



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

11 July 2016

**ENGR. MARLON V. OLPINDO**

Manager  
Design and Development Department  
City & Land Developers, Inc.  
2/F & 3/F Cityland 10 Tower 1  
156 H.V. de la Costa Street  
Ayala North, Makati City

Dear **Engineer Olpindo**,

Greetings from the National Commission for Culture and the Arts (NCCA)!

This is with reference to your request for an NCCA clearance for the construction of One Taft Residences on 1939 Taft Avenue, Malate, Manila, as required by the Housing and Land Use Regulatory Board (HLURB)<sup>1</sup>.

Please be informed that on the basis of your Site Development Plan (SDP)<sup>2</sup>, City of Manila Resolution No. 105 Series of 2014<sup>3</sup>, and National Museum Archaeological Clearance dated May 30, 2016, and pursuant to the powers of this Commission to regulate activities inimical to the preservation/conservation of the Filipino cultural heritage<sup>4</sup>, this Commission hereby **grants** this **clearance** for the above-mentioned project and advises your strict compliance with the attached SDP<sup>2</sup> and the existing policies of the City of Manila regarding building heights.

This Commission shall monitor the progress of your project until its completion. Any major deviation from your SDP<sup>2</sup> shall be subject to review by this Commission. For future coordination, you may contact Mr. Edison N. Molanida of the NCCA Cultural Heritage Section through phone number 527-2192 local 305.

We hope for your strict compliance.

With assurance of our highest esteem and warmest regards.

Very truly yours,



FELIPE M. DE LEON, JR.  
Chairman



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<sup>1</sup> Section 32 of RA 10066: "*Institutional Linkages of the National Cultural Agencies*. – x x x x x Furthermore, the Commission may link up with other agencies and institutions, as it may deem appropriate, as a way of dealing with conservation in a holistic manner x x x x x"

<sup>2</sup> Annex A

<sup>3</sup> Excerpt from City of Manila Resolution No. 105 Series of 2014: "WHEREAS, the City & Land Developers, Inc. wrote a letter of request to the City Planning and Development Office seeking for exemption/variance from Ordinance No. 8119 which letter was referred to the Manila Zoning Board of Adjustment and Appeals (MZBAA) for evaluation and appropriate action x x x x x NOW THEREFORE, be it RESOLVED, by the City Council of Manila to adopt, as it hereby adopts the Zoning Board Resolution No. 08 Series of 2014 of the Manila Zoning Board of Adjustments and Appeals dated 24 March 2014."

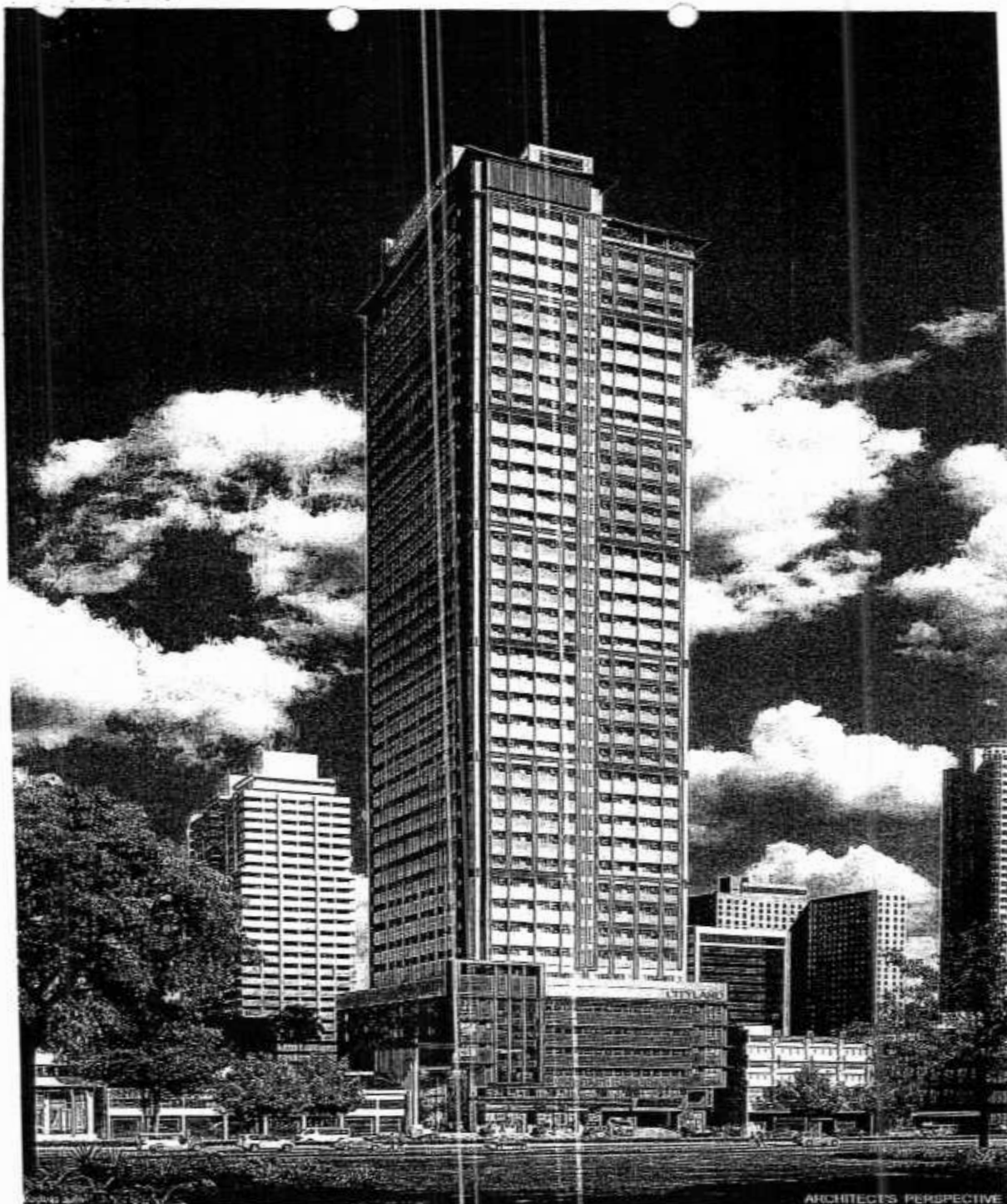
<sup>4</sup> Section 13 I) of RA 7356

Attachment: ANNEX A

Copy furnished: **DIR. ALFREDO GIL M. TAN II**, *Regional Director, HLURB-National Capital Region*  
**HONORABLE JOSEPH EJERCITO ESTRADA**, *Mayor, City of Manila*  
**HONORABLE MARIA SERENA I. DIOKNO, PhD**, *Chair, National Historical Commission of the Philippines*  
**HONORABLE JEREMY R. BARNS**, *Director IV, National Museum*



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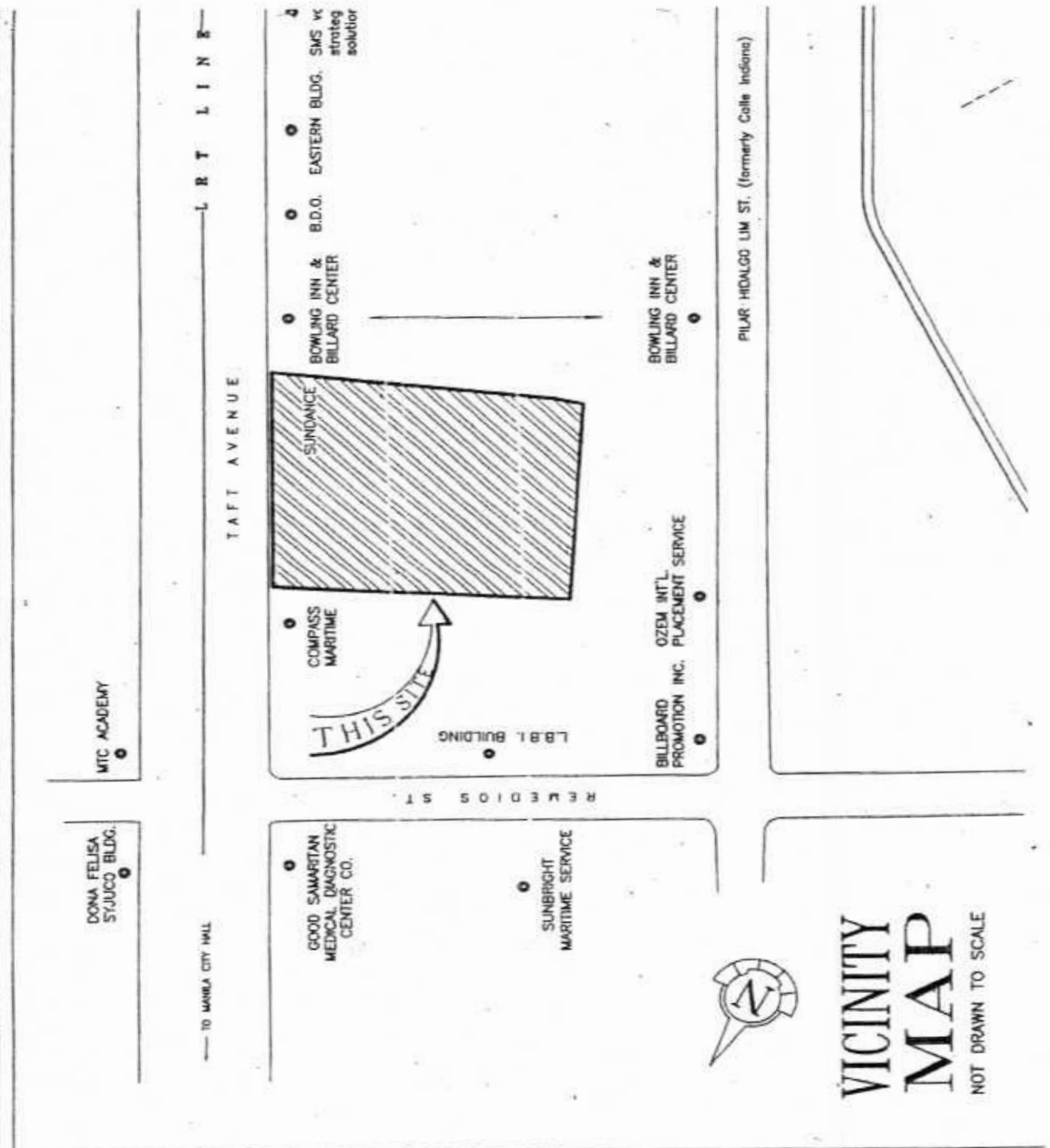


**ANNEX <sub>A</sub>**  
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# PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

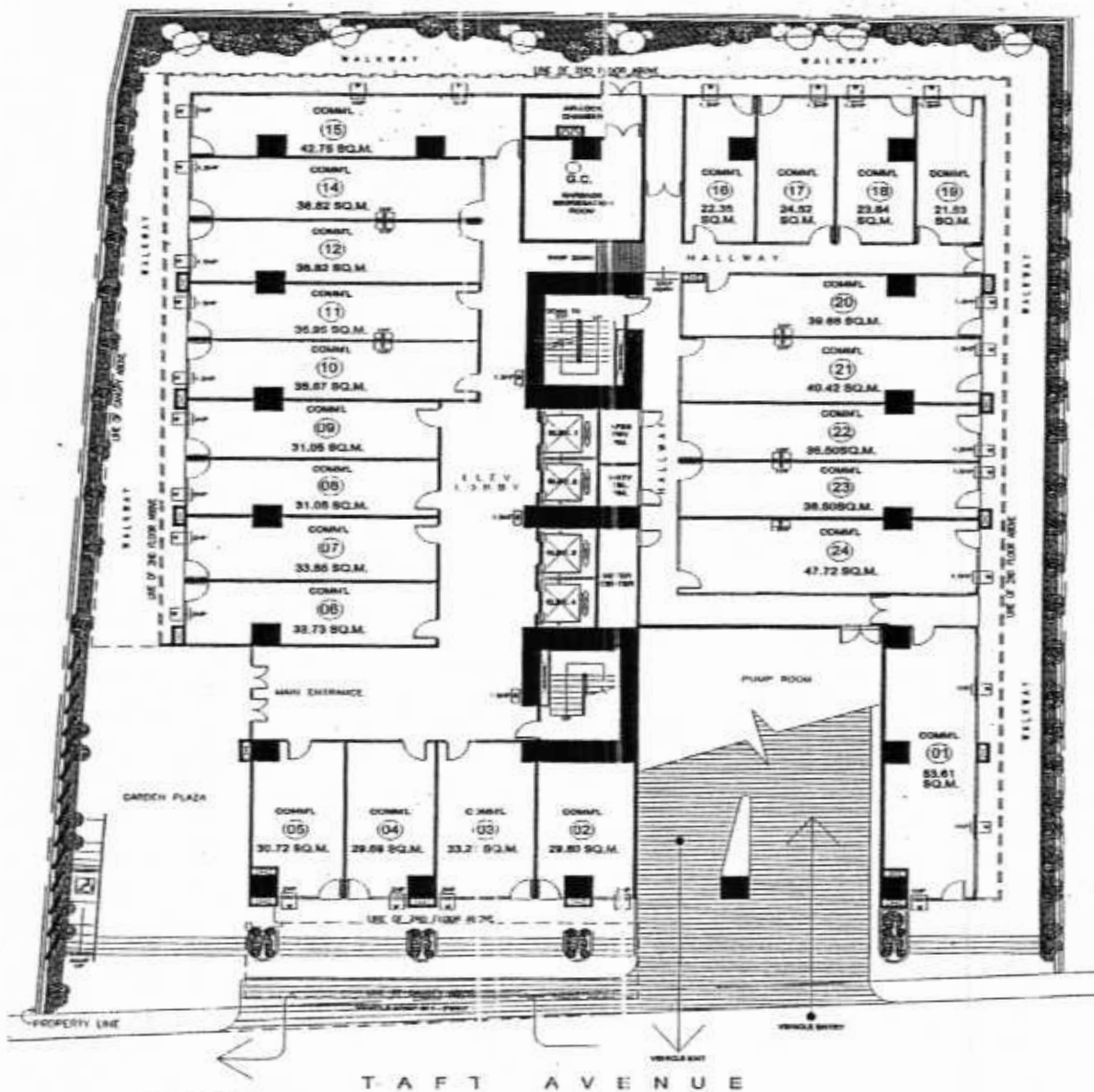
LMB Form No. GSD, C-1



**ANNEX A**  
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# PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING



## GROUND FLOOR PLAN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

PROJECT:



CITY AND LAND DEVELOPERS INC.  
3F CITYLAND CONDOMINIUM 10 TOWER I  
108 H.V. DELA COSTA ST., BALCEDO VILLAGE,  
MAKATI CITY



### NOTE:

1. SIZES INDICATED ARE ESTIMATES ONLY AND ARE SUBJECT TO CHANGE.
2. LAYOUTS ARE SUBJECT TO CHANGE.
3. SHOWER HEATER PROVISION = 5 K.W. MAXIMUM.
4. ALL AREAS ARE IN SQUARE METERS, MORE OR LESS.
5. \*SPACE PROVISIONS ONLY FOR THE FF (CLASH TO PROVIDE THE APPLIANCES):

[W] SPACE PROVISION ONLY FOR WINDOW-TYPE AIRCON.

[E] SPACE PROVISION ONLY FOR SPLIT-TYPE AIRCON.

[ACU] SPACE PROVISION ONLY FOR AIRCON CONDENSING UNIT.

[H] SPACE PROVISION ONLY FOR H.V.A.C. SYSTEM.

[R] SPACE PROVISION ONLY FOR REF.

[S] SPACE PROVISION ONLY FOR STOVE.

ARCHITECT'S SAMPLE ILLUSTRATION ONLY.  
NOT OFFICIAL HLURB DOCUMENT.  
DO NOT ATTACH TO HLURB DOCUMENT.

**ANNEX A**  
PAGE 3 OF 3

Republic of the Philippines • Office of the President

**NATIONAL COMMISSION FOR CULTURE AND THE ARTS**

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