted the Zoning Guidelines and Regulations for the City of Muntinlupa;

WHEREAS, the **BELVILLE DEVELOPMENT, INC.**, for the proposed commercial Development having an area measuring **FIFTY FIVE THOUSAND NINE HUNDRED SEVENTEEN (55,917)** square meters located at Madrigal Avenue, corner Alabang-Zapote Road, Barangay Ayala-Alabang, Muntinlupa City;

WHEREAS, the requirements for Preliminary Approval and Locational Clearance (PALC) are the following:

1. Accomplished application form for Preliminary Approval and Locational Clearance & Development Permit;
2. Clearance from the Barangay Council
3. Site Development Plan
4. Vicinity Map

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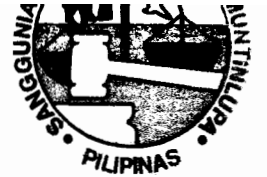
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Sangguniang Panglungsod

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5. Transfer Certificate of Titles
6. Tax Declaration for TCT
7. Tax Receipts for TCT
8. Application for LLDA Clearance
9. Project Feasibility Study
10. Water Permit from National Water Regulatory Board;
11. Letter application from Meralco
12. Topographic Map
13. Survey Plan
14. Road Design
15. Sanitary Plan
16. Drainage Plan
17. STP Plan
18. Site grading plan
19. Specification, Bill of Materials and Cost Estimate
20. Environmental Compliance Certificate (ECC)

WHEREAS, after evaluating the necessary documents submitted by Belville Development, Inc., and based on the recommendation of the City Zoning Administrator, the application for Preliminary Approval and Locational Clearance (PALC) and Development Plan (DP) of the proposed project is highly recommended;

WHEREAS, the applicant complied with the construction requirement design which is 70% and land use and 30% open space;

WHEREAS, the proposed projects for the said 5.5 hectares are for commercial and medium rise building;

WHEREAS, the 5th Sangguniang Panlungsod decided to approve the said application pending the completion of all the requirements provided by law;

NOW, THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 5th Sangguniang Panlungsod of Muntinlupa in session assembled, the following:

SECTION 1. the developer shall leave spaces for green areas for the ecological balance of development.

SECTION 2. the applicant shall comply with the parking requirements setforth by the Zoning Ordinance of City;

SECTION 3. the developer-applicant shall accomplish all legal requirements by the Zoning Office and existing rules and regulations, laws and City Ordinance.

SECTION 4. The issuance of Final Approval of Locational Clearance (PALC) and Development Permit (DP) shall be granted provided that all the required documents have been submitted.

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KALAKHANG MAYNILA**



Sangguniang Panglungsod

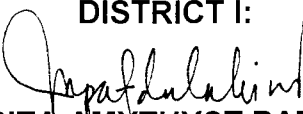
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ENACTED, by the 5th Sangguniang Panlungsod of Muntinlupa this 5th day of November 2007, on its 15th Regular Session.

CONCURRED:

DISTRICT I:


COUN. MARGARITA AMYTHYST PATDU-LABIOS, M.D.

Member


COUN. MELCHOR R. TEVES

Member


COUN. ATTY. ICASIANO M. DELA REA

Member

COUN. ERMIE S. ESPELETA

Member


COUN. MARITA DEANG-CALALANG, D.M.D

Member

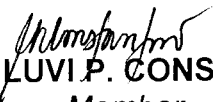
DISTRICT II

COUN. FRANCIS IAN T. BAGATSING

Member


COUN. JOSELITO V. AREVALO

Member


COUN. LUVI P. CONSTANTINO

Member


COUN. MARISSA COLE-RONGAVILLA

Member


COUN. MAMERTO T. SEVILLA, JR.

Member


COUN. VERGEL C. ULANDAY

Member


COUN. ROBERT A. ABAS

Member


COUN. ATTY. REY E. BULAY

Member




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COUN. MANUEL P. SOLOMON
Sectoral Representative
President
Association of Barangay Captains

ABSENT:

COUN. ALLEN F. AMPAYA
Member

COUN. ALLAN REY A. CAMILON
Member


COUN. MA. LUISA BABARAN-ECHAVEZ, MD.
Member

COUN. CHRISTIAN GLENN D. LORICA-SK CHAIRMAN
Sectoral Representative
President
Association of Barangay Captains

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


LEONORA M. MARCELO
Legislative Staff Officer IV

ATTESTED:

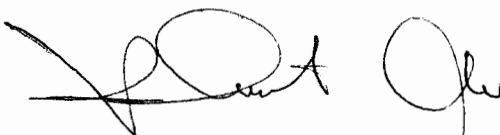

ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

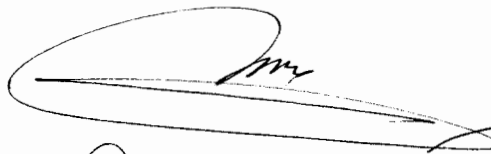
APPROVED:


ALDRIN L. SAN PEDRO
City Mayor

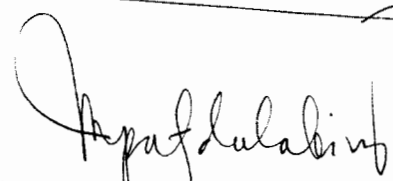
Date: _____

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Manuel P. Solomon

