DEPARTMENT OF BUILDING

UNIVERSITI TEKNOLOGI MARA

(PERAK)

PROCESS OF SUBMISSION APPROVAL FOR STREET LIGHTING

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DEPARTMENT OF BUILDING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITI TEKNOLOGI MARA
(PERAK)

AUGUST 2021

It is recommended that the report of this practical training provided

By

Siti Maisarah Binti Mohd Som
2019287492

entitled

Process Of Submission Approval For Street Lighting

be accepted in partial fulfillment of requirement for obtaining Diploma in Building.

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DEPARTMENT OF BUILDING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
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(PERAK)

AUGUST 2021

STUDENT'S DECLARATION

I hereby declare that this report is my own work, except for extract and summaries for which the original references stated herein, prepared during a practical training session that I underwent at Katril Builders Sdn. Bhd. for duration of 20 weeks starting from 23rd August 2021 and ended on 8th January 2021. It is submitted as one of the prerequisite requirements of BGN310 and accepted as a partial fulfillment of the requirements for obtaining the Diploma in Building.

…….

Name : Siti Maisarah Binti Mohd Som

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Date : 24th August 2021

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I would also like to thank ALL the UiTM lecturers that have taught and nurtured me in becoming a better student and person. I would also like to extend my deepest appreciation to the lecturers who are directly involved during my training stint. To IR Raja Nurulhaiza Raja Nhari, Supervising Lecturer, Puan Nurhasyimah Binti Ahmad Zamri, Evaluation Lecturer, En. Muhammad Naim Bin. Mahyuddin, Practical Training Coordinator and Dr. Dzulkarnaean Bin Ismail, Programme Coordinator, I value the time, effort, encouragement and ideas that they have contributed towards the successful completion of my training, this report and the valuable knowledge that have been shared over the last few semesters.

Last but not least, my special thanks to my beloved parents for their sacrifices over the years.

Thank you so much.

ABSTRACT

Getting an approval letter from the authorities can make the work progress become smoother. It is because an approval letter from the authorities is a key for every site development to ensure the works are on track. This report is focused on the process of submission approval for street lighting . This case study is based on one of Bidara Camar's projects which is Linggi Idaman Project which is located at Port Dickson Negeri Sembilan. The aim of Linggi Idaman project is to build a 29units single storey house. The main purpose of this report is about the process of getting approval from JKR electrical department. There are some processes that need to be through in order to get the experiences and details for the report. For instance, doing site visits, going to the consultant's office and going to government authorities' offices. Furthermore, this report also explained the related authorities and the function of these authorities as well as problems and solutions in submission of approval.

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CHAPTER 1.0

INTRODUCTION

1.1 Background of study

An approval letter is a letter which a company verifies either claim or consult on an act before it occurs. A higher organization or regulatory authority issues a letter of approval to proceed with an action requested by someone else. As a result, it functions as a registration certificate. Approval letters are classified into two types. The first type of approval letter is one in which someone offers permission to do something. Next, an individual writes to an organisation requesting approval for a request in is the second type of approval letter.

An approval letter may be required for construction activities. The building codes specify rules for particular areas of construction and design. Building rules permissions can be obtained through the local authority's building control department or from an authorised inspector. Thus, without the permission by authorities to approve the activities, all the activities on construction cannot be done or else, the company will be penalized with some specific amount.

In this report, process of submission approval for street lighting has been chosen as a topic for the study case. The aim of this report is to discover more about the process to submit the approval to the authorities, the type of letter needed to be approved and the problems related to the approval letter during and after submission.

1.2 Objectives

1. To investigate the type of approval needed in house construction.
2. To discover the process of submission approval for street lighting
3. To identify the problems that may occur and way to solve it during the approval submission process.

1.3 Scope of study

During the internship training at Bidara Camar Sdn Bhd located at Taman Cattleya, Senawang, Negeri Sembilan about 4 months starting from 23rd August 2021 to 8th January 2022, I learnt new things and gained more experience either at site construction or the process to develop the project. However, in this report, I would explain more deeper about the process of submission approval for street lighting conducted in construction projects. There are about 13 authorities needed to approve some documents in order to continue the construction. This company has 3 ongoing projects. The 3 projects are Taman Tulip Indah project located at Ampangan,Seremban Negeri Sembilan, Linggi Idaman project located at Linggi, Port Dickson Negeri Sembilan and Nesa Delima project located at Rantau, Negeri Sembilan. All the 3 projects focused on affordable houses for Malaysians to start living on their own. However, this report pays more attention to the project Linggi Idaman. I chose the project because this project is almost done compared to others.

1.4 Methods of study

There are 3 methods used to complete this report. The 3 methods are observation, interview and document review. These methods are very useful in order to finish this case study.

1. Observation

The observation method needed about 20 weeks to collect all the data related to the approval letter. Observation by doing site visits and going to nearest Telekom Malaysia (™) company, Jabatan Kerja Raya (JKR), Local Municipal Council such as Majlis Bandaraya Seremban, and other 10 companies to get the approval. In this method, a camera device is used to capture and record the proofs. Figure 1.0 shows local municipal council in Seremban known as Majlis Bandaraya Seremban (MBS) located at Wisma MBS Persiaran Forest Heights 1 Jalan Seremban-Tampin, Seremban, Negeri Sembilan. Next, figure 1.1 shows JKR streetlight department for submission of street lighting layout plan.

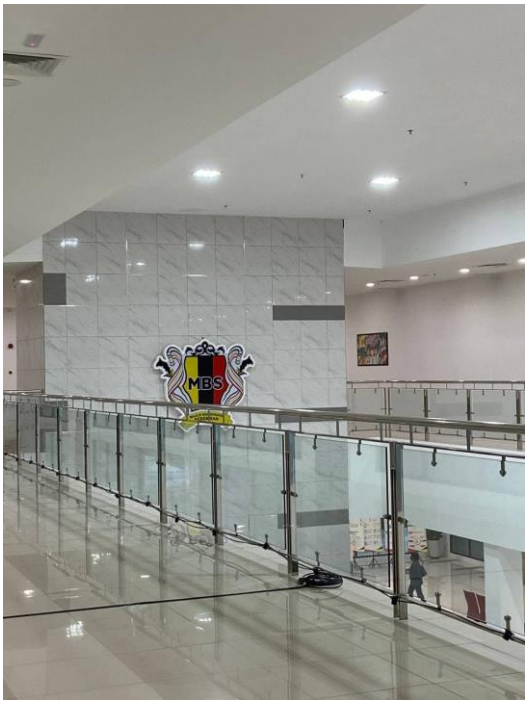


Figure 1.0: MBS office

Figure 1.1: JKR streetlight department

2. Interview

Next, interviews have 3 types of methods which are unstructured interviews, semi-structured interviews, structured interviews. Unstructured interviews are topics that haven't been planned ahead of time. Instead, in a free-flowing conversation, questions come naturally. A semi-structured interview is one in which the interviewer just asks a few prepared questions, and the rest of the questions are not scheduled ahead of time. Because semi-structured interviews incorporate the benefits of both organised and unstructured interview techniques, these can provide the best of both worlds. It allows for objective candidate comparisons while also allowing for spontaneous exploration of subjects pertinent to that individual candidate. Lastly for structured interviews, the questions are designed and created in advance. In this interview, a semi-structured interview is used to make sure the data can be collected accordingly and also can get new information about construction.

3. Document review

Last but not least, this method is required to check the details about the letter approval and drawing for the Linggi Idaman project. Figure 1.2 shows 3 Linggi files for documentation and drawings. All the important documents that related to the Linggi project will put in the file according to the file tagging.

Figure 1.2: Linggi documents

CHAPTER 2.0

COMPANY BACKGROUND

Figure 2.0: Company's logo

2.1 Introduction of company

Figure 2.0 shows a Bidara Camar logo. The BC in the logo means Bidara Camar. Bidara Camar Sdn Bhd is a limited-liability company formed in Malaysia under the Companies Act 1965, having its registered at Suited 11.2B, Level 11, Menara Pelangi, No.2 Jalan Kuning , Taman Pelangi, 80 400 Johor Bahru, Johor Malaysia and which has an existing authorized capital of RM 1 Million one (RM1.00) only per value each and 1 000 000 shares have been issued and are fully paid or credited as fully paid.

Bidara Camar's board of directors now has a diverse and extensive background in the sector of property development, due to the recent addition of new directors. With every director's broad experience and skills, Bidara Camar is confident in its capacity to take on and complete any project development with ease and within deadlines.

This development firm was founded in 2009 with the goal of completing its first project, Lake Height in Seremban. This firm has successfully begun and finished seven projects since that time. The team has over 20 years of experience and competence, as well as a strong reputation in the industry. It has the capacity to successfully synergize important areas/land to meet market demands.

In the creation and building of high-quality, Bidara Camar offers affordable homes for the middle-income group and aspires to be recognised as a respectable, trustworthy, and trusted firm among industry leaders.

In 2011, Katril Resources Sdn Bhd was formed as an investment and construction company has successfully initiated and completed seven projects. Next, during 2013 JSJ Consultancy Sdn Bhd was formed to offer Diplomas programs in accounting, mechatronic and drafting. Then, around 2017 Lekas Fuel Services Sdn Bhd was established in the year 2017, which owns and operates petrol kiosks. On the same year, the Katril Group of Companies was found to merged four core businesses under one umbrella, the four being property development, construction, and education.

Katril Group Resources is an organization made up of several registered businesses that are all owned by the same individual. It was founded in 2019 when the directors were involved in various interconnected businesses. Since 2017, the owners and directors have invested in all of the firms and have been working as a group. It focuses on real estate development, construction, education, skill training and fast food restaurants. Katril Group Resources Sdn. Bhd. located at No.14, Jalan Cattleya 5, Taman Cattleya, 7040 Senawang, Negeri Sembilan above the JSJ College.

2.2 Company profile

COMPANY NAME	: Bidara Camar Sdn Bhd
COMPANY REG. NO	: 340332-H
BUSINESS ADDRESS	: No. 13 & 14, 1st floor, Jalan Cattleya 5, Taman Cattleya, 70450 Senawang, Negeri Sembilan Darul Khusus
TELEPHONE NO.	: 06 678 2116
FAX NO.	: 06 677 9990

INCORPORATION DATE	: 15th April 1995
AUTHORIZED CAPITAL	: RM 1 000 000.00
PAID-UP CAPITAL	: RM 1 000 000.00
DIRECTORS	: Mr. Devasagayam Ayyakkannu Mr. Thoolasy Das Ponniah IR. Saravanan Mahalingam IR. Vellan Vengo @ Perumal
SHAREHOLDERS	: Mr. Devasagayam Ayyakkannu Mr. Thoolasy Das Ponniah IR. Saravanan Mahalingam IR. Vellan Vengo @ Perumal
BANKERS	: Public Bank Berhad (Rasah Branch)
Company Secretary	: SSA Professional Services Sdn. Bhd.
REGISTED OFFICE	: Suite 11.2B, Level 11, Menara Pelangi, 80400 Johor Bharu,Johor
OTHERS	:The company have their own drafting(Architectural) unit and relevant license

Figure 2.1: Company office

Figure 2.2: Front door of company office

Figure 2.1 and figure 2.2 shows a front view of Bidara Camar's company. This office placed on the first floor. All activities, such as a discussion between a buyer and the sales department, a meeting with the directors and employees, and a discussion with a supplier, will take place here.

2.3 Organization Chart

The organization started from Katril Builders Sdn Bhd as a main contractor in the Katril Group Resources Sdn. Bhd. Next, Bidara Camar become the developer in this company. The main chairman in this company is Mr. Devasagayam Ayyakkannu and assisted by 4 directors. The 4 directors are P. Thoolasy Das, IR. Vellan V.Perumal, Krishna and M. Saravanan. To ensure the support system in Bidara Camar is stronger and the job runs smoothly, there are some work divisions which are construction manager, quantity surveyor and project management with the help of their assistants and site supervisors.

1. Project Director

   Responsible for managing all elements of a project to maintain high quality and that it is completed within the timeframes provided. Controlling construction progress, managing finances, and ensuring project quality are all responsibilities of the project manager. For example, creating strategic decisions and giving leadership and guidance to project managers in order to put those decisions into action.

2. Construction Manager

   In charge of supervising all aspects of a building project's logistics. Creating work schedules for the team and distributing duties are examples of responsibilities. A construction manager may also be expected to undertake site visits and report on project progress to top management. For instance setting goals, objectives, and duties for all employees under your supervision and reviewing timelines, budgets, labour, risk, and project plans on a regular basis to ensure that work continues on schedule. Figure 2.3 shows an organizational chart that focused on Katril Builders Sdn Bhd.

3. Quantity Surveyor

Responsible with assisting in the estimation of prices, quantities, and project schedules, as well as presenting this information to clients. Also, collaborating with a range of other teams and assisting in the completion of a project.

4. Project Executive

The Project Executive is in control of the part of the workplace management team that handles short and long-term projects directly. Project executives are in charge of creating strategic programme and project goals, as well as monitoring programme and project performance.

5. Purchasing

All responsibilities assigned by the buying manager will be completed by the purchasing officer, including doing research on possible vendors and suppliers, checking items, and updating records. Pricing and transportation expenses should be able to be negotiated by the purchasing officer. A purchasing officer must be able to multitask and assess items and vendors in order to be effective. Smooth negotiators with a strong eye for detail are desirable qualities in purchasing officers.

6. Site Supervisor

In general, a site supervisor's job includes managing and supervising a construction site in compliance with health and safety regulations. The site supervisor is responsible for assessing hazards, determining risks, conducting frequent inspections, and maintaining a safety programme. The site supervisor will generally report to the project manager and work closely with the site foreman, who is in charge of organising construction activities on site. Construction or civil engineering experience, as well as adequate health and safety training, are required of site supervisors.

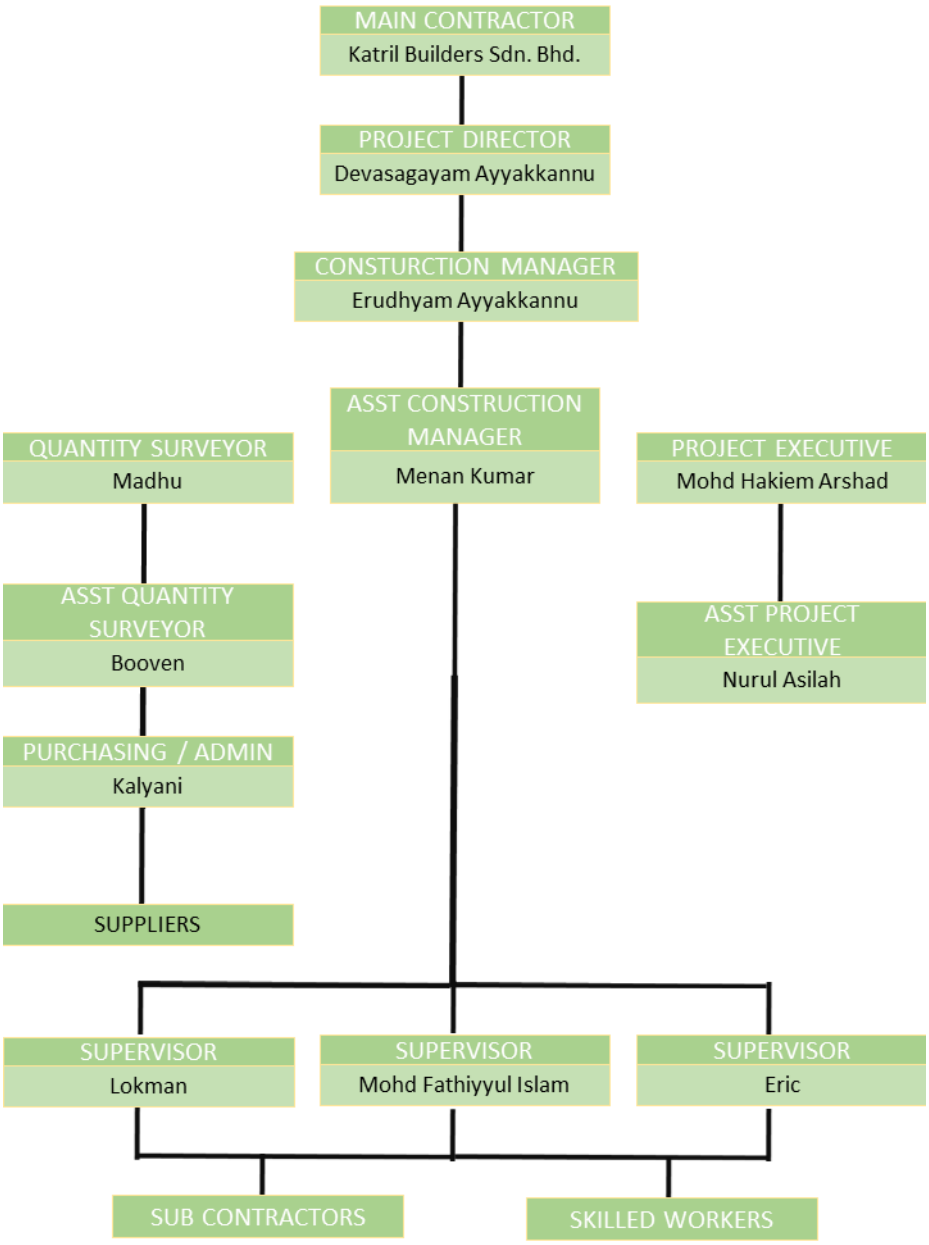


Figure 2.3: Organizational chart

2.4 List of Project

2.4.1 Completed Projects

No.	Project Title	Project Value	Start Date	Completion Date	Project Duration	Client
1.	Lake Heights	RM 2.9 Million	May 2006	January 2007	9 months	PIC
2.	Taman Cempaka Rantau	RM 3.0 Million	January 2006	May 2007	9 months	PIC
3.	Matahari Apartment at Senawang	RM 6.1 Million	March 2008	April 2009	10 months	PIC
4.	Arowana Apartment at Senawang	RM 9.1 Million	January 2010	March 2011	12 months	PIC
5.	Taman Seri Kaimbang at Senawang	RM10.0 Million	January 2015	January 2016	10 months	PIC
6.	2 storeys bungalow at Lavender Heights, Senawang	RM 580 K	February 2018	November 2018	10 months	En. Sahar Bin Ambia

PIC (personal information about client)

Table 2.0: Completed projects by Bidara Camar

2.4.2 Project in Progress

No.	Project Title	Project Value	Start Date	Completion Date	Project Duration 24m	Client
1.	Linggi Idaman	RM 8.3 Miliion	June 2021	March 2022	10 months	PIC
2.	Tulip Indah	RM 11.5 Million	July 2021	May 2022	17 months	PIC
3.	Propose to build 68 units of S/S SD at Rantau	RM 23.6 Million	August 2021	May 2022	10 months	Koperasi Nesa Delima

PIC (personal information about client)

Table 2.1: On progress projects by Bidara Camar

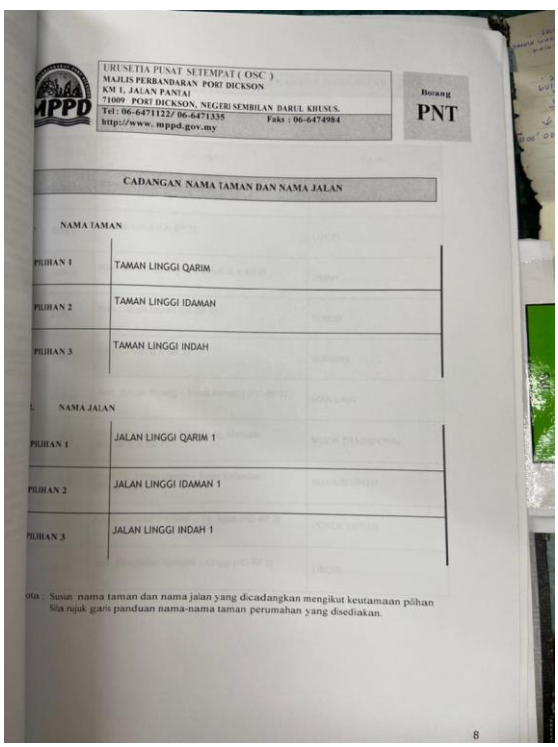
CHAPTER 3.0

PROCESS OF SUBMISSION APPROVAL FOR STREET LIGHTING

3.1 Introduction to case study

These data are based on projects that are still ongoing during 20weeks practical training at Bidara Camar Sdn Bhd. There are some projects that are still in progress which are Tulip Indah, Nesa Delima, Palma Jaya Perdana and Linggi Idaman. However, Linggi Idaman project has been chosen to collect all the data that is related to this case study. Linggi Idaman project located at Pekan Linggi, Port Dickson, Negeri Sembilan. Due to the project being located at an alternative road to Pasir Panjang, Port Dickson, safety is prioritised to ensure the people that use that road are not permitted to watch the construction from a short range. To guarantee that the new housing estate is compatible with the existing housing estates, the local council has determined that

the name of the residence area should be based on the local council's choice. As a result, MPPD has decided to add Linggi in front of the names of the residence areas in Linggi town, and the developer can pick the next name offered by MPPD. There 3 names suggested by the MPPD which are Taman Linggi Qarim, Taman Linggi Idaman and Taman Linggi Indah. Hence, Linggi Idaman has been decided to use for this project by the developer. Figure 3.0 shows a guideline from MPPD to choose a name the new street and residence area that follows the MPPD requirements.



URUSETIA PUSAT SETEMPAT (OSC)
MAJLIS PERBANDARAN PORT DICKSON
KM 1, JALAN PANTAI
71009 PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS.
Tel : 06-6471122/ 06-6471335 Faks : 06-6474984
http://www. mppd.gov.my

Berang
PNT

CADANGAN NAMA TAMAN DAN NAMA JALAN

NAMA TAMAN

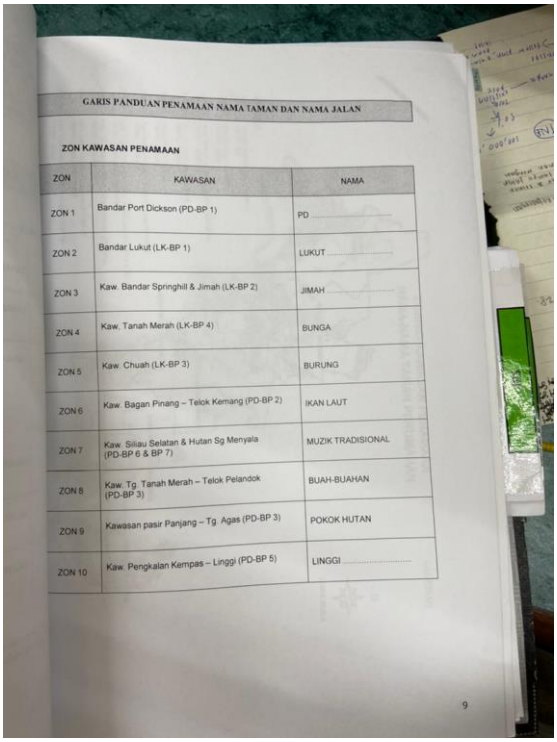
PILIHAN 1	TAMAN LINGGI QARIM
PILIHAN 2	TAMAN LINGGI IDAMAN
PILIHAN 3	TAMAN LINGGI INDAH

NAMA JALAN

PILIHAN 1	JALAN LINGGI QARIM 1
PILIHAN 2	JALAN LINGGI IDAMAN 1
PILIHAN 3	JALAN LINGGI INDAH 1

ota : Sesuai nama taman dan nama jalan yang dicadangkan mengikut keutamaan pilihan
Sila rujuk garis panduan nama-nama taman perumahan yang disediakan.

8



GARIS PANDUAN PENAMAAN NAMA TAMAN DAN NAMA JALAN

ZON KAWASAN PENAMAAN

ZON	KAWASAN	NAMA
ZON 1	Bandar Port Dickson (PD-BP 1)	PD
ZON 2	Bandar Lukut (LK-BP 1)	LUKUT
ZON 3	Kaw. Bandar Springhill & Jimah (LK-BP 2)	JIMAH
ZON 4	Kaw. Tanah Merah (LK-BP 4)	BUNGA
ZON 5	Kaw. Chuah (LK-BP 3)	BURUNG
ZON 6	Kaw. Bagan Pinang – Telok Kemang (PD-BP 2)	IKAN LAUT
ZON 7	Kaw. Siliau Selatan & Hutan Sg Menyala (PD-BP 6 & BP 7)	MUZIK TRADISIONAL
ZON 8	Kaw. Tg. Tanah Merah – Telok Pelandok (PD-BP 3)	BUAH-BUAHAN
ZON 9	Kawasan pasir Panjang – Tg. Agas (PD-BP 3)	POKOK HUTAN
ZON 10	Kaw. Pengkalan Kempas – Linggi (PD-BP 5)	LINGGI

9

Figure 3.0: Guideline for choosing the residential name

The area of construction is about 3078 Hectare. The aim of this project is to build an 1180.29 square feet unit house with 2 different types and sizes which are type A, 22ft x 87ft and type B, 20ft x 87ft. The estimation of the project is about 10 months starting from June 2021 to March 2022 to erect 29 unit houses. With a design of 4 rooms and 2 bathrooms, the price of a house starts at RM 2xx, xxx, xxx according to the price that is suitable in urban areas. This house has the most up-to-date interior design features, such as plastered ceilings, sliding windows, and other features that are highly appealing to today's tastes. Although this house has a limited area, our architect has created a design that makes it look more spacious, and the car porch can fit two automobiles. Besides, this construction area is an oil palm farming area, thus the backfilling process is used in Linggi Idaman project. To support and strengthen a

structure, backfilling is the technique of reusing or refilling soil that is removed during the excavation of foundations, ground carrying slabs, or other groundworks. It provides a substructure for slabs, highways, walkways, and other groundwork features, as well as protecting foundations. Depending on the structural requirements, backfill might be made up of the same soil that was removed during excavation or a mixture of imported soil, boulders, and stones. Ground studies will determine the necessity for backfilling, which will also be utilized by engineers to build a design. Figure 3.1 shows a layout plan approved by the MPPD, the building control department and designed by Arkitek M.Hazriq. The green colour represents the playground area, while the orange colour indicates the houses in the residence area and the yellow colour illustrates the roadway residence area.

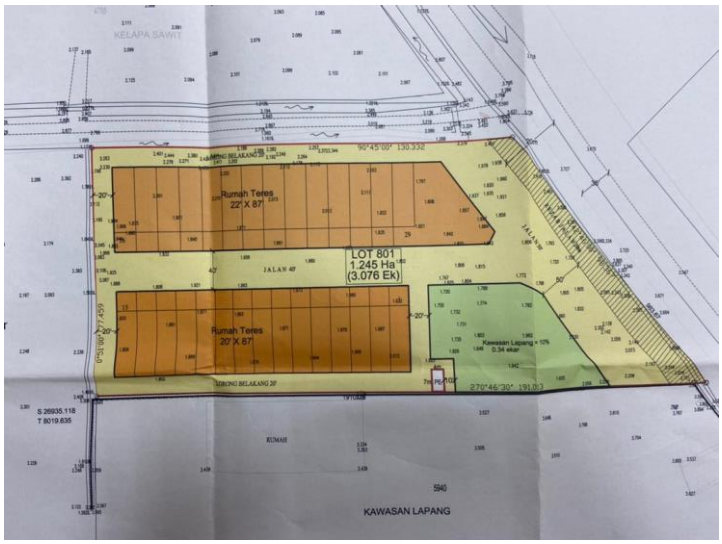


Figure 3.1: Layout plan


Figure 3.2: Linggi Idaman site

There are some parties involved during the construction of Linggi Idaman project. In this project, Bidara Camar Sdn Bhd has appointed Katril Group Sdn Bhd as a main contractor in the site. Moreover, Arkitek M.Hazriq became the architect for Linggi Idaman project while VP consulting engineers as the official consultant in charge of the development site plan and permission application procedure.

To ensure all the buyers are comfortable, safe and gain benefits to every money that they paid for their house, the developer should build some facilities on the residence areas for instance street lighting, effective water drainage, residence roads and other facilities. This not only gives benefits to the buyers, but it is also a necessary requirement to fulfil the city council's housing requirements in Malaysia. As a result, this study will go into deeper details on what developers should do in order to achieve the requirement by the city council on the development of an area. Thus, as stated above, VP Consultant Engineering will design a street lighting plan based on their previous discussion with the local city council (Majlis Perbandaran Port Dickson - MPPD). Therefore, the plan will be submitted to JKR and TNB to get approval from their parties before building up the street lighting around the residence area by following the plan. Thus, this report will discuss some process to get JKR approval and a few problems during submission of approval.

3.2 Type of approval

There are some documents that need to be approved before doing construction works. The approval is significant to make sure the construction is on the flow and following the procedures. Moreover, every document should be passed first at the nearest Local Municipal Council Office before passing down the document to other government agencies for instance Tenaga Nasional Berhad (TNB), Telekom Malaysia ™ and many more. For Linggi Idaman project, all the documents should be submitted to the municipal council office based on the location of the construction which is Majlis Perbandaran Port Dickson (MPPD).

1. Submission approval for infrastructure

a) Engineering Department, MPPD

This department is responsible for ensuring that all the highways, sewage traffic, buildings, and other facilities are kept extremely in order and safe to use on a regular basis. Moreover, this department also reprocessed the infrastructural designs for land works, roads, and streetlights. Thus, all the drawings for the infrastructure plan and streetlight plan should be submitted to this department and waiting for their approval. In figure 3.3 shows a MPPD logo. Every local municipal council has different logo to indicate their place.

Figure 3.3: MPPD logo

2. Submission of building plan

a) Building Control Department

The objective of the Building Control Department is to analyse and process building permit applications under the Majlis' authority, in accordance with current Acts, Small Laws, and Policies. Section 70 (1), Roads, Drains and Buildings Act 1974 (Act 133) - States that no one may erect a building without obtaining prior written permission from the local authority (PBT). All the building construction or addition/renovation that do not get permission from the local authority in advance or construction that does not follow the approved plan is against section 70 (Act 133). Moreover, this department also keeps an eye on project constructions either public, private or individual buildings and handing down the notices for building agreement rules. Building control

department is also responsible for issuing permits for small innovation, for example repairing and constructing tiny structures such as awning as well as taking action against illegal structures, such as issuing notices, erecting fences, and notify and warn the law enforcement to the developers. Hence, the developers should submit all the building plans and temporary permit plans to get their verification before doing any construction on the land. Figure 3.4 shows a Building Control Department in the MBS office.

Figure 3.4: Building Control Department

b) Department of Town and Country Planning,MPPD

The aim of this department is to control and coordinate the planning process in the Port Dickson Municipal Council zone. Hence, it is more organised, practical, and convenient, while following the established laws and regulations. Moreover, to create a systematic and orderly work administration, as well as improving working relationships between government agencies involved in the planning of the Port Dickson District's development. Lastly, to provide further information in terms of general guidelines and other requirements of the council to the public who have a proposal to develop an area. This department also processes the planning permission application as well as analyses and

responses to the building and landscape layout plan that has been submitted by developers.

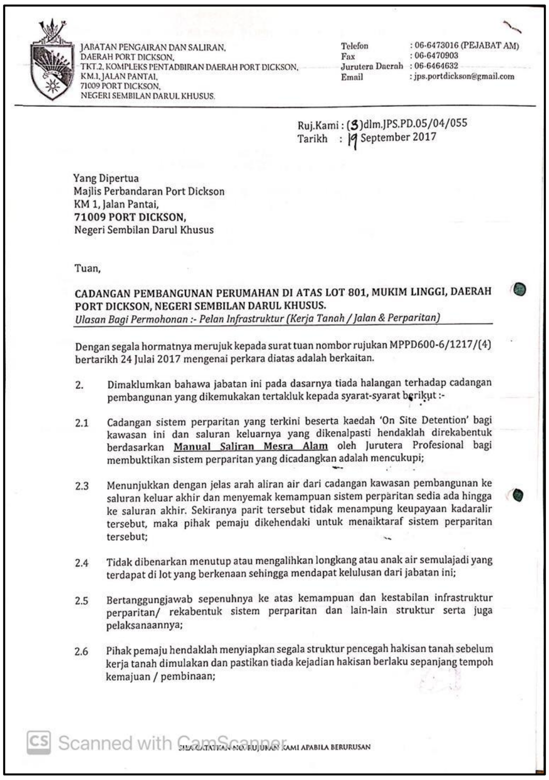
c) Park and Landscape Department, MPPD

The aim of park and landscape department is to establish a 'city within a park' and landscape development that goes hand in hand with improving environmental quality. Thus, the main role of this department is to handle landscape plans approval submissions. Moreover, preparing landscape requirements to be used in development and checking and supporting CCC applications.

3. Planning permission applications

a) Department of Irrigation and Drainage (JPS)

The Department of Irrigation and Drainage known as Jabatan Pengairan dan Saliran (JPS) is responsible for any issues related to the water in Malaysia. The function of this department is handling flood management, eco- friendly drainage and water resources management and hydrology. After receiving the approval from MPPD, there are some rules that must be followed. Figure 3.5 shows approved letter and several comments from JPS about the infrastructure plan. Firstly, the developer should check the capabilities of the existing drainage system to the final outlet and clearly define the direction of water flow and the planned development area to the final outlet. If the drainage system cannot handle the flow capacity, the developer must enhance the drainage system. Next, the developer should appoint a professional engineer to design the drainage system and the engineer should use ‘On Site Detention’ method and the design should be environmentally friendly drainage to demonstrate the drainage system is sufficient.



JABATAN PENGAIRAN DAN SALIRAN,
DAERAH PORT DICKSON,
TKT.2, KOMPLEKS PENTADBIRAN DAERAH PORT DICKSON,
KM.1, JALAN PANTAI,
71009 PORT DICKSON,
NEGERI SEMBILAN DARUL KHUSUS.

Telefon : 06-6473016 (PEJABAT AM)
Fax : 06-6470903
Jurutera Daerah : 06-6464632
Email : jps.portdickson@gmail.com

Ruj.Kami : (3)dlm.JPS.PD.05/04/055
Tarikh : 19 September 2017

Yang Dipertua
Majlis Perbandaran Port Dickson
KM 1, Jalan Pantai,
71009 PORT DICKSON,
Negeri Sembilan Darul Khusus

Tuan,

CADANGAN PEMBANGUNAN PERUMAHAN DI ATAS LOT 801, MUKIM LINGGI, DAERAH PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS.
Ulasan Bagi Permohonan :- Pelan Infrastruktur (Kerja Tanah / Jalan & Perparitan)

Dengan segala hormatnya merujuk kepada surat tuan nombor rujukan MPPD600-6/1217/(4) bertarikh 24 Julai 2017 mengenai perkara diatas adalah berkaitan.

2. Dimaklumkan bahawa jabatan ini pada dasarnya tiada halangan terhadap cadangan pembangunan yang dikemukakan tertakluk kepada syarat-syarat berikut :-

2.1 Cadangan sistem perparitan yang terkini beserta kaedah 'On Site Detention' bagi kawasan ini dan saluran keluarnya yang dikenalpasti hendaklah direkabentuk berdasarkan Manual Saliran Mesra Alam oleh Jurutera Profesional bagi membuktikan sistem perparitan yang dicadangkan adalah mencukupi;

2.3 Menunjukkan dengan jelas arah aliran air dari cadangan kawasan pembangunan ke saluran keluar akhir dan menyemak kemampuan sistem perparitan sedia ada hingga ke saluran akhir. Sekiranya parit tersebut tidak menampung keupayaan kadaralir tersebut, maka pihak pemaju dikehendaki untuk menaiktaraf sistem perparitan tersebut;

2.4 Tidak dibenarkan menutup atau mengalihkan longkang atau anak air semulajadi yang terdapat di lot yang berkenaan sehingga mendapat kelulusan dari jabatan ini;

2.5 Bertanggungjawab sepenuhnya ke atas kemampuan dan kestabilan infrastruktur perparitan/ rekabentuk sistem perparitan dan lain-lain struktur serta juga pelaksanaannya;

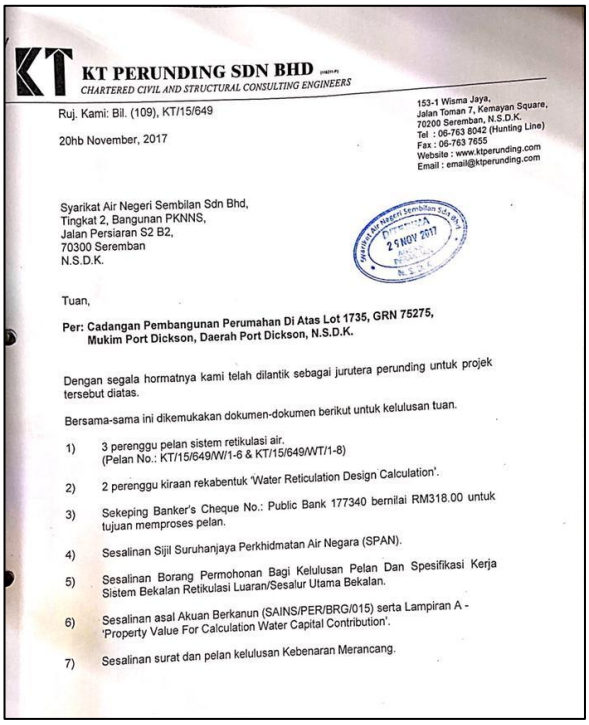
2.6 Pihak pemaju hendaklah menyiapkan segala struktur pencegah hakisan tanah sebelum kerja tanah dimulakan dan pastikan tiada kejadian hakisan berlaku sepanjang tempoh kemajuan / pembinaan;

SILA CATATKAN NO. RUJUKAN KAMI APABILA BERURUSAN

Figure 3.5: Comments from JPS about the approval application

b) Negeri Sembilan Water Utility Company (SAINS)

Negeri Sembilan Water Utility Company, known as Syarikat Air Negeri Sembilan (SAINS) is taking over to handle the water supply system in Negeri Sembilan. The function of this company is to produce and distribute the treated water to the consumers in that particular area. Moreover, this company needs to maintain all new infrastructure, as well as drainage operations in Negeri Sembilan. To get the approval from SAINS, the consultant from the company, KT Perunding Sdn Bhd must submit some documents and plans stated on the letter in figure 3.6. Firstly, 3 water reticulation system plans, 2 water reticulation design calculation, a copy of SPAN certificate, a copy of an application form for the approval of the plan and work specifications of the external reticulation supply system/ main drainage of the supply and a copy of the planning permission letter and plan.



KT PERUNDING SDN BHD
CHARTERED CIVIL AND STRUCTURAL CONSULTING ENGINEERS

153-1 Wisma Jaya,
Jalan Toman 7, Kemayan Square,
70200 Seremban, N.S.D.K.
Tel : 06-763 8042 (Hunting Line)
Fax : 06-763 7655
Website : www.ktperunding.com
Email : email@ktperunding.com

Ruj. Kami: Bil. (109), KT/15/649

20hb November, 2017

Syarikat Air Negeri Sembilan Sdn Bhd,
Tingkat 2, Bangunan PKNNS,
Jalan Persiaran S2 B2,
70300 Seremban
N.S.D.K.

Tuan,

Per: Cadangan Pembangunan Perumahan Di Atas Lot 1735, GRN 75275, Mukim Port Dickson, Daerah Port Dickson, N.S.D.K.

Dengan segala hormatnya kami telah dilantik sebagai jurutera perunding untuk projek tersebut diatas.

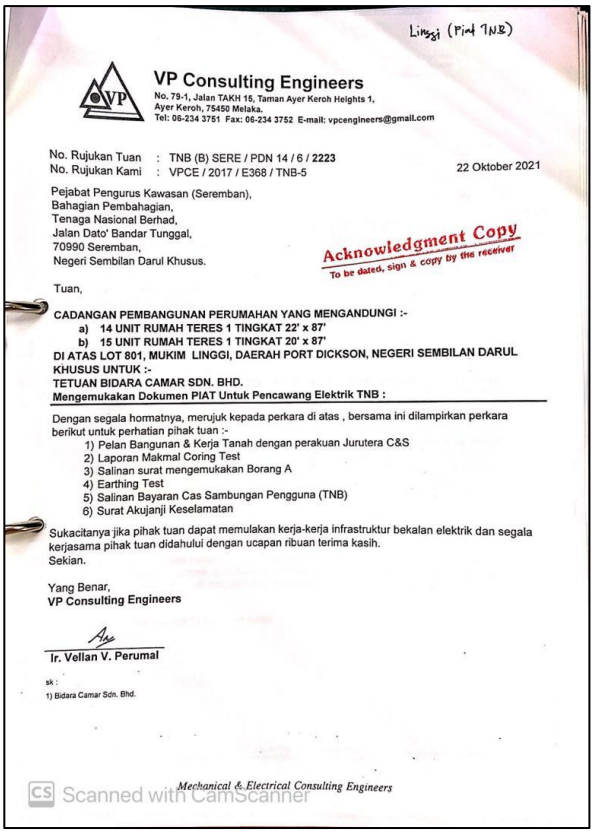
Bersama-sama ini dikemukakan dokumen-dokumen berikut untuk kelulusan tuan.

1) 3 perenggu pelan sistem retikulasi air.
(Pelan No.: KT/15/649/W/1-6 & KT/15/649/WT/1-8)
2) 2 perenggu kiraan rekabentuk 'Water Reticulation Design Calculation'.
3) Sekeping Banker's Cheque No.: Public Bank 177340 bernilai RM318.00 untuk tujuan memproses pelan.
4) Sesalinan Sijil Suruhanjaya Perkhidmatan Air Negara (SPAN).
5) Sesalinan Borang Permohonan Bagi Kelulusan Pelan Dan Spesifikasi Kerja Sistem Bekalan Retikulasi Luaran/Sesalur Utama Bekalan.
6) Sesalinan asal Akuan Berkanun (SAINS/PER/BRG/015) serta Lampiran A - 'Property Value For Calculation Water Capital Contribution'.
7) Sesalinan surat dan pelan kelulusan Kebenaran Merancang.

Figure 3.6: A letter to request approval from SAINS

c) Tenaga Nasional Berhad (TNB)

Tenaga Nasional, or simply Tenaga, is a Malaysian international power business that is the only electric utility company in Peninsular Malaysia and the largest publicly listed power company in Southeast Asia, with assets valued MYR 99.03 billion. Through Sabah Electricity Sdn Bhd, it supplies approximately 8.4 million clients in Peninsular Malaysia (except Sarawak) and the East Malaysian state of Sabah. Hence, TNB Precommissioning Inspection and Testing (PIAT) Checklist should be followed by the developer after getting the approval from TM. Figure 3.7 shows list for PIAT documents for TNB submission. For instance, building plan and land work approved by C&S, earthing test, coring test lab report.



Linggi (Piat TNB)

VP Consulting Engineers
No. 79-1, Jalan TAKH 15, Taman Ayer Keroh Heights 1,
Ayer Keroh, 75450 Melaka.
Tel: 06-234 3751 Fax: 06-234 3752 E-mail: vpcengineers@gmail.com

No. Rujukan Tuan : TNB (B) SERE / PDN 14 / 6 / 2223
No. Rujukan Kami : VPCE / 2017 / E368 / TNB-5

22 Oktober 2021

Pejabat Pengurus Kawasan (Seremban),
Bahagian Pembahagian,
Tenaga Nasional Berhad,
Jalan Dato' Bandar Tunggal,
70990 Seremban,
Negeri Sembilan Darul Khusus.

Acknowledgment Copy
To be dated, sign & copy by the receiver

Tuan,

CADANGAN PEMBANGUNAN PERUMAHAN YANG MENGANDUNGI :-
a) 14 UNIT RUMAH TERES 1 TINGKAT 22' x 87'
b) 15 UNIT RUMAH TERES 1 TINGKAT 20' x 87'
DI ATAS LOT 801, MUKIM LINGGI, DAERAH PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS UNTUK :-
TETUAN BIDARA CAMAR SDN. BHD.
Mengemukakan Dokumen PIAT Untuk Pencawang Elektrik TNB :

Dengan segala hormatnya, merujuk kepada perkara di atas , bersama ini dilampirkan perkara berikut untuk perhatian pihak tuan :-

1) Pelan Bangunan & Kerja Tanah dengan perakuan Jurutera C&S
2) Laporan Makmal Coring Test
3) Salinan surat mengemukakan Borang A
4) Earthing Test
5) Salinan Bayaran Cas Sambungan Pengguna (TNB)
6) Surat Akujanji Keselamatan

Sukacitanya jika pihak tuan dapat memulakan kerja-kerja infrastruktur bekalan elektrik dan segala kerjasama pihak tuan didahului dengan ucapan ribuan terima kasih.
Sekian.

Yang Benar,
VP Consulting Engineers

Ir. Vellan V. Perumal

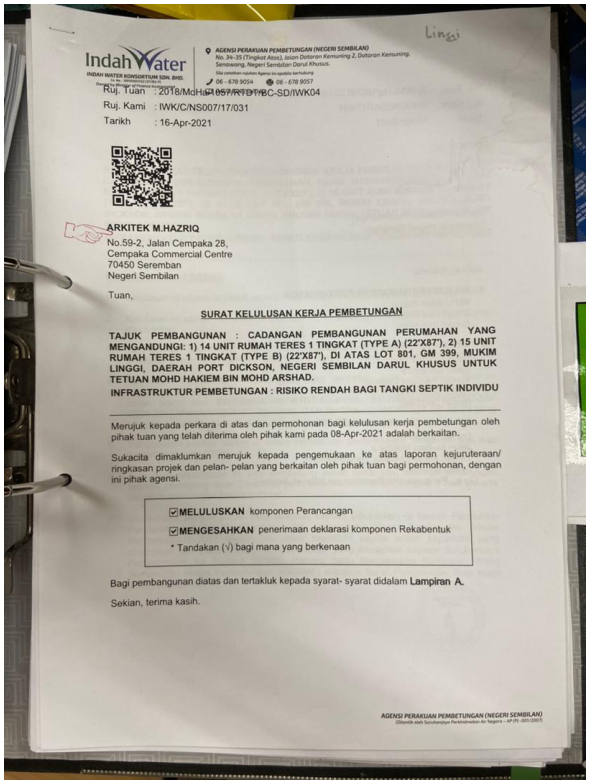
sk :
1) Bidara Camar Sdn. Bhd.

Mechanical & Electrical Consulting Engineers

Figure 3.7: A submission of PIAT documents to TNB

d) Indah Water Consortium

Indah Water Consortium Sdn Bhd as known as Indah Water (IWK) is a sewerage and sewage management firm based in Malaysia. Indah Water has been charged with developing and maintaining Malaysia's advanced and efficient sewage system. To obtain approval from Indah Water, the architect was selected by the developer, which is Arkitek M. Hazriq, shall prepare a detailed septic tank layout. A septic tank is a concrete, fibreglass, or plastic underground chamber through which residential wastewater (sewage) flows for basic treatment.



Indah Water

AGENSI PERAKUAN PEMBETUNGAN (NEGERI SEMBILAN)

Ruj. Tuan : 2018/MoHA/1057/RTD1/BC-SD/IWK04
Ruj. Kami : IWK/C/NS007/17/031
Tarikh : 16-Apr-2021

ARKITEK M.HAZRIQ
No.59-2, Jalan Cempaka 28,
Cempaka Commercial Centre
70450 Seremban
Negeri Sembilan

Tuan,

SURAT KELULUSAN KERJA PEMBETUNGAN

TAJUK PEMBANGUNAN : CADANGAN PEMBANGUNAN PERUMAHAN YANG MENGANDUNGI: 1) 14 UNIT RUMAH TERES 1 TINGKAT (TYPE A) (22'X87'), 2) 15 UNIT RUMAH TERES 1 TINGKAT (TYPE B) (22'X87'), DI ATAS LOT 801, GM 399, MUKIM LINGGI, DAERAH PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS UNTUK TETUAN MOHD HAKIEM BIN MOHD ARSHAD.
INFRASTRUKTUR PEMBETUNGAN : RISIKO RENDAH BAGI TANGKI SEPTIK INDIVIDU

Merujuk kepada perkara di atas dan permohonan bagi kelulusan kerja pembetungan oleh pihak tuan yang telah diterima oleh pihak kami pada 08-Apr-2021 adalah berkaitan.

Sukacita dimaklumkan merujuk kepada pengemukaan ke atas laporan kejuruteraan/ ringkasan projek dan pelan- pelan yang berkaitan oleh pihak tuan bagi permohonan, dengan ini pihak agensi.

☑ **MELULUSKAN** komponen Perancangan
☑ **MENGESAHKAN** penerimaan deklarasi komponen Rekabentuk
* Tandakan (√) bagi mana yang berkenaan

Bagi pembangunan diatas dan tertakluk kepada syarat- syarat didalam **Lampiran A.**

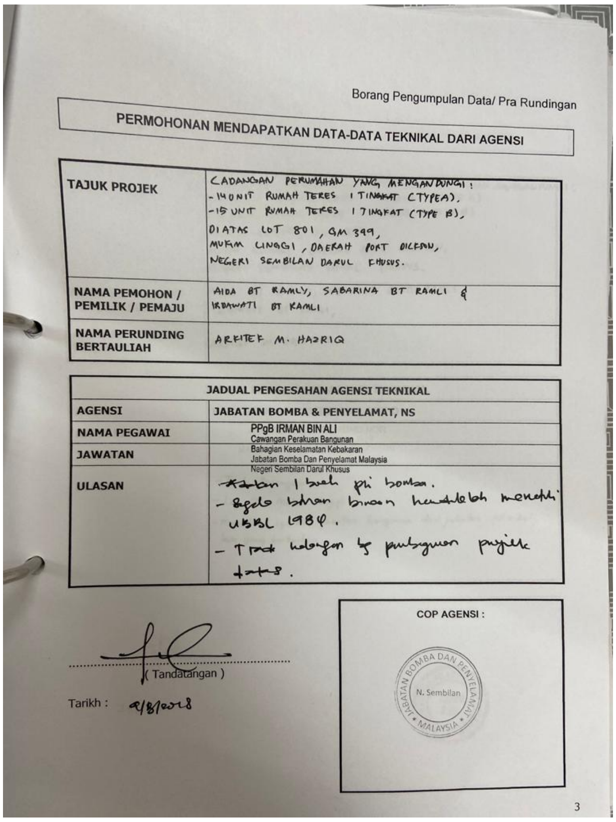
Sekian, terima kasih.

AGENSI PERAKUAN PEMBETUNGAN (NEGERI SEMBILAN)

Figure 3.8: Sewer approval letter

e) Fire and Rescue Department of Malaysia (Bomba)

The Fire and Rescue Department of Malaysia (Malay: Jabatan Bomba dan Penyelamat Malaysia (JBPM), commonly known as Bomba. Bomba is a federal agency that coordinates technical rescue and firefighting services. This organisation was created following the establishment of the Malaysian Federation Agreement. The developer should submit the building layout to the Negeri Sembilan Fire and Rescue Department to be approved by this agency before submitting it to the MPPD. The developer should follow UBBL 1984 laws for example the external fire hydrants are spaced at not more than 90m apart along the access roads. Moreover, fire hydrants must be placed not less than 6m from the building and not more than 30m away from the entrance to the building and a network of pipes connected directly to a water supply that provides water to firefighters battling the fire. Thus, figure 3.9 shows a comments from Bomba in OSC meeting summarized by the MPPD.



Borang Pengumpulan Data/ Pra Rundingan

PERMOHONAN MENDAPATKAN DATA-DATA TEKNIKAL DARI AGENSI

TAJUK PROJEK	CADANGAN PERUMAHAN YANG MENGANDUNGI : - 14 UNIT RUMAH TERES 1 TINGKAT (TYPE A). - 15 UNIT RUMAH TERES 1 TINGKAT (TYPE B), DIATAS LOT 801, GM 399, MUKIM LINGGI, DAERAH PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS.
NAMA PEMOHON / PEMILIK / PEMAJU	AIDA BT RAMLY, SABARINA BT RAMLI & IRDAWATI BT KAMLI
NAMA PERUNDING BERTAULIAH	ARKITEK M. HAZRIQ

JADUAL PENGESAHAN AGENSI TEKNIKAL	
AGENSI	**JABATAN BOMBA & PENYELAMAT, NS**
NAMA PEGAWAI	PPgB IRMAN BIN ALI Cawangan Perakuan Bangunan
JAWATAN	Bahagian Keselamatan Kebakaran Jabatan Bomba Dan Penyelamat Malaysia Negeri Sembilan Darul Khusus
ULASAN	Adakan 1 buah pili bomba. - Segala bahan binaan hendaklah menepati UBBL 1984. - Tiada halangan bg pembangunan projek tersebut.

(Tandatangan)

Tarikh : 9/8/2018

COP AGENSI :

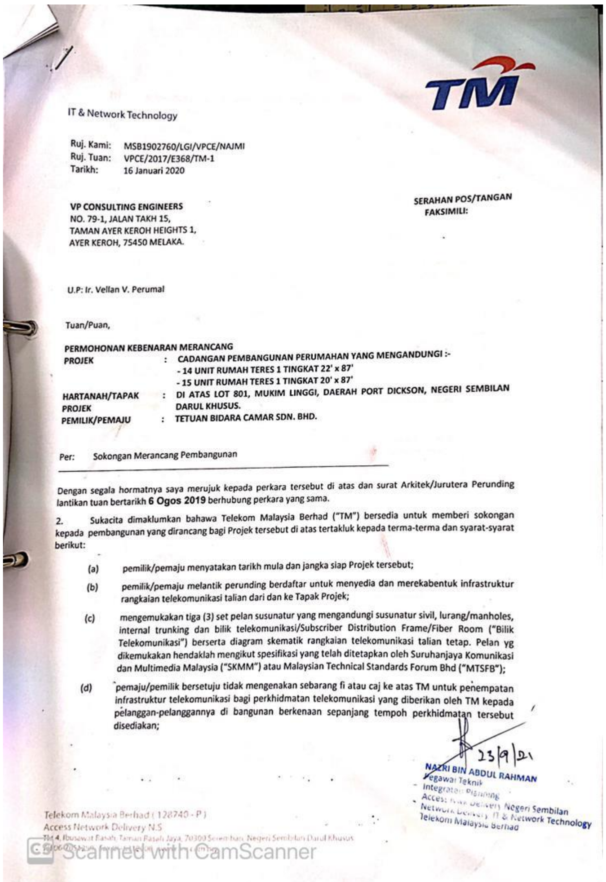
JABATAN BOMBA DAN PENYELAMAT
N. Sembilan
MALAYSIA

3

Figure 3.9: Bomba's approval letter

f) Telekom Malaysia (TM)

Founded in 1984, Telekom Malaysia Berhad (TM) is a Malaysian telecommunications corporation. It began as the country's sole supplier of fixed line, radio, and television broadcasting services, and has since grown to become the country's leading provider of broadband, data, fixed-line, pay television, and network services. Before the project can be executed, the developer should first obtain approval from Telekom Malaysia to ensure that the area can get the necessary internet coverage. Once the approval has been received, the developer should follow the stipulated rules and procedures as shown in the figure 3.10. In this letter, there are 3 requirements needed to be followed by the developers for instance, the developer specifies the project's start date and expected completion date, and the owner/developer appoints a registered consultant to provide and design the telecommunication network infrastructure to and from the project site, as well as separate electrical wiring for electrical power supply to be used as a communication equipment.



IT & Network Technology

Ruj. Kami: MSB1902760/LGI/VPCE/NAJMI
Ruj. Tuan: VPCE/2017/E368/TM-1
Tarikh: 16 Januari 2020

SERAHAN POS/TANGAN
FAKSIMILI:

VP CONSULTING ENGINEERS
NO. 79-1, JALAN TAKH 15,
TAMAN AYER KEROH HEIGHTS 1,
AYER KEROH, 75450 MELAKA.

U.P: Ir. Vellan V. Perumal

Tuan/Puan,

PERMOHONAN KEBENARAN MERANCANG
PROJEK : CADANGAN PEMBANGUNAN PERUMAHAN YANG MENGANDUNGI :-
- 14 UNIT RUMAH TERES 1 TINGKAT 22' x 87'
- 15 UNIT RUMAH TERES 1 TINGKAT 20' x 87'
HARTANAH/TAPAK PROJEK : DI ATAS LOT 801, MUKIM LINGGI, DAERAH PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS.
PEMILIK/PEMAJU : TETUAN BIDARA CAMAR SDN. BHD.

Per: Sokongan Merancang Pembangunan

Dengan segala hormatnya saya merujuk kepada perkara tersebut di atas dan surat Arkitek/Jurutera Perunding lantikan tuan bertarikh **6 Ogos 2019** berhubung perkara yang sama.

2. Sukacita dimaklumkan bahawa Telekom Malaysia Berhad ("TM") bersedia untuk memberi sokongan kepada pembangunan yang dirancang bagi Projek tersebut di atas tertakluk kepada terma-terma dan syarat-syarat berikut:

(a) pemilik/pemaju menyatakan tarikh mula dan jangka siap Projek tersebut;

(b) pemilik/pemaju melantik perunding berdaftar untuk menyedia dan merekabentuk infrastruktur rangkaian telekomunikasi talian dari dan ke Tapak Projek;

(c) mengemukakan tiga (3) set pelan susunatur yang mengandungi susunatur sivil, lurang/manholes, internal trunking dan bilik telekomunikasi/Subscriber Distribution Frame/Fiber Room ("Bilik Telekomunikasi") berserta diagram skematik rangkaian telekomunikasi talian tetap. Pelan yg dikemukakan hendaklah mengikut spesifikasi yang telah ditetapkan oleh Suruhanjaya Komunikasi dan Multimedia Malaysia ("SKMM") atau Malaysian Technical Standards Forum Bhd ("MTSFB");

(d) pemaju/pemilik bersetuju tidak mengenakan sebarang fi atau caj ke atas TM untuk penempatan infrastruktur telekomunikasi bagi perkhidmatan telekomunikasi yang diberikan oleh TM kepada pelanggan-pelanggannya di bangunan berkenaan sepanjang tempoh perkhidmatan tersebut disediakan;

23/9/21
NAZRI BIN ABDUL RAHMAN
Pegawai Teknik
Network Delivery, IT & Network Technology
Telekom Malaysia Berhad

Telekom Malaysia Berhad (128740 - P)
Access Network Delivery N.S

Figure 3.10: Approval letter from TM

3.2 Process of submission approval for street lighting

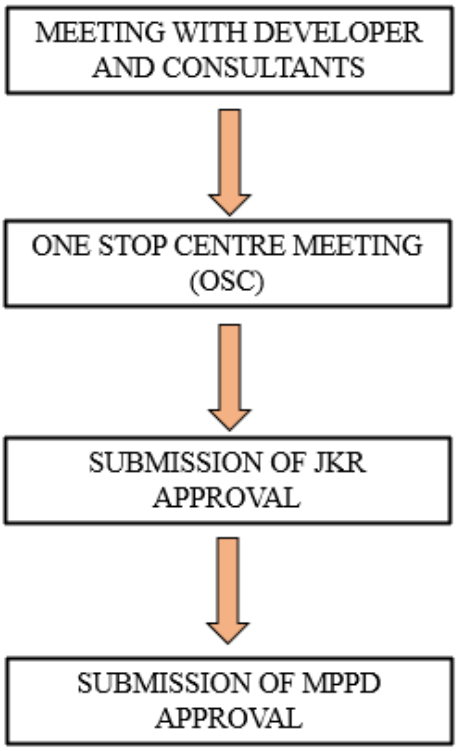


Figure 3.11: Street lighting approval process in flow chart

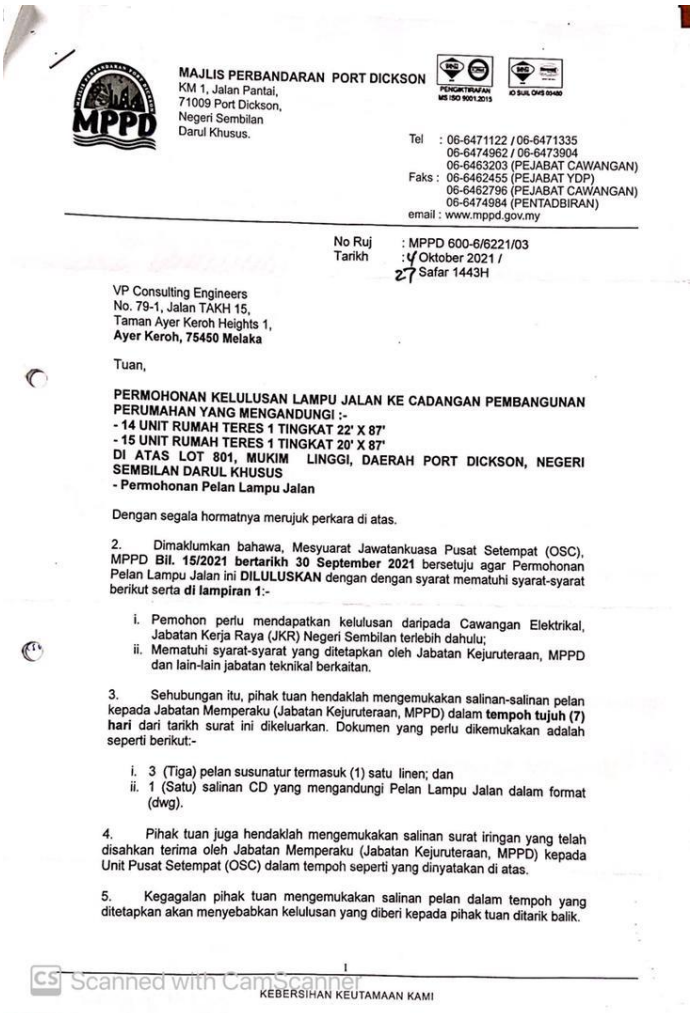
As mentioned before, every construction progress shall be accepted by the government agencies to make sure there is no misunderstanding between two parties before the project is fully done. In figure 3.11 illustrates step needed to follow by the developer to get the street lighting approval. Hence, the initial step that developer shall take is attending the meeting between developer and other consultants. The function of this meeting is to discuss more specifics before attending One Stop Centre (OSC) meeting.

Following that, a meeting with government agencies such as JPS, JKR and local municipal council would be held on the other day known as OSC meeting. The aim of this OSC meeting is to coordinate and simplify the approval procedures for land development applications, including planning approval, building plans, and other planning applications, at the Land and Local Authority Office. Moreover, to collect and discuss more specific proposals involving planning permission, building plans and other related

plans. Furthermore, Yang Di-Pertuan Agong also attended the meeting to determine whether to accept or restrict development in that particular location. The developer, on the other hand, cannot begin work until the local authority issues a letter of approval. Therefore, the developer shall first wait at least 14 working days for a notice of approval from the local government before beginning construction on the site.

In the OSC discussion, there were several departments involved in the application of street lighting plans. The electrical division of Jabatan Kerja Raya (JKR), the engineering department of Port Dickson Local Municipal Council (MPPD) and Tenaga Nasional Berhad(TNB) are among them. As a result of this discussion, the engineering department from MPPD has said that the developer must obtain an authorization from JKR before applying MPPD endorsement letter. Meanwhile, TNB has given full support to the construction of the electrical infrastructure by following some TNB guidelines. The first condition is that every extension and maintenance of the cable from TNB panel metre to the streetlights is under the developer. It is because TNB is solely responsible for extending the cable from the TNB electrical substation to the TNB panel metre. Moreover, the developer shall follow all the rules stated by Electricity Supply Act 1990 and Energy Commission. Besides, all the user connection charges (CSP) are under the developer. Lastly, when submitting an electricity supply application, the developer must submit a formal application through an electrical wiring contractor registered with the energy commission, as well as a copy of the design and planning approval review that has been granted by the local authority (PBT).

Next, MPPD will give a permission letter to the developer after gaining consent from all parties concerned. The developer must follow the rules stated on the approval letter as shown in figure 3.12 in order to continue the construction of street lighting. One of the criteria is that the applicant must receive approval from the Department of Electrical in JKR. Also, the developer shall follow all criteria required by the Engineering Department, MPPD, as well as all necessary technical department rules. In order to establish an electrical connection system with TNB concrete poles, developers must fulfil five requirements. First and foremost, the developer is responsible for all the infrastructure costs and TNB contributions. Second, all street lighting construction must be completed prior to the issuance of a Certificate of Completion and Compliance (CCC), and the developer must verify that the resistance is less than 3 ohms.



MAJLIS PERBANDARAN PORT DICKSON
KM 1, Jalan Pantai,
71009 Port Dickson,
Negeri Sembilan
Darul Khusus.

Tel : 06-6471122 / 06-6471335
06-6474962 / 06-6473904
06-6463203 (PEJABAT CAWANGAN)
Faks : 06-6462455 (PEJABAT YDP)
06-6462796 (PEJABAT CAWANGAN)
06-6474984 (PENTADBIRAN)
email : www.mppd.gov.my

No Ruj : MPPD 600-6/6221/03
Tarikh : 4 Oktober 2021 /
27 Safar 1443H

VP Consulting Engineers
No. 79-1, Jalan TAKH 15,
Taman Ayer Keroh Heights 1,
Ayer Keroh, 75450 Melaka

Tuan,

PERMOHONAN KELULUSAN LAMPU JALAN KE CADANGAN PEMBANGUNAN PERUMAHAN YANG MENGANDUNGI :-
- 14 UNIT RUMAH TERES 1 TINGKAT 22' X 87'
- 15 UNIT RUMAH TERES 1 TINGKAT 20' X 87'
DI ATAS LOT 801, MUKIM LINGGI, DAERAH PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS
- Permohonan Pelan Lampu Jalan

Dengan segala hormatnya merujuk perkara di atas.

2. Dimaklumkan bahawa, Mesyuarat Jawatankuasa Pusat Setempat (OSC), MPPD **Bil. 15/2021 bertarikh 30 September 2021** bersetuju agar Permohonan Pelan Lampu Jalan ini **DILULUSKAN** dengan dengan syarat mematuhi syarat-syarat berikut serta **di lampiran 1**:-

i. Pemohon perlu mendapatkan kelulusan daripada Cawangan Elektrikal, Jabatan Kerja Raya (JKR) Negeri Sembilan terlebih dahulu;
ii. Mematuhi syarat-syarat yang ditetapkan oleh Jabatan Kejuruteraan, MPPD dan lain-lain jabatan teknikal berkaitan.

3. Sehubungan itu, pihak tuan hendaklah mengemukakan salinan-salinan pelan kepada Jabatan Memperaku (Jabatan Kejuruteraan, MPPD) dalam **tempoh tujuh (7) hari** dari tarikh surat ini dikeluarkan. Dokumen yang perlu dikemukakan adalah seperti berikut:-

i. 3 (Tiga) pelan susunatur termasuk (1) satu linen; dan
ii. 1 (Satu) salinan CD yang mengandungi Pelan Lampu Jalan dalam format (dwg).

4. Pihak tuan juga hendaklah mengemukakan salinan surat iringan yang telah disahkan terima oleh Jabatan Memperaku (Jabatan Kejuruteraan, MPPD) kepada Unit Pusat Setempat (OSC) dalam tempoh seperti yang dinyatakan di atas.

5. Kegagalan pihak tuan mengemukakan salinan pelan dalam tempoh yang ditetapkan akan menyebabkan kelulusan yang diberi kepada pihak tuan ditarik balik.

KEBERSIHAN KEUTAMAAN KAMI

Figure 3.12: Approval letter from MPPD

The next step shall developer's follow is to obtain approval from JKR, as mentioned on the letter of approval from MPPD. Thus, the developer must provide a copy of the site plan design which includes a lighting layout plan as well as street lighting service on the major road. Additionally, the complexity of the street lighting and schematic design was developed and produced by a professional consultant, VP Consulting engineer. Thereafter, the electrical department of JKR will issue an approval letter to the developer after the drawing has been verified. There are various guidelines that must be followed by the developer after receiving approval from JKR stated in the letteras shown in figure 3.16. To begin, the developer is responsible for any user connection costs (CSP) mentioned by TNB. Furthermore, the TNB pole should be 1.5 to 2.5 metres from the premix road as shown in figure 3.13, and the lighting should be LED. Besides, the developer is responsible for all street lighting costs within 12 months of the street lighting being installed. Moreover, the developer must present the bill receipt and TNB metre reading to the nearest TNB office for inspection.

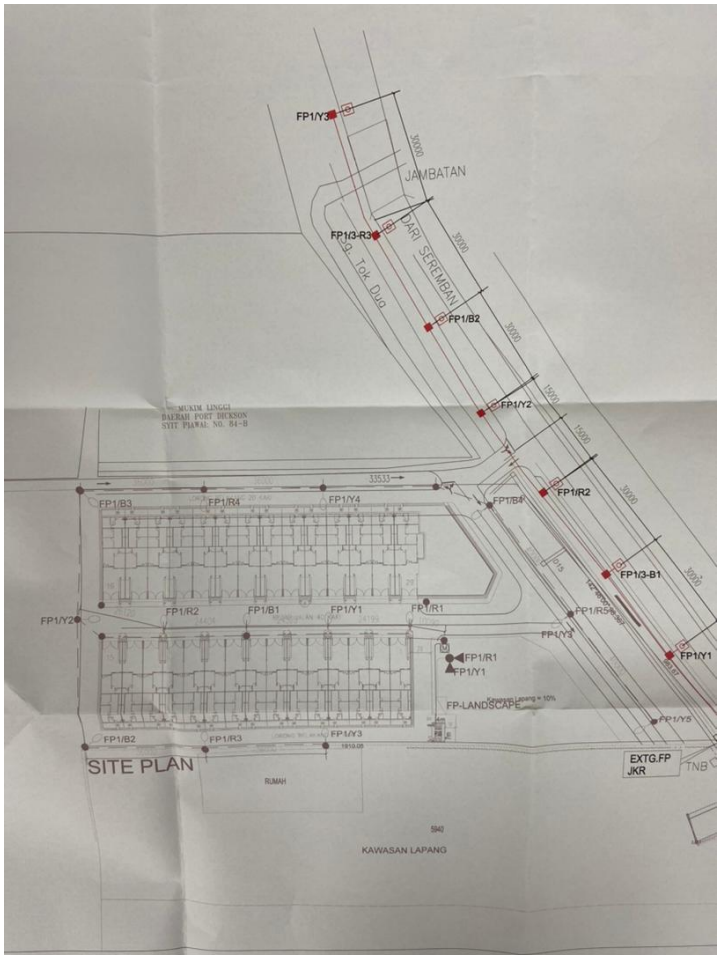


Figure 3.13: Site plan and Street light layout plan

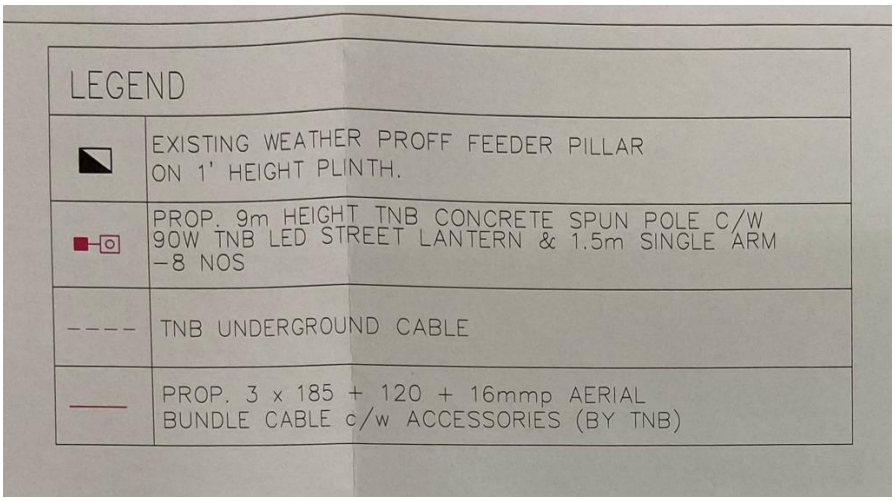
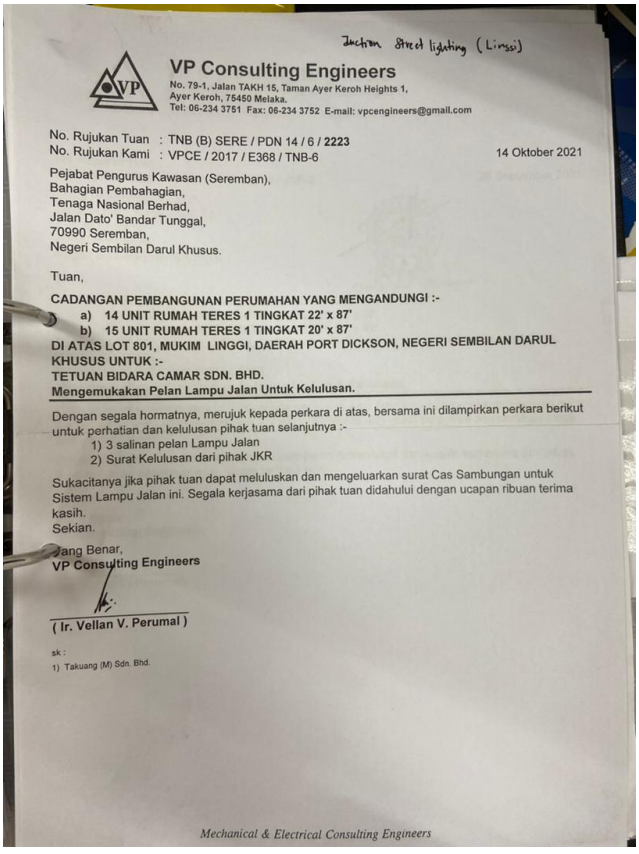


Figure 3.14: The meaning of the layout symbol

The final stage in obtaining an endorsement letter from the MPPD engineering department is to provide three layout plans, one linen, and one CD copy of a street lighting design in dwg format. In addition, the developer should include a copy of JKR's permission as shown in figure 3.16. If the developer submits it beyond the deadline, the MPPD may terminate the permission. Hence, once the road in the residential areas is ready, the developer may begin work on the streetlights.



Jackson Street lighting (Linggi)

VP Consulting Engineers
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Tel: 06-234 3751 Fax: 06-234 3752 E-mail: vpcengineers@gmail.com

No. Rujukan Tuan : TNB (B) SERE / PDN 14 / 6 / **2223**
No. Rujukan Kami : VPCE / 2017 / E368 / TNB-6

14 Oktober 2021

Pejabat Pengurus Kawasan (Seremban),
Bahagian Pembahagian,
Tenaga Nasional Berhad,
Jalan Dato' Bandar Tunggal,
70990 Seremban,
Negeri Sembilan Darul Khusus.

Tuan,

CADANGAN PEMBANGUNAN PERUMAHAN YANG MENGANDUNGI :-
a) 14 UNIT RUMAH TERES 1 TINGKAT 22' x 87'
b) 15 UNIT RUMAH TERES 1 TINGKAT 20' x 87'
DI ATAS LOT 801, MUKIM LINGGI, DAERAH PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS UNTUK :-
TETUAN BIDARA CAMAR SDN. BHD.
Mengemukakan Pelan Lampu Jalan Untuk Kelulusan.

Dengan segala hormatnya, merujuk kepada perkara di atas, bersama ini dilampirkan perkara berikut untuk perhatian dan kelulusan pihak tuan selanjutnya :-
1) 3 salinan pelan Lampu Jalan
2) Surat Kelulusan dari pihak JKR

Sukacitanya jika pihak tuan dapat meluluskan dan mengeluarkan surat Cas Sambungan untuk Sistem Lampu Jalan ini. Segala kerjasama dari pihak tuan didahului dengan ucapan ribuan terima kasih.
Sekian.

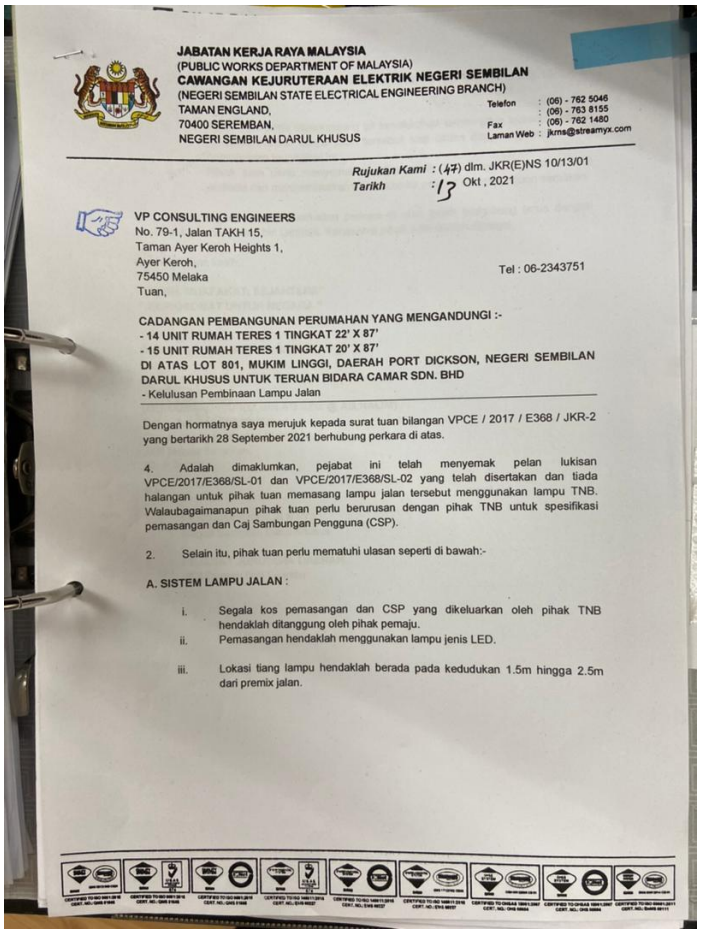
Yang Benar,
VP Consulting Engineers

(Ir. Vellan V. Perumal)

sk :
1) Takuang (M) Sdn. Bhd.

Mechanical & Electrical Consulting Engineers

Figure 3.15: Requesting approval for streetlight plan



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Tuan,

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CADANGAN PEMBANGUNAN PERUMAHAN YANG MENGANDUNGI :-
- 14 UNIT RUMAH TERES 1 TINGKAT 22' X 87'
- 15 UNIT RUMAH TERES 1 TINGKAT 20' X 87'
DI ATAS LOT 801, MUKIM LINGGI, DAERAH PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS UNTUK TERUAN BIDARA CAMAR SDN. BHD
- Kelulusan Pembinaan Lampu Jalan

Dengan hormatnya saya merujuk kepada surat tuan bilangan VPCE / 2017 / E368 / JKR-2 yang bertarikh 28 September 2021 berhubung perkara di atas.

4. Adalah dimaklumkan, pejabat ini telah menyemak pelan lukisan VPCE/2017/E368/SL-01 dan VPCE/2017/E368/SL-02 yang telah disertakan dan tiada halangan untuk pihak tuan memasang lampu jalan tersebut menggunakan lampu TNB. Walaubagaimanapun pihak tuan perlu berurusan dengan pihak TNB untuk spesifikasi pemasangan dan Caj Sambungan Pengguna (CSP).

2. Selain itu, pihak tuan perlu mematuhi ulasan seperti di bawah:-

A. SISTEM LAMPU JALAN :

i. Segala kos pemasangan dan CSP yang dikeluarkan oleh pihak TNB hendaklah ditanggung oleh pihak pemaju.
ii. Pemasangan hendaklah menggunakan lampu jenis LED.
iii. Lokasi tiang lampu hendaklah berada pada kedudukan 1.5m hingga 2.5m dari premix jalan.

Figure 3.16: Streetlight approval letter from JKR

3.3 Problem and solution

In every construction, usually they will face some problems that are related to the work scopes. For example, the quality of material in site, the condition in the site and many more. Thus, in submission of approval, there are some problems that need to be solved by the developer to get the approval letter from the government agencies. One of the problems is the delay response from the agency. The time it takes to receive the next permission from another agency will be extended due to a late response from an agency. For instance, the slowed response by the JKR causes the developer to be unable to proceed further steps to get an endorsement letter from the Engineering Department, MPPD. Furthermore, the construction activities on the site will be postponed due to the lack of approval from the parties. Therefore, the developer shall submit the documents earlier, thus the developer has much time to wait for

their approval. In addition, the developer must always keep in touch with the person in charge to update and remind about the approval.

Next, increased delays and lower income may cause business as usual to be disrupted, resulting in a challenging scenario. Increased expenditures, unsatisfied customers, product recalls, expensive maintenance costs, and other unexpected consequences can all result from these scenarios. Thus, before making any changes to the procedures, the developer shall think about how much it will cost to add an approval stage.

Lastly, in a hectic and time-constrained work climate, it's frequently simpler to take the easy way out and accept a report rather than spend the time reading the fine print. Managers and approvers will disregard or short-cut approval systems when more approval items and alerts are received. Hence, the consultants and developer shall follow the rules and approval system to make sure the documents and plans have less mistakes. Moreover, approvals and notifications should also be as straightforward, and efficient as impossible.

CHAPTER 4.0

CONCLUSION

4.1 Conclusion

In conclusion, there are several procedures that need to be followed wisely by the developer to get the approval by the related authorities to build up single storey houses. For, process of submission approval for street lighting there are only 3 parties involved in getting the endorsement letter from MPPD. JKR Electrical Department, Department of Engineering MPPD and TNB are 3 parties connected to the street lighting approval. After observing and collecting data for JKR approval, it can be concluded that the developer should plan some strategies in handling the submission of approval. Also, the developer should appoint skilful and experienced consultants to ensure all the construction plans and procedures can be followed. Thus, time taken for discussion and editing the layout plans can be shortened as the consultants have experience handling other projects that are involved between the consultants and the government agencies.

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