



Sangguniang Panglungsod

ORDINANCE NO. 11-039

AN ORDINANCE GRANTING THE REQUEST OF SOC LAND DEVELOPMENT CORPORATION FOR PRELIMINARY APPROVAL AND LOCATIONAL CLEARANCE (PALC) AND DEVELOPMENT PERMIT (DP) FOR ITS CONDOMINIUM PROJECT "ANUVA" LOCATED AT EAST SERVICE ROAD, BARANGAY BULI, 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. Allen F. Ampaya
Hon. Coun. Ringo A. Teves
Hon. Coun. Dan Hubert A. Barlis
Hon. Coun. Luvi P. Constantino
Hon. Coun. Robert A. Abas
Hon. Coun. Engr. Neptali S. Santiago
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
Hon. Coun. Eulogio DS. Dioko, II
- *****

WHEREAS, the 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, after evaluating the necessary documents submitted by SOC LAND DEVELOPMENT CORPORATION, and based on the recommendation of the City Zoning Administrator the application for Development Permit (DP) and Preliminary Approval and Locational Clearance (PALC), for its Condominium Project "ANUVA" is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

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

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Ulanday

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Ordinance No. 11-

WHEREAS, the developer must also abide by the requirements set forth 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 **SOC LAND DEVELOPMENT CORPORATION**, for Preliminary Approval and Locational Clearance (PALC) and Development Permit (DP) for its condominium project "**ANUVA**" located at East Service Road, Barangay Buli, Muntinlupa City.

SECTION 2. The grant is on the condition that the applicant shall first secure an alteration/conversion of zoning classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3).

SECTION 3. The development of proposed condominium project "**ANUVA**" composed of four (4) residential building, twenty-storey and twelve storey building having an area of 24,022.90 square meters/2.4 hectares and containing 1,999 units and two hundred forty two (242) parking space/slot.

SECTION 4. The parking area of the said project shall comply with the provisions provided under the Building Code of the Philippines.

SECTION 5. The *Final Approval* shall be issued provided that the applicant shall also submit and comply with all the requirements set forth by the Zoning Office and the Sangguniang Panglungsod.

SECTION 6. The developer-applicant shall also comply with all the terms and conditions agreed upon and all legal requirements by the Zoning Office and by existing laws and ordinances.

ENACTED, by the 6th *Sangguniang Panglungsod of Muntinlupa* this 11th day of July 2011, on its 42nd *Regular Session*.

CONCURRED:

DISTRICT I:

COUN. ATTY. PATRICIO L. BONCAYAO, JR.

Member

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD

Member

COUN. BAL NIEFES

Member

COUN. ALEXANDER B. DIAZ

Member

Muntinlupa

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COUN. ALLEN F. AMPAYA
Member

COUN. RINGO A. TEVES
Member

COUN. DAN HUBERT A. BARLIS
Member

DISTRICT II:

COUN. LUVI P. CONSTANTINO
Member

COUN. ROBERT A. ABAS
Member

COUN. ENGR. NEPTALI S. SANTIAGO
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

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

ABSENT:

COUN. JOSELITO V. AREVALO
Member


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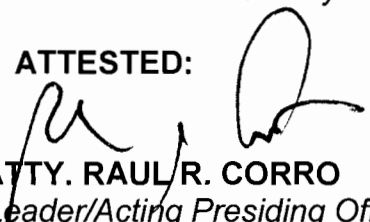
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I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.


CECILIA C. LAZARTE
Secretary

ATTESTED:


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



APPROVED:



ALDRIN L. SAN PEDRO
City Mayor

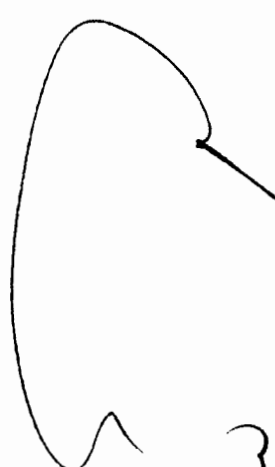


Date: _____

Norie/6th SP



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