



PAMBANSANG KOMISYON PARA SA KULTURA AT MGA SINING

3 January 2018

**ENGR. LUCILLE BALCE – ANGELES**

*General Manager*

BACS Premier Unlimited Services Co.

2/F ATC Center, 148 Katipunan Ave., St. Ignatius

Quezon City, Philippines

Tel. No. 913-6085

Dear **Engr. Balce – Angeles**,

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

This is in response to your request for an NCCA clearance for the construction of the proposed Royal Tower, a forty-one (41) storey residential building, located at No. 864 Alvarado St., Binondo, Manila, as required by the Housing and Land Use Regulatory Board (HLURB).

Upon review of your Site Development Plan (SDP), the result is as follows:

- the National Historical Commission of the Philippines' (NHCP) inspection has indicated that there is no heritage structure present on the site;
- the National Museum (NM) [CPRD-CA-CL-2017-03] has cleared the project but it is still subject to their specific recommendations stated in the Archaeological Impact Assessment Report.

As you have been cleared by the abovementioned cultural agencies, you are hereby **granted the clearance** for the construction of the Royal Tower. This Commission also advises you on your strict compliance with your SDP and the existing policies of the City of Manila regarding building heights as the site falls under the High Intensity Commercial/Mixed Use Zone (C-3/MXD), under Section 14 of the Manila Zoning Ordinance of 2006.

This Commission will be monitoring the development of your project until its completion to ensure that you will not depart from your SDP. Any change you make to your SDP will be subject to the Commission's review. If you have any inquiry, you may contact Ms. Mara T. Logarta of the NCCA Cultural Heritage Section through phone number 527-2192 local 525 or E-mail: [heritagelaw@ncca.gov.ph](mailto:heritagelaw@ncca.gov.ph).

We hope for your strict compliance.

With assurance of our highest esteem and warmest regards.

Very truly yours,

**VIRGILIO S. ALMARIO**

National Artist  
Chairman

Copy furnished: **DIR. ALFREDO GIL M. TAN II**, *Regional Director, HLURB-National Capital Region*

**MAYOR JOSEPH EJERCITO ESTRADA**, *City of Manila*

**EXECUTIVE DIRECTOR LUDOVICO D. BADOY**, *NHCP*

**DIRECTOR JEREMY R. BARNS**, *NM*

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**NATIONAL COMMISSION FOR CULTURE AND THE ARTS**

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