



Republic of the Philippines
Province of Rizal
MUNICIPALITY OF TAYTAY
OFFICE OF SANGGUNIANG BAYAN
HON. MA. ELAINE T. LEONARDO

COMM. NO. 2302-026

ENDORSEMENT

January 30, 2023

Respectfully forwarded to the Sangguniang Bayan Members, thru Atty. Stanlee D. Calma Secretary to the Sangguniang Bayan, the herein attached letter from Ms. Fatima G. Garcia of Municipal Planning & Development Office regarding the request for the development permit of Kapatiran ng Isang Lahi Hulong Bangiad II Itaas Inc.

Thank you and God Bless us.

Respectfully Yours,


HON. MA. ELAINE T. LEONARDO
Municipal Councilor





Republic of the Philippines
Province of Rizal
MUNICIPALITY OF TAYTAY
MUNICIPAL PLANNING & DEVELOPMENT OFFICE

ENDORSEMENT

January 23, 2023

TO: **HON. MA. ELAINE T. LEONARDO**
Sangguniang Bayan Member
Chairperson - Committee on Housing and
Land Utilization
Taytay, Rizal

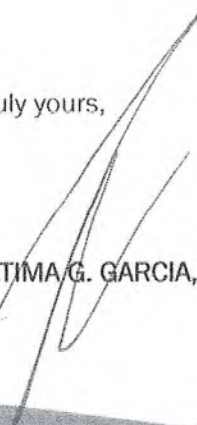
Greetings in the name of Public Service!

Respectfully forwarding to your good office the following documents:

- **Inspection report** conducted last **January 11, 2023**.
- **Supporting documents** submitted for the **Application of Development Permit** of Kapatiran ng Isang Lahi Hulong Bangiad II Itaas Inc., situated at Purok 18, Upper Javier Comp., Sitio Isang Lahi, Barangay San Juan, Taytay, Rizal

For your reference. Thank you.

Very truly yours,


MA. FATIMA G. GARCIA, EnP.
MPDC

Serbisyong may ngiti!

Don Hilario Cruz Ave., Club Manila East Compd. Brgy. San Juan, Taytay, Rizal







INSPECTION REPORT

NAME OF DEVELOPMENT:	KAPATIRAN NG ISANG LAHI SA HULONG BANGIAD II ITAAS INC.
NAME OF OWNER/DEVELOPER:	ISANG LAHI HOA
LOCATION:	PUROK 18, UPPER JAVIER COMP. SITIO ISANG LAHI, BARANGAY SAN JUAN, TAYTAY, RIZAL
DATE OF INSPECTION:	JANUARY 11, 2023
PRESENT ON SITE:	CAMILLE AISLINN G. PUYOD, EnP. – ZONING OFFICER I
	ARCH. CHRISTINE JASON F. HALLIG – ADMIN ASSIST. II
	ENGR. AERON LASERNA – MPDO STAFF
	JEROME OLIVEROS – MPDO STAFF



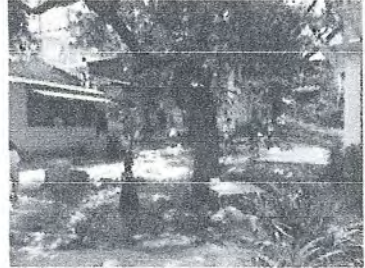
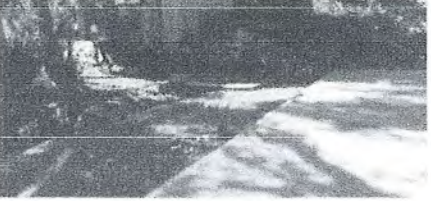



I. BACKGROUND

A follow-up site inspection was conducted last January 11, 2023 by the Municipal Planning and Development Office (MPDO) with regards to the Application of Development Permit of Isang Lahi which is located at Purok 18, Upper Javier Compound, Sitio Isang Lahi, Brgy. San Juan, Taytay, Rizal. The inspection was conducted to assess the present condition of the area, if there are improvements made after the first inspection which was last March 2022, and to verify if the submitted subdivision plan in MPDO complies with the standards stated in PD 957 (*Implementing the Subdivision and Condominium Buyer's Protective Decree*) and PD 1216 (*Defining Open Space in Residential Subdivision*).

II. OBSERVATIONS

NO.	DETAILS	IMAGE
1	Some road pavement is still underdeveloped. Roads leading to Isang Lahi can only be accessed through walking and by riding a bicycles and motorcycles	
2	the major road has a 1.40-meter concrete road width. Once the Application of DP is approved, they will strictly follow the 6.00-meter road width standard.	
3	Makeshift houses can still be found in higher points of the site	



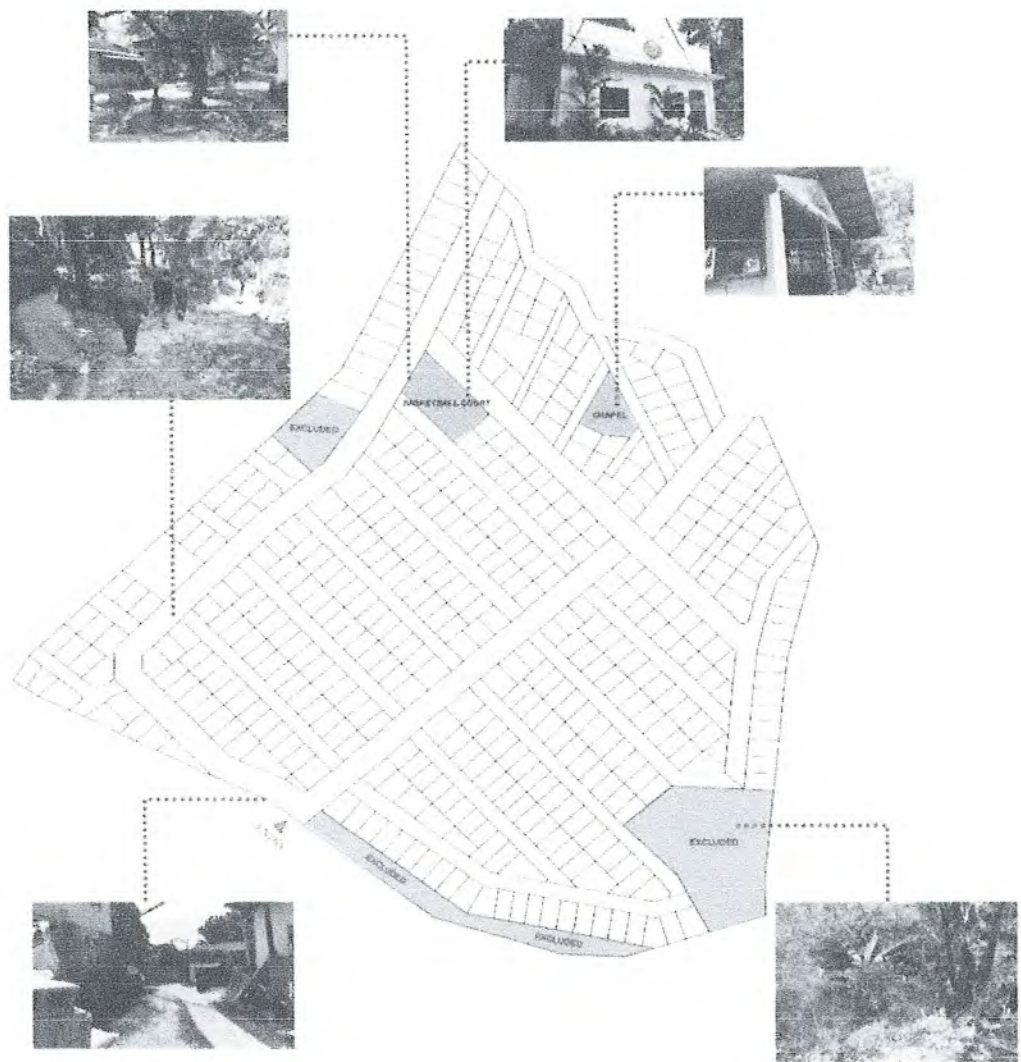
4	Concrete houses/structure are situated in the entrance of the site	
5	<p>Power Supply: MERALCO</p> <p>Some parts are installed with solar powered posts.</p>	
6	<p>Water Supply: Manila Water</p> <p>Some are still dependent on deep wells.</p>	
7	The area has a several trees, and amenities such as, basketball court, multi-purpose hall, and a chapel;	 
8	The road access which is a project of the Provincial Government is still under construction.	<p>BEFORE (MAR. 2022)</p>  <p>NOW (2023)</p> 



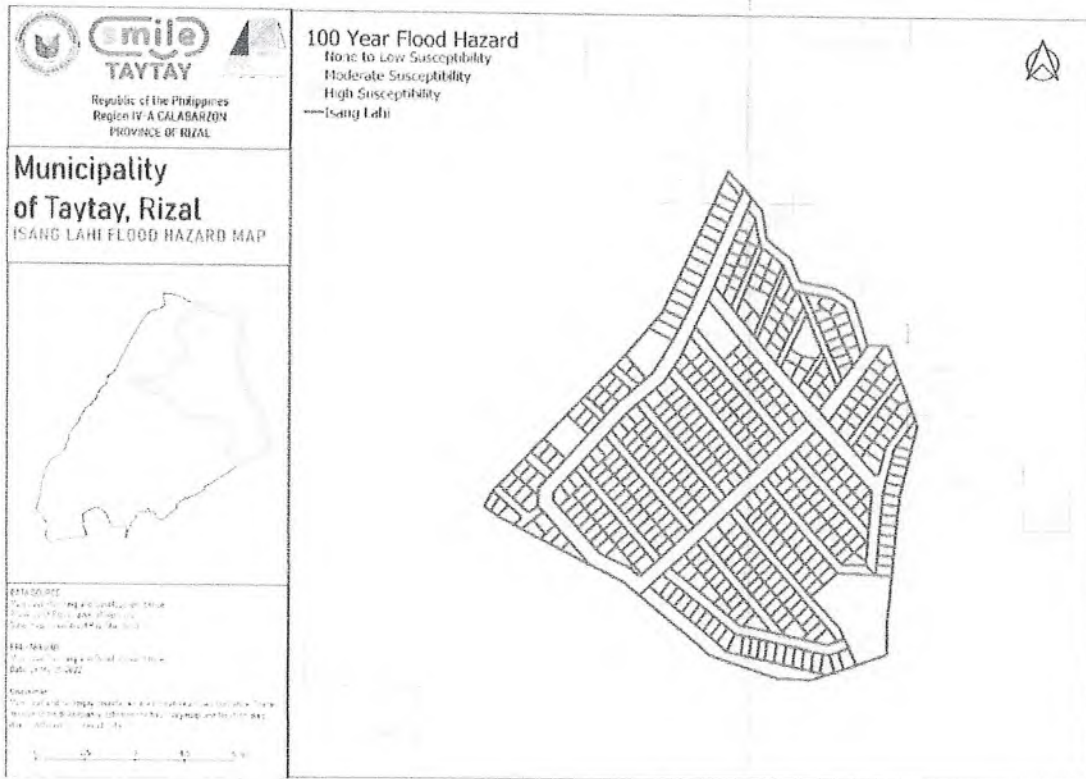
III. RECOMMENDATIONS

NO.	DETAILS
	The developer shall review the previous inspection report last March 8, 2022 and comply with the recommendations stated:
1	Develop their roads into paved concrete with a minimum dimension of 8-meters for major roads and 6.5-meters for minor roads <i>(based on IRR BP 220 - R.O.W. for Economic Housing)</i>
2	Provide a 1.20-meter sidewalk on both sides on the road
3	Install proper drainage and water supply for health and safety of the residents
4	Provide MRF for proper waste disposal
5	Construct a perimeter fence along the boundary lines of the subdivision especially those located in higher points near the creek and cliff
6	Lastly, Remove the obstructing structures occupying their road and utility area

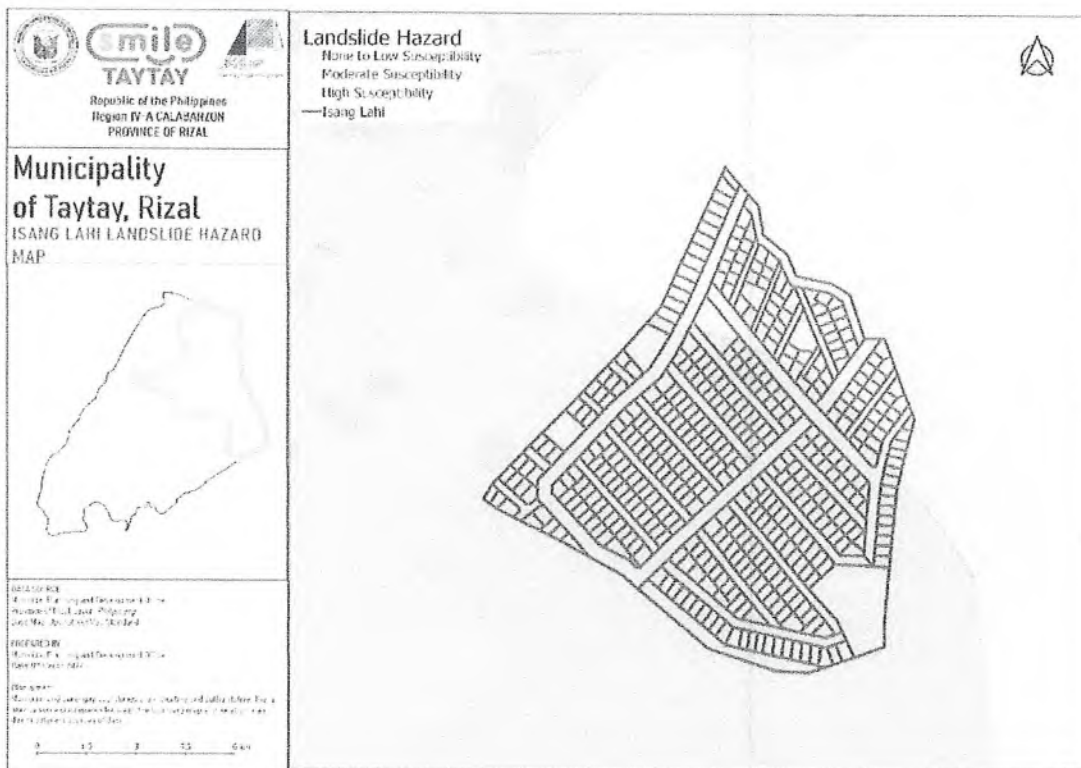
IV. APPENDIX



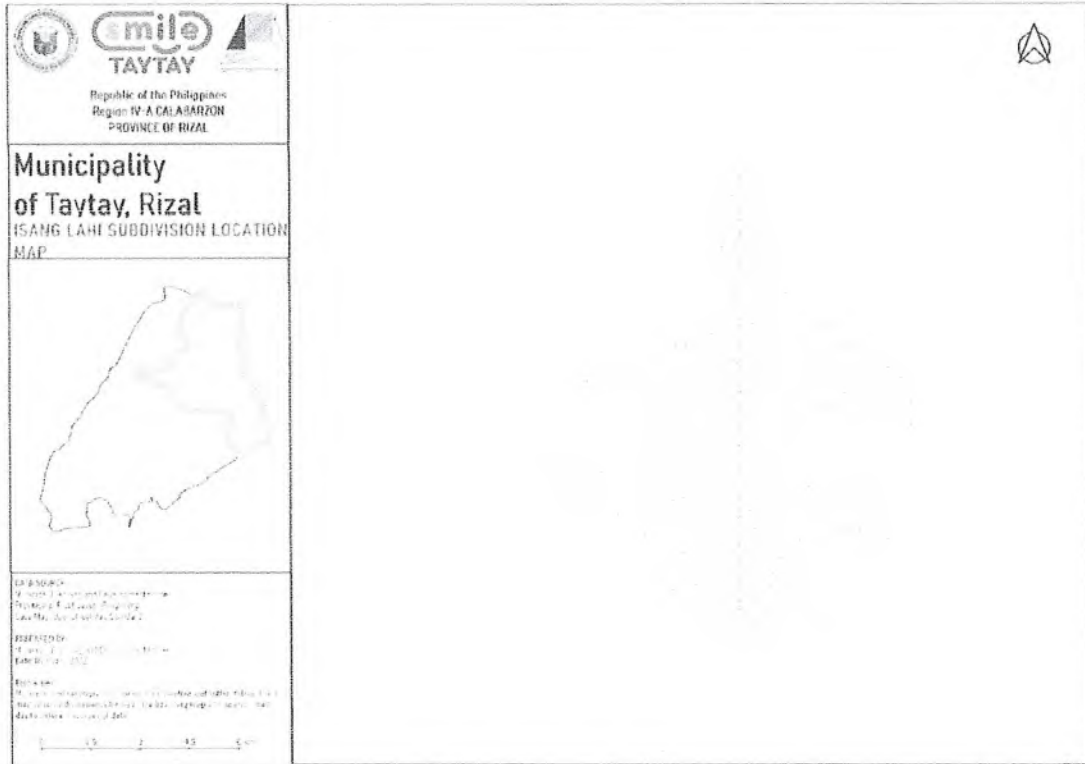
MAP 01. SUBDIVISION PLAN



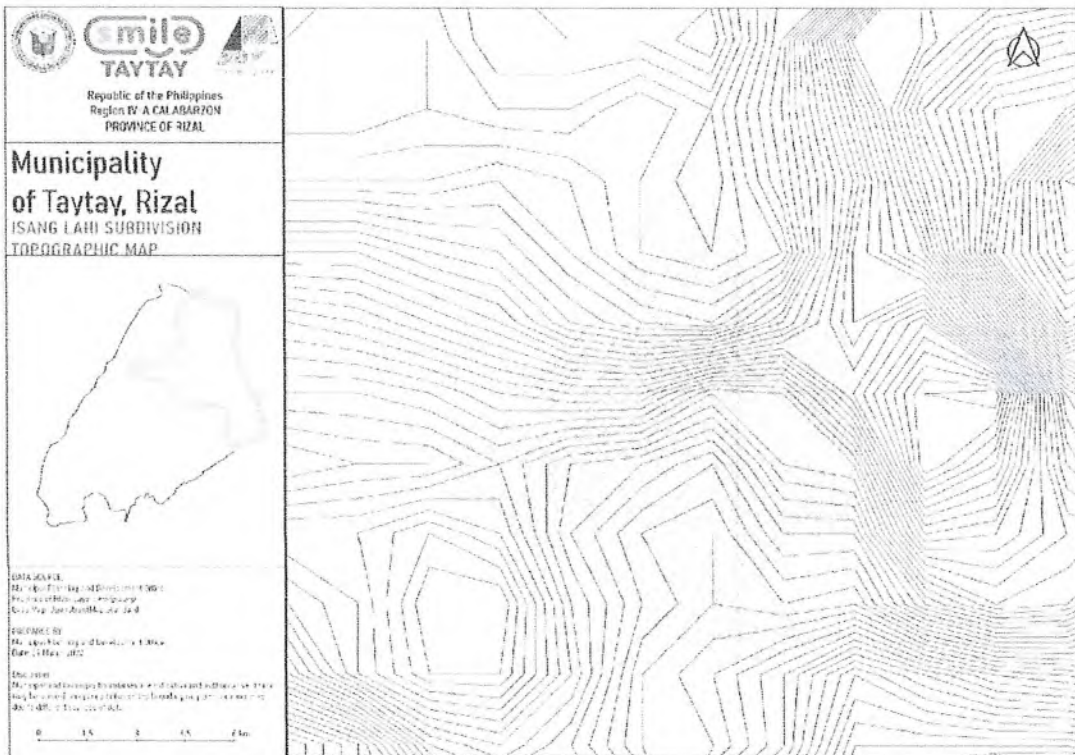
MAP 04. FLOOD HAZARD MAP
Low susceptibility to flood hazard



MAP 05. LANDSLIDE MAP
Low to moderate risk of occurrence of erosion



MAP 02. LOCATION MAP




MAP 03. TOPOGRAPHIC MAP

Some parts of the subdivision are situated on a steep slope area



PREPARED BY:

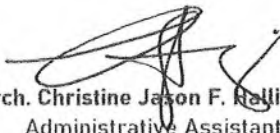


Camille Aislinn G. Puyod, EnP.
Zoning Officer I

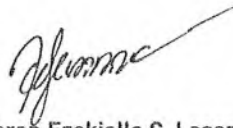
NOTED BY:



Ma. Fatima G. Garcia, EnP.
MPDC



Arch. Christine Jason F. Rollig, UAP
Administrative Assistant II



Engr. Aeron Ezekielle C. Laserna
MPDO Staff