



**Republic of the Philippines**

**City of Puerto Princesa**

**OFFICE OF THE CITY BUILDING OFFICIAL**



**O C B O**

# **Line & Grade Geodetic Section Requirements**

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Engineer III

Line and Grade / Geodetic Section

# Building Permit Requirements (PD 1096)

## Site Development/Location/Lot Plan (Section 303, No.2)

- a. Reflect technical description of lot  
*([ira.gov.ph/services/new-services/e-title](http://ira.gov.ph/services/new-services/e-title))*
- b. Reflect setback/easement
- c. Reflect access (street/road/alley)

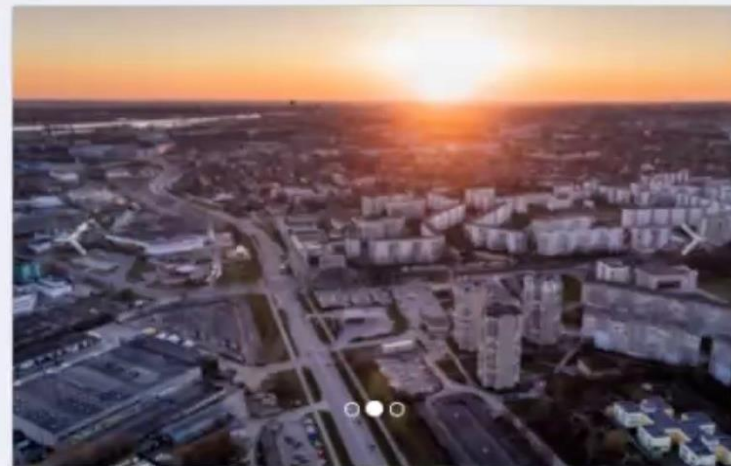
## eSerbisyo Portal (eSP)

The eSerbisyo Portal is a system that is accessible to the general public through the public internet wherein Clients can **request for Certified True Copies (“CTC”) of Titles**. The eSP is accessible via [www.eserbisyo.lra.gov.ph](http://www.eserbisyo.lra.gov.ph).

Clients wanting to use the Portal shall need to register to get a valid User Account.

All requested documents shall be delivered to the Client's preferred address **within the Philippines**.

The eSerbisyo Portal was launched on April 16, 2021, and is available for use for requesting CTC of Land Titles.



Welcome to LRA eSerbisyo Portal!

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Login

[Forgot Password?](#) | [Register](#)

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## Other requirements if applicable

(Section 302, No. 12 & 13)

1. Relocation Survey (with firewall and/or fence)
2. Topographic Survey (sloping area or near waterway/creek)
3. DPWH clearance (within national highway RROW)
4. CAAP clearance (for towers or within flight path)

<http://www.caap.gov.ph/>. Click "Other Services," select the Height Clearance icon, then click "CAAP Critical Areas"

# Setback regulations (Zoning Ordinance)

**\*For subdivision projects under PD 957 and BP 220, the requirement of the revised IRR shall prevail**

	Front (m)	Sides (m)	Rear (m)
<b>RESIDENTIAL BUILDINGS</b> General Residential Zones	<b>3.00</b>	<b>2.00</b>	<b>2.00</b>
<b>COMMERCIAL BUILDINGS</b>	<b>6.00</b>	<b>2.00</b>	<b>2.00</b>
National Highway (North and South)	<b>30m from road centerline (including rural roads)</b>		
National Highway (Malvar)	<b>10.5m (Pier-H.Mendoza), 15m (H.Mendoza-Junction)</b>		
National Highway (Junction 1-2-3)	<b>15m (Junction 1-2), 20m (Junction 2-3)</b>		
City Roads (varies)	<b>Refer to Zoning Ordinance No. 953-2018</b>		



## List of Existing City and National Road with existing width and future street line (Ordinance No. 953-2018)

NAME OF ROAD	CLASS	EISTING WIDTH (M)	FUTURE STREET LINE (M)
Abanico	City	10.00	14.00
A Abueg Sr	City	20.00	21.00
A Magay	City	6.00	6.00
A Rengel	City	10.00	10.00
B Mendoza	City	10.00	10.00
Buncag (old & new)	City	10.00	10.00
Burgos	City	12.00	12.00
Caramuran I (Sampaloc St)	City	17.00	17.00
Caramuran II (kasuy Rd)	City	17.00	17.00
Caramuran III (Mitra Rd)	City	10.00	17.00
Carandang	City	10.00	10.00
Caimito West*	City	10.00	14.00
City Employee's Rd (F Rafols Rd-Bgy Sta. Monica Elementary School	City	10.00	20.00
Concepcion	City	10.00	12.00
Dacuan*	City	8.00	8.00
Del Pilar	City	10.00	12.00
D Delos Reyes	City	10.00	12.00
D Manga	City	12.00	12.00
E Dandal Rd (Sta Monica-San Jose)*	City	10.00	17.00
E Valencia	City	12.00	14.00
Emerald Beach Rd (Langka St)*	City	10.00	14.00
Fernandez (Rizal-Manalo)	City	14.00	17.00
Fernandez (Manalo-Paredes)	City	10.00	10.00
F. Rafols	City	30.00	30.00

Fundador	City	10.00	10.00
Gabinete	City	14.00	17.00
G Bacomo	City	10.00	12.00
H Mendoza	City	12.00	14.00
Lagan	City	8.00	11.00
Lacao	City	10.00	12.00
L Rabang	City	6.00	12.00
Liwanag	City	8.00	10.00
L Nadayao	City	14.00	17.00
Lomboy West*	City	5.00	6.50
Mabini	City	10.00	12.00
Macasaet	City	10.00	12.00
Malvar (Pier- H Mendoza)	National	14.00	21.00
Malvar (H Mendoza-Junction II)	National	17.00	30.00
Manalo	City	12.00	17.00
Matahimik (San Pedro-San Manuel Parallel Rd)*	City	10.00	17.00
M Delgado	City	6.00	8.00
Mitra Rd	City	10.00	12.00
MP Rd	City	12.00	14.00
Ma. R. Gomez	City	12.00	12.00
M. Reynoso Sr. (WESCOM)	City	14.00	17.00
Mt. Calvary	City	14.00	17.00
National Highway (Junction I-Junction II)	National	20.00	30.00
National Highway ( Junction II-Junction III)	National	20.00	40.00
National Highway (Junction III-Sta Lourdes)	National	20.00	60.00
South National Highway (Junction III-Irawan)	National	20.00	60.00
National Highway (Irawan-Sta Lourdes)	National	20.00	60.00
P. Abrea	City	14.00	17.00

## **Easement under the Water Code and Section 57 of the Zoning Ordinance.**

In the utilization, exploitation, development, conservation and protection of the water resources, the following setbacks and/or easements along the entire length of the banks of rivers, streams, shores of the sea and lakes and creeks from the highest watermark shall be observed:

- a. Three (3) meters easement in urban areas;**
- b. Twenty (20) meters in agricultural areas;**
- c. Forty (40) meters in forest areas,**
- d. Thirty (30) meters (Fishery Code)** from the shore seawards may be developed for piers, etc. and for restaurants.

**Coastal Zone Regulations** - Any development in coastal zones areas shall observe an additional setback on the easement provided under the Water Code: **10 meters in the urban area and 5 meters in the rural area.**



# FENCING PERMIT



Republic of the Philippines  
City of Puerto Princesa  
Province of Palawan  
OFFICE OF THE CITY BUILDING OFFICIAL



## DOCUMENTARY REQUIREMENTS FOR FENCING PERMIT APPLICATIONS

### A. If applied together with the Building Permit Application:

- ☐ 1. Duly accomplished & notarized Forms (4 original copies)
- ☐ 2. Follow application requirements for Building Permit (documentary & technical documents)
- ☐ 3. In addition, please submit the following: (4 sets, signed and sealed by GE)
  - ☐ a. Updated Relocation Survey Plan and Report
  - ☐ b. Detailed Topographic Plan of the site and immediate vicinity
- ☐ 4. Fencing detailed plans and technical documents signed and sealed by Designed Professionals (4-sets)
- ☐ 5. Design analysis for concrete and steel structures, signed and sealed by CE/Structural Engineer (If more than 2-meters in height); 4 sets
- ☐ 6. Location and Site Development Plan (4 sets)

### B. If applied separately:

- ☐ 1. All requirements above

Republic of the Philippines City of Puerto Princesa Province of Palawan	
OFFICE OF THE CITY BUILDING OFFICIAL	
FENCING PERMIT	
APPLICATION NO.	PERMIT NO.
OWNER/APPLICANT	PERMIT NO.
BOX 1 (TO BE ACCOMPLISHED BY THE APPLICANT, IN PRINT)	
FOR CONSTRUCTION OWNED BY AN ENTERPRISE	
FORM OF OWNERSHIP	
ADDRESS NO. STREET BARANGAY ZIP CODE CITY/ MUNICIPALITY	
LOCATION OF CONSTRUCTION NO. BLK NO. TCT NO. TAX DEC NO.	
STREET BARANGAY CITY OF PUERTO PRINCESA	
SCOPE OF WORK	
<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> REPAIR <input type="checkbox"/> OTHERS (Specify)	
<input type="checkbox"/> ERECTION <input type="checkbox"/> DEMOLITION	
<input type="checkbox"/> ADDITION	
BOX 2	BOX 3
DESIGN PROFESSIONAL PLANS AND SPECIFICATION	FULL-TIME INSPECTOR AND SUPERVISOR OF CONSTRUCTION WORKS
ARCHITECT / CIVIL ENGINEER	ARCHITECT / CIVIL ENGINEER
(Signed and Sealed Over Printed Name)	(Signed and Sealed Over Printed Name)
Address:	Address:
PREC. NO.:	PREC. NO.:
Validity:	Validity:
Issue Date:	Issue Date:
TIN:	TIN:
BOX 4: (TO BE ACCOMPLISHED BY THE APPLICANT)	
APPLICANT:	
WITH MY CONSENT: LOT OWNER	
(Signature Over Printed Name)	
Date:	
Address:	
C.T.C. No. Date Issued: Place Issued:	
C.T.C. No. Date Issued: Place Issued:	
BOX 5	
REPUBLIC OF THE PHILIPPINES )	
CITY OF _____ )	
BEFORE ME, at the City of _____, on _____, personally	
appeared the following:	
APPLICANT	CTC No. Date Issued Place Issued
LICENSED ARCHITECT OR CIVIL ENGINEER	CTC No. Date Issued Place Issued
Notarize	
Doc. No. _____	
Page No. _____	
Book No. _____	
Series No. _____	
NOTARY PUBLIC (until December) _____	



# FENCING PERMIT



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## BOX 6 (TO BE ACCOMPLISHED BY THE DESIGN PROFESSIONAL)

MEASUREMENTS :

TYPE OF FENCING:

- ☐ INDIGENOUS MATERIALS
- ☐ R.C (Reinforced Concrete)
- ☐ R.C. and HOLLOW BLOCKS
- ☐ R.C and BRICKS
- ☐ R.C. and INTERLINK/CYCLONE WIRE

LENGTH METERS

HEIGHT IN METERS

- ☐ R.C. STEEL MATTING
- ☐ R.C. BARBED WIRE
- ☐ OTHERS (Specify)
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

Pick Item

Pick Item

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Caption	unit
<input checked="" type="checkbox"/> FENCE MADE OF INDIGENOUS MATERIAL, BARBED, CHICKEN OR HOG WIRE	LM
<input type="checkbox"/> FENCE MADE OF MASONRY OR METAL MORE THAN 1.8 METER IN HEIGHT	LM
<input type="checkbox"/> FENCE MADE OF MASONRY OR METAL UP TO 1.8 METER IN HEIGHT	LM

TICK



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### DOCUMENTARY REQUIREMENTS FOR FENCING PERMIT APPLICATIONS

#### A. If applied together with the Building Permit Application:

- ☐ 1. Duly accomplished & notarized Unified Application & Fencing Permit Forms (4 original copies)
- ☐ 2. Follow application requirements for Building Permit (documentary & technical documents)
- ☐ 3. In addition, please submit the following: (4 sets, signed and sealed by GE)
  - ☐ a. Updated Relocation Survey Plan and Report
  - ☐ b. Detailed Topographic Plan of the site and immediate vicinity
- ☐ 4. Fencing detailed plans and technical documents signed and sealed by Designed Professionals (4-sets)
- ☐ 5. Design analysis for concrete and steel structures, signed and sealed by CE/Structural Engineer (If more than 2-meters in height); 4 sets
- ☐ 6. Location and Site Development Plan (4 sets)

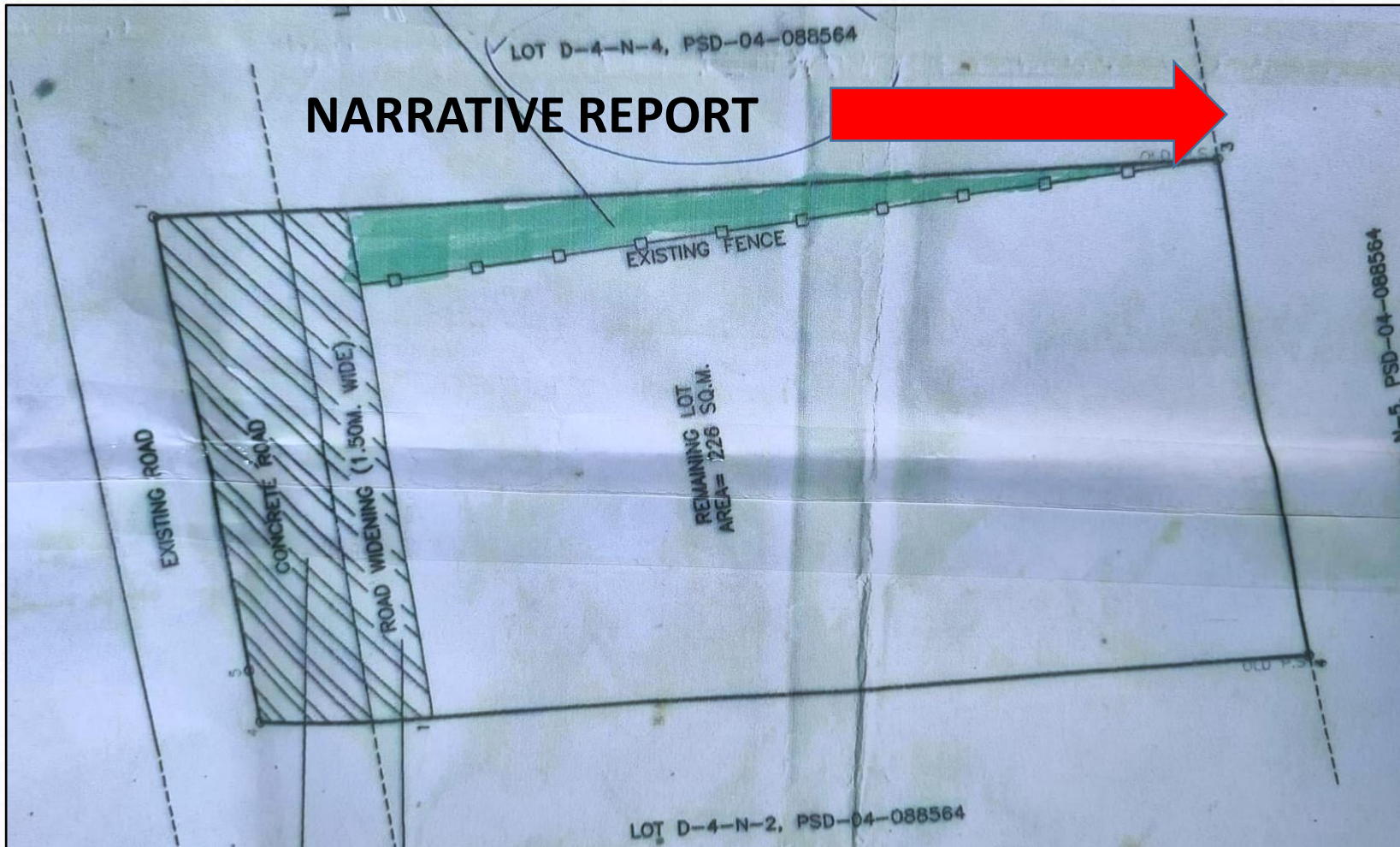
#### B. If applied separately:

- ☐ 1. All requirements above

# RELOCATION SURVEY (as-built)

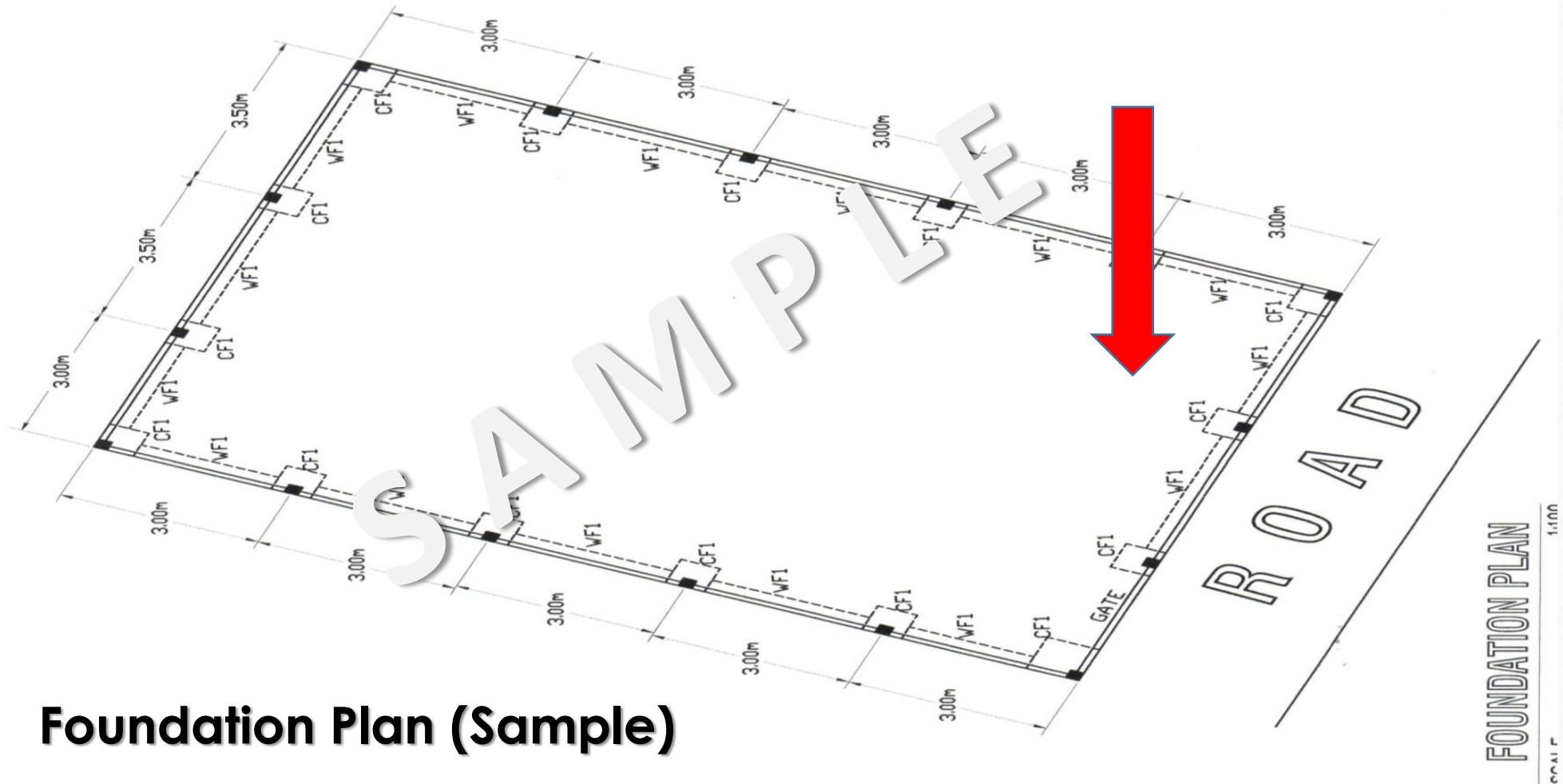


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## Columns and foundations should be within the property line



**Foundation Plan (Sample)**



## **FIREWALL (Section 704, No. 4)**

### **C. Footprint Based on Firewall Provisions, allowed firewall**

1. Low Density Residential (R-1) – none
2. Medium Density Residential (R-2) – 1 side\* (\*-with limitation)
3. High Density Residential (R-3) – may be allowed on 2 sides\*
4. Townhouse Residential (R-4) – may be allowed on 2 sides\*
5. Residential Condominium (R-5) – may be allowed on 2 sides\*

\*Provided that the applicant shall secure a written notarized consent or waiver from the adjacent lot owner together with relocation or verification survey from a duly licensed Geodetic Engineer