TELEFON
PEGAWAI EKSEKUTIF : 088772819
HOTLINE : 088772823
: 088772812
PEJABAT PENTADBIRAN : 088772813
: 088772815
: 088772816
FAKS : 088772825

MAJLIS DAERAH PUTATAN
BANGUNAN MINI DEWAN
PEJABAT DAERAH PUTATAN
JALAN BENGKEL JKR-PASIR PUTIH
88200 PUTATAN, SABAH
MALAYSIA

Ruj. Kami : MDPTN (D) : 200-0(2020)/8/11
Tarikh : 5 April 2022

RECEIVED
8/4/2022
DANIAL AFIFI

Alasim Omar Architect,
F-27-1, Royal Plaza Putatan,
KM 11.2, Jalan Putatan,
88200 Putatan.

Tuan,

CADANGAN PROJEK PEMBINAAN PROJEK BALAI BOMBA & KUARTERS PUTATAN DI SEBAHAGIAN LOT NT.213059771 JALAN SAILAN IMBAAN, PUTATAN
- *Keputusan Mesyuarat Jawatankuasa Perancang Bandar & Pelan Bangunan*

Dengan segala hormatnya, perkara di atas adalah dirujuk.

02. Sukacita dimaklumkan bahawa permohonan daripada pihak tuan diberikan **KELULUSAN** selaras dengan keputusan Mesyuarat Jawatankuasa Perancang Bandar & Pelan Bangunan bil 2/22 bertarikh 4 April 2022. Walaubagaimanapun, pihak tuan diminta untuk mematuhi syarat-syarat kebenaran merancang (Lampiran A) dan segala kehendak teknikal agensi-agensi berkaitan semasa dan selepas pembinaan dilakukan seperti berikut :

a) Pematuhan syarat-syarat teknikal Jabatan Kerja Raya yang tertera di dalam surat **JKR.KBU.DL/415/Jld.12 (37) bertarikh 12 Julai 2021**
b) Pematuhan syarat-syarat teknikal Jabatan Perlindungan Alam Sekitar yang tertera di dalam surat **JPAS ASSH (B)91/110/907/213(08) bertarikh 10 Feb 2021**
c) Pematuhan syarat-syarat teknikal Sabah Electricity Sdn Bhd yang tertera di dalam surat **SESB (SESB/KPKK/100-12(20)/10 bertarikh 07 Dec 2020**
d) Pematuhan syarat-syarat teknikal Pejabat Kesihatan yang tertera di dalam surat
e) **PKDP/KPAS/09/01/58 bertarikh 26 Nov 2020**
f) Pematuhan syarat-syarat teknikal Jabatan Bomba Penyelamat Malaysia yang tertera di dalam surat **JBPM/SB/BKK:700-2/1/2/623(4) bertarikh 13 Ogos 2020**
g) Pematuhan syarat-syarat teknikal Jabatan Tanah dan Ukur yang tertera di dalam surat **JUD.PB(S):D(13)-26(39)/13/(JB/...) bertarikh 22 Dec 2020**
h) Pematuhan syarat-syarat teknikal Jabatan Air Negeri Sabah yang tertera di dalam surat **JAN.KK:600-1/(XI)/403-4 bertarikh 18 Feb 2021**
i) Pematuhan syarat-syarat teknikal Jabatan Perancang Bandar & Wilayah yang tertera di dalam surat **JPBW:21/12/60(71) bertarikh 19 Jan 2021**
j) Pematuhan syarat-syarat teknikal Jabatan Perancang Bandar & Wilayah yang tertera di dalam surat **JPS(PPG)100-44/2/20/17(36) bertarikh 17 Feb 2022**

Ruj.Kami : MDPTN (D) : 200-0(2020)/8/11
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03. Sehubungan dengan itu, pihak tuan diminta untuk mengemukakan bayaran yuran proses + yuran kelulusan sebanyak **RM 110.00**. Bersama ini dikemukakan Lampiran A dan surat ulasan daripada agensi berkaitan untuk rujukan dan tindakan selanjutnya daripada pihak tuan. Kerjasama pihak tuan berhubung perkara ini amatlah dihargai.

Sekian.

"BERKHIDMAT UNTUK NEGARA"

Saya yang menjalankan amanah,

(AHMAD HELMY BIN MOHD TAIB)
Pegawai Eksekutif
Majlis Daerah Putatan

s.k - MOHD AFZAL BIN MAT KIAR

NBO/US

"SABAH MAJU JAYA"

Ruj.Kami : MDPTN (D) : 200-0(2020)/8/11
Tarikh : 5 April 2022

ADDITIONAL REQUIREMENTS (Lampiran A)

This development plan approval is given to **Alasim Omar Architect/ Pembinaan Projek Balai Bomba** and is valid for a period of two (02) years commencing on **5 April 2022** it is the consultant sole responsibility to ensure that the works are carried out under his close supervision together with his team of consultants upon approval of all the associated plans including the safety of all the structures such as building, roads, retaining walls, safety and protection structures of slopes/ embankments, swarage system, drainage system, protection structures for adjacent/adjoining lands, water supply, electricity supply and any other associated structures and facilities as approved by the local authorities for the completion of this development.

1. Submission before commencement of works

a. Compliance with all the technical requirements as required by the Technical Department comment;

b. All infrastructure plans such as access road,drainage system, sewerage system, water supply system, and electricity supply system;

c. All infrastructure that are constructed on reclaimed and unstable ground conditions are to be supported by piled foundation. These include sewer pipes, manholes, R.C. drain sewerage treatment plant and roads;

d. All commercial footways are to be 7 feet wide and not less than 10 inchies in height and tiles (non-slip homogeneous) and edged with angle bar including the manhole sewerage covers. The R.C. drain (2.0ft wide) is to be located outside the footways and to be 10 inches lower and at the same level as the road.Latched grille (heavy duty) opening shall be provided with a size of 2.0ft by 3.0ft at 8 feet interval;

e. Earthworks plan together with erosion and sedimentation control plan (ESCP) to be submitted before the commencement of earthworks including washing pan for vehicles;

f. Proper protection against surface soil erosion/ lanslipes etc. should be provided.propoer. Protection means measures such as retaining wall, close turfing ect. All engineering details and drawings must be submitted and approved by the council before commencements of works;

g. letter of consent from the adjacent landowner(s) for any earthworks encroachment. Otherwise, retaining wall to be provide complete with R.C. CUT-OFF-DRAIN;

h. building plans of site office and labour quarters to be submitted for checking and approval prior to commencement of works. Provision of proper sanitation and drainage to be incorporated in the plans;

i. Erection of hoarding or fencing the whole site to the satisfaction of the council and to ensure the safety of the public;

j. To take necessary or remedial action not to disturb or or couse any nuisance or encroachmnent of adjacent/ adjoining land during the course of construction and to maintain existing drainage system;

k. to submit lansdscape plan for the development and facilities for the open space and/ or improvement to the existing facilities by a registrered landscape architect. All landscaping shall be completed six(6) months before the submission of application for occupation certificate;

l. Sewerage treatment plant to have not less than 7 feet setback all around and to be fenced up with interlocking brickwalls 5.5ft high complete with 3- strand barb wire fence on top fixed on a 2-inch angle bar at 8 inches center o center;

m. Submission of sewerage treatment plant and its system including sewer lines. The consultant is required to submit STP effluent test result for initial period of 8 months and 18 months from the date of operation, and a maintenance deposit of RM50.00 per population equivalent of STP design/capacity of period of 24 months. This maintenance deposit shall not be development under the Management Corporation;

n. All sewer pipes are to be verified clay pipe, glazed clay pipe, kitchen iron pipe and HDPE (D Class) with SIRIM certification; minimum diameter of connecting sewer line between building and manhole must be 8 inches and main trunk 12 inches.

o. Provision of Refuse Bin Centre complete with heavy duty for wall and floor, cut-off-drain and water supply washing purposes;

p. Submission of drainage plan as a per Jabatan Pengairan dan Saliran requirement; All drain reserves must be accessible for maintenance purpose;

q. submission of traffic circulation plan, inclusive o0f road signage, retroreflective thermoplastic road marking with a minimum thickness of not less than 2mm nor more than 5mm, name of development, and house numbering;

r. Street lighting plans and details including its' control panel;

s. For strata title property, no encroachment such as sewer waste pipe or soil pipe is allowed to the next unit;

t. Memorandum of transfer for reserve such as Open Space, sewerage treatment plant, and all infrastructure reserves is to be prepared and submitted to Council before application of Occupation Certificate. This requirement is applicable for development which is not under Management Corporation;

u. As-Built Survey Plan and final finished level(s) are to be submitted together with the application for Occupation Certificate;

v. Submission of built plan, approved subdivision plan, and CCTV sewerage inspection report before application of Occupation Certificate;

w. Installation of CCTV camera at entrance, carpark and strategic locations of housing development (for condominium only) commercial areas;

x. For phased development that has not been implemented or completed three years after Occupation Certificate issued for the initial phase, the Council reserves the right to impose additional conditions for the whole development (inclusive of the completed stage with Occupation Certificate);

y. Where earthworks (i.e. cutting, filling, compacting etc) are required, development plans with suitable contour lines indicating cutting and filling etc. should be submitted for checking and approval. Sufficient longitudinal and cross sectional detail shall be including in the submission including slope and erosion control protection;

z. Proper protection of earthwork against surface soil erosion and landslips etc. should be provided. Proper protection measures such as close-turfing, proper compacting of earthwork, retaining structures (where necessary) etc. should be provided during the continuance of work and upon completion of work;

aa. Where foundation work required conventional percussion method of piling, the Consultant employed by the developer must submit calculation to guarantee that the adjacent existing properties will not be in anyway affected by the development piling works. Alternative solution such as bored micro piled should be adopted to minimize disturbance and damaged to the existing adjacent properties;

bb. During the course of construction of any works the developer must practice the washing of their vehicle inclusive of tires and undercarriage to be freed from mud and debris or the like could be carried and dropped and deposit on the adjacent public road which can be dirty, slippery and will cause accident;

cc. Road pavement details and design together with the supporting calculations should be submitted for checking and approval prior to the commencement of construction;

dd. Detail design with calculation for access junction and R.C. culvert should be submitted for checking and approval;

ee. Consultants are required to carry out quality control test for work carried out on all road reserves and test results should be produced. Not withstanding to the above, JKR or the Council can carry out quality test before taking over the completed works;

ff. Upon completion of the works under jurisdiction of JKR and Council, as-built and inventory drawings duly verified and certified by the Professional Engineer should be submitted to JKR and Council for necessary checking and record purposes;

gg. No discharge of excess water from first floor balcony/ veranda through weep holes direct to the ground floor. All excess water shall be channeled to the downpipe;

MAJLIS DAERAH PUTATAN SABAH MALAYSIA

(AHMAD HELMY BIN MOHD TAIB)

Pegawai Eksekutif

Majlis Daerah Putatan