



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

ORDINANCE NO. 11-024

AN ORDINANCE GRANTING THE REQUEST OF PICAR DEVELOPMENT INCORPORATED FOR THE ZONE RE-CLASSIFICATION OF THE LAND FROM MINOR COMMERCIAL ZONE (C-2) TO METROPOLITAN COMMERCIAL ZONE (C-3) FOR ITS CONDOMINIUM PROJECT "AMA TOWER RESIDENCES ALABANG" LOCATED AT BUENCAMINO ST., BARANGAY CUPANG, MUNTINLUPA CITY.

Sponsored by: **Hon. Coun. Robert A. Abas**
 Co-Sponsored: **Hon. Coun. Atty. Raul R. Corro**
Hon. Coun. Atty. Patricio L. Boncayao, Jr.
Hon. Coun. Margarita Amythyst Patdu-Labios, MD
Hon. Coun. Bal Niefes
Hon. Coun. Alexander B. Diaz
Hon. Coun. Ringo A. Teves
Hon. Coun. Dan Hubert A. Barlis
Hon. Coun. Luvi P. Constantino
Hon. Coun. Engr. Neptali S. Santiago
Hon. Coun. Joselito V. Arevalo
Hon. Coun. Robert P. Baes
Hon. Coun. Elmer S. Espeleta
Hon. Coun. Rafael T. Sevilla
Hon. Coun. Vergel C. Ulanday
Hon. Coun. Adorado P. San Pedro

WHEREAS, Executive Order No. 71 and Republic Act No.7160 otherwise known as the New Local Government Code of 1991, states that, "the power of the Housing and Land Use Regulatory Board (HLURB) to grant preliminary approval and subdivision plans of all subdivisions has been transferred to the Local Government Units";

WHEREAS, under the said New Local Government Code of 1991, specifically Section 458 (2)(x), it states that, "the Sangguniang Panlungsod has the power to process and approve land use and zoning within its jurisdiction";

WHEREAS, Annex C: Zone Classification #3 Mixed Used Urban Corridor of City Ordinance No. 02-047 states that, "the Urban Corridor is intended for commercial and Light Industry Zone (I-1) shall be for non-polluted/non-hazardous manufacturing/processing establishments.";

WHEREAS, the PICAR DEVELOPMENT INCORPORATED, is applying for a zone re-classification of the land from Minor Commercial Zone (C-2) to Metropolitan Commercial Zone (C-3) for its Condominium Project "AMA TOWER RESIDENCES ALABANG", located at BUENCAMINO ST., BARANGAY CUPANG, MUNTINLUPA CITY;

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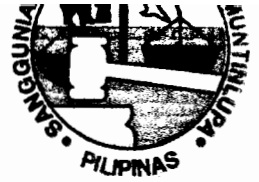
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WHEREAS, the project summary of the **AMA TOWER RESIDENCES ALABANG** are the following:

| | |
|-----------------------|---------------|
| Lot Area | 1,408.00 sq.m |
| Number of Tower | 1.00 |
| Building Height | 27.00 storeys |
| Typical Floor Plate | 937.24 sq. m |
| Parking Requirements | 133.00 slots |
| Provided Parking Area | 146.00 slots |

WHEREAS, after evaluating the necessary documents submitted by **PICAR DEVELOPMENT INCORPORATED**, and based on the recommendation of the City Zoning Administrator the application for a zone re-classification of the land from **Minor Commercial Zone (C-2)** to **Metropolitan Commercial Zone (C-3)** for its Condominium Project *is hereby approved*, subject to the terms and conditions under Ordinance No. 02-047;

WHEREAS, the developer must abide by the requirements setforth under the National Building Code of the Philippines;

NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 6th Sangguniang Panglungsod in session assembled that:

SECTION 1. This ordinance hereby grants the request of **PICAR DEVELOPMENT INCORPORATED**, for a zone re-classification of the land from **Minor Commercial Zone (C-2)** to **Metropolitan Commercial Zone (C-3)** for its Condominium Project "AMA TOWER RESIDENCES ALABANG" located at **BUENCAMINO ST., BARANGAY CUPANG, MUNTINLUPA CITY.**

SECTION 2. The zoning classification of the land is a **Minor Commercial Zone (C-2)** and to be reclassified to **Metropolitan Commercial Zone (C-3).**

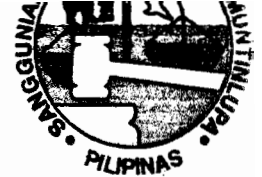
SECTION 3. The zone re-classification of the land from **Minor Commercial Zone (C-2)** to **Metropolitan Commercial Zone (C-3)** is for the purpose of establishing a condominium project having a lot area of **1,408.00 square meters**, covered by **TCT Nos. 199002, 199003, 199004, 199005, 42407, 42408, 42409 and 42410**, and containing **515 units**.

SECTION 4. The **Final Approval** of the zone re-classification of the land shall be issued, provided that the applicant shall complete all the other requirements setforth by the Zoning Office;

ENACTED, by the 6th Sangguniang Panlungsod this 8th day of **March, 2011**, on its 5th Special Session.



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CONCURRED:

DISTRICT


COUN. ATTY. RAUL R. CORRO

Member


COUN. ATTY. PATRICIO L. BONCAYAO, JR.

Member


COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD

Member


COUN. BAL NIEFES

Member


COUN. ALEXANDER B. DIAZ


Member


COUN. RINGO A. TEVES

Member


COUN. DAN HUBERT A. BARLIS

Member


COUN. LUVI P. CONSTANTINO

Member


COUN. ROBERT A. ABAS

Member


COUN. ENGR. NEPTALI S. SANTIAGO

Member


COUN. JOSELITO V. AREVALO

Member


COUN. ROBERT P. BAES

Member


COUN. ELMER S. ESPELETA

Member


COUN. RAFAEL T. SEVILLA

Member


COUN. VERGEL C. ULANDAY

Member


COUN. ADORADO P. SAN PEDRO

Sectoral Representative

President

Association of Barangay Captains



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ABSENT:

COUN. ALLEN F. AMPAYA
Member

COUN. EULOGIO DS. DIOKO, II
Sectoral Representative
President
Federation of Sangguniang Kabataan

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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