

PROPOSED DEVELOPMENT REPORT (LCP) (Provided by a Certified Town Planner)



REQUIREMENT

Concept and Justification of Development

ITEM 01

- a) Purpose
- b) Background
- c) Concept and Justification

Location Plan and Site Plan

ITEM 02

- a) Location Plan (showing the location of the proposed site, surrounding area and existing routes)
- b) Site Plan (showing development lots, adjoining lots and access to development lots)

Details of Land Title and Building Ownerships / Restrictions

ITEM 03

- | | |
|---|---|
| a) Details of Land / Building Ownership | c) Express Condition (Syarat Nyata) |
| b) Land Use Category | d) Restriction in Interest
(Sekatan Kepentingan) |

Current Site Condition Analysis

ITEM 04

- | | |
|----------------------------|--|
| a) Land Issues | b) Trees and Plants over 0.8 meters (tree maintenance order) |
| - Current land use | - The number, type, species of trees exceeds 0.8 meters |
| - Site topographic profile | |
| - Current landscape | c) Infrastructure, Utilities and Public Facilities |
| - Irrigation and drainage | - Infrastructure: Roads / rail network |
| | - Utilities: water supply system / electricity supply / telecommunications / sewerage / gas pipeline |
| | - Public facilities |

Potential and Constrains to Development

ITEM 05

- a) Potential development
- b) Constrains development

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REQUIREMENT

Development Proposal

ITEM 06

- a) Layout Proposal Plan
- b) Analysis of development proposals
- c) Design Concepts
- d) Accessibility and Circulation
- e) Irrigation and Drainage
- f) Facilities
- g) Utilities
 - Electricity
 - Water Supply
 - Sewerage System
 - Telecommunication System
- h) Landscape Proposal

Impact of Development Proposals

ITEM 07

- a) Physical Impact
- b) Economics
- c) Infrastructure / Utility Impact
- d) Social Impact
- e) Environmental Impact

Compliance with Policies and Guidelines

ITEM 08

- a) Compliance with the basics of the structure plan
- b) Compliance with local plans
- c) Compliance with other technical requirements
- d) Compliance with government policies related to planning and development

Conclusion

ITEM 09

Summary and Conclusion of the Report.