AN ORDINANCE GRANTING THE REQUEST OF PLANTERS DB PROPERTIES, INC., FOR THE ALTERATION OF PLAN OF ITS PROJECT PRIMAVERA VILLAS PHASE I LOCATED AT BARANGAY PUTATAN, CITY OF MUNTINLUPA.

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

WHEREAS, said property was previously owned by T.J Diaz Realty Development which was issued and was granted a Preliminary Approval and Locational Clearance (PALC) of subdivision plan, by virtue of Kautusang Panlungsod Bilang 001-005, enacted on September 6, 2001;

WHEREAS, the same property was sold to Planters DB Properties, Inc. which is now applying for an Alteration of Development Plan of its project Primavera Ville Phase I located at Barangay Putatan, Muntinlupa City;

WHEREAS, after evaluating the necessary documents submitted by PDB Properties Inc., and based on the recommendation of the City Zoning Administrator the application for Alteration of Development Plan of its project Primavera Villas Phase 1 is hereby approved, subject to the terms and conditions under this ordinance;

WHEREAS, the total area for alteration is 6,740.00 square meters more or less;

NOW THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 8th Sangguniang Panlungsod of Muntinlupa in session duly assembled that:

SECTION 1. This ordinance shall be known as ‘an ordinance granting the request of Planters Development Bank (PDB) for the Alteration of Plan of its project Primavera Ville Phase 1 located at Barangay Putatan, City of Muntinlupa.'
SECTION 2. The areas subject for Alteration has not been sold and has not yet been developed.

SECTION 3. The Conversion of the following lots are Block 2, Lot 1A & 1B; Block 3, Lots 2, 4, 36 & 34; and Block 4, Lot 6.

SECTION 4. The Lots and Blocks for alteration and consolidation are the following:

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>LOTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block 1</td>
<td>1, 2, 3; 4, 5, 6; 7, 8; 9, 10, 11; 12 &amp; 13</td>
</tr>
<tr>
<td>Block 2</td>
<td>10, 11A &amp; 11B, 12; 19, 20, 21; and 27, 28;</td>
</tr>
<tr>
<td>Block 3</td>
<td>3 &amp; 1; 2 &amp; 4; 18, 20A &amp; 20B, 22; 17, 19A &amp; 19B, 21;</td>
</tr>
<tr>
<td>Block 4</td>
<td>4, 5A &amp; 5B, and 6</td>
</tr>
</tbody>
</table>

SECTION 5. The Summary of Spaces of Primavera Villas Phase 1 is as follows:

<table>
<thead>
<tr>
<th></th>
<th>As Approved</th>
<th>Proposed</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Aggregate Area</td>
<td>6,740 (100.00%)</td>
<td>6,740 (11%)</td>
<td>SAME</td>
</tr>
<tr>
<td>Saleable Area</td>
<td>4,553.00 (67%)</td>
<td>4,553 (67%)</td>
<td>SAME</td>
</tr>
<tr>
<td>Circulation</td>
<td>2,187.00 (32%)</td>
<td>2,187.00 (32%)</td>
<td>SAME</td>
</tr>
<tr>
<td>Resulting Saleable Lots</td>
<td>84</td>
<td>68</td>
<td>-16 Units</td>
</tr>
<tr>
<td>Resulting Open Space Lots</td>
<td>1 lot</td>
<td>1 lot</td>
<td>SAME</td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>40 sq.m.</td>
<td>40 sq.m.</td>
<td>SAME</td>
</tr>
<tr>
<td>Maximum Lot Area</td>
<td>116 sq.m.</td>
<td>116 sq.m.</td>
<td>SAME</td>
</tr>
<tr>
<td>Minimum Frontage</td>
<td>4m</td>
<td>4m</td>
<td>SAME</td>
</tr>
<tr>
<td>Width of main road</td>
<td>10m</td>
<td>10m</td>
<td>SAME</td>
</tr>
<tr>
<td>Width of Secondary Road</td>
<td>8m</td>
<td>8m</td>
<td>SAME</td>
</tr>
<tr>
<td>DENSITY</td>
<td>124.63 Units/HAS</td>
<td>100.89 Units/HAS</td>
<td>-23.74</td>
</tr>
</tbody>
</table>

SECTION 6. The final approval of application for alteration of Development Plan by PDB Properties, Inc., is hereby issued subject to the completion/submission of other required documents setforth by the City Zoning Administration Office and other national or local agencies/offices/departments.

ENACTED, by 8th Sangguniang Panlungsod of Muntinlupa this 12th day of April, 2019, on its 18th Special Session.

CONCURRED:

DISTRICT I:

COUN. ATTY. PATRICIO L. BONCAYAO, JR.
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COUN. BARNIEFES
Member

COUN. ALLAN REY A. CAMILON
Member

COUN. RINGGO A. TEVES
Member

COUN. LOUISITO A. ARCIAGA
Member

COUN. ALEXANDER B. DIAZ
Member

COUN. MARISSA C. RONGAVILLA
Member

COUN. MARK-LESTER M. BAES
Member

COUN. WALTER A. ARCILLA
Sectoral Representative
President
League of Barangay Captains

ABSENT:

CELSO C. DIOKO
City Vice-Mayor/Presiding Officer

COUN. STEPHANIE G. TEVES
Member

COUN. IVEE RHIA A. TADEFA
Member

COUN. MA. DHESSIREE G. AREVALO
Member

COUN. VICTOR L. ULANDAY
Member

COUN. GRACE B. GONZAGA
Member

COUN. KENICHI D.A. TAKAGI, JR.
Sectoral Representative
President
Federation of Sangguniang Kabataan

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

CECILIA C. LAZARTE
Secretary to the Sanggunian
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ATTESTED:

COUN. LUCIO B. CONSTANTINO
Assistant Majority Floor Leader/Acting Presiding Officer

APPROVED:

ATTY. JAIMER FRANSEDI
City Mayor

Date: 22 APR 2019

Norie/8th SP