AREA VIII

PHYSICAL PLANT AND FACILITIES

I.3. THE INFRASTRUCTURE DEVELOPMENT PLAN IS IMPLEMENTED IN ACCORDANCE WITH APPROVED ZONING ORDINANCES.

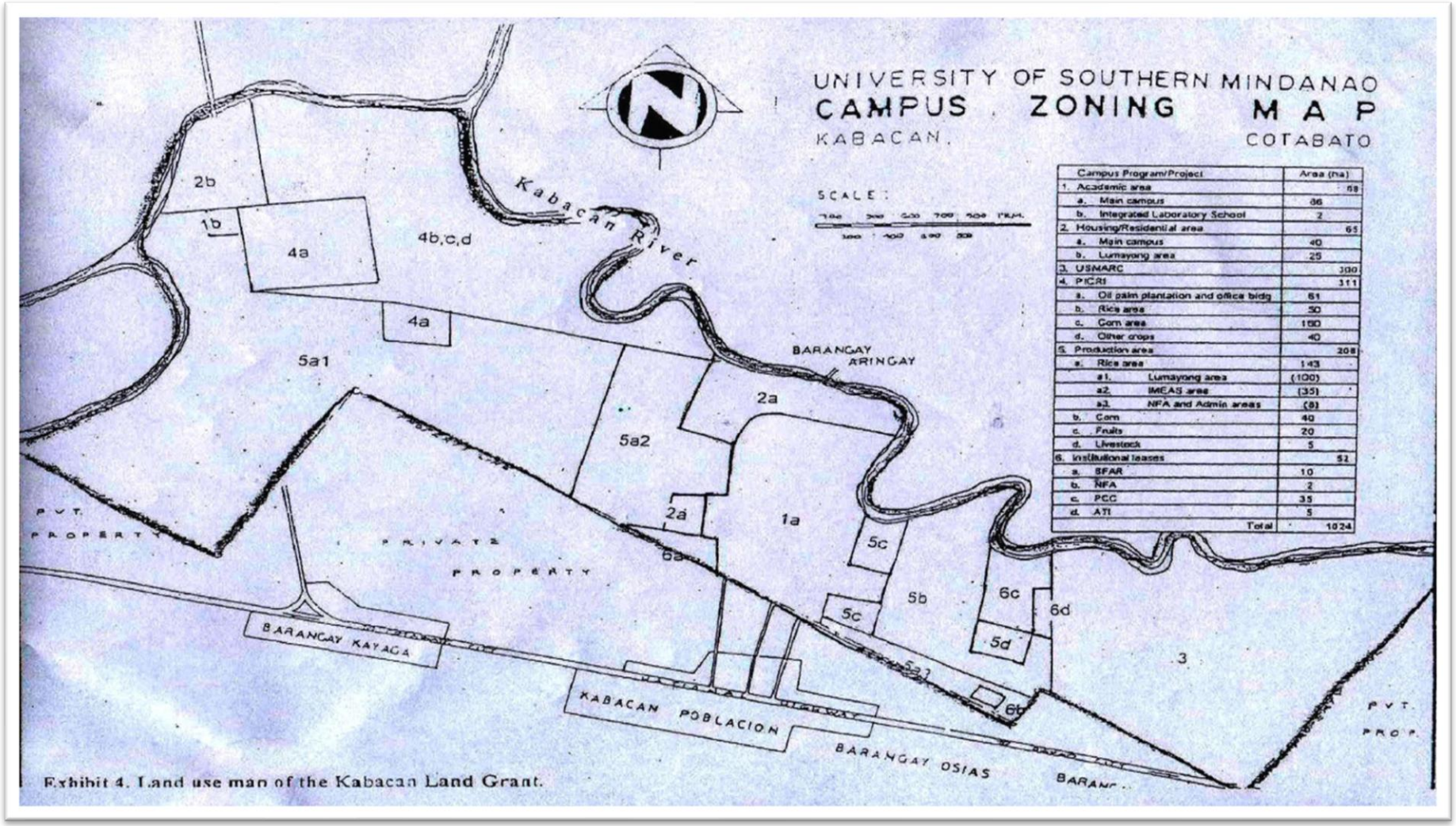
I.3. The Infrastructure development plan is implemented in accordance with approved zoning ordinances.

The **Infrastructure Development Plan** at the University of Southern Mindanao (USM) is carefully implemented in alignment with approved zoning ordinances, ensuring that all campus growth and construction projects are in harmony with local regulations and community needs. This approach not only promotes organized campus development but also upholds environmental standards, safety, and quality of life for students, faculty, and surrounding communities.

1. **Compliance with Zoning Ordinances and Building Codes**
    - All new construction, renovation, and expansion projects strictly adhere to local zoning laws and building codes, ensuring that the university remains compliant with legal and environmental requirements.
    - This adherence includes considerations for building height, land use, environmental impact assessments, and safety standards, maintaining the integrity of both campus and local communities.
2. **Strategic Campus Zoning for Functional Efficiency**
    - The campus is divided into designated zones for academic buildings, administrative offices, residential areas, recreational spaces, and green zones, promoting efficient land use and functional organization.

Academic and research zones are centrally located for accessibility, while recreational and residential areas are thoughtfully placed to support a balanced campus life and reduce congestion

UNIVERSITY OF SOUTHERN MINDANAO CAMPUS ZONING MAP



Campus Program/Project	Area (ha)
1. Academic area	68
a. Main campus	66
b. Integrated Laboratory School	2
2. Housing/Residential area	65
a. Main campus	40
b. Lumayong area	25
3. USNARC	300
4. PICRI	311
a. Oil palm plantation and office bldg	61
b. Rice area	50
c. Corn area	150
d. Other crops	40
5. Production area	208
a. Rice area	143
a1. Lumayong area	(100)
a2. IMEAS area	(35)
a3. NFA and Admin areas	(8)
b. Corn	40
c. Fruits	20
d. Livestock	5
6. Institutional leases	52
a. BFAR	10
b. NFA	2
c. PCC	35
d. ATI	5
Total	1024

Exhibit 4. Land use map of the Kabacan Land Grant.

THE COMPREHENSIVE LAND USE PLAN (CLUP)

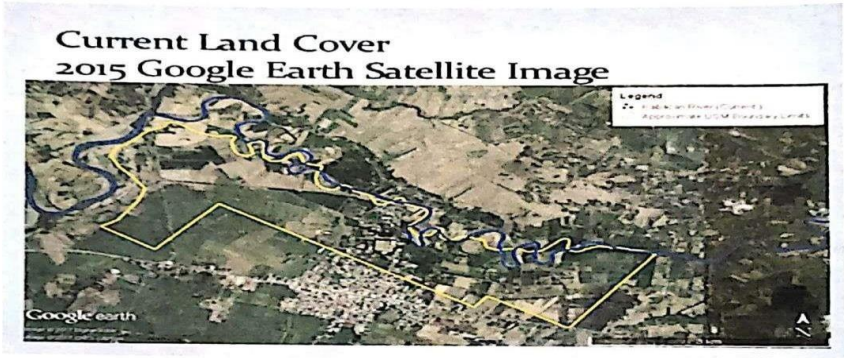
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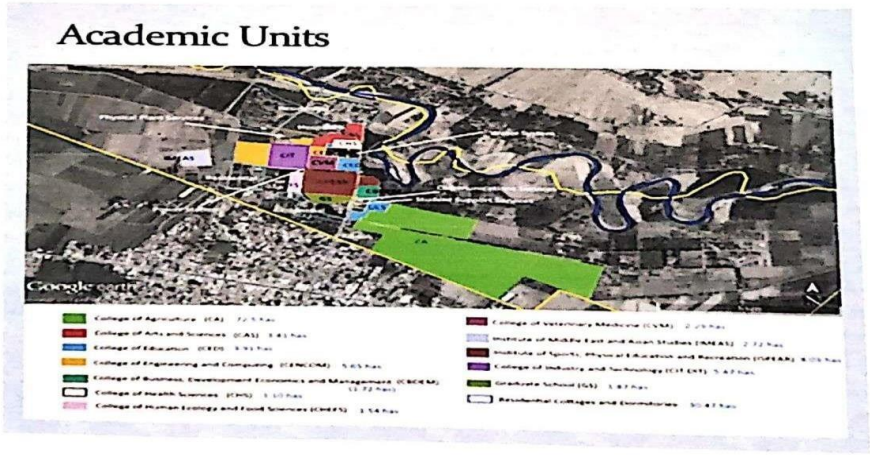
THE COMPREHENSIVE LAND USE PLAN (CLUP)

USM Main Campus in Kabacan, Cotabato:

The total land area is 1,024 hectares. This is a titled land for Mindanao Institute of Technology now University of Southern Mindanao.

The total land area is bounded with yellow line.





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- College of Agriculture (CA) 72.5 has
- College of Arts and Sciences (CAS) 3.41 has
- College of Education (CED) 3.61 has
- College of Engineering and Computing (CENCOM) 5.65 has
- College of Business, Development Economics and Management (CBDEM) (1.72 has)
- College of Health Sciences (CHS) 1.10 has
- College of Human Ecology and Food Sciences (CHEFS) 1.54 has
- College of Veterinary Medicine (CVM) 2.25 has
- Institute of Middle East and Asian Studies (IMEAS) 2.72 has
- Institute of Sports, Physical Education and Recreation (ISPEAR) 8.03 has
- College of Industry and Technology (CIT-DIT) 5.47 has
- Graduate School (GS) 1.87 has
- Residential Cottages and Dormitories 30.47 has

Research Centers



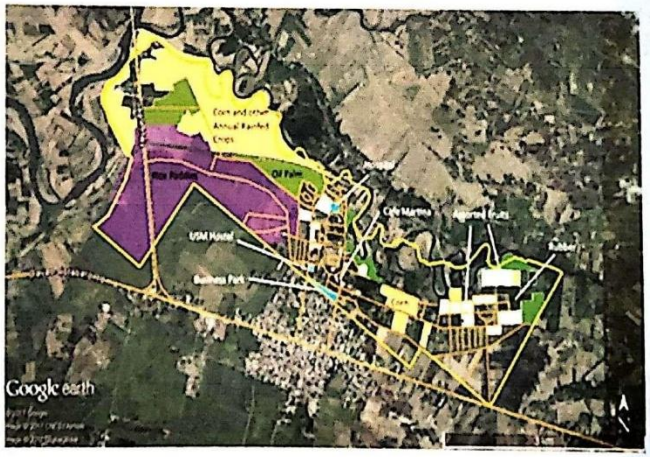
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Research Centers	Number of Hectares
USMARC	206
PICRI	40
Wildlife Center	0.48
Extension Services Center	0.18
	246.67

Resource Generation Areas

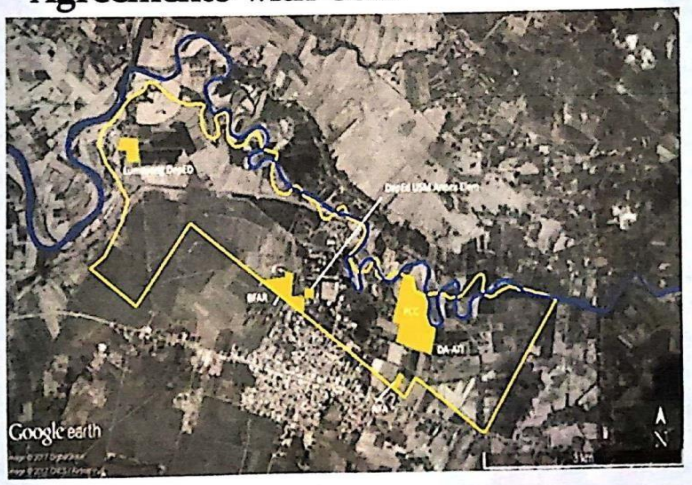


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Area Allocated for Resource Generation

Land Use	In Academic Areas	In Research Areas	RGES Designated	Total
Rice	0	4.47	246.6	251.07
Corn and other annuals	18.01	4.41	187.00	209.42
Oil Palm	0	42.13	35.55	77.68
Assorted Fruits	2	29.11	7.92	39.03
Rubber	0	12.13	0	12.13
Non-crop	0	0	5.71	5.71
Total	20.01	92.25	482.78	595.04

Areas with Current Usufruct Agreements with USM



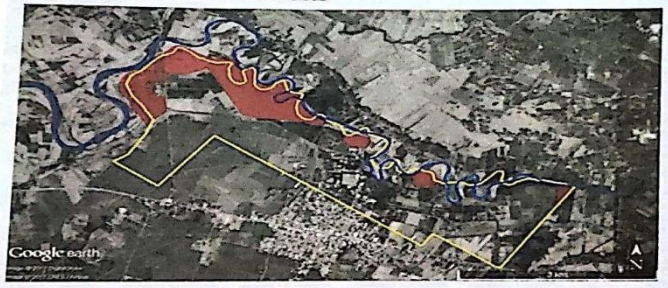
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AGENCIES WITH USUFRACT AGREEMENT

1. Bureau of Fisheries and Aquatic Resources (BFAR) - for renegotiation
2. Department of Education, Culture and Sports (DECS) now DepEd – Cotabato Division- USM Annex Elementary School, Lumayong Elementary School
3. Philippine Carabao Center (PCC) – for renegotiation
4. National Food Authority (NFA) and NATIONAL AGRIBUSINESS CORPORATION (NABCOR) - for recovery
5. Agricultural Training Institute (ATI) - renewed

A significant portion of the main campus in red color is encroached by informal settlers. This area is under the Resource Generation with houses, upland and industrial crops.

Encroached Areas



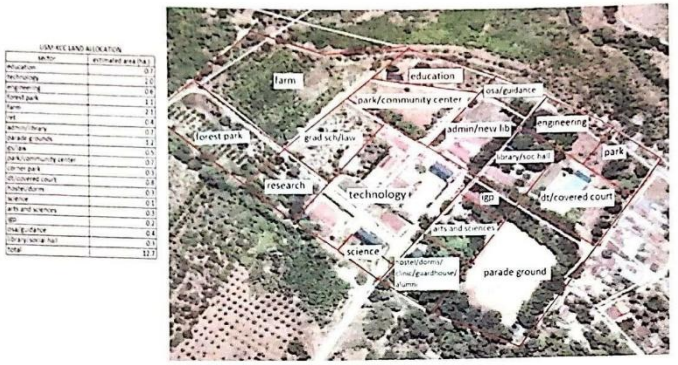
Summary of land allocation in the main campus:

General Land Uses	Land Allocation
Research	246.67
Academic	112.08
Support Services	38.42
Resource Generation	482.78
Usufructs	58.18
Ecosystem Services	85.87
	1,024.00

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Map showing the allocation of land area of USM-KCC.



USM has an extension campus in Buluan, Maguindanao. It is under the supervision of the College of Education. The area of 7.2 hectares was donated to USM but there is no clear document as to the donation.

USM-Buluan Extension



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Current Situation



Land Allocation

Land Use	Number of Hectares
Academic	1.72
Demonstration Farm	2.23
Provincial Gymnasium (Usufruct)	2.45
Buluan National High School (Usufruct)	0.80
	7.20

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USM has also a reservation area at Arakan, Cotabato of 4,000 hectares through Proclamation No. 428, s. 1957. The original area was 5,000 hectares but the 1,000 hectares was given to CFCST. Unfortunately, most of the area is occupied by informal settlers. Only 131 hectares in USM-AVAS is under the full control of USM.

The whole reservation area is bounded with yellow line.

Current Land Cover



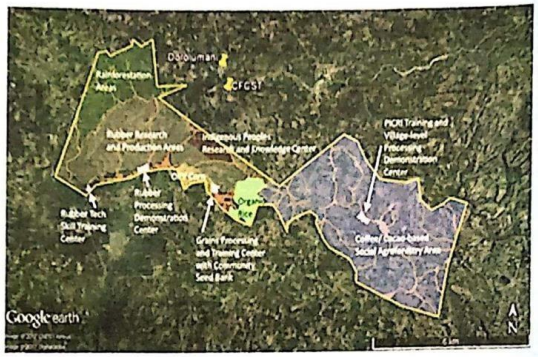
Settlements



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Future Land Use



Land Allocation

Areas	
Rainforestation and Agroforestry Areas	479.70
Rubber Research and Production Areas	961.20
Indigenous Peoples Research and Knowledge Center	85.23
OPV Organic Corn Research Area	53.73
Upland and Organic Rice Social Enterprise	114.30
Coffee/ Cacao-Based Social Agroforestry	2048.40
Rubber Technology Skills Training Center	2.41
Rubber Demo Processing Center	8.67
Grains Processing and Training Center with Community Seed Bank	5.99
PICRI Training and Processing Center	8.11
Settlements	253.97
	4,021.71

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Map showing all campuses



DEVELOPMENT STRATEGIES, ACTIVITIES AND INVESTMENTS

The development of infrastructure will be on the basis of the NEDA- approved Regional Development Investment Program (RDIP) and Public Investment Program (PIP) 2017-2022 aligned with the Regional Development Plan of Region XII and the Philippine Development Plan 2017-2022. Consequent development of areas shall be determined after FY 2022 onwards.

FINANCING STRATEGY

The university shall request budget annually to finance new infrastructure development to the National Government through the Regional Development Committee (RDC) of the National Economic and Development Authority (NEDA) and the Department of Budget and Management (DBM) to support the programs and projects stated in the RDIP and PIP 2017-2022 of the University.

Otherwise, the University shall seek assistance and support from other agencies or use the proceeds from the USM income generating projects.

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RESULTS-BASED MONITORING AND EVALUATION

The Planning and Development Office (PDO) shall be the primary unit charged with monitoring on the compliance of the plan in close coordination with the Physical Plant and Development Services (PPDS).

The land is allocated to the different units of the university which will take charge of its maximum use and development in coordination with the Planning and Development Office, Physical Plant Development Services, USM Administrative Council and USM President.

This Comprehensive Land Use Plan (CLUP) is projected for 25 years and to be reviewed every 5 years or as needed depending on the dynamics of development in the university as influenced by regional, national and international development and standards.

Prepared by:

EIMER M. ESTILLOSO, Ed D
Director, Planning and Development Office

Submitted by:

FRANCISCO GIL N. GARCIA, Ph D
SUC President IV

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USM has its satellite campus at Kidapawan City. The USM-KCC has a total land area of 15 hectares. It is titled.

The land use plan takes into primary consideration the judicious utilization of USM-KCC's land area and the welfare of its constituents. The allocation of land among various uses is as follows:

Grand total area: 12.7

Proposed land use

Sector	Allocated area (ha)
Admin/new library	0.7
Arts and sciences	0.3
College of Education	0.7
College of Engineering	0.6
College of Technology	2.0
Corner park	0.3
DT/Covered court	0.8
Farm	2.1
Forest park	1.1
Grad Prog/College of Law	0.5
Hostel/dormitory	0.3
Income generation	0.2
Library/Social Hall	0.3
OSA/Guidance	0.4
Parade grounds	1.2
Park/Community center	0.7
Res, ext and trng	0.4
Science	0.1
Total	12.7

Summary

Land Use	Area (ha)	% of total
1. Parks	2.1	14.0
2. Colleges and program	4.2	28.1
3. Facilities for gatherings	2.3	15.4
4. Administration and other services	1.5	10.0
5. Income generation	2.6	17.4
6. Unallocated areas	2.3	15.2
Total	15.0	100.0

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