

Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

NINTH CITY COUNCIL

COMMITTEE REPORT NO: 141-2024

November 29, 2023

Submitted by:

**COMMITTEE ON LAND USE, ZONING, RECLASSIFICATION, PLANNING AND
SUBDIVISION APPROVAL**

November 29, 2023 PRESENT:

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| HON. JUDE T. BAYONA | - Chairman |
| HON. ARNEL T. ARUGAY | - Member |
| HON. MARK ANGELO B. DAYAG | - Member (via zoom) |

RESOURCE PERSONS:

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|----------------------------|-----------------------------------|
| MR. GILBERT Z. QUINAN | - PDO/CPDO |
| ENGR. MANOLO M. BARREO | - Zoning Officer I/CPDCO |
| ATTY. RODERICK S. IQUIN | - City Legal Office |
| ENGR. PATRICK TAGUBA | - City Engineering Office |
| ENGR. CATHERINE G. TAGUIAM | - Engineer I/CENRO |
| MR. CARLO BALISI | - JDE Land Company Representative |
| MR. CYRIL JON EDEJER | - JDE Land Company Representative |
| MR. JESSIE MANICAD | - JDE Land Company Representative |
| MR. JERICK BAÑARES | - JDE Land Company Representative |

January 17, 2024 PRESENT:

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| HON. JUDE T. BAYONA | - Chairman |
| HON. ARNEL T. ARUGAY | - Member |
| HON. MARK ANGELO B. DAYAG | - Member |
| HON. KARINA S GAUANI-VIERNES | - Member (via zoom) |

GUEST:

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| HON. RONALDO S. ORTIZ | - City Councilor |
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RESOURCE PERSONS:

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|-------------------------------|---------------------------------------|
| MR. GILBERT Z. QUINAN | - PDO/CPDO |
| ENGR. PATRICK TAGUBA | - City Engineering Office |
| ENGR. MANOLO M. BARREO | - Zoning Officer I/CPDCO |
| MR. JEREMIAH G. SUSTENTO, JR. | - City Treasury Office Representative |
| MR. CARLO BALISI | - JDE Land Company Representative |
| MR. CYRIL JON EDEJER | - JDE Land Company Representative |

March 05, 2024 PRESENT:

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| HON. JUDE T. BAYONA | - Chairman |
| HON. ARNEL T. ARUGAY | - Member |
| HON. MARK ANGELO B. DAYAG | - Member |
| HON. KARINA S GAUANI-VIERNES | - Member (via zoom) |

GUEST:

| | |
|-----------------------|------------------|
| HON. RONALDO S. ORTIZ | - City Councilor |
|-----------------------|------------------|

RESOURCE PERSONS:

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|-----------------------|-----------------------------------|
| MR. GILBERT Z. QUINAN | - PDO/CPDO |
| DARALINA EDEJER | - Applicant JDE Land Company |
| MR. CARLO BALISI | - JDE Land Company Representative |
| MR. JESSIE MANICAD | - JDE Land Company Representative |

SUBJECT:

Indorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que, on the Evaluation and Recommendation Report of the Technical Working Group relative to the application for Development Permit under PD 957 with Housing Component of JDE Land Corporation (JDE Land Company).

FOR THE PRESIDING OFFICER:

The Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval of the 9th City Council to which the application for Development Permit (D.P.) under PD 957 with Housing Component of JDE Land Corporation (JDE Land Company) which is named PRIMERA HOMES, with a total project area of 9,573 square meters located at Carig Norte, Tuguegarao City was referred, met and considered the same and has the honor to report to the august Body in session with the following action taken, findings and recommendations:

ACTION TAKEN:

1. The Committee met to discuss the subject application for a Development Permit (D.P.) under PD 957 with Housing Component of JDE Land Corporation (JDE Land Company) for a proposed subdivision project named PRIMERA HOMES.
2. The Technical Working Group convened to assist the Committee on Land Use, Zoning, Planning and Subdivision Approval on the evaluation of the documents and other requirements submitted.
3. The Committee met on January 17, 2024 to discuss and deliberate the herein subject application, however the committee set another meeting since the applicant, Ms. Daralina Edejer did not personally attend the said meeting.
4. The members of the Committee on Land Use, Zoning, Planning and Subdivision Approval together with the members of the Technical Working Group and the applicant, Ms. Daralina Edejer have conducted a site inspection on the proposal project.
5. An Evaluation and Recommendation Report after an inspection was submitted by the Technical Working Group, the same of which shall form part of the Committee Report.
6. The Committee met and deliberated on March 05, 2024 for the final consideration on the merits of the proposed application which was attended by the applicant, Ms. Daralina Edejer.

FINDINGS:

1. The following documents were submitted by the applicant:

- a. Notarized Application for Development Permit under PD 957;
- b. Preliminary Approval and Locational Clearance under PD 957;
- c. City Resolution No. 395-09-2023 (PALC Approval) dated August 1, 2023;
- d. Development Plan;
 1. Roads
 2. Lot Numbers
 3. Site Data
- e. Civil and Sanitary Works Design;
 - a. 2 Copies of Road (Geometric and Structural)
 1. Typical Roadway
 2. Details of Roadway
 - b. Details of Storm Drainage and Sanitary Sewer System
 1. Profile showing the Hydraulic Gradient
 2. Details Sanitary
 - c. 2 Copies of Site Grading;
- f. Site Development Plan;
- g. Vicinity Map;
- h. Topographic Map;
- i. Certification of True and Correct Geographic Position (DENR);
- j. Certificate of Non-Coverage (CNC-OL-R02-2023-01-00082) issued January 20, 2023 by the Environmental Management Bureau in accordance with the revised procedural manual for administrative order no. 30, series of 2003 of presidential decree no. 1586 (Item 3.6.8);
- k. Zoning Certification;
- l. Certificate of Registration (DHSUD);
- m. Certification issued by Cagayan Electric Cooperative, Inc. (CAGELCO) dated December 22, 2023;
- n. Certification issued by the Metropolitan Tuguegarao Water District (MTWD) dated December 07, 2023;
- o. Securities and Exchange Commission Company Registration No. 2023010082006-01;
- p. Housing Construction Plans
 1. Perspective/Vicinity Map/Site Development Plan;
 2. Ground Floor Plan/Second Floor Plan/Front Elevation/Right Elevation/Left Side Elevation/Rear Side Elevation/Schedule of Doors and Windows;
 3. Foundation Plan/Second Floor Framing Plan/Roof Framing Plan/Schedule of Beams/Schedule of Footings;
 4. Schedule of Columns/Detailed Section of Slab/Typical Detail of Beam/Typical Detail of Cantilever Beam 01;
 5. Ground Floor Planning Layout Plan/ Second Floor Plumbing Layout/Isometric Plumbing Layout/Ground Floor Water Layout Plan/Second Floor Water Layout Plan/Isometric Water Layout Plan/Detail of Lavatory/Detail of Water Closet/Detailed Section of Septic

Vault/Detailed Plan of Septic Vault/Detail of Clean Out/Detail of Catch Basin;

6. Ground Floor Power Receptacles/Second Floor Power Receptacles and Auxiliary Layout/Ground Floor Lighting Layout/Second Floor Lighting Layout/Power Riser Diagram/Schedule of Loads.

2. The applicant complied with all the necessary requirements mandated by the Local Government Code of 1991 and other requirements the committee required.

RECOMMENDATION:

The Committee after taking into account all the above findings, favorably recommends the enactment of a Resolution authorizing the application for a Development Permit (D.P.) under Presidential Decree 957 with Housing Component of JDE Land Corporation (JDE Land Company) covering a project area of 9,573 square meters, located at Carig Norte, Tuguegarao City subject to the following conditions:

1. All conditions stipulated in the PALC City Resolution No. 395-09-2023 must be complied;
2. The owner/developer shall indicate and delineate the location of the Sewerage Treatment Facility in the Subdivision Plan;
3. For shelter component, it shall strictly conform to the requirements of the National Building Code and other related laws;
4. The developer shall strictly comply with the conditions/requirements stipulated in the Certificate of Non-Coverage (CNC) issued by the DENR;
5. The owner/developer shall comply with the applicable requirements of the other agencies and applicable provisions of existing laws;
6. No activity other than applied for shall be conducted within the area shall be introduced without prior clearance from the office of the Sangguniang Panlungsod;
7. Adequate safety measures against fire shall be provided and strictly conform to the requirements of the National Fire Protection Code and other related laws;
8. Non-compliance to the National Building Code laws concerning Subdivision and other laws shall cause the revocation of this permit.

Respectfully submitted:



HON. JUDE T. BAYONA
Chairman



HON. ARNEL T. ARUGAY
Member



HON. MARK ANGELO B. DAYAG
Member



HON. KARINA S. GAUANI-VIERNES
Member

**RESOLUTION APPROVING THE APPLICATION OF JDE LAND CORPORATION
(JDE LAND COMPANY) FOR A DEVELOPMENT PERMIT (D.P.) UNDER
PRESIDENTIAL DECREE 957 FOR THE PROPOSED COMPLEX SUBDIVISION
PROJECT (PRIMERA HOMES TUGUEGARAO) CONSISTING OF A TOTAL
PROJECT AREA OF 9,573 SQUARE METERS LOCATED AT CARIG NORTE,
TUGUEGARAO CITY, CAGAYAN**

WHEREAS, cities and municipalities are vested with authority to process and approve application for subdivision plans for residential, commercial, industrial and other development purposes pursuant to Section 458, paragraph 2, subparagraph (x) of RA 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Presidential Decree 957, otherwise known as the Subdivision and Legal Condominium Buyer's Protective Decree, provides the rules and regulations governing processing and approval of Subdivision and Condominium Projects;

WHEREAS, JDE Land Corporation has applied for a Development Permit (D.P.) under PD 957 for the proposed complex subdivision project (Primera Homes Tuguegarao) with a total project area of 9,573 square meters located at Carig Norte, Tuguegarao City, Cagayan;

WHEREAS, the Preliminary Approval and Locational Clearance (PALC) of Primera Homes Tuguegarao was approved pursuant to City Resolution No. 395-09-2023;

WHEREAS, the applicant has complied with all the documentary requirements set forth by PD 957 and other applicable laws as contained in Committee Report No. _____ which was duly approved by the Ninth City Council of Tuguegarao City;

NOW, THEREFORE RESOLVE, as it is hereby **RESOLVED**, to approve the application of JDE Land Corporation (JDE Land Company) for a Development Permit (D.P.) under PD 957 for the proposed complex subdivision project (Primera Homes Tuguegarao) with a total project area of 9,573 square meters located at Carig Norte, Tuguegarao City, Cagayan, subject to the following conditions:

1. All conditions stipulated in PALC Resolution No. 395-09-2023 must be complied.
2. The owner/developer shall indicate and delineate the location of Sewerage Treatment Facility in the subdivision Plan.
3. For shelter component, it shall strictly conform to the requirements of the National Building Code and other related laws.
4. The developer shall strictly comply with the conditions/requirements stipulated in the Certificate of Non-Coverage (CNC) issued by the DENR.
5. The owner/developer shall comply with the applicable requirements of other Agencies and applicable provisions of existing laws.
6. No activity other than that applied for shall be conducted within the area shall be introduced without prior clearance from the office of the Sangguniang Panlungsod.
7. Adequate safety measures against fire shall be provided and strictly conform to the requirements of the National Fire Protection Code and other related laws.
8. Non-compliance to the National Building Code, Laws concerning Subdivisions and other pertinent laws shall cause the revocation of this permit.