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. Melchor R. Teves
Hon. Francis Ian T. Bagatsing
Hon. Mario E. Bulay, Jr.
Hon. Lucio B. Constantino
Hon. Bal Nieves
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 139 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.
SECTION 4. The Developer-applicant shall comply with the terms and conditions agreed upon with the Katarungan Village I 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 4th Sangguniang Panlungsod of Muntinlupa this 25th day of March 2007, on its 112th Regular Session.

CONCURRED:

SAL NIEFES
Councillor

ALLAN REY A. CAMILON
Councillor

MELCHOR R. TEVES
Councillor

ALLEN F. AMPAYA
Councillor

KEVIN S. DELGADO
Councillor

CHRISTIAN GLORIA B. LORICA
Representative
President Federation of Sangguniang Kabataan

FRANCIS IAN T. BAGATSING
Councillor

Engr. MARISSA COLE-RONGAVILLA
Councillor

LUCIO B. CONSTANTINO
Councillor

Engr. MAMERTO T. SEVILLA, JR.
Councillor

MARIO E. BULAY, JR.
Councillor

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Sangguniang Panglungsod

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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 G. LAZARTE
Secretary to the Sanggunian

ATTESTED:

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

APPROVED:

ATTY. JAIME R. FRESNEDI
City Mayor

Date

City Hall of Muntinlupa