

# APPLICATION FOR APPROVAL OF CONDOMINIUM/ TOWN HOUSES/ SUBDIVISIONS (P.D. 957)

\_\_\_\_\_  
DATE

**THE SANGGUNIANG BAYAN**  
LA TRINIDAD, BENGUET

THRU: THE CHAIRMAN  
Committee on Zoning, Urban & Rural Development

SIR:

In accordance with Sec. 4 of Presidential Decree No. 957 (Subdivision & Condominium Buyers Protective Decree) and its implementing standards, rules and regulations as amended by E.O. 648 dated 07 February 1981, I am applying for //PRELIMINARY APPROVAL ONLY INTEGRATED PRELIMINARY APPROVAL/ LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT/ FINAL APPROVAL OF \_\_\_\_\_(Name of Project) having an area of \_\_\_\_\_square meters containing \_\_\_\_\_ lots, located at \_\_\_\_\_

(Street) (Barangay) (Municipality) (Province)

The undersigned attests that the plan submitted is in accordance with pertinent laws, decrees, rules, regulations, standards & guidelines and that I assume full responsibility from any non-compliance or violation thereof. It is likewise understood that I shall commence development within one (1) year upon the issuance of development permit and that I shall assume full responsibility from any non-compliance or violations thereof.

Attached hereto are:

- / / For Preliminary Approval and Locational Clearance (PALC) Only
  - A. Four (4) sets of the following documents duly signed by a licensed Architect/ Engineer.
    1. Vicinity map (with a minimum of two (2) kilometers radius from the periphery of the project site showing the relationship of the proposed project to existing community facilities and utilities);
    2. Site Development Plan (Schematic plan) showing the proposed layout (For projects in Baguio City and Benguet plot all existing trees with a diameter of 0.30 meter or more);
    3. Survey plan of the lot/s as described in the Certificates of Title of lots subject of the application;
    4. Ground and floor plans (For condominium/townhouses only)
  - B. Certified true copy of titles and Tax Declaration (certification should not be more than three (3) months old upon filing of application) 4 copies

- C. Environmental Compliance Certificate (ECC)/ Environmental Impact Statement (EIS) from Department of Environment & Natural Resources (DENR) (For projects located in critical areas) 4 copies
- D. Conversion clearance from Department of Agrarian Reform (DAR) (for Agricultural Lands only) 4 copies
- E. Permit to cut trees (For projects located in Baguio and Benguet) 4 copies
- F. Letter authorizing applicant to file and follow up application and claim decision (In case applicant is not the owner of the project) 4 copies

/ / For Integrated PA/LC and Development Permit or Final Subdivision Approval/ Development Permit

- A. All of the above requirements for PA/ LC
- B. Topographic Plan to include existing condition like boundary lines, streets and easements/utilities as and adjacent to the project, ground/spot elevation and other conditions on the land, 4 copies
- C. For projects with vertical development , ie. Condominium/townhouses, duly signed by a licensed Architect/Engineer, 4 copies
  - 1. Final floor and ground plans
  - 2. Elevation plans (front, rear, right side and left side)
  - 3. Section plans (Cross & longitudinal)
  - 4. Building specifications, bill of materials and estimated costs
- D. For land development of projects (duly signed by a licensed Architect/Engineer) 4 copies
  - 1. Final site development/subdivision plan
  - 2. Road design plan (geometric & structural designs)
  - 3. Storm drainage and sewer system plans
  - 4. Water system layout and details
  - 5. Site grading plan
  - 6. Power distribution plan
  - 7. Site development plan/Landscape design for parks and playgrounds
  - 8. Specifications, bill of materials and cost estimates
- E. Project study indicating among others the land development cost, vertical development cost, amortization schedules, sources of financing, marketability, cash flow, and project time table/completion, with the following financial attachments (2 copies each):
  - 1. Audited assets and liabilities/income statement
  - 2. Income Tax Return (for last three (3) years)
  - 3. Certificate of registration with Security and Exchange Commission(SEC)
  - 4. Articles of incorporation of partnership

5. Corporation by-laws and all implementing amendments

- F. Permit for operation of deep well, and a water resistivity tests, if and when necessary from the local water franchise on the availability of water supply/service in the area where the project is to be put up (4 copies)
- G. Certification from the local power franchise on the availability of electrical power supply/service in the area where the project is to be put up (4copies)
- H. Concrete proof of existence of right-of-way over access road/s and/or drainage outfalls, ie. Deed of easement of right-of-way, titles, etc. (4 copies)

Very truly yours,

\_\_\_\_\_  
Owner/Applicant

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contact Number: \_\_\_\_\_

Republic of the Philippines)

\_\_\_\_\_ ) s.s.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_  
year \_\_\_\_\_, in the City/Municipality of \_\_\_\_\_ Province of \_\_\_\_\_.  
Affiant exhibited his/her residence certificate number \_\_\_\_\_  
issued at \_\_\_\_\_ on \_\_\_\_\_.

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