

# **TAKLIMAT DARIPADA JABATAN JALAN RAYA, JKR**

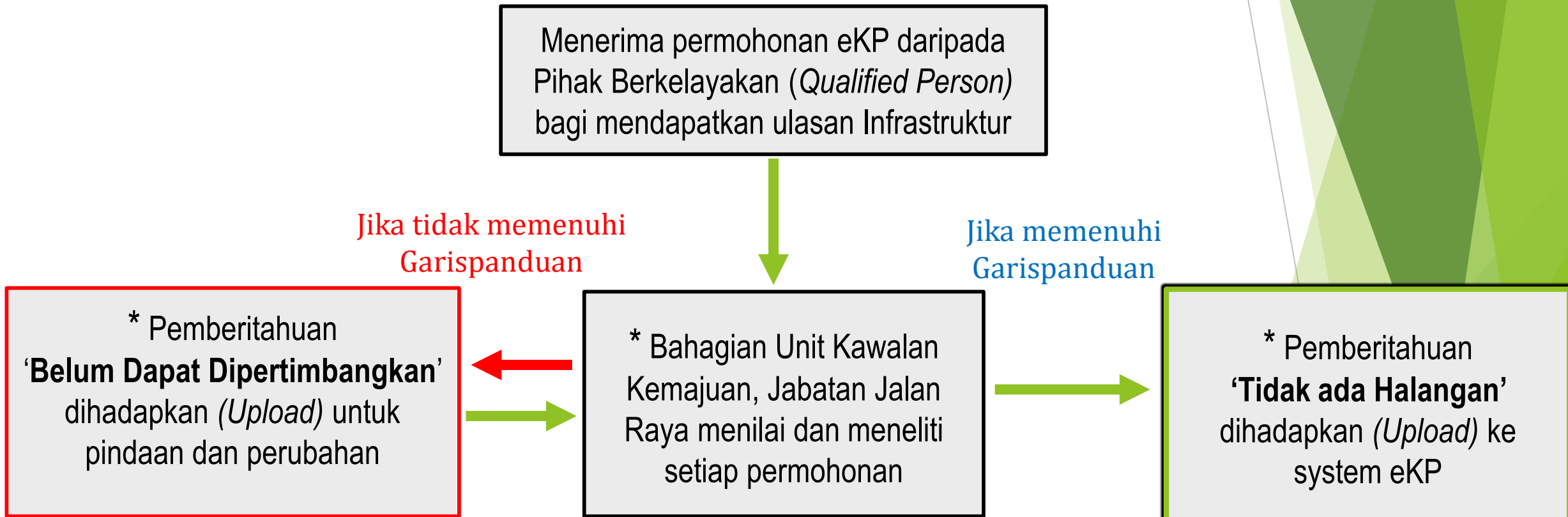
**ULASAN INFRA BAGI PERMOHONAN  
KEBENARAN PERANCANGAN INDUSTRI  
RINGAN, BANGUNAN KOMERSIAL, RUMAH  
TERES, RUMAH SEMI-D DAN RUMAH  
PANGSA MELALUI SISTEM eKP**

# UNIT KAWALAN KEMAJUAN, JABATAN JALAN RAYA

## BERPERANAN MENELITI, MENILAI DAN MEMBERI ULASAN DAN PANDANGAN BAGI PERMOHONAN- PERMOHONAN SEPERTI BERIKUT:-

- ✓ Permohonan perancangan kemajuan Industri ringan, bangunan komersial, rumah semi-D, rumah terrace dan rumah pangsa melalui sistem (*eKP*) bagi ulasan Infrastruktur . (TPOR 5 hari berkerja)
- ✓ Permohonan kemajuan sebuah rumah melalui email [dcu.dor@pwd.gov.bn](mailto:dcu.dor@pwd.gov.bn) bagi ulasan Infrastruktur. (TPOR 5 hari berkerja)
- ✓ Permohonan bagi pemecahan / penyatuan tanah. (TPOR 14 hari berkerja)
- ✓ Permohonan tukar syarat tanah. (TPOR 5 hari), Permohonan jalan laluan (access). (TPOR 14 hari berkerja)
- ✓ Permohonan pengenalpastian tapak dan pajakan tanah dan permohonan gantian tanah. (TPOR 14 hari berkerja)
- ✓ Permohonan kerja-kerja tanah (earthworks Cut & Fill) melalui sistem *onebiz*. (TPOR 14 hari berkerja)
- ✓ Permohonan kebenaran pemasangan papan tanda kekal melalui sistem *onebiz* (TPOR 4 hari berkerja)

# TATACARA BAGI PROSES ULASAN INFRASTRUKTUR PERMOHONAN PERANCANGAN KEMAJUAN MELALUI SISTEM *eKP*



\* Tempoh Proses adalah 5 hari berkerja

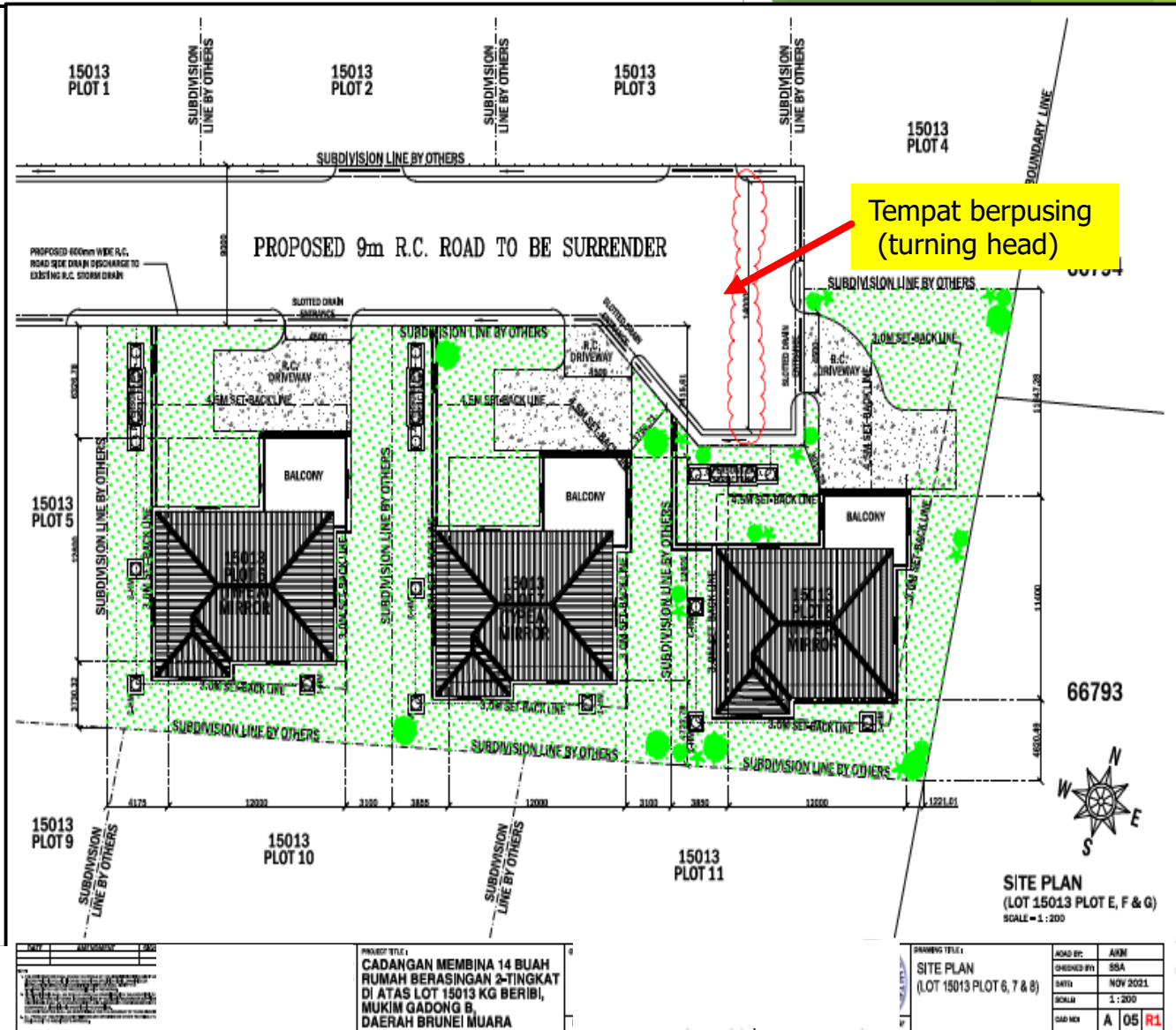
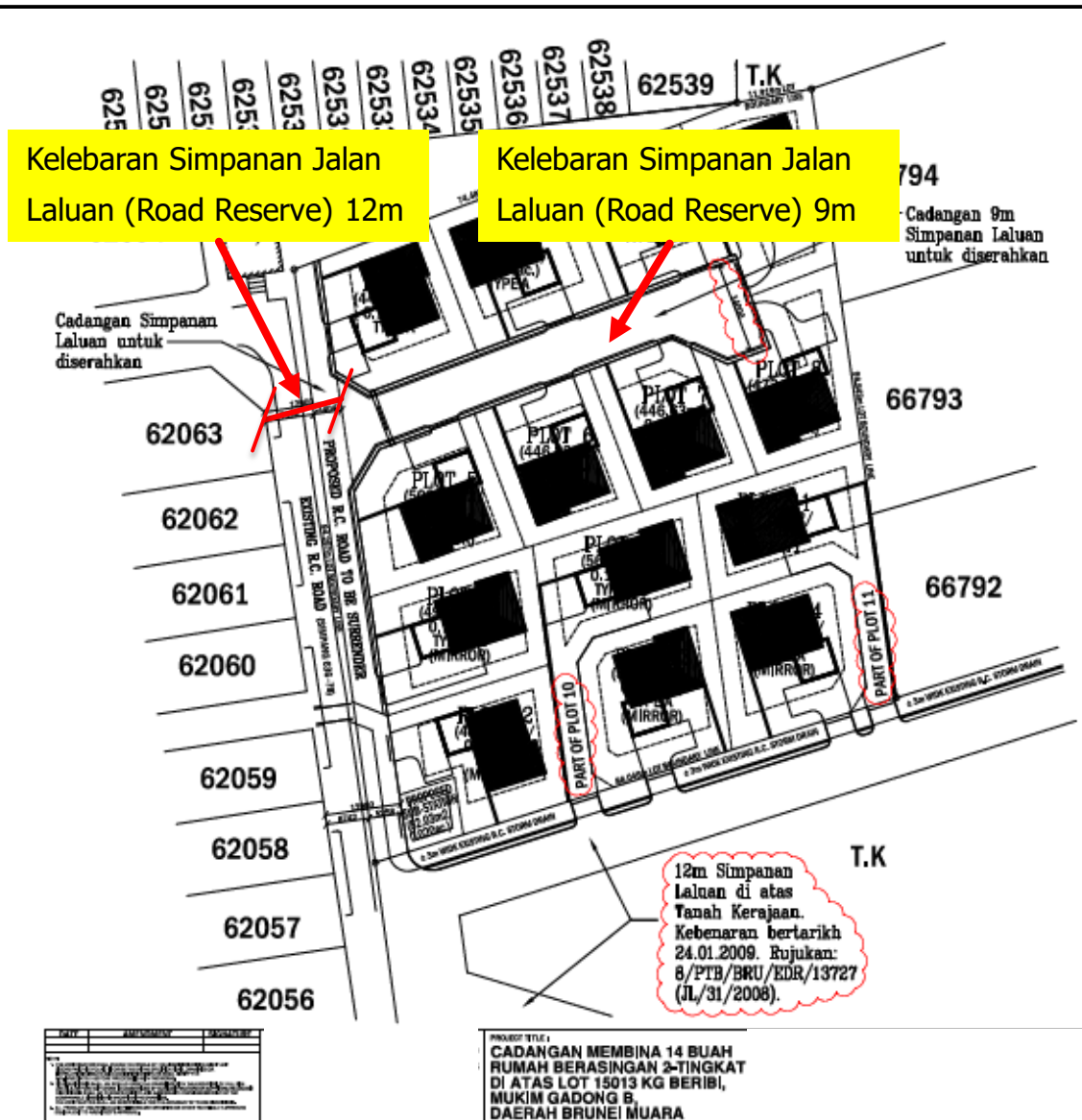
# TATACARA UNIT KAWALAN KEMAJUAN, JABATAN JALAN RAYA MEMBUAT PENILAIAN DAN PENELITIAN BAGI SETIAP PERMOHONAN.

- Memeriksa dan meneliti **“Site Development Plan”** yang dihadapkan hendaklah lengkap dengan maklumat-maklumat yang diperlukan.
- Memastikan Kedudukan Tapak Lot/LTS mempunyai Jalan Laluan yang sah samaada Jalan Laluan yang telah dibenarkan oleh Jabatan Tanah atau simpanan laluan yang sudah sedia ada.
- Memastikan kesesuaian jalan laluan yang dicadangkan selaras dengan kemajuan yang dipohonkan.
- Jika perlu, Cadangan jalan laluan juga hendaklah menyediakan akses kepada **“Land Lock”**
- Penilaian diatas dibuat mengikut senarai semak Jabatan.

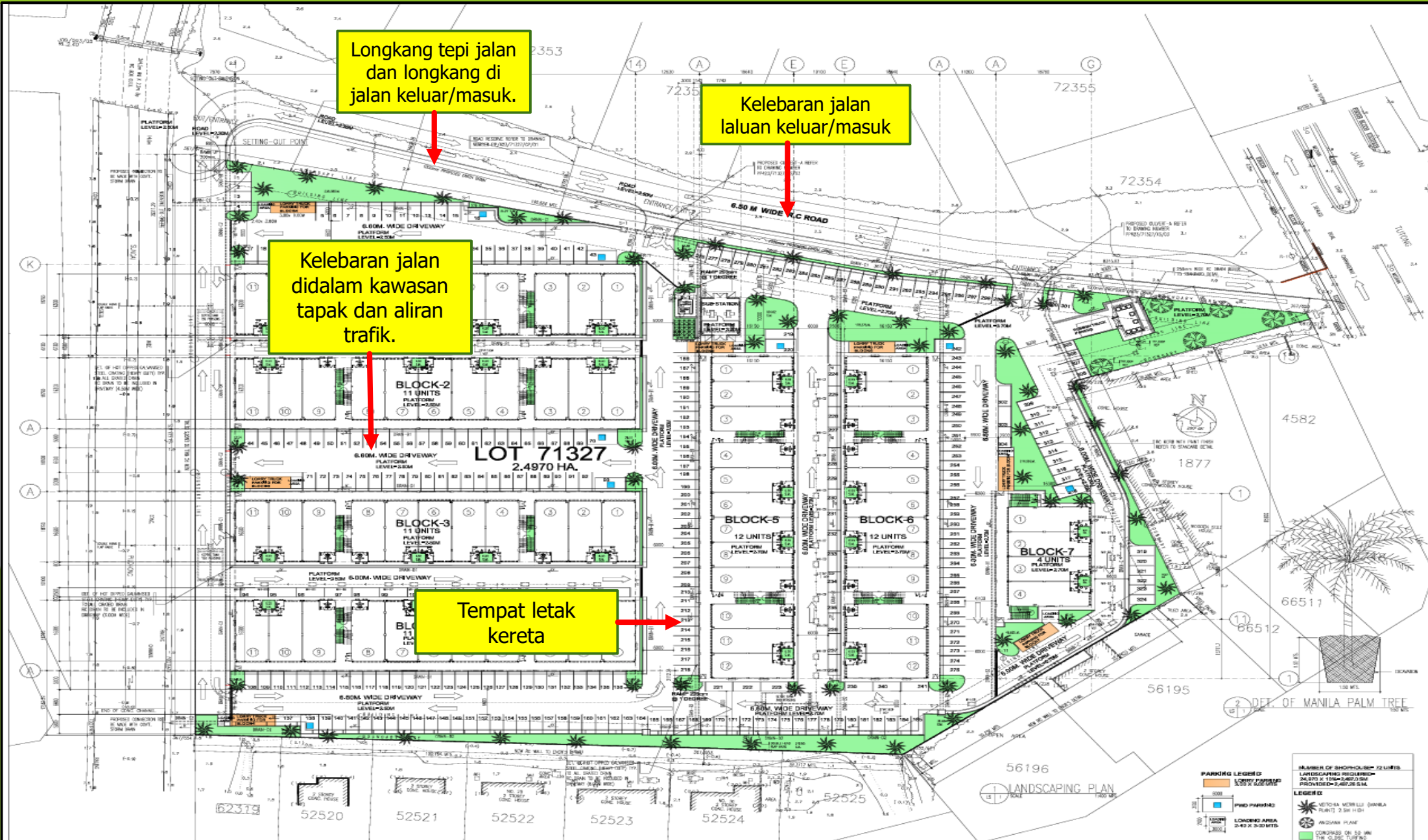
BAHAN PERKARA	*	ULASAN
1. Dokumen yang diperlukan	T/S	
2. Ruang simpanan jalan laluan (Road Reserve) yang diperlukan. <input type="checkbox"/> 60 meter <input type="checkbox"/> 40 meter <input type="checkbox"/> 30 meter <input checked="" type="checkbox"/> 20 meter <input checked="" type="checkbox"/> 12 meter <input type="checkbox"/> 9 meter <input type="checkbox"/> 7.32 meter <input type="checkbox"/> 6 meter Dan lain-lain	X X	
3. Kelebaran jalan keluar dan masuk	/	
4. Kelebaran jalan di dalam kawasan lot	X /	
5. Keterangan lengkap jenis-jenis jalan di dalam kawasan lot	/	
6. Hala tuju "Commercial" (Traffic Flow)	T/S	
7. Sudut lencongan (Splay Corner)	/	
8. Tempat berpusing (Turning Head)	T/S	
9. Garis bangunan (Setback Building Line)		
10. Longkang tepi jalan (Roadside Drain)		
11. Longkang di jalan keluar masuk utama menuju Lot berkenaan	/	
12. Cadangan kedudukan tempat letak kereta "Commercial"	T/S	
13. Road furniture "Commercial" (bebandul, road kerb, landscape, dll)	T/S	

**Borang Senarai Semak**

# CONTOH – PERMOHONAN KEMAJUAN RUMAH BERASINGAN



# CONTOH - PERMOHONAN KEMAJUAN BANGUNAN KOMERSIAL



Longkang tepi jalan dan longkang di jalan keluar/masuk.

Kelebaran jalan laluan keluar/masuk

Kelebaran jalan didalam kawasan tapak dan aliran trafik.

Tempat letak kereta

Monitor      Peta      Tahun

Projek  
 Cadangan Membina 7 Blok Bangunan Rumah Kedai 2 Tingkat 72 Unit Pemilikan Dan 72 Unit Perumahan Di Atas Lot 71327, Kg. Kilanas, Mukim Kilanas, Daerah, Brunei Muara, Negara Brunei Darussalam

No. Projek  
 AA/PR/1185

Tajuk Laman  
 LANDSCAPING PLAN

Dibuat dan	
Revisi	
Disahkan dan	
M. L. Lohman	
LS-1	
Skala	

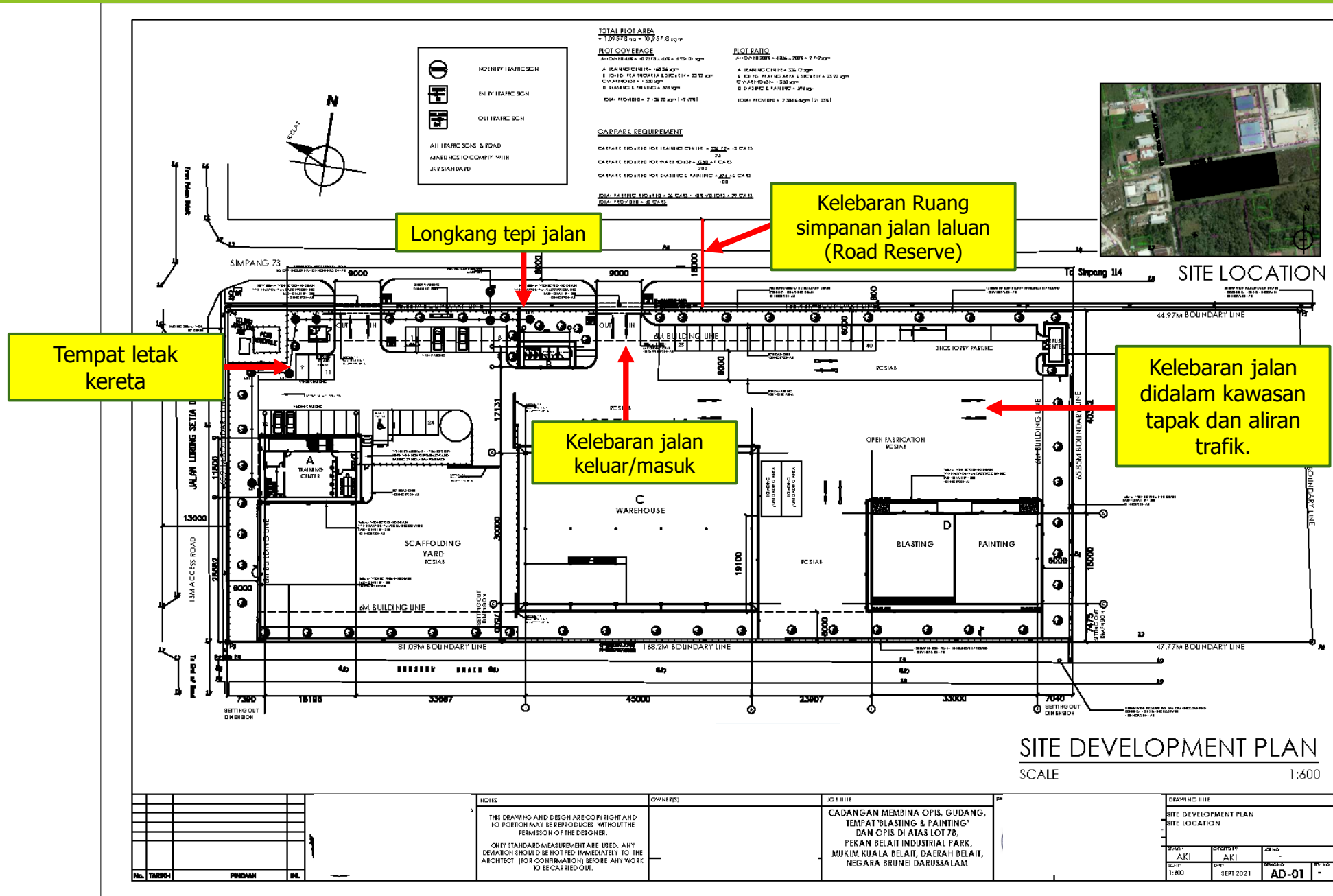
NUMBER OF SHOWERS: 72 UNITS  
 LANDSCAPING REQUIRED: 24,810 x 104 = 2,580,240 SQ. METERS (2,580,240 S.M.)  
 PROJECT NO: AA/PR/1185

LEGEND

- VEGETATION (MANGROVE PLANTS) 2.5M HIGH
- ANGKON PLANT
- CONCRETE ON 55 MM THICK CURB TYPING

LANDSCAPING PLAN

# CONTOH – PERMOHONAN KEMAJUAN INDUSTRI RINGAN



# CONTOH – MENGHADAPKAN PELAN LUKISAN YANG LENGKAP

**SITE LEGENDS:**

- SWAMP FOR COBBLES
- PAVING FOR COBBLES
- FERTILISER
- OR FERTILISER
- VEGETA. MESSILIA (MIRILA PLANT) 2.5M X 1.0M
- MIRILA PLANT
- STREET LIGHTING (MIRILA PLANT)
- STREET LIGHTING (MIRILA PLANT)
- REINFORC. CONCRETE SLAB
- REINFORC. CONCRETE SLAB
- FLOOR GULLY

**NOTES:**

- ALL TRAFFIC SIGNS SHALL COMPLY WITH THE GENERAL SPECIFICATIONS FOR ROAD TRAFFIC SIGNS, MOU, MEB AND GIVE SIGNAGE FOR TRAFFIC SIGNS AND ASSIGNED PLATE, M&S, M&S.
- ALL TRAFFIC SIGNS WITH THE SITE SHALL BE COORDINATED WITH THE SITE OFFICE TO BE INSTALLED.
- TRAFFIC SIGNS SHALL BE COORDINATED BY ENGINEER ON SITE.

**TRAFFIC SIGNAGE:**

- TRAFFIC SIGNAGE SHALL BE COORDINATED BY ENGINEER ON SITE.
- TRAFFIC SIGNAGE SHALL BE COORDINATED BY ENGINEER ON SITE.

**DETAIL OF CONSTRUCTION SIGNBOARD**

FRONT, SIDE ELEV., SECTION

**10 LOCATION PLAN**

THE SITE= LOT 71327

Location map

**CONTRACTION JOINT DET. OF DRIVEWAY**

SCALE: 1:50

**EXPANSION JOINT DET. OF DRIVEWAY**

SCALE: 1:50

**DETAIL OF RC DRAIN**

SCALE: 1:50

**RC SLOTTED DRAIN**

SCALE: 1:50

**DETAIL SECTION OF DRIVEWAY**

SCALE: 1:50

**TYP. DET. OF DRIVEWAY KERB**

SCALE: 1:50

**DETAIL 1000 WIDE EARTH DRAIN**

SCALE: 1:50

**DETAIL OF RC SUMP**

SCALE: 1:50

**DETAIL SECTION OF DRIVEWAY ALONG BLOCK-1,2,3& 4 (UNIT-11)**

SCALE: 1:50

Typical Cross-section of Road Structure

**Project:**  
 Cadangan Membina 7 Blok Bangunan Rumah Kedai 2 Tingkat 72 Unit Pemagaan Dan 72 Unit Perumahan Di Atas Lot 71327, Kg. Kilanas, Mukim Kilanas, Daerah, Brunei Muara, Negara Brunei Darussalam

**No. Project:**  
 AA/PR/1185

**TAJUK LUKISAN:**  
 SITE DEVELOPMENT DETAILS

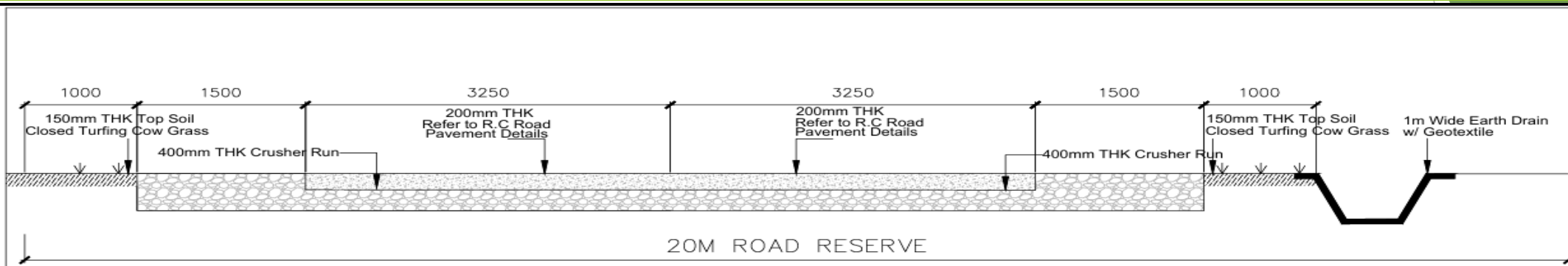
**No. Lukisan:**  
 LOCATION PLAN & DETAILS A-2

**Disyarahkan Oleh:**  
 [Signature]

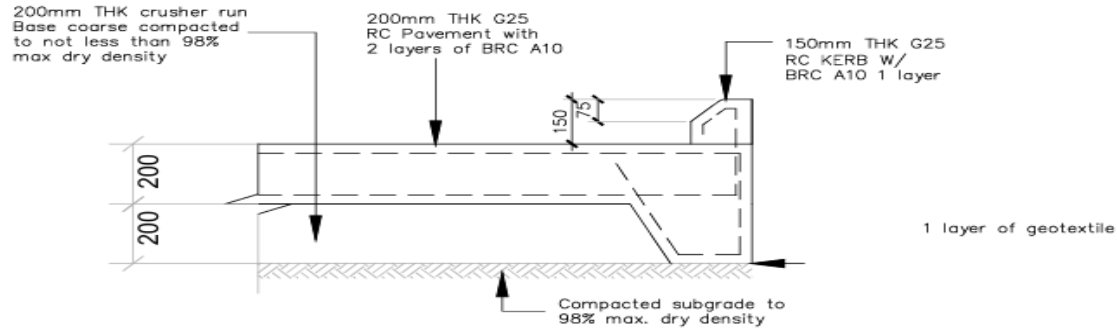
**Disyarahkan Oleh:**  
 [Signature]



# CONTOH – MENGHADAPKAN PELAN LUKISAN YANG LENGKAP



**Section C-C**  
SCALE 1:40



**Typical RC Road Pavement Detail**  
Scale: 1:15

Road X-Section & Pavement Detail

NOTE: ALL CONCRETE TO BE GRADE 25

Number		Revision	
Project			
Cadangan Membina 7 Blok Bangunan Rumah Kedai 2 Tingkat 72 Unit Perumahan Dan 72 Unit Perumahan Di Atas Lot 71327, Kg. Kilanas, Mukim Kilanas, Daerah, Brunei Muara, Negara Brunei Darussalam			
No. Projek			
AA/PR/1185			
Tajuk Lukisan			
MISCELLANEOUS DETAILS			
Dibuat oleh	T.Y.	Dikemaskini	SEPTEMBER 2021
Revisi		Disyorkan	AS SHOHWIN
Ditawar oleh	V.H.K.		
No. Lukisan			
PP423/71327XS/01			
Siparan Lukisan			

# PERMOHONAN YANG TIDAK MENEPATI PENILAIAN DAN PENELITIAN UNIT KAWALAN KEMAJUAN, JABATAN JALAN RAYA

- Kelebaran Simpanan Laluan (Road Reserve) dan kelebaran cadangan jalan yang tidak dinyatakan.
- Jalan Laluan melalui tanah persendirian yang tidak menyertakan surat kebenaran (Statutory Declaration) dari pemilik tanah.
- Kelebaran Simpanan Laluan tidak selaras dengan kelebaran di dalam CP Pelan / Geoportal
- Kelebaran Jalan Laluan yang tidak mencukupi. Tanpa mengambilkira kepadatan/jumlah unit yang dicadangkan.

Bagi susulan permohonan ulasan, email ke Unit Kawalan Kemajuan, DOR [dcu.dor@pwd.gov.bn](mailto:dcu.dor@pwd.gov.bn)

Table 6: Typical Access for Subdivision

Type of Use	Type of Access	Width of Access Reserve*
Residential	Vehicular Access to 1 rear plot only (part of plot), not exceeding 46m length or if exceeding 46m, be provided with turning facilities such as turning heads.	4.5 m
	Vehicular Access to 1 rear plot only (Part of plot) where the land area is 0.2023 ha (0.5 ac) or more and has general residential as special condition. The minimum width for this subdivision plot shall be as determined by the SCC.	6.0 m
	Vehicular access to 1 – 2 rear plots, less than 91m	6.0 m
	Vehicular access to 3 – 4 rear plots only, not exceeding 91m in length	7.32 m
	Primary vehicular access to not more than 8 plots, not exceeding 153 m in length	9.0 m
Industrial	Primary vehicular access to 9 plots or above, not exceeding 214 m in length	12 m
	Primary vehicular access to plots not exceeding 457 m in length, cul-de-sacs between 214 m – 366 m in length	15 m
	Primary vehicular access to plots exceeding 457m in length and no on-street parking	20 m
	Primary vehicular access to plots, not exceeding 457 m in length and no on-street parking	15 m
	Primary vehicular access to plots, not exceeding 214 m in length and no on-street parking	12 m
	Commercial	Primary vehicular access to plots and buildings other than shopping frontages, not exceeding 457 m in length
Access to shopping frontages for shoppers only		15m
Primary vehicular access to plots, not exceeding 214 m in length and no on-street parking		12 m

\* Wherever applicable only. Subdivided plot must not be allowed for further subdivision at

**SEKIAN TERIMA KASIH**

The slide features a white background with a decorative graphic on the right side. This graphic consists of several overlapping, semi-transparent green triangles and polygons of various shades, ranging from light lime green to a darker forest green. The shapes are arranged in a way that they appear to be layered, creating a modern, abstract design.