Republic of the Philippines
CITY OF BACOOR
Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

PRESENT:

HON. CATHERINE S. EVARISTO - Vice Mayor/Presiding Officer

District 1

HON. AVELINO B. SOLIS - Councilor
HON. EDWIN G. GAWARAN - Councilor
HON. ROWENA B. MENDIOLA - Councilor
HON. MIGUEL N. BAUTISTA - Councilor
HON. REYNALDO M. FABIAN - Councilor
HON. VENUS D. DE CASTRO - Councilor

District 2

HON. REYNALDO D. PALABRICA - Councilor
HON. HERNANDO C. GUTIERREZ - Councilor
HON. GAUDENCIO P. NOLASCO - Councilor
HON. BAYANI M. DE LEON - Councilor
HON. LEANDRO A. DE LEON - Councilor
HON. ROBERTO R. JAVIER - Councilor
HON. VICTORIO L. GUERRERO, JR. - Councilor (ABC-Pres.)

CITY RESOLUTION NO. 2014-062
Series of 2014

A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT OF LIFE BEYOND SANCTUARIUM AND GARDENS INC. FOR ITS “LIFE BEYOND SANCTUARIUM AND GARDENS” MEMORIAL PARK/CEMETERY PROJECT LOCATED AT BARANGAY MOLINO IV, CITY OF BACOOR, CAVITE.


WHEREAS, an application for Development Permit was filed by Life Beyond Sanctuariurn and Gardens Inc. for a memorial park/cemetery project herein described as:

Name of Project: Life Beyond Sanctuariurn and Gardens
Location: Molino IV, Bacoor City, Cavite
Total Land Area: 53,234 square meters
No. of Plots: 4,924 plots
Total Developable Area: 37,282.80 square meters

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Excluded Area: 15,970.20 square meters
TCT Number: T-176956
Project Classification: EO 648

WHEREAS, the Committee on Housing and Land Utilization through its Chairman, Hon. Edwin G. Gawaran, after conducting an ocular inspection of the said project and after review and evaluation of the pertinent documents submitted herewith, recommends the issuance of a Development Permit to Life Beyond Sanctuariu and Gardens Inc. in accordance with the plans and specification hereto attached and made an integral part hereof, for the project known as Life Beyond Sanctuariu and Gardens located at Molino IV, City of Bacoor, Province of Cavite, subject to the prescribed guidelines and regulations under EO 648 and other government agencies;

WHEREAS, the developer manifested before the Sangguniang Panlungsod that Life Beyond Sanctuariu and Gardens Inc. is the owner of the property subject of the application for the above-mentioned development permit, that its title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the corporation has complied-and will continue to comply-with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities;

WHEREFORE, on motion of Honorable Councilor Edwin G. Gawaran unanimously seconded by all members present, in its 28th regular session assembled, BE IT RESOLVED AS IT IS HEREBY RESOLVED by the Sangguniang Panlungsod of the City of Bacoor, Province of Cavite to grant a Development Permit to Life Beyond Sanctuaria and Gardens Inc. for the project known as "LIFE BEYOND SANCTUARIU AND GARDENS" covering the herein described property, PROVIDED that;

The Developer manifests that Life Beyond Sanctuarian and Gardens Inc. is the legal owner of the property subject of the above-mentioned application for a Development Permit, that its title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the said corporation has complied-and will continue to comply-with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities;

The Developer hereby undertakes to pay all corresponding government fees and taxes equivalent to the area/s covered by its application for a development permit before such permit is issued;

The Developer undertakes to hold the City Government, and all of its elected and appointed officials, free and blameless from any and all claims, demand, account or action arising out of any infirmity in its title/s to the above-mentioned property or to any person or tenant caused by the development or construction of the above-mentioned project;

The developer undertakes that its non-compliance with the requirements of Provincial Ordinance No. 2003-005 (entitled: "An ordinance Requiring All Subdivision Developers Doing Business In The Province Of City Resolution No. 2014-062. 03 March 2014
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Cavite To Provide Slope Protection, A One-Meter Path Walk And Two-Meter Plant Strip, To Be Placed At The Edge Of The Property Line Of The Three-Meter Easement Before Commencing Construction Of Any Housing Unit, And Providing Penalties For Violation Thereof.”) Municipal Resolution No. 82-S-95 (entitled: “Resolution Increasing The Payment Of Development Permit Fee From Its Present Rate Of P0.50 Per Square Meter To P10.00 Per Square Meter In Accordance With The General Guidelines, Rules, Regulations, And Standards Being Implemented By The Housing And Land Use Regulatory Board In The Processing, And Approval Of Subdivision Plans.”), Municipal Ordinance No. 4-S-2011 (entitled: “An Ordinance Mandating The Establishment Of A Water Impounding System In All Land Development Projects In Bacoor, Cavite”) and Municipal Ordinance No. 5-S-2011 (entitled: “An Ordinance Requiring The Installation Of A “Grease And Used Oil Waste Disposal System” In All Business Establishments Operating In Bacoor, Cavite”) and other pertinent ordinances or resolutions approved by the Sangguniang Panlungsod of Bacoor, or any misrepresentation committed by the Developer in connection with its application for a Development Permit, shall be deemed sufficient grounds for the revocation of any development permit or non-issuance of an Occupancy Permit in its favor;

The Developer undertakes to devote and develop a parcel of land within the above-described development project where a materials recovery facility (MRF) will be placed in accordance with Republic Act 9003 also known as the “Ecological Solid waste Management Act of 2000” within one (1) year after the issuance of the above-mentioned development permit;

The Developer hereby undertakes to require all its employees—
or the employees of its contractors of suppliers—who will be reporting for work within the territorial jurisdiction of the City of Bacoor, Cavite to obtain Work Permits from the Office of the City Mayor;

The Developer undertakes to provide the City Government through the Business Permits and Licensing Office (BPLO), with a list of the names and addresses of the various contractors/suppliers who will work on the above-mentioned development project for purposes of assessing the proper Business Permit Fees that the City Government should charge to the said contractors/suppliers. Moreover, the Developer hereby undertakes to secure a business permit for the operation of any utility (water, cable TV, etc.) to be operated by the Developer—or its affiliates—in its development project;

The Developer hereby undertakes to plant at least one hundred (100) trees within the territorial jurisdiction of City of Bacoor, Cavite for every one (1) hectare of the area consisting the development project subject of the above-mentioned application within one (1) year from the date of approval of the Development Permit. Provided: that the type of trees, the manner and schedule of planting of such trees, and the exact location where such trees shall be planted by the Developer shall be subject to the prior approval of the City Mayor. Provided further, that types of trees to be planted by the Developer shall be subject to the recommendation of the Department of Environment and Natural Resources (DENR). Provided further, that the cost of planting and maintaining the said trees, which shall include but shall not be limited to the watering and fertilizing of the said trees, shall be borne exclusively by the Developer for the entire duration of one (1) year following its planting;

The Developer undertakes to design its memorial park in such a way that its entrance/exit gates are at least ten (10) meters away from the edge of the nearest national, provincial, or city road so that motor vehicles entering or exiting the said mall shall not impede the orderly flow of traffic. Provided, further, that the Developer shall provide sufficient space for the construction of various vehicle stops, traffic stop lights, parking lots, and other
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devices/structures/systems that will mitigate traffic congestion within and around the said memorial park. Provided that all paving materials to be used by the Developer in all parking lots, parks, sidewalks and other open spaces in the said project except roads and bridges shall be permeable in character to allow rain water to seep through the ground;

The Developer undertakes to design the roads inside its development project in such a way that they may be interconnected with the road network of the City Government and with that of adjoining residential subdivisions, if any. Provided, further, that the design of the said roads should contribute to the mitigation of traffic congestion within and around the said memorial park;

The Developer undertakes to install high-definition, all weather closed circuit television cameras at strategic locations within the memorial park within one (1) year after the approval of its Development Permit in compliance with the Municipal Government’s crime prevention program pursuant to Municipal Ordinance No. 18-S-2009 which was passed by the Sangguniang Bayan on 22 October 2009 (entitled: "An Ordinance Requiring Business Establishments And Residential Subdivisions Operating In Bacoor, Cavite To Install Closed Circuit TV Cameras.");

The Developer undertakes to require any security agency that it will hire to guard the memorial park to register with the Office of the City Mayor and to pay the corresponding Business Permit Fee before it can operate;

The Developer undertakes to complete the perimeter fence of its memorial park, if any, covered by its application for a Development Permit within one (1) year from the date of approval of the said permit;

The Developer undertakes to start the development of the said project within one (1) year from the date of issuance of a development permit by the City Government. Provided that, if the developer cannot complete the Project for any justifiable reason, the said Developer shall request the Mayor for an extension of the afore-mentioned period before the same expires; and

The Developer shall comply with all the foregoing and with other conditions that may be set forth by the City Mayor in accordance with law. Otherwise, the City Government shall not approve the Developer’s application for a Development Permit and/or shall not grant the Developer an Occupancy Permit.

RESOLVED FURTHER, that copies of this Resolution be furnished to all concerned offices.

ADOPTED UNANIMOUSLY by the Sangguniang Panlunsod this 3rd day of March 2014 at the City of Bacoor, Cavite.
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I hereby certify that the foregoing Resolution was approved in accordance with law and that the contents hereof are true and correct.

Certified by:

HON. CATHARINE S. EVARISTO
Vice Mayor/Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Approved by:

HON. STRIKE B. REVILLA, PhD
City Mayor

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