

December 01, 2020

Atty. Jann Roby R. Otero

Regional Officer

Department of Housing Settlements and Urban Development

Southern Tagalog Region

Dencris Business Center, National Highway,

Brgy. Halang, Calamba City

Subject: Letter stating the reason for Alteration

Dear Mr. Otero,

This is to request for the alteration of Miramonti Green Residences Phase I project of Itapinas Development Corporation (IDC) located at Lot 1-A Block 2 Light Industry & Science Park III, San Rafael, Sto. Tomas, Batangas. The reason for this alteration is to deliver both quality and condo living, Itapinas Development Corporation intends to make the following alterations to further enhance unit owner experience and increase the value of your investment.

In connection thereto, please find below the latest/updated description of the Miramonti Green Residences Phase 1 condominium project:

BASEMENT

- Enlarge tank and create compartments for Fire Reserve Water Tank and (2) two Domestic Water Tanks
- Create an area for STP
- Create an area for the Garbage Collection Room where all trashes dropped in the garbage chutes will be collected
- Create a Lifting area to serve as an entry to the basement
- Create a Genset Room for the generators
- Create Hallway for access to basement facilities.
- Create area for Elevator Pit
- Create Staircase access to the Ground Floor

GROUND FLOOR

- Merge Commercial (C-01) and Restaurant (C-02) into one Commercial Unit (C-01)
- Merge Restaurant (C-03) and Restaurant (C-04) into Restaurant Unit (C-02)
- Create a Storage Room to serve as a service area.
- Merge Commercial (C-06), Commercial (C-07), and Shop Gallery (C-11) into Commercial Unit (C-03)
- Enlarge the area of Commercial (C-05) and redesignate it as Commercial Unit (C-04)
- Merge Commercial (C-08), Commercial (C-09), and Shop Gallery (C-12) to Commercial Unit (C-05)



- Redesignate Commercial (C-10) as Commercial Unit (C-06)
- Merge Commercial (C-13) and Commercial (C-14) and redesignate it as Commercial Unit (C-07)
- Increase Pump Room Area
- Change the layout of the ramp to parking level floors
- Relocate and increase the area of Security Quarter/Storage
- Relocate Handicap's WC
- Relocate Women's WC
- Relocate Men's WC
- Increase Reception Area / Residential Lobby / Lounge Area
- Extend the Hallway up to the Basement Stairs.
- Adjust the layout of the Fire exit stairs to add service rooms for garbage chute
- Add staircase access from the Storage Room to the Auxiliary Commercial area of the Mezzanine Floor.

MEZZANINE FLOOR

- Remove Commercial (C-15)
- Redesignate Commercial (C-16) as Commercial Unit (C-14)
- Redesignate Commercial (C-17) as Commercial Unit (C-15)
- Redesignate Commercial (C-18) as Commercial Unit (C-16)
- Redesignate Commercial (C-19) as Commercial Unit (C-17)
- Remove Commercial (C-20)
- Add Commercial Unit (C-18) (Auxiliary Commercial Room)
- Increase the area of the Mezzanine Lobby to serve as a common lounge for guests and customers
- Adjust layout of Fire Exit Stairs to add service rooms
- Create a Common Toilet Area (Handicap's Women's & Men's) for the customers and guests.
- Add Hallway leading to the Common Toilets
- Add Storage Room

SECOND FLOOR

- Remove Electrical and MPF Room to maximize the space for the driveway
- Change Layout of ramp to Third Floor level
- Adjust layout of Fire Exit Stairs to add service rooms (garbage chute)

THIRD FLOOR

- Remove the Electrical and MPF Room to maximize the space for the driveway
- Increase the number of parking slots from 39 to 40
- Adjust layout of Fire Exit Stairs to add service rooms (garbage chute)



FOURTH FLOOR

- Enlarge Pool Guests Lobby by removing the storage room
- Increase Gym area
- Reduce areas of Electrical and MPF rooms
- Convert Bar Area and increase Multifunctional Room Area
- Align the pool guest lobby wall to widen the hallway leading to the toilet areas.
- Adjust layout of Fire Exit Stairs to add service rooms (garbage chute).

TYPICAL 5TH TO 20TH FLOOR

- Maximize the livable space of the residential unit by enclosing a portion in the balcony
- Adjust area of MPF and Electrical/Storage Rooms per residential floor for utility and maintenance purposes
- Resize the area of 1 BR unit A to accommodate changes for the storage and utility rooms.
- Adjust the layout of the Fire exit stairs to add service rooms for garbage chute, etc.
- Relocate doors of all Studio C Units on residential floors.
- Extend the common hallway to 1BR Unit A Hallway.

21TH FLOOR

- Remove partitions of Internal Hall
- Increase Area of Fire Exit Stairs
- Convert Electrical Room and MPF Room to Roof Deck
- Remove Partitions of Water Tank

Thank you very much for your usual cooperation.

Respectfully yours,

Jose D. Leviste III

President

