



REPUBLIKA NG PILIPINAS  
PAMAHALAANG LUNGSOD NG MUNTINLUPA  
KALAKHANG MAYNILA

Sangguniang Panglungsod

ORDINANCE NO. 07-138

AN ORDINANCE GRANTING THE PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) OF THE SUBDIVISION PLAN OF KATARUNGAN VILLAGE II EXTENSION LOCATED AT NBP, POBLACION, MUNTINLUPA CITY.

Sponsored by: Hon. Engr. Mamerto T. Sevilla Jr.  
Hon. Melchor R. Teves  
Hon. Francis Ian T. Bagatsing  
Hon. Mario E. Bulay, Jr.  
Hon. Lucio B. Constantino  
Hon. Bal Niefes  
Hon. Engr. Marissa Cole-Rongavilla  
Hon. Allen F. Ampaya  
Hon. Kevin B. Delgado  
Hon. Christian Glenn D. Lorica

WHEREAS, the Phintecstar Construction, Inc. applied for *Preliminary Approval and Locational Clearance (PALC) and Development Permit* for its project "*Katarungan Village II Extension located at NBP, Poblacion, Muntinlupa City*;

WHEREAS, under **Executive Order No. 71** and **Republic Act 7160**, otherwise known as the New Local Government of 1991, "the power of the Housing and Land Use and Regulatory Board (HULRB) to approved 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, after evaluating the necessary documents submitted by Phintecstar Construction, Inc. and based on the recommendation of the City Zoning Administrator the Application for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) is hereby approved;

**NOW, THEREFORE, BE IT ORDAINED, AS IT HEREBY ORDAINED**, by the Sangguniang Panglungsod of Muntinlupa in session assembled that:

**SECTION 1.** The Project "Katarungan Village II Extension" shall contain an area of 1.2 hectares, and divided approximately 130 lots with an average area of 38 square meters, located at NBP, Poblacion Muntinlupa City.

**SECTION 2.** The Developer, Phintecstar Construction, Inc. shall comply with Sec. 18 of Urban Development and Housing Act (UDHA) or its enabling ordinance, Ordinance No. 03-093.

**SECTION 3.** The issuance of Final Approval for Locational Clearance and Development Permit shall be done provided that the Environmental Compliance Certificates shall be secured from the Department of Environment and Natural Resources.



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**SECTION 4.** The Developer-applicant shall comply with the terms and conditions agreed upon with the Katarungan Village II Homeowners Association.


**SECTION 5.** The developer-applicant shall comply with the legal requirements by the Zoning Office and by existing laws and ordinances.

**ENACTED,** by the 4<sup>th</sup> Sangguniang Panlungsod of Muntinlupa this 29<sup>th</sup> day of March 2007, on its 112<sup>th</sup> Regular Session.

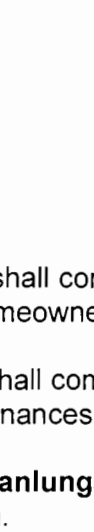
**CONCURRED:**



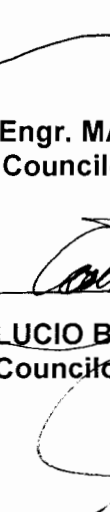
**BAL NIEFES**  
Councilor



**FRANCIS IAN T. BAGATSING**  
Councilor



**ALLAN REY A. CAMILON**  
Councilor



**Engr. MARISSA COLE-RONGAVILLA**  
Councilor



**MELCHOR R. TEVES**  
Councilor



**LUCIO B. CONSTANTINO**  
Councilor



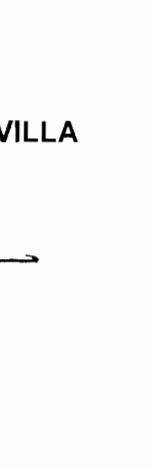
**ALLEN F. AMPAYA**  
Councilor




**Engr. MAMERTO T. SEVILLA, JR.**  
Councilor




**KEVIN B. DELGADO**  
Councilor



**MARIO E. BULAY, JR.**  
Councilor



**Atty. ICASIANO M. DELA REA**  
Councilor



**CHRISTIAN GLENN B. LORICA**  
Sectoral Representative  
President/ Federation of Sangguniang  
Kabataan



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ABSENT:


MA. LUISA BABARAN ECHAVEZ, MD  
Councilor

RENE CARL S. CAYETANO  
Councilor

ELMER S. ESPELETA  
Councilor

ARTEMIO A. SIMUNDAC  
Sectoral Representative  
President/ Association of Barangay  
Chairmen

I CERTIFY AS TO THE CORRECTNESS OF THE FOREGOING ORDINANCE.

  
CECILIA C. LAZARTE  
Secretary to the Sanggunian

ATTESTED:

  
ATTY. RAUL R. CORRO  
Majority Floor Leader/ Acting Presiding Officer

APPROVED:

  
ATTY. JAIME R. FRESNEDI  
City Mayor

Date \_\_\_\_\_