



JUN 05 2020

**DENR ADMINISTRATIVE ORDER**  
**NO. 2020 - 08**

**SUBJECT: GUIDELINES IN THE PREPARATION OF STANDARD PARCELLARY SURVEY MAPS OF RIGHT OF WAY (ROW) FOR GOVERNMENT INFRASTRUCTURE PROJECTS FOR SUBMISSION AND APPROVAL IN THE DENR**

Pursuant to Republic Act (RA) 10752 or *The Right-of-Way (ROW) Act* and its Implementing Rules and Regulations (IRR), DENR Administrative Order (DAO) No. 2007-29 or the *Revised Regulations on Land Surveys*, DENR Memorandum Circular (DMC) No. 2010-13 prescribing the Adoption of the Manual on Land Survey Procedures, and DPWH Right-of-Way Acquisition Manual (DRAM) dated September 12, 2017, the following guidelines are hereby issued for the guidance of all concerned:

**SECTION 1. Basic Policy.** It is the policy of the State to accelerate land disposition and pursue as priority the regulation of all surveys for government infrastructure projects.

**SECTION 2. Objectives.** This Order aims to expedite the conduct of verification and approval of surveys and ensure uniformity in the preparation of the survey returns for submission to and approval by the concerned DENR offices.

Specifically, it aims to prescribe new symbol for survey plan of ROW affected by public infrastructure projects, prepare the corresponding survey returns and parcellary maps and the inspection, verification and approval of survey (IVAS) therein.

**SECTION 3. Scope and Coverage.** This Order shall cover all parcellary surveys of ROW for government infrastructure projects traversing titled, untitled lands, and other government lands.

**SECTION 4. Definition of Terms.** As used in this Order, the following terms shall be defined as follows:

- 4.1 **Parcellary Map** – a map which shows the extent of a certain ROW project and the affected lots, both titled and untitled.
- 4.2 **Parcellary Survey** – activities undertaken as part of the Detailed Engineering Design of a project to define the proposed ROW alignment and limits, the affected lots showing the name of the owners/claimants, lot numbers, areas, technical descriptions, and all improvements within the ROW limits.
- 4.3 **Right-of-Way (ROW)** – a part of the entirety of a property, site or location, with defined physical boundaries, used or required by a government infrastructure project.
- 4.4 **Right of Way Surveys (ROWS)** – surveys conducted for the purpose of delineating and segregating parcels of land affected by the ROW brought about by the government infrastructure project. This may be a ROW of an irrigation project, a national/city/municipal/barangay road power line, among others.

- 4.5 **Survey Authority (SA)** – the permit issued by the concerned DENR Official to a private Geodetic Engineer (GE) to conduct isolated survey over public lands for public land application purposes.
- 4.6 **Survey Order (SO)** – the instruction issued by the concerned DENR Official to a government GE or a private GE to conduct survey over a parcel of land of the public domain or survey project for a specific purpose.

**SECTION 5. Implementation Procedures.** The standard procedures in the preparation, submission and verification and approval of parcellary survey are as follows:

### 5.1 Preparation of Maps and Plans

- 5.1.1 The parcellary map should reflect all lots, whether titled or untitled that are affected by the project. This shall be approved by the authorized representative of the implementing agency. In the case of the DPWH, the approving authority shall be the authorized representative of the Regional Director.
- 5.1.2 The subdivision plans covering individual titled properties should show the segregation of the portion which will be included in the Right of Way and the remaining portion of the property. This shall be prepared in accordance with Section 180 of DMC No. 2010-13, properly indicated by the phrase, "**Right-of-Way**".
- 5.1.3 The individual subdivision plan of untitled land parcels shall be done in accordance with the pertinent provisions of Section 93 of DMC No. 2010-13 and shall have a survey symbol of **Csd**.

### 5.2 Submission of Documentary Requirements

- 5.2.1 The survey returns and the corresponding supporting documents in accordance with the pertinent provisions of DAO No. 2007-29 and DMC No. 2010-13, except for the requirement on the Certified Copy of Title for private properties which shall be valid for six (6) months, shall be prepared and submitted to the DENR.
- 5.2.2 In the absence of a Certified Copy of Title, a Certification from the Registry of Deeds (RoD) will suffice and should be submitted to DENR. The Certification should reflect the titles as enumerated, the registered owner, lot number, area, and the status.
- 5.2.3 In cases where Survey Authority (SA) is not available, the Survey Order (SO) shall be submitted. If the project traverses two or more Regions, the respective DENR Regional Executive Director who has jurisdiction over the Region where the project lies shall issue the corresponding SO.
- 5.2.4 The request for SO shall be submitted by the concerned government agency with attachments such as the Notice to Proceed in case of bidded project, or contract between the said government agency and the contractor. It should also include the required certifications from other concerned government agencies as listed in Annex XIV of DMC No. 2010-13.
- 5.2.5 The approved scheme of the project showing the centerline and the width of the ROW shall also be submitted.

### 5.3 Manner of Verification and Approval

- 5.3.1 The digital copy of the parcellary map covering the whole project, together with the survey returns shall be submitted by the Geodetic Engineer to the concerned head of the implementing agency for approval.
- 5.3.2 The said digital copy of the parcellary map shall be plotted in the digital cadastral database (DCDB) of the Land Administration and Management System (LAMS) Philippines as a reference.
- 5.3.3 Other pertinent provisions of DAO No. 2007-29 and DMC No. 2010-13 shall apply in the preparation of survey returns and the construction of the lot monuments.

**SECTION 6. Survey Symbol for Right-of-Way (ROW) Government Infrastructure Projects.** The survey symbol for ROW shall be added as a suffix at the end of a survey number.

**Example:** Psd-xx-yyyyyy (ROW)

<b>Psd</b>	-	survey symbol
<b>xx</b>	-	Region
<b>yyyyyy</b>	-	control number
<b>ROW</b>	-	suffix for 'Right-of-Way'

**SECTION 7. Repealing Clause.** Any provisions of previous DENR orders, memoranda, circulars and other issuances inconsistent herewith are hereby superseded, amended or repealed accordingly.

**SECTION 8. Effectivity.** This Order shall take effect fifteen (15) days after its publication in a newspaper of general circulation and upon acknowledgment of the receipt of copy thereof by the Office of National Administrative Registrar (ONAR).

  
**ROY A. CIMATU**  
Secretary



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