



# KLLP2040

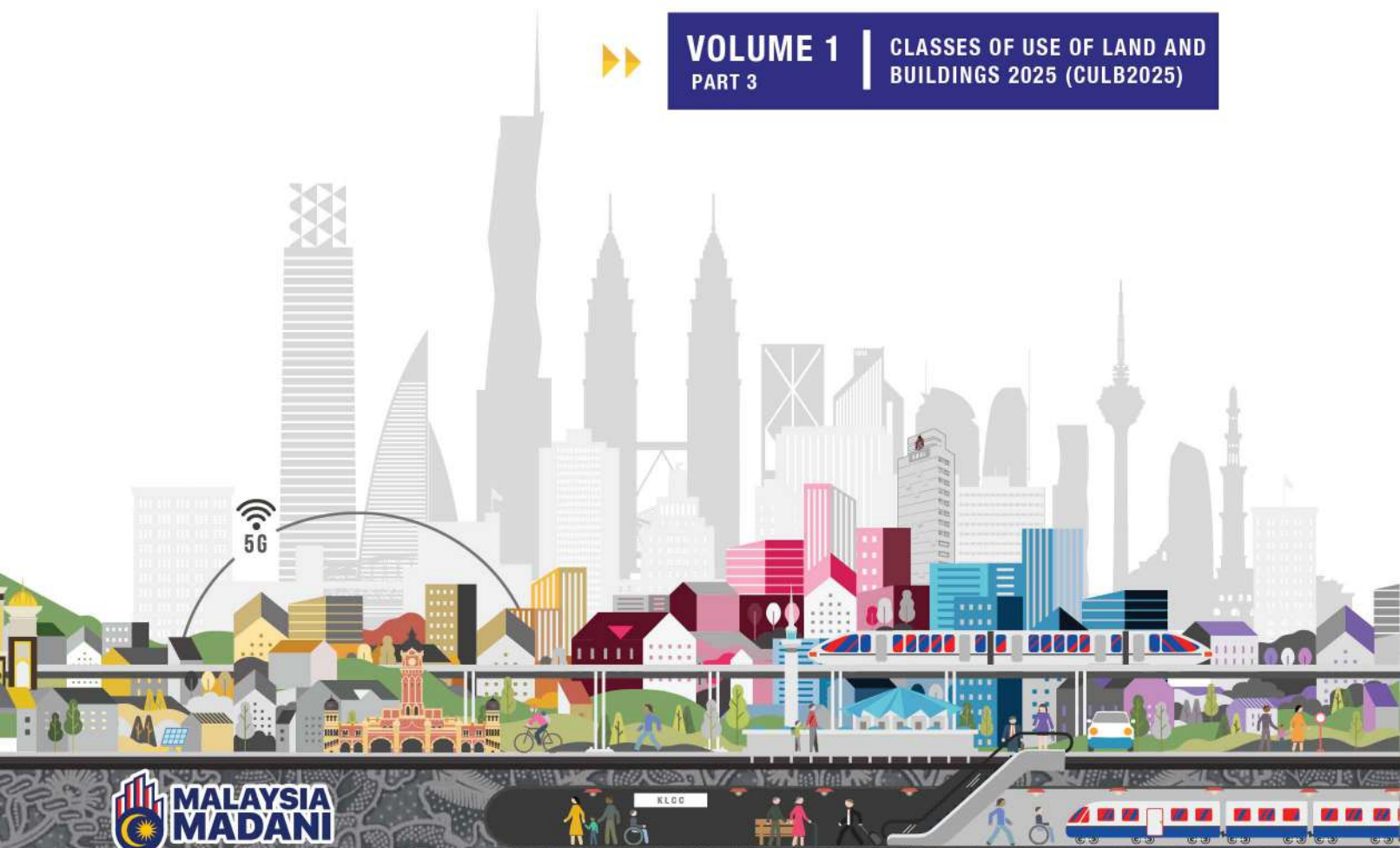
## KUALA LUMPUR LOCAL PLAN 2040

MANAGING CITY PLANNING



**VOLUME 1**  
PART 3

**CLASSES OF USE OF LAND AND  
BUILDINGS 2025 (CULB2025)**





# **KUALA LUMPUR LOCAL PLAN 2040**

## **VOLUME 1: PART 3**

### **CLASSES OF USE OF LAND AND BUILDINGS 2025 (CULB2025)**



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# KLLP2040

KUALA LUMPUR LOCAL PLAN 2040

**Gazette Date: 28 May 2025**

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The Kuala Lumpur Local Plan 2040 (KLLP2040) is prepared by the Kuala Lumpur City Hall (KLCH) taking into consideration the needs and perspectives from various groups consisting of professional groups, government agencies, industries, interest groups and local communities.

KLLP2040 translates a long-term vision towards a **City for All** by strengthening Kuala Lumpur's planning in line with the sustainability agenda. The KLLP2040 document comprises two (2) volumes – Volume 1 and Volume 2. The document that forms the basis and justification for the proposed land use zone and intensity is contained in Volume 1 of KLLP2040. This plan sets out planning strategies and identifies development implementation proposals for Kuala Lumpur towards the year 2040. KLLP2040 will be used by KLCH to assess any development applications and to carry out tasks related to the development phases of Kuala Lumpur.

This document provides an administrative framework and guidance to KLCH in carrying out its duties as the local authority while also taking into account the achievements of the KLCP 2020.

Therefore, KLCH also extends its highest appreciation to all parties involved — at the Federal, State, Local, and Community levels for their contributions and cooperation in the successful preparation of KLLP2040.

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# B3





# 1.0

## CLASSES OF USE OF LAND AND BUILDINGS 2025 (CULB2025)





# CLASSES OF USE OF LAND AND BUILDINGS 2025 (CULB2025)

KUALA LUMPUR LOCAL PLAN 2040

## 1-1

### ADOPTION OF CLASSES OF USE OF LAND AND BUILDINGS 2025 (CULB2025)

This document is referred as **Volume 1: Part 3, Classes of Use of Land and Buildings 2025 (CULB2025)**. It need to be referred together with Volume 1: Part 1, Development Control and Volume 1: Part 2, Land Use Zone and Intensity Maps (KLDCP2025).

It will be gazetted together with the Kuala Lumpur Local Plan 2040 (KLLP2040) in accordance with the provisions of the preparation of the Kuala Lumpur Local Plan under Section 13 of the Federal Territory (Planning) Act 1982 (Act 267) and will come into effect upon the gazettment of KLLP2040.

This document is to complement the planning permission in respect of a development under Section 19 of the Federal Territory (Planning) Act 1982 (Act 267). Any development or activity to be carried out shall comply with the development plan or development order granted in respect of the designated land use zone and intensity. The development shall be in accordance with the provisions outlined in the CULB2025.

However, CULB2025 is not subject to Section 22 (3)(a), Act 267 which refers to development with limited period whereas KLLP2040 only refer to development of permanent buildings or lands. Nevertheless, this adoption needs to be supported with suitable guidelines.

If an application for planning permission in respect of a development relates to land and building uses not specified or specified in the 'Not Permissible' column of CULB2025, the Mayor may, with the approval of the Minister, grant planning permission if the development is deemed to be in the interest of the public.

**Figure 1.1:**  
Volume 1: Part 3 (CULB2025) of KLLP2040



## BRIEF INFO

### CLASSES OF USE OF LAND AND BUILDINGS 2025 (CULB2025)

CULB2025 is divided into two (2) main categories which are:

**General Classes of Use of Land and Buildings  
(GENERAL CULB)**

**Specific Classes of Use of Land and Buildings  
(SPECIFIC CULB)**

Development control for each land use zone is set through the CULB2025 Schedule which identifies the suitable or related types of activities as well as the planning conditions that have been set to support the main use of each land use zone.

CULB2025 is divided into two (2) main categories which are as follows:

1. General Classes of Use of Land and Buildings (General CULB); and
2. Specific Classes of Use of Land and Buildings (Specific CULB).

### 1-2.1 Applications of Specific Classes of Use of Land and Buildings (Specific CULB)

Specific CULB is a guide to control development at specific areas to specify the permissible activities to be carried out with control. The objectives of Specific CULB are as follows:

- 1** Allow suitable activities that are not permissible in General CULB to be considered
- 2** Enable existing suitable activities on site to operate without causing issues to the community and its surroundings
- 3** Ensure building conversion activities will not significantly affect the building typology and to control development capacity
- 4** Establish control for an area with new forms of activity because current existing activity are no longer suitable

Specific CULB comprises two (2) types which are as follows:

- 01** Specific Area Classes of Use of Land and Buildings (Specific Area CULB)
- 02** Specific Village Classes of Use of Land and Buildings (Specific Village CULB)

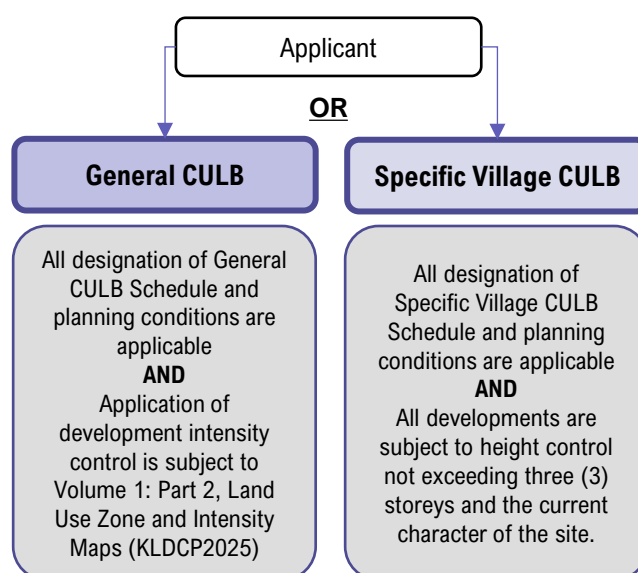
Specific CULB also adopts the form of activity control based on **Permissible**, **Permissible with Conditions** and **Not Permissible** in details according to respective planning areas.

The development control for Specific CULB can be referred through Matrix Schedule of Specific Area CULB as shown in Table 3.4 and Matrix Schedule of Specific Village CULB as shown in Table 3.5. The detailed table with specific permissible classes are also included in this document.

Any development application in the area which is listed as Specific CULB is subject to activity control that has been designated.

In contrast, for Specific Village CULB, the applicants or landowners may choose the use of General CULB or Specific CULB to ensure dynamic use of space and development can be implemented. Nevertheless, they can choose only one CULB, either General CULB or Specific Village CULB.

**Figure 1.2:**  
Selection Types of Specific Village CULB



If the applicant has chosen to use General CULB, then the applicant must comply with the designation of the class of use and planning conditions in General CULB. References to the class and conditions of Specific CULB are not applicable and vice versa.





# B3



# 2.0

## CLASSIFICATION OF MAIN LAND USE AND LAND USE ZONE



# 2.0

## CLASSIFICATION OF MAIN LAND USE AND LAND USE ZONE

### KUALA LUMPUR LOCAL PLAN 2040

Classification of land use refers to ten (10) main land use which are grouped from 25 land use zone. Meanwhile, the interpretation of land use zone generally refers to typology, intensity and hierarchy of development for each land plot. Class of land use and buildings is a detailed development control mechanism by referring to the main activities for each land use zone that are significant and compatible with Kuala Lumpur's current activities.

The application for planning approval must adhere to the land use zone and CULB2025 that has been determined. The existing usage is permissible until a new development application is granted or until the presence of planning needs. In general, the classification of main land use, land use zone and use class and building are specified in Table 2.1.

#### BRIEF INFO

##### LAND USE OF KLLP2040



Main Land Use Classifications

**10**



Land Use Zone

**25**



Classes of Use of Land and Building

**68**

**Table 2.1:**

Classes of Use of Land and Buildings 2025 and Land Use Zone According to Classification of Main Land Use.

Main Land Use Classifications	Land Use Zone	Numbers of CULB2025
1. Commercial	1. City Centre Commercial (CCC) 2. Major Commercial (MC) 3. Commercial (C) 4. Local Commercial (LC)	20
2. Mixed Development	5. Mixed Development (MX)	-
3. Industrial	6. Industry (IP) 7. Mixed Industry (MXI) 8. Technology Park (TP)	14
4. Residential	9. Residential 1 (R1) 10. Residential 2 (R2) 11. Residential 3 (R3) 12. Residential 4 (R4) 13. Traditional Village 1 (TV1) 14. Traditional Village 2 (TV2) 15. Established Residential (EH)	6
5. Institutional	16. Institution (INT)	2
6. Community Facilities	17. Public Facilities (PF1) 18. Private Facilities (PF2)	8
7. Cemetery and Mortuary Management	19. Cemeteries and Mortuary Management (CE)	5
8. Open Space	20. Public Open Space 1 (OS1) 21. Public Open Space 2 (OS2) 22. Private Open Space (OS3) 23. Forest Reserve (FR)	6
9. Infrastructure and Utilities	24. Infrastructure and Utilities (IU)	3
10. Transportation	25. Transportation (TR)	4
TOTAL		68 Classes



Characteristics of 25 designated land use zones are determined by their functions and main uses. The following are detailed definitions of land use zone as shown in Table 2.2.

Land use zones, planning control layer and designated incentives area are shown on the Land Use Zone Map for each plot of land in Kuala Lumpur. **Volume 1: Part 2, Land Use Zone and Intensity Map (KLDCP2025)** according to the index provided for more detailed reference.

**Table 2.2:**  
Classification and Definition of Types of Land Use Zone in Kuala Lumpur

Land Use Zone	Abbreviation	Definition
<b>A. Commercial</b>		
1. City Centre Commercial	<b>CCC</b>	Refers to the <b>highest hierarchy</b> of commercial land use zones that serves as a <b>centre for financial, prime commercial, services and major employment</b> .
2. Major Commercial	<b>MC</b>	Refers to the commercial land use zones that serve as a <b>major commercial centre</b> supporting the City Centre Commercial Land Use Zone (CCC).
3. Commercial	<b>C</b>	Refers to commercial areas that are generally located on the <b>main roads</b> and at the <b>centre of major neighbourhoods</b> .
4. Local Commercial	<b>LC</b>	Refers to commercial land use zones that serve as <b>local service centres in residential areas</b> .
<b>B. Mixed Development</b>		
5. Mixed Development	<b>MX</b>	Refers to a <b>mixed land use zone that allows the commercial components</b> to support the basic use of the residing component in a development.  Residing components, including residential units, quarters and serviced apartments, <b>shall not be less than 60 percent</b> of the total floor area.
<b>C. Industrial</b>		
6. Industry	<b>IP</b>	Refers to a land use zone for <b>manufacturing, production, services, research and related activities</b> . Commercial activities that support major industrial activities such as offices and promotional spaces <b>not exceeding 20 percent</b> of the total floor area are <b>permissible</b> .
7. Mixed Industry	<b>MXI</b>	Refers to an <b>industrial land use zone that allows commercial activities</b> wherein <b>commercial activities shall not exceed 50 percent</b> of the total floor area. Residential activities except for quarters and hostel as well as residential characterised commercial activities especially service apartments, SOHO and hotels are <b>not permissible</b> .
8. Technology Park	<b>TP</b>	Refers to a land use zone <b>for high-tech industries, mainly focuses on research and development (R&amp;D)</b> activities as well as other <b>supporting activities</b> that are regulated by agencies appointed by the government.  <b>Commercial activities and residing in the Land Use Zone of Technology Park must not exceeding 10 percent</b> of the total floor area is <b>permissible</b> .

**Table 2.2:**

Classification and Definition of Types of Land Use Zone in Kuala Lumpur (continued)

Land Use Zone	Abbreviation	Definition
<b>D. Residential</b>		
9. Residential 1	<b>R1</b>	Refers to a low-intensity residential zone, generally consisting of <b>landed residential with single ownership</b> such as detached houses, semi-detached houses and terrace houses <b>not exceeding 3 storeys including landed strata with a control height of 4 levels</b> based on guidelines provision.  The existing residential building typology must be retained and harmonised with adjacent developments. <b>Any changes in the building typology or building structure are considerable</b> if it is compatible with the surrounding development planning and does not affect the capacity of infrastructure and public facilities capacity.
10. Residential 2	<b>R2</b>	Refers to a <b>medium-intensity residential zone</b> , generally consisting of multi-storey dwellings, multi-storey strata and townhouses with a base plot ratio of up to <b>1:2.5</b> .
11. Residential 3	<b>R3</b>	Refers to a <b>high-intensity residential zone</b> , generally consisting of multi-storey dwellings with a base plot ratio of up to <b>1:4.0</b> .
12. Residential 4	<b>R4</b>	Refers to a <b>specific residential land use zone for affordable housing, including public housing</b> . Generally, the base plot ratio for R4 is up to <b>1:6.0</b> with multi-storey residential typology.
13. Traditional Village 1	<b>TV1</b>	Refers to land use zone in a <b>part of Kampung Padang Balang only</b> that preserves the village characteristic and setting consisting of <b>detached or semi-detached houses and not exceeding 3 storeys</b> with controlled of <b>Traditional Malay House design</b> .
14. Traditional Village 2	<b>TV2</b>	Refers to the residential land use zone in a village setting areas with various residential characteristics for part of villages within the <b>Gombak Malay Reserve Area (MRA) only</b> , namely a part of Kampung Padang Balang, a part of Kampung Sungai Mulia, Kampung Banda Dalam, a part of Kampung Sungai Merali, a part of Kampung Puah Asal and a part of Kampung Chubadak Hulu.
15. Established Residential	<b>EH</b>	Refers to the land use zone of a well-planned <b>landed and landed strata residential area with low intensity</b> , consisting of detached, semi-detached and terrace houses, of <b>good quality and condition as well as undeveloped lots located among existing residential lots</b> . This area also provides complete provision of facilities and infrastructure <b>that will not experience drastic typological changes</b> during the development plan period. <b>Ensuring the preservation of original character, height control, design and only allowing small-scale structural changes</b> .
<b>E. Institutional</b>		
16. Institution	<b>INT</b>	Refers to the land use zone designated for the uses of <b>cultural and civic activities, as well as government and semi-government facilities</b> such as palaces, museums, galleries or memorials, courts, cultural centres, libraries, universities, colleges, training centres, research centres, military camps, security agency headquarters, care and rehabilitation centres, homeless transit centres, and other government-related offices as well as allowing residential development in accordance with any requirement by the government as well as subject to planning suitability including socioeconomic benefits. These institutional activities are usually <b>owned or facilitated by the government, statutory bodies or non-governmental bodies</b> .

**Table 2.2:**

Classification and Definition of Types of Land Use Zone in Kuala Lumpur (continued)

Land Use Zone	Abbreviation	Definition
<b>F. Community Facilities</b>		
17. Public Facilities	<b>PF1</b>	Refers to the land use zone designated for <b>educational, health, safety and emergency and well-being facilities for the general public or local communities</b> as well as for other supporting activities (as ancillary uses) that require such facilities. The provision of PF1 facilities is based on catchment areas and owned by the government or statutory body but also be managed by private parties.
18. Private Facilities	<b>PF2</b>	Refers to the land use zone designated generally in the <b>development scheme's layout plan for the provision of community facilities and private education-related facilities</b> . These facilities can be owned, operated, and managed by private entities.
<b>G. Cemetery and Mortuary Management</b>		
19. Cemeteries and Mortuary Management	<b>CE</b>	Refers to the land use zone designated for the <b>management of Muslim and non-Muslim burials</b> . The cemetery area includes Muslim, Chinese, Hindu, Christian and other cemeteries.
<b>H. Open Space</b>		
20. Public Open Space 1	<b>OS1</b>	Refers to the land use zone of an open space for <b>recreational activities such as leisure, games, sports or cultural activities</b> . OS1 includes recreational parks and open spaces surrendered by private development scheme or government bodies for <b>public use</b> as open space managed or maintained by KLCH or other relevant entities for public usage.  Activities or a building structure that supports open space activities such as management office, food and beverage as well as facilities <b>shall not exceed 30 percents</b> from total open space area is <b>permissible</b> and subject to suitability and area of the plot without affected the function of particular open space.  The provision of open spaces for public purposes must ensure accessibility for public use.
21. Public Open Space 2	<b>OS2</b>	Refers to the land use zone of an open space that <b>serves various purposes such as nature recreational activities, buffer zone, suitable roundabout or traffic island, linear green area, including development excess areas that is used as green areas</b> such as slopes and small land spaces in between developments including those surrendered by private parties. OS2 can be managed or maintained by KLCH or other relevant entities.
22. Private Open Space	<b>OS3</b>	Refers to the land use zone of open space for <b>recreational activities such as parks, playgrounds, recreation grounds, sports grounds, golf courses or cultural activities that are privately owned or privately managed</b> , wherein the public has <b>limited access</b> except with authorisation of usage. Development for the purpose of socio-economic benefits (commercial or residential component) for part of the site is subject to suitability involving aspects of site size, location, environment, and capacity of an area. The control is set to 2.5 percent (maximum) for golf course sites and 30 percent for OS3 sites for private ownership. However, OS3 sites are not allowed to be developed for socioeconomic benefits due to planning factors.

**Table 2.2:**

Classification and Definition of Types of Land Use Zone in Kuala Lumpur (continued)

Land Use Zone	Abbreviation	Definition
<b>H. Open Space</b>		
23. Forest Reserve	<b>FR</b>	Refers to the land use zone of a <b>gazetted</b> forest reserve and forested areas managed or maintained by the relevant public authority. Activities or structures such as gazebos, kiosks and ancillary facilities need to be designed with suitable scale without affecting flora and fauna.
<b>I. Infrastructure and Utilities</b>		
24. Infrastructure and Utilities	<b>IU</b>	Refers to the land use and building intended for the provision of infrastructure and utilities such as <b>water supply, energy supply (electricity, gas, cooling systems and others), sewerage, telecommunications, drainage (irrigations, rivers, lakes and detention or retention ponds), solid waste disposal</b> and other related infrastructure and utilities.
<b>J. Transportation</b>		
25. Transportation	<b>TR</b>	Refers to the land use zone designated for the provision of transportation facilities including <b>public transportation terminals, public transportation stations, Park and Ride facilities, parking facilities, transportation depots, road reserves, rail lines</b> and other related facilities permissible to support the transportation infrastructure system and services.

**Table 2.3:**

Planning Control Layer, Public Open Space within Private Scheme (OS4)

Planning Control Layer	Abbreviation	Definition
<b>Open Space</b>		
*Public Open Space within Private Scheme	<b>OS4</b>	A multipurpose public open space located at ground level or a podium and accessible to the public. OS4 is only <b>shown</b> as a <b>planning control layer</b> in the <b>land use zone map</b> . OS4 is surrendered to KLCH through strata parcels or accessory parcels or specified through express conditions in the land title deed or determined through an undertaking agreement. The area of OS4 is not counted in the calculation of land use zones but is considered in the preparation of open space (land) requirements.

Note: **Public Open Space within Private Scheme (OS4)** is a planning control layer that is shown as a display only in the Land Use Zone and Intensity Maps (KLDGP2025).





# B3



# 3.0

## CATEGORIES OF CLASSES OF USE OF LAND AND BUILDINGS 2025 (CULB2025)



# CATEGORIES OF CLASSES OF USE OF LAND AND BUILDINGS 2025 (CULB2025)

KUALA LUMPUR LOCAL PLAN 2040

CULB2025 classifies similar activities and are grouped together according to the category of use of land and buildings. Nine (9) main classes of use are identified and 68 classes of use of land and building that are Permissible, Permissible with Conditions or Not Permissible for land and buildings in each land use zones.

Interpretation of the terms used are as shown in the Table 3.1 and categories of CULB2025 as shown in Table 3.2.

**Table 3.1:**  
Interpretation of the Three (3) Terms of Use

Terms of Use	Descriptions
<b>Permissible (P)</b>	Use of land and buildings including activities that are <b>PERMISSIBLE</b> in a land use zone.
<b>Permissible with Conditions (PC)</b>	Use of land and buildings including activities that are <b>PERMISSIBLE WITH CONDITIONS</b> imposed on a specific plots of land in the land use zone.
<b>Not Permissible (NP)</b>	Use of land and buildings including activities that are <b>NOT PERMISSIBLE</b> in a land use zone.

Note:

KLCH has the authority to refuse planning permission if the application does not comply with the conditions stipulated in the Classes of Use of Land and Buildings Schedule for the land use zone.

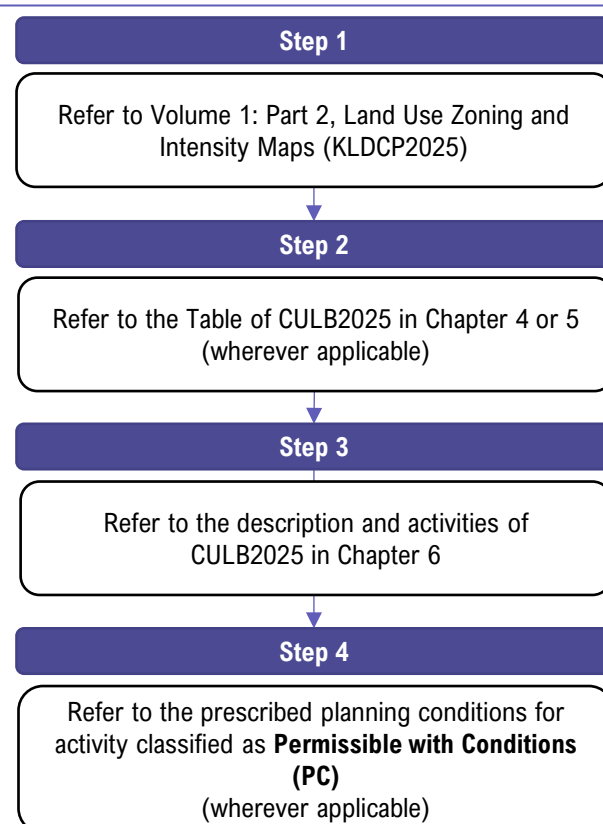
## 3-1

### USER GUIDE FOR CLASSES OF USE OF LAND AND BUILDINGS 2025 (CULB2025)

This document specifies three (3) types of CULB which comprise General CULB, Specific Area CULB and Specific Village CULB. General CULB addresses 25 land use zones while Specific Area CULB addresses 11 areas and Specific Village CULB addresses 25 villages. Details of each CULB are shown in Table 3.3, 3.4 and 3.5.

User guide for CULB2025 involves four (4) steps as shown in Figure 3.1.

**Figure 3.1:**  
User Guide for Classes of Use of Land and Buildings 2025 (CULB2025)





**Table 3.2: Categories of Classes of Use of Land and Buildings 2025 (CULB2025)**

Main Category of Classes of Use of Land and Buildings	Code	Classes of Use of Land and Buildings
Commercial	A1	General Retail
	A2	Business
	A3	Office
	A4	Financial Institution
	A5	Food and Drink
	A6	Entertainment
	A7	Health Services
	A8	Betting and Gambling
	A9	Tourist Accommodation
	A10	Service Apartment
	A11	Small Office Home Office (SOHO)
	A12	Supermarket
	A13	Hypermarket
	A14	Shopping Mall
	A15	Petrol Station and Services
	A16	Wholesale Market
	A17	Festival Sites or Premises
	A18	Exhibition Centre
	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
	A20	Club House
Residential	B1	Residential Unit
	B2	Government/ Statutory Body/ Government Linked Company Quarters
	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
	B4	Hostel
	B5	Residential Care Home
	B6	Home-based Business
Industrial	C1	Packaging, Storage and Distribution
	C2	Used Goods Collection Centre
	C3	Petrol Station and Vehicle Maintenance
	C4	Engineering Works
	C5	Vehicle Repair and Services
	C6	Manufacturing and Processing
	C7	Publishing and Printing
	C8	Technology, Research and Development
	C9	Batching Plant
	C10	Cottage Industry
	C11	Medical and Health Laboratory
	C12	Abattoir (Slaughterhouse)
	C13	Construction Material Storage
	C14	Household Goods Service Centre
Institutional	D1	Governmental or Non-governmental Organisation
	D2	Shelter Home
Community Facilities	E1	Health Facility
	E2	Religious Facility
	E3	Educational Facility
	E4	Civic and Cultural Facility
	E5	Emergency and Security
	E6	Market
	E7	Recycling Facility
	E8	Animal Shelter Centre
Cemetery and Mortuary Management	F1	Cemetery
	F2	Crematorium
	F3	Funeral Parlour
	F4	Funeral Merchandise
	F5	Columbarium
Open Space	G1	Sports and Recreational Facility
	G2	Golf Facility
	G3	Commercial Recreation
	G4	Urban Farming
	G5	Forest Reserve
	G6	Urban Forest
Infrastructure and Utilities	H1	Utilities
	H2	Solid Waste Management Facility
	H3	Drainage
Transportation	J1	Transportation Facility
	J2	Park and Ride
	J3	Parking
	J4	Air Transportation Facility

# B3



# TABLE MATRICES

## CLASSES OF USE OF LAND AND BUILDINGS 2025 (CULB2025)



**Table 3.3:**  
Matrix of General Class of Use of Land and Buildings 2025 (General CULB)

<div>Class of Use</div> <div>Land Use Zone</div>	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	B1	B2	B3	B4	B5	B6	C1	C2	C3	C4	C5	C6	C7
CCC	P	P	P	P	P	PC	P	PC	PC	P	P	PC	NP	PC	PC	NP	PC	PC	PC	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
MC	P	P	P	P	P	PC	P	PC	PC	P	P	PC	PC	PC	PC	NP	PC	PC	PC	PC	PC	NP	PC	PC	PC	NP	PC	NP	NP	NP	PC	NP	NP
C	P	P	P	P	P	PC	P	PC	PC	P	P	PC	PC	PC	PC	P	PC	P	PC	PC	PC	NP	PC	PC	PC	NP	PC	NP	PC	NP	PC	NP	NP
LC	P	P	P	P	P	NP	PC	NP	NP	NP	NP	PC	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	PC	NP	NP
MX	P	P	P	P	P	PC	PC	PC	P	P	P	PC	PC	PC	PC	NP	PC	PC	P	PC	P	P	P	PC	PC	PC	PC	NP	PC	NP	PC	NP	NP
IP	PC	NP	PC	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	PC	P	PC	NP	NP	NP	PC	PC	NP	NP	P	P	P	P	P	P	
MXI	PC	PC	PC	PC	PC	PC	NP	NP	NP	NP	NP	PC	PC	NP	P	NP	PC	P	NP	NP	NP	NP	PC	PC	NP	NP	P	PC	P	P	P	PC	P
TP	PC	PC	P	PC	PC	NP	NP	NP	NP	PC	PC	NP	NP	NP	PC	NP	NP	PC	PC	NP	PC	PC	PC	PC	NP	NP	NP	NP	PC	NP	NP	NP	NP
R1	PC	NP	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
R2	PC	PC	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	P	PC	NP	NP	PC	PC	NP	NP	NP	NP	NP	NP	NP
R3	PC	PC	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	P	PC	NP	PC	PC	PC	NP	NP	NP	NP	NP	NP	NP
R4	PC	PC	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	P	PC	NP	PC	PC	PC	NP	NP	NP	NP	NP	NP	NP
TV1	PC	PC	PC	NP	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	PC	PC	NP	NP	P	NP	NP	NP	PC	PC	NP	NP	NP	NP	PC	NP	NP
TV2	PC	PC	PC	NP	PC	NP	PC	NP	PC	NP	NP	PC	NP	NP	NP	NP	PC	PC	NP	NP	P	NP	NP	PC	PC	PC	NP	NP	NP	NP	PC	NP	NP
EH	PC	NP	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
INT	PC	NP	P	PC	PC	PC	NP	NP	PC	PC	NP	NP	NP	NP	NP	NP	NP	PC	P	P	PC	PC	PC	PC	P	NP	NP	NP	NP	NP	NP	NP	NP
PF1	PC	NP	PC	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP
PF2	PC	PC	PC	PC	PC	PC	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	P	NP	NP	NP	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP
CE	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP
OS1	PC	PC	PC	NP	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
OS2	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
OS3	PC	PC	PC	NP	PC	PC	PC	NP	PC	PC	PC	NP	NP	NP	NP	NP	PC	PC	NP	P	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
FR	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
IU	NP	NP	PC	NP	PC	NP	NP	NP	NP	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
TR	PC	PC	PC	PC	PC	NP	NP	NP	NP	PC	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	NP	NP

Legend:

P	Permissible	PC	Permissible With Conditions	NP	Not Permissible
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**Table 3.3:****Matrix of General Class of Use of Land and Buildings 2025 (CULB General) (continued)**

Class of Use Land Use Zone																																				
	C8	C9	C10	C11	C12	C13	C14	D1	D2	E1	E2	E3	E4	E5	E6	E7	E8	F1	F2	F3	F4	F5	G1	G2	G3	G4	G5	G6	H1	H2	H3	J1	J2	J3	J4	
CCC	PC	NP	NP	PC	NP	NP	NP	P	NP	PC	PC	PC	P	PC	NP	NP	NP	NP	NP	PC	NP	NP	P	NP	PC	PC	PC	PC	PC	PC	PC	PC	PC	NP	PC	PC
MC	PC	NP	NP	PC	NP	PC	PC	P	NP	PC	PC	PC	P	PC	PC	PC	PC	NP	NP	PC	NP	NP	P	NP	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
C	PC	NP	NP	PC	NP	PC	PC	P	PC	PC	PC	PC	P	PC	PC	PC	PC	NP	NP	PC	PC	PC	P	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
LC	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	P	P	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	PC	PC	NP	PC	NP
MX	PC	NP	NP	PC	NP	NP	PC	P	NP	PC	PC	P	P	P	PC	PC	PC	PC	NP	PC	PC	PC	P	PC	PC	PC	PC	PC	P	PC	PC	PC	P	P	PC	PC
IP	P	PC	P	P	PC	P	P	PC	NP	NP	PC	PC	NP	PC	NP	P	NP	NP	PC	NP	NP	PC	PC	NP	NP	PC	PC	PC	PC	PC	PC	PC	P	PC	P	NP
MXI	PC	PC	NP	P	P	PC	P	PC	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	P	NP	PC	PC	PC	PC	PC	PC	PC	PC	P	PC	P	NP
TP	P	NP	NP	P	NP	NP	NP	PC	NP	PC	PC	PC	PC	PC	NP	PC	NP	NP	NP	PC	NP	NP	PC	NP	NP	PC	PC	PC	PC	NP	PC	PC	NP	P	PC	
R1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	PC	PC	PC	PC	NP	PC	PC	NP	PC	NP	
R2	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	PC	NP	NP	NP	PC	NP	NP	PC	NP	NP	PC	PC	PC	PC	NP	PC	PC	PC	PC	NP	
R3	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	PC	PC	NP	PC	NP	PC	NP	NP	PC	NP	NP	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
R4	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	PC	PC	NP	NP	NP	PC	NP	NP	PC	NP	NP	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
TV1	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	PC	PC	PC	NP	PC	PC	PC	PC	NP	
TV2	NP	NP	PC	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	PC	PC	PC	NP	PC	PC	PC	PC	NP	
EH	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	PC	PC	PC	PC	NP	PC	PC	NP	PC	NP	
INT	P	NP	NP	P	NP	NP	NP	P	P	PC	PC	P	P	P	NP	NP	PC	NP	NP	NP	NP	NP	P	NP	NP	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
PF1	NP	NP	NP	NP	NP	NP	NP	PC	NP	P	P	P	P	P	P	PC	NP	P	NP	PC	NP	NP	P	NP	NP	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
PF2	PC	NP	NP	PC	NP	NP	NP	NP	NP	P	P	P	P	P	P	PC	NP	NP	NP	PC	NP	NP	P	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	NP	
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OS1	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	PC	NP	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	PC	PC	P	P	PC	NP	PC	PC	NP	PC	PC	
OS2	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	PC	PC	P	PC	NP	PC	PC	NP	PC	NP	
OS3	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	PC	NP	P	PC	NP	NP	PC	NP	NP	NP	NP	NP	P	P	P	P	P	P	PC	NP	PC	PC	PC	PC	PC	
FR	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	NP	P	PC	PC	PC	PC	PC	NP	PC	NP	
IU	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	PC	PC	PC	P	P	P	PC	NP	P	NP	
TR	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	NP	PC	PC	PC	NP	PC	P	P	P	P	

**Table 3.4:**  
Matrix of Special Area Class of Use of Land and Buildings (Specific Area CULB)

Class of Use Area	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	B1	B2	B3	B4	B5	B6	C1	C2	C3	C4	C5	C6	C7
JALAN MAAROF – LORONG MAAROF	PC	PC	PC	PC	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	PC	NP	NP	PC	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
JALAN GELENGGANG – LORONG DUNGUN	NP	PC	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	
BUKIT PERSEKUTUAN	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
JALAN LEDANG	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
JALAN DATO' ABU BAKAR	PC	PC	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	PC	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
TAMAN TUGU	NP	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
JALAN CENDERASARI	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
JALAN MARAN – LORONG MARAN	PC	PC	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
PT50272 AT JALAN BUKIT SETIAWANGSA	PC	PC	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
LOT 65633 AT COUNTRY HEIGHTS DAMANSARA	PC	PC	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
JALAN/ LORONG/ LENGKOK ABDULLAH	NP	PC	PC	NP	PC	NP	PC	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

Legend:

P	Permissible	PC	Permissible With Conditions	NP	Not Permissible
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**Table 3.4:****Matrix of Special Area Class of Use of Land and Buildings (Specific Area CULB) (continued)**

Area \ Class of Use	C8	C9	C10	C11	C12	C13	C14	D1	D2	E1	E2	E3	E4	E5	E6	E7	E8	F1	F2	F3	F4	F5	G1	G2	G3	G4	G5	G6	H1	H2	H3	J1	J2	J3	J4
JALAN MAAROF – LORONG MAAROF	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	PC	NP	PC	NP
JALAN GELENGGANG – LORONG DUNGUN	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	PC	NP	PC	NP
BUKIT PERSEKUTUAN	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	PC	NP	PC	PC	NP	PC	NP
JALAN LEDANG	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	NP	PC	PC	NP	PC	NP
JALAN DATO' ABU BAKAR	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	PC	NP	PC	NP
TAMAN TUGU	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	PC	NP	PC	PC	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	PC	P	P	PC	NP	PC	PC	NP	PC	PC
JALAN CENDERASARI	NP	NP	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	PC	NP	PC	PC	NP	PC	NP
JALAN MARAN – LORONG MARAN	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	PC	NP	PC	NP
PT50272 AT JALAN BUKIT SETIAWANGSA	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	PC	NP	PC	NP
LOT 65633 AT COUNTRY HEIGHTS DAMANSARA	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	PC	NP	PC	NP
JALAN/ LORONG/ LENGKOK ABDULLAH	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	NP	PC	PC	NP	PC	NP	



**Table 3.5:****Matrix of Special Village Class of Use of Land and Buildings (Specific Village CULB)**

Class of Use Village	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	B1	B2	B3	B4	B5	B6	C1	C2	C3	C4	C5	C6	C7
KG. SGT	PC	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP
KG. PL	PC	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP
KG. BL	PC	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP
KG. SL	PC	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP
KG. SP	PC	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP
KG. PM	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP
KG. PI	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	PC	NP	NP	NP	NP	NP	NP
KG. BM	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP
KG. SB	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP
KG. MS	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	PC	NP	NP
KG. PS	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	PC	NP	NP	NP	PC	NP	NP
KG. ST	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP
KG. DL	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP
KG. PB	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP
KG. PD	NP	PC	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	NP	PC	NP	NP
KG. MT	PC	PC	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	NP	PC	NP	NP
KG. MR	PC	PC	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	NP	PC	NP	NP
KG. BH	PC	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	PC	NP	NP
KG. DK	PC	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP
KG. MFR	NP	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP
KG. CB	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	PC	NP	NP
KG. SS	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP
KG. JS	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP
KG. JU	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP
KG. BAP	PC	NP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	PC	NP	NP	NP	PC	NP	NP	NP

**LEGEND**

<b>Villages in Malay Reserve Area (MRA)</b>	KG. SGT – Kampung Segambut	KG. PL – Kampung Palimbayan	KG. BL – Kampung Bukit Lanjan	KG. SL – Kampung Selayang Lama	KG. SP – Kampung Sungai Penchala
<b>Villages not in Malay Reserve Area</b>	KG. PM – Kampung Pandan Melayu	KG. PI – Kampung Pandan India	KG. BM – Kampung Batu Muda	KG. SB – Kampung Seri Batu	KG. MS – Kampung Melayu Segambut
	KG. PS – Kampung Pasir Segambut	KG. ST – Kampung Segambut Tengah	KG. DL – Kampung Delima	KG. PB – Kampung Pasir Baru	KG. PD – Kampung Pantai Dalam
	KG. MT – Kampung Malaysia Tambahan	KG. MR – Kampung Malaysia Raya	KG. BH – Kampong Bharu	KG. DK – Kampung Datuk Keramat	KG. MFR – Kampung Melayu FRIM
<b>New villages</b>	KG. CB – Kampung Baru Cheras Baru	KG. SS – Kampung Baru Salak Selatan	KG. JS – Kampung Baru Jinjang Selatan	KG. JU – Kampung Baru Jinjang Utara	KG. BAP – Kampung Baru Ayer Panas



**Table 3.5:****Matrix of Special Village Class of Use of Land and Buildings (Specific Village CULB) (continued)**

Class of Use Village	Class of Use																																		
	C8	C9	C10	C11	C12	C13	C14	D1	D2	E1	E2	E3	E4	E5	E6	E7	E8	F1	F2	F3	F4	F5	G1	G2	G3	G4	G5	G6	H1	H2	H3	J1	J2	J3	J4
KG. SGT	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. PL	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. BL	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. SL	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. SP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. PM	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. PI	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. BM	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. SB	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. MS	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. PS	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. ST	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. DL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. PB	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. PD	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. MT	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. MR	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. BH	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. DK	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. MFR	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. CB	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. SS	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. JS	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. JU	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP
KG. BAP	NP	NP	PC	NP	NP	NP	NP	NP	NP	NP	NP	PC	PC	PC	PC	PC	NP	NP	NP	PC	PC	NP	PC	NP	NP	PC	NP	NP	PC	NP	PC	PC	PC	PC	NP

**LEGEND**

<b>Villages in Malay Reserve Area (MRA)</b>	KG. SGT – Kampung Segambut	KG. PL – Kampung Palimbayan	KG. BL – Kampung Bukit Lanjan	KG. SL – Kampung Selayang Lama	KG. SP – Kampung Sungai Penchala
<b>Villages not in Malay Reserve Area</b>	KG. PM – Kampung Pandan Melayu	KG. PI – Kampung Pandan India	KG. BM – Kampung Batu Muda	KG. SB – Kampung Seri Batu	KG. MS – Kampung Melayu Segambut
	KG. PS – Kampung Pasir Segambut	KG. ST – Kampung Segambut Tengah	KG. DL – Kampung Delima	KG. PB – Kampung Pasir Baru	KG. PD – Kampung Pantai Dalam
	KG. MT – Kampung Malaysia Tambahan	KG. MR – Kampung Malaysia Raya	KG. BH – Kampung Bharu	KG. DK – Kampung Datuk Keramat	KG. MFR – Kampung Melayu FRIM
<b>New villages</b>	KG. CB – Kampung Baru Cheras Baru	KG. SS – Kampung Baru Salak Selatan	KG. JS – Kampung Baru Jinjang Selatan	KG. JU – Kampung Baru Jinjang Utara	KG. BAP – Kampung Baru Ayer Panas

# B3



# 4.0

## GENERAL CLASSES OF USE OF LAND AND BUILDINGS TABLE (GENERAL CULB)





# 4.0

## GENERAL CLASSES OF USE OF LAND AND BUILDINGS TABLE (GENERAL CULB)

KUALA LUMPUR LOCAL PLAN 2040

The development control for each land use zone is designated through General CULB which identifies and outlines the relevant types of activities that are suitable for and not contradicting the meaning of intended land use zone. Permissible activities with condition outlines suitable control in terms of location, capacity, accessibility and social implication as well as surrounding.

There are 25 tables of General CULB according to land use zone which outline the details of activities that are Permissible, Permissible with Conditions and Not Permissible as well as imposed planning conditions.



### BRIEF INFO

#### TABLE OF GENERAL CLASSES OF USE OF LAND AND BUILDINGS (GENERAL CULB) KLLP2040



Land Use Zones

**25**



General CULB Tables

**25**



Table 4.1: Land Use Zone of City Centre Commercial (CCC)

Refers to the **highest hierarchy** of commercial land use zones that serve as a centre for **financial, prime commercial, services and major employment**.

Permissible		Permissible with Conditions		Not Permissible	
A1	General Retail	A6	Entertainment	A13	Hypermarket
A2	Business	A8	Betting and Gambling	A16	Wholesale Market
A3	Office	A9	Tourist Accommodation	B2	Government/ Statutory Body/ Government Linked Company Quarters
A4	Financial Institution	A12	Supermarket	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
A5	Food and Drink	A14	Shopping Mall		
A7	Health Services	A15	Petrol Station and Services	B4	Hostel
A10	Serviced Apartment	A17	Festival Sites or Premises	B5	Residential Care Home
A11	Small Office Home Office (SOHO)	A18	Exhibition Centre	B6	Home-based Business
D1	Governmental or Non- governmental Organisation	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	C1	Packaging, Storage and Distribution
E4	Civic and Cultural Facility	A20	Club House	C2	Used Goods Collection Centre
G1	Sports and Recreational Facility	B1	Residential Unit	C3	Petrol Station and Vehicle Maintenance
		C8	Technology, Research and Development	C4	Engineering Works
		C11	Medical and Health Laboratory	C5	Vehicle Repair and Services
		E1	Health Facility	C6	Manufacturing and Processing
		E2	Religious Facility	C7	Printing and Publishing
		E3	Educational Facility	C9	Batching Plant
		E5	Emergency and Security	C10	Cottage Industry
		F3	Funeral Parlour	C12	Abattoir (Slaughterhouse)
		G3	Commercial Recreation	C13	Construction Material Storage
		G4	Urban Farming	C14	Service Centre
		G5	Forest Reserve	D2	Shelter Home
		G6	Urban Forest	E6	Market
		H1	Utilities	E7	Recycling Facility
		H2	Solid Waste Management Facility	E8	Animal Shelter Centre
		H3	Drainage	F1	Cemetery
		J1	Transportation Facility	F2	Crematorium
		J3	Parking	F4	Funeral Merchandise
		J4	Air Transportation Facility	F5	Columbarium
				G2	Golf Facility
				J2	Park and Ride

Permissible with Conditions		
Classes of Use		Conditions
A6	Entertainment	<ol style="list-style-type: none"> <li>1. Located within an appropriate distance from activities such as residential, community facilities and institutional which are subject to guidelines.</li> <li>2. Provision of dedicated and separated access from residents' access for multi-storey developments.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Activities other than those that have been licensed are not allowable.</li> </ol>
A8	Betting and Gambling	<ol style="list-style-type: none"> <li>1. Located within an appropriate distance from activities such as residential, community facilities and institutional which are subject to guidelines.</li> <li>2. Provision of dedicated and separated access from residents' access for multi-storey developments.</li> <li>3. Activities other than those that have been licensed are not allowable.</li> </ol>
A9	Tourist Accommodation	<ol style="list-style-type: none"> <li>1. Preferably located within Transit Planning Zones (TPZ) and Transit Influenced Zone (TIZ) as well as tourist hotspots.</li> <li>2. Tourist Accommodation activities are not permissible within residential developments.</li> </ol>
A12	Supermarket	<ol style="list-style-type: none"> <li>1. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>2. Preferably located in front of the main road.</li> </ol>
A14	Shopping Mall	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Conversion of a row of commercial terrace into a shopping mall is not permissible.</li> <li>3. Provision of a designated space as drop-off point for visitors.</li> <li>4. Provision of a designated space for e-hailing vehicles.</li> <li>5. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>6. Provision of electric vehicle charging facilities in the parking space.</li> <li>7. Preferably located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> </ol>
A15	Petrol Station and Services	<ol style="list-style-type: none"> <li>1. Located in front of the main road with a service road for development of a new petrol station.</li> <li>2. No other service activities are allowable.</li> <li>3. Convenience stores at petrol stations are limited to an enclosed area of not exceeding 20 square metres of total floor area.</li> <li>4. Encouraged to be developed in an integrated manner with other developments.</li> </ol>
A17	Festival Sites or Premises	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Provision of dedicated parking space according to the scale of the activity.</li> <li>4. Encouraged to be located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> <li>5. Shall not cause nuisance to local residents.</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Overspills of activities on the road and parking are not allowable.</li> </ol>
A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located within an area with high level of accessibility.</li> <li>3. Encouraged to be integrated with office buildings, hotels or shopping malls.</li> <li>4. Encouraged to be located within an area with good access to public transportation especially within TPZ and TIZ.</li> <li>5. Activities other than those that have been licensed are not allowable.</li> </ol>
A20	Club House	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited for the exclusive use of club members.</li> </ol>
B1	Residential Unit	<ol style="list-style-type: none"> <li>1. Affordable housing within a suitable area especially within TPZ and TIZ is allowable.</li> <li>2. Encouraged to be develop as high-intensity and comprehensive residential development.</li> <li>3. Encouraged the provision of public facilities in an integrated or multi-storey manner to accommodate the needs of residents in accordance with planning requirements.</li> </ol>



Permissible with Conditions		
Class of Use		Conditions
C8	Technology Research and Development	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to research and development activities involving small and medium scale products.</li> <li>3. The equipment and materials used must be stored in designated spaces.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of location, capacity and operation.</li> <li>5. Encouraged related activities with its function as main employment centre.</li> <li>6. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>7. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>
C11	Medical and Health Laboratory	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building and operating as an ancillary activity to the main activity.</li> <li>2. Need to manage clinical residues and waste materials in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>3. The equipment and materials used must be stored in designated spaces.</li> <li>4. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>5. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>
E1	Health Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located in an area with good access to public transportation.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building and operating as an ancillary activity to the main activity.</li> <li>2. The need for an assessment of community sensitivity at the application evaluation stage for commercial terrace development.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to local residents.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located in an area with good accessibility.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building and operating as an ancillary activity to the main activity.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies for the use of police bit or community police stations to enhance the level of security.</li> <li>3. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Full mortuary management of remains must be carried out only in designated premises or free-standing buildings subjected to the guidelines and technical requirements of relevant agencies.</li> <li>3. Limited to ancillary activities related to mortuary management and paying last respects excluding embalming of remains for residing components.</li> <li>4. Encouraged to have a good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
G3	Commercial Recreation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to safety and operation.</li> <li>3. Encouraged to be located in an area with good access to public transportation especially within TPZ and TIZ.</li> <li>4. Shall not cause nuisance to the surrounding area.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Located in a building with adequate infrastructure and utilities.</li> <li>2. Limited for local community purposes and not business-oriented.</li> <li>3. Limited to community gardens and aquaponics.</li> <li>4. Encouraged to be located in an appropriate space such as on the roof or podium of the building.</li> <li>5. Shall not cause nuisance to the surrounding area.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space or tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H2	Solid Waste Management Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles.</li> <li>3. Limited to provision of tourist buses only subject to suitability of location.</li> <li>4. Heavy vehicles parking or depot shall not be allowed.</li> </ol>
J4	Air Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Air transport facilities provided for the purpose of rescue and monitoring only (for example: helipad, drone flight) must have the approval of the authorised agency.</li> </ol>

Table 4.2: Land Use Zone of Major Commercial (MC)

Refers to the commercial land use zones that serve as a **major commercial centre** supporting the City Centre Commercial Land Use Zone (CCC).

Permissible		Permissible with Conditions		Not Permissible	
A1	General Retail	A6	Entertainment	A16	Wholesale Market
A2	Business	A8	Betting and Gambling	B2	Government / Statutory Body / Government Linked Company Quarters
A3	Office	A9	Tourist Accommodation		
A4	Financial Institution	A12	Supermarket	B6	Home-based Business
A5	Food and Drink	A13	Hypermarket	C2	Used Goods Collection Centre
A7	Health Services	A14	Shopping Mall	C3	Petrol Station and Vehicle Maintenance
A10	Serviced Apartment	A15	Petrol Station and Services		
A11	Small Office Home Office (SOHO)	A17	Festival Sites or Premises	C4	Engineering Works
		A18	Exhibition Centre	C6	Manufacturing and Processing
D1	Governmental or Non-Governmental Organisation	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	C7	Printing and Publishing
E4	Civic and Cultural Facility			C9	Batching Plant
G1	Sports and Recreational Facility	A20	Club House	C10	Cottage Industry
		B1	Residential Unit	C12	Abattoir (Slaughterhouse)
		B3	Labour Quarters or Centralised Labour Quarters (CLQ)	D2	Shelter Home
		B4	Hostel	F1	Cemetery
		B5	Residential Care Home	F2	Crematorium
		C1	Packaging, Storage and Distribution	F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
		C5	Vehicle Repair and Services		
		C8	Technology, Research and Development		
		C11	Medical and Health Laboratory		
		C13	Construction Material Storage		
		C14	Household Goods Service Centre		
		E1	Health Facility		
		E2	Religious Facility		
		E3	Educational Facility		
		E5	Emergency and Security		
		E6	Market		
		E7	Recycling Facility		
		E8	Animal Shelter Centre		
		F3	Funeral Parlour		
		G3	Commercial Recreation		
		G4	Urban Farming		
		G5	Forest Reserve		
		G6	Urban Forest		
		H1	Utilities		
		H2	Solid Waste Management Facility		

Permissible		Permissible with Conditions		Not Permissible	
		H3	Drainage		
		J1	Transportation Facility		
		J2	Park and Ride		
		J3	Parking		
		J4	Air Transportation Facility		

Permissible with Conditions		
Class of Use		Conditions
A6	Entertainment	<ol style="list-style-type: none"> <li>1. Located within an appropriate distance from activities such as residential, community facilities and institutional which are subject to guidelines.</li> <li>2. Provision of dedicated and separated access from residents' access for multi-storey developments.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Activities other than those that have been licensed are not allowable.</li> </ol>
A8	Betting and Gambling	<ol style="list-style-type: none"> <li>1. Located within an appropriate distance from activities such as residential, community facilities and institutional which are subject to guidelines.</li> <li>2. Provision of dedicated and separated access from residents' access for multi-storey developments.</li> <li>3. Activities other than those that have been licensed are not allowable.</li> </ol>
A9	Tourist Accommodation	<ol style="list-style-type: none"> <li>1. Preferably located within TPZ and TIZ as well as tourist hotspots.</li> <li>2. Tourist Accommodation activities within residential developments shall not be allowed.</li> </ol>
A12	Supermarket	<ol style="list-style-type: none"> <li>1. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>2. Encouraged to be located in front of the main road.</li> </ol>
A13	Hypermarket	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located within an appropriate distance from residential areas and in an area with good accessibility to the main roads with a distance of at least 20 metres.</li> <li>3. Conversion of a row of commercial terrace for the use of a hypermarket shall not be allowed.</li> <li>4. Provision of a designated space as drop-off point for visitors.</li> <li>5. Provision of a designated space for e-hailing vehicles.</li> <li>6. Provision of a designated unloading space that does not obstruct any traffic movement.</li> </ol>
A14	Shopping Mall	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Conversion of a row of commercial terrace into a shopping mall is not permissible.</li> <li>3. Provision of a designated space as drop-off point for visitors.</li> <li>4. Provision of a designated space for e-hailing vehicles.</li> <li>5. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>6. Provision of electric vehicle charging facilities in parking spaces.</li> <li>7. Preferably located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> </ol>
A15	Petrol Station and Services	<ol style="list-style-type: none"> <li>1. Located in front of the main road with a service for development of a new petrol station.</li> <li>2. Operation of convenience stores, food and beverage sales in buildings are allowable.</li> </ol>
A17	Festival Sites or Premises	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Provision of dedicated parking space according to the scale of the activity.</li> <li>4. Preferably located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> <li>5. Shall not cause nuisance to local residents.</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Overspill of activities on the road and parking shall not be allowed.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	<ol style="list-style-type: none"> <li>1. Encouraged to be integrated with office buildings, hotels or shopping malls.</li> <li>2. Located within an area with high level of accessibility.</li> <li>3. Encouraged to be located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> <li>4. Activities other than those that have been licensed are not allowable.</li> </ol>
A20	Club House	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited for the exclusive use of club members.</li> </ol>
B1	Residential Unit	<ol style="list-style-type: none"> <li>1. Affordable housing within a suitable area especially within TPZ and TIZ is allowable.</li> <li>2. Encouraged to be develop as high-intensity and comprehensive residential development.</li> <li>3. Encouraged the provision of community facilities in an integrated or multi-storey manner to accommodate the needs of residents in accordance with planning requirements.</li> </ol>
B3	Labour Quarters or Centralised Labour Quarters (CLQ)	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Must be separate from residential buildings.</li> <li>3. Encouraged to be located within an area with a good access to public transportation especially within TPZ or supported by feeder buses.</li> <li>4. Development activities and intensity shall be compatible with the surroundings and not cause nuisance, subjected to guidelines and technical requirement of relevant agencies.</li> <li>5. Development must take into account the residents' need for basic and supporting facilities.</li> </ol>
B4	Hostel	<ol style="list-style-type: none"> <li>1. Only permissible to designated premises provided for this activity.</li> <li>2. Encouraged to be located within an area with a good access to public transportation especially within TPZ or supported by feeder buses.</li> <li>3. Development activities and intensity shall be compatible with the surroundings and not cause nuisance, subjected to guidelines and technical requirement of relevant agencies.</li> <li>4. Development must take into account the residents' need for basic and supporting facilities.</li> </ol>
B5	Residential Care Home	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building and operated as an ancillary activity to the main activity.</li> <li>2. Design of the premises must be barrier-free and meet the needs of the occupants in accordance with the guidelines and technical requirement of relevant agencies.</li> <li>3. Encouraged to provide direct access to recreational parks, community and health facilities as well as good accessibility to public transportation facilities.</li> <li>4. Discouraged to be located in front of the main road and in high-risk areas.</li> </ol>
C1	Packaging, Storage and Distribution	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Only located at the second floor and above.</li> <li>3. Loading and unloading activities must be undertaken at the back lanes of the building, rear service lane or designated loading and unloading bay subjected to the relevant guidelines.</li> <li>4. Encouraged to be located in areas with service roads.</li> <li>5. Must not exceed the size of 200 square metres for commercial terrace development or 30 percent for free-standing building.</li> <li>6. Direct access from the main road shall not be allowed.</li> <li>7. Storage of goods outside the building shall not be allowed.</li> </ol>
C5	Vehicle Repair and Services	<ol style="list-style-type: none"> <li>1. Limited to service activities related to cars and motorcycles.</li> <li>2. Limited to vehicle-related service activities such as car wash, service of tyres, batteries as well as minor vehicle services such as change of engine oil, wiring services and replacement of accessories.</li> <li>3. Permissible to operate in the rear space of the building only.</li> <li>4. Encouraged to conduct the sale of spare parts and accessories at the front space of the building.</li> <li>5. Veranda way, public walkway and roadside parking spaces must not be obstructed.</li> <li>6. Storage or display of goods outside the building shall not be allowed.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
C8	Technology Research and Development	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Encouraged related activities with its function supporting the main employment centre.</li> <li>3. Limited to research and development activities involving small and medium scale products.</li> <li>4. Compliant with the guidelines and technical requirements of relevant agencies related to aspects of location, capacity and operation.</li> <li>5. The equipment and materials used must be stored in designated spaces.</li> <li>6. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>7. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>
C11	Medical and Health Laboratory	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building and operated as an ancillary activity to the main activity.</li> <li>2. Need to manage clinical residues and waste materials in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>3. The equipment and materials used must be stored in designated spaces.</li> <li>4. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>5. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>
C13	Construction Material Storage	<ol style="list-style-type: none"> <li>1. The equipment and materials used must be stored in a designated enclosed space.</li> <li>2. Encouraged to be located at an appropriate distance between premises of the same use or activity.</li> <li>3. Operation in commercial terrace buildings shall not be allowed.</li> <li>4. Operation facing the main road shall not be allowed.</li> <li>5. Storage of goods outside the building shall not be allowed.</li> <li>6. Shall not cause nuisance and pollution to the surrounding areas.</li> </ol>
C14	Household Goods Service Centre	<ol style="list-style-type: none"> <li>1. The equipment and materials used must be stored in a designated enclosed space.</li> <li>2. Storage of goods outside the building shall not be allowed.</li> <li>3. Not allowed to be located in front of the main road.</li> <li>4. Shall not cause nuisance and pollution to the surrounding areas.</li> </ol>
E1	Health Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located in an area with good access to public transportation.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building and operated as an ancillary activity to the main activity.</li> <li>2. The need for an assessment of community sensitivity at the application evaluation stage for commercial terrace development.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to local residents.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located at the second floor and below. Basement space is not recommended.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building and operated as an ancillary activity to the main activity.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies for the use of police bit or community police stations to enhance the level of security.</li> <li>4. Encouraged to be located in a strategic area with good accessibility.</li> </ol>



Permissible with Conditions		
Class of Use		Conditions
E6	Market	<ol style="list-style-type: none"> <li>1. Provision of a designated unloading space that does not obstruct any traffic movements.</li> <li>2. Provision of solid waste management facilities shall emphasise on the location aspect to further facilitate the recycling and collection processes.</li> <li>3. Need to manage residues and waste materials in accordance with the guidelines and technical requirements of the relevant agencies.</li> <li>4. Encourage to be located in an area with a service road which connected to the main road.</li> <li>5. Encourage to be located in an area with a good access to public transportation.</li> <li>6. Shall not cause nuisance to local residents.</li> </ol>
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to collection and separation activities.</li> <li>3. Encouraged to be located within an area of residing components and with good accessibility.</li> <li>4. Encouraged to be located within facilities buildings.</li> <li>5. Discouraged to be located in front of the main road.</li> <li>6. Shall not cause nuisance to local residents.</li> </ol>
E8	Animal Shelter Centre	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to activities related to the protection and welfare of certain types of pets.</li> <li>3. Only for the purposes of protection and welfare and not business-oriented.</li> <li>4. Shall not cause nuisance to local residents and surrounding.</li> <li>5. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Full mortuary management of remains must be carried out only in designated premises or free-standing buildings subjected to the guidelines and technical requirements of relevant agencies.</li> <li>3. Limited as ancillary activities related to mortuary management and paying last respects excluding embalming of remains for residing components.</li> <li>4. Encouraged to have good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
G3	Commercial Recreation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of the relevant agencies related to safety and operation.</li> <li>3. Preferably located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> <li>4. Shall not cause nuisance to the surrounding area.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Located in a building with adequate infrastructure and utilities.</li> <li>2. Limited to local community purposes and not commercial-based.</li> <li>3. Limited to community garden and aquaponic.</li> <li>4. Preferably to be located in an appropriate space such as on the roof or podium of the building.</li> <li>5. Shall not cause nuisance to the surrounding area.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
H1	Utilities	1. Provision is subject to the requirements of the relevant technical departments and agencies.
H2	Solid Waste Management Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
H3	Drainage	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J1	Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J2	Park and Ride	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J3	Parking	1. Provision is subject to the requirements of the relevant technical departments and agencies. 2. Limited to provision of parking spaces for cars, motorcycle and micromobility vehicles. 3. Limited to provision of tourist buses only subject to suitability of location. 4. Heavy vehicles parking or depot shall not be allowed.
J4	Air Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies. 2. Air transport facilities provided for the purpose of rescue and monitoring only (for example: helipad, drone flight) must have the approval of the authorised agency.

Table 4.3: Land Use Zone of Commercial (C)

Refers to commercial areas that are generally located on the **main roads** and at the centre of **major neighbourhoods**.

Permissible		Permissible with Conditions		Not Permissible	
A1	General Retail	A6	Entertainment	B2	Government/ Statutory Body/ Government Linked Company Quarters
A2	Business	A8	Betting and Gambling	B6	Home-based Business
A3	Office	A9	Tourist Accommodation	C2	Used Goods Collection Centre
A4	Financial Institution	A12	Supermarket	C4	Engineering Works
A5	Food and Drink	A13	Hypermarket	C6	Manufacturing and Processing
A7	Health Services	A14	Shopping Mall	C7	Printing and Publishing
A10	Serviced Apartment	A15	Petrol Station and Services	C9	Batching Plant
A11	Small Office Home Office (SOHO)	A17	Festival Sites or Premises	C10	Cottage Industry
A16	Wholesale Market	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	C12	Abattoir (Slaughterhouse)
A18	Exhibition Centre	A20	Club House	F1	Cemetery
D1	Governmental or Non- governmental Organisation	B1	Residential Unit	F2	Crematorium
		B3	Labour Quarters or Centralised Labour Quarters (CLQ)		
E4	Civic and Cultural Facility	B4	Hostel		
G1	Sports and Recreational Facility	B5	Residential Care Home		
		C1	Packaging, Storage and Distribution		
		C3	Petrol Station and Vehicle Maintenance		
		C5	Vehicle Repair and Services		
		C8	Technology, Research and Development		
		C11	Medical and Health Laboratory		
		C13	Construction Material Storage		
		C14	Household Goods Service Centre		
		D2	Shelter Home		
		E1	Health Facility		
		E2	Religious Facility		
		E3	Educational Facility		
		E5	Emergency and Security		
		E6	Market		
		E7	Recycling Facility		
		E8	Animal Shelter Centre		
		F3	Funeral Parlour		
		F4	Funeral Merchandise		
		F5	Columbarium		
		G2	Golf Facility		
		G3	Commercial Recreation		
		G4	Urban Farming		

Permissible		Permissible with Conditions		Not Permissible	
		G5	Forest Reserve		
		G6	Urban Forest		
		H1	Utilities		
		H2	Solid Waste Management Facility		
		H3	Drainage		
		J1	Transportation Facility		
		J2	Park and Ride		
		J3	Parking		
		J4	Air Transportation Facility		

Permissible with Conditions		
Class of Use		Conditions
A6	Entertainment	<ol style="list-style-type: none"> <li>1. Located within an appropriate distance from activities such as residential, community facilities and institutional which are subject to guidelines.</li> <li>2. Provision of dedicated and separated access from residents' access for multi-storey developments.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Activities other than those that have been licensed are not allowable.</li> </ol>
A8	Betting and Gambling	<ol style="list-style-type: none"> <li>1. Located within an appropriate distance from activities such as residential, community facilities and institutional which are subject to guidelines.</li> <li>2. Provision of dedicated and separated access from residents' access for multi-storey developments.</li> <li>3. Activities other than those that have been licensed are not allowable.</li> </ol>
A9	Tourist Accommodation	<ol style="list-style-type: none"> <li>1. Encouraged to be located within TPZ and TIZ as well as tourist hotspots.</li> <li>2. Tourist Accommodation activities within residential developments shall not be allowed.</li> </ol>
A12	Supermarket	<ol style="list-style-type: none"> <li>1. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>2. Encouraged to be located in front of the main road.</li> </ol>
A13	Hypermarket	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located in an appropriate distance from residential areas.</li> <li>3. Conversion of a row of commercial terrace into a hypermarket is not allowable.</li> <li>4. Provision of a designated space as drop-off point for visitors.</li> <li>5. Provision of a designated space for e-hailing vehicles.</li> <li>6. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>7. Encouraged to be in an area with good access to public transportation or within TPZ and TIZ.</li> <li>8. Encouraged to be located in front of the main road.</li> </ol>
A14	Shopping Mall	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Conversion of a row of commercial terrace into a shopping mall shall not be allowed.</li> <li>3. Provision of a designated space as drop-off point for visitors.</li> <li>4. Provision of a designated space for e-hailing vehicles. .</li> <li>5. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>6. Encouraged to be located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> <li>7. Encouraged to be located in front of the main road.</li> </ol>
A15	Petrol Station and Services	<ol style="list-style-type: none"> <li>1. Located in front of the main road with a service road for development of a new petrol station.</li> <li>2. Operation of convenience stores, food and beverage sales in buildings are allowable.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A17	Festival Sites or Premises	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Provision of dedicated parking space according to the scale of the activity.</li> <li>4. Preferably located within an area with good public transport access especially within TPZ or supported by feeder buses.</li> <li>5. Shall not cause nuisance to local residents.</li> </ol>
A19	Meetings, Incentives, Conferences, and Exhibitions (MICE)	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located within a highly accessible area.</li> <li>3. Preferably located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> <li>4. Activities other than those that have been licensed are not allowable.</li> </ol>
A20	Club House	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited for the exclusive use of club members.</li> </ol>
B1	Residential Unit	<ol style="list-style-type: none"> <li>1. Affordable housing within a suitable area especially within TPZ and TIZ is allowable.</li> <li>2. Encouraged to be develop as medium or high-intensity residential development and in comprehensively.</li> <li>3. Encouraged the provision of public facilities in an integrated or multi-storey manner to accommodate the needs of residents in accordance with planning requirements.</li> </ol>
B3	Labour Quarters or Centralised Labour Quarters (CLQ)	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located at the second floor and above for commercial terrace buildings.</li> <li>3. Encourage as an ancillary activity to its commercial uses on the ground floor.</li> <li>4. Development activities and intensity shall be compatible with the surroundings and not cause nuisance, subjected to guidelines and technical requirement of relevant agencies.</li> <li>5. Must be separated from residential buildings.</li> <li>6. Development must take into account the residents' need for basic and supporting facilities.</li> <li>7. Preferably located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> </ol>
B4	Hostel	<ol style="list-style-type: none"> <li>1. Only permissible to designated premises provided for this activity.</li> <li>2. Development activities and intensity shall be compatible with the surroundings and not cause nuisance, subjected to guidelines and technical requirement of relevant agencies.</li> <li>3. Development must take into account the residents' need for basic and supporting facilities.</li> <li>4. Preferably located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> </ol>
B5	Residential Care Home	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building and operated as an ancillary activity to the main activity.</li> <li>2. Design of the premises must be barrier-free and meet the needs of the occupants in accordance with the guidelines and technical requirement of relevant agencies.</li> <li>3. Encouraged to provide direct access to recreational parks, community and health facilities as well as good accessibility to public transportation facilities.</li> <li>4. Discouraged to be located in front of the main road and in high-risk areas.</li> </ol>
C1	Packaging, Storage and Distribution	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Located at the second floor and above only.</li> <li>3. Loading and unloading activities must be undertaken at the back lanes of the building, rear service lane or designated loading and unloading bay subjected to the relevant guidelines.</li> <li>4. Encouraged to be located in areas with service roads.</li> <li>5. Must not exceed the size of 200 square metres for commercial terrace development or 30 percent for free-standing building.</li> <li>6. Direct access from the main road shall not be allowed.</li> <li>7. Storage of goods outside the building shall not be allowed.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
C3	Petrol Station and Maintenance	<ol style="list-style-type: none"> <li>1. Located in front of the main road with a service road for development of a new petrol station.</li> <li>2. Limited to vehicle-related service activities such as car wash, service of tyres, batteries as well as minor vehicle services such as change of oil filters and wiring services.</li> <li>3. Operation of convenience stores, food and beverage sales in buildings are allowable.</li> </ol>
C5	Vehicle Repair and Services	<ol style="list-style-type: none"> <li>1. Limited to service activities related to cars and motorcycles.</li> <li>2. Limited to vehicle-related service activities such as car wash, service of tyres, batteries as well as minor vehicle services such as change of engine oil, wiring services and replacement of accessories.</li> <li>3. Permissible to operate in the rear space of the building only.</li> <li>4. Encourage to conduct the sale of spare parts and accessories at the front space of the building.</li> <li>5. Veranda way, public walkway and roadside parking spaces must not be obstructed.</li> <li>6. Storage or display of goods outside the building shall not be allowed.</li> </ol>
C8	Technology Research and Development	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to research and development activities involving small and medium scale products.</li> <li>3. The equipment and materials used must be stored in designated space.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of location, capacity and operation.</li> <li>5. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>6. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>
C11	Medical and Health Laboratory	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Need to manage clinical residues and waste materials in accordance with the guidelines and conditions provided by the relevant agencies.</li> <li>3. The equipment and materials used must be stored in designated spaces.</li> <li>4. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>5. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>
C13	Construction Material Storage	<ol style="list-style-type: none"> <li>1. The equipment and materials used must be stored in a designated space.</li> <li>2. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>3. Operation in commercial terrace buildings shall not be allowed.</li> <li>4. Operation facing the main road shall not be allowed.</li> <li>5. Storage of goods outside the building shall not be allowed.</li> </ol>
C14	Household Goods Service Centre	<ol style="list-style-type: none"> <li>1. The equipment and materials used must be stored in a designated enclosed space.</li> <li>2. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>3. Storage of goods outside the building shall not be allowed.</li> <li>4. Not allowed to be located in front of the main road.</li> </ol>
D2	Shelter Home	<ol style="list-style-type: none"> <li>1. Located within an appropriate distance from activities such as residential, entertainment centre and public hotspot, subject to guidelines.</li> <li>2. Limited to dedicated buildings or a free-standing building.</li> <li>3. Design of the premises must meet the needs of the occupants in accordance with the guidelines and technical requirement of relevant agency</li> <li>4. Discourage to be located in front of the main road and in high-risk areas.</li> </ol>
E1	Health Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located in an area with good access to public transportation.</li> </ol>



Permissible with Conditions		
Class of Use		Conditions
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building and operating as an ancillary activity to main activity.</li> <li>2. The need for an assessment of community sensitivity at the application evaluation stage for commercial terrace development.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to local residents.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located at second floor and below. Discouraged to be located at basement level.</li> <li>4. Encouraged to be located within an area with good accessibility.</li> <li>5. Located in front of main road and in high-risk areas shall not be allowed.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
E6	Market	<ol style="list-style-type: none"> <li>1. Provision of a designated unloading space that does not obstruct any traffic movements.</li> <li>2. Provision of solid waste management facilities shall be emphasised the aspect of proposed location aspect to further facilitate the recycling and collection processes.</li> <li>3. Encourage to be located in an area with a service road which is connected to the main road.</li> <li>4. Encouraged to be located within an area with good access to public transportation.</li> <li>5. Shall not cause nuisance to local residents.</li> </ol>
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to collection and separation activities.</li> <li>3. Encouraged to be located within an area of residing components and with good accessibility.</li> <li>4. Encouraged to be located within facilities buildings.</li> <li>5. Discouraged to be located in front of the main road.</li> <li>6. Shall not cause nuisance to local residents.</li> </ol>
E8	Animal Shelter Centre	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to activities related to the protection and welfare of certain types of pets.</li> <li>3. Only for the purposes of protection and welfare and not business-oriented.</li> <li>4. Shall not cause nuisance to local residents and surrounding.</li> <li>5. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Full mortuary management of remains must be carried out only in designated premises or free-standing buildings subjected to the guidelines and technical requirements of relevant agencies.</li> <li>3. Limited as ancillary activities related to mortuary management and paying last respects excluding embalming of remains for residing components.</li> <li>4. Encouraged to have good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
F4	Funeral Merchandise	<ol style="list-style-type: none"> <li>1. Conducted in designated and enclosed premises.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Encouraged to have good accessibility.</li> <li>4. Discouraged to be located in front of the main road.</li> <li>5. Storage or display of goods outside the building shall not be allowed.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
F5	Columbarium	<ol style="list-style-type: none"> <li>1. Located in a designated premise or a free-standing building.</li> <li>2. Shall not cause nuisance to the surrounding area.</li> <li>3. Storage or display of goods outside the building shall not be allowed.</li> </ol>
G2	Golf Facility	<ol style="list-style-type: none"> <li>1. Activities on the driving range must emphasise the safety aspects of the surrounding especially those areas with residing components.</li> <li>2. Golf course activities shall not be allowed.</li> </ol>
G3	Commercial Recreation	<ol style="list-style-type: none"> <li>1. Located within an appropriate distance from residential activities, especially those that are conducted in open areas.</li> <li>2. Compliant to the guidelines and technical requirements of the relevant agencies related to safety and operation.</li> <li>3. Encouraged to have good accessibility.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Need to manage residues and waste materials in accordance with the guidelines and conditions provided by the relevant agencies.</li> <li>2. Activities in buildings need to be supported by the provision of adequate infrastructure and utilities, especially commercial terraces.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movements.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Outdoor aquaculture activities shall not be allowed.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H2	Solid Waste Management Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J2	Park and Ride	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles.</li> <li>3. Limited to provision of tourist buses only subject to suitability of location.</li> <li>4. Heavy vehicles parking or depot shall not be allowed.</li> </ol>
J4	Air Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Air transport facilities provided for the purpose of rescue and monitoring only (for example: helipad, drone flight) must have the approval of the authorised agency.</li> </ol>

Table 4.4: Land Use Zone of Local Commercial (LC)

Refers to commercial land use zones that serve as **local service centres in residential areas**.

Permissible		Permissible with Conditions		Not Permissible	
A1	General Retail	A7	Health Services	A6	Entertainment
A2	Business	A12	Supermarket	A8	Betting and Gambling
A3	Office	A15	Petrol Station and Services	A9	Tourist Accommodation
A4	Financial Institution	B3	Labour Quarters or Centralised Labour Quarters (CLQ)	A10	Service Apartment
A5	Food and Drink			A11	Small Office Home Office (SOHO)
E4	Civic and Cultural Facility	C5	Vehicle Repair and Services	A13	Hypermarket
E5	Emergency and Security	E1	Health Facility	A14	Shopping Mall
		E3	Educational Facility	A16	Wholesale Market
		E7	Recycling Facility	A17	Festival Sites or Premises
		G4	Urban Farming	A18	Exhibition Centre
		G5	Forest Reserve	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		G6	Urban Forest		
		H1	Utilities	A20	Club House
		H2	Solid Waste Management Facility	B1	Residential Unit
		H3	Drainage	B2	Government/Statutory Body/ Government Linked Company Quarters
		J1	Transportation Facility		
		J3	Parking	B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation

Permissible		Permissible with Conditions		Not Permissible	
				D2	Shelter Home
				E2	Religious Facility
				E6	Market
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G1	Sports and Recreational Facility
				G2	Golf Facility
				G3	Commercial Recreation
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A7	Health Services	<ol style="list-style-type: none"> <li>Activities are limited to a single commercial terrace lot within the same block.</li> <li>The number of employees must not exceed 5 persons.</li> <li>Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A12	Supermarket	<ol style="list-style-type: none"> <li>Activities are limited to two commercial terrace lots.</li> <li>Unloading activities must operate in the back lane.</li> <li>Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A15	Petrol Station and Services	<ol style="list-style-type: none"> <li>Located in front of the main road with a service road for the development of a new petrol station.</li> <li>Convenience stores at petrol stations are limited to an enclosed area of not exceeding 20 square metres.</li> <li>Other service activities except car wash shall not be allowed.</li> </ol>
B3	Labour Quarters or Centralised Labour Quarters (CLQ)	<ol style="list-style-type: none"> <li>Located at the second floor and above for commercial terrace buildings or a free-standing building.</li> <li>Only as an accommodation facility for workers of the commercial activities operated on the ground floor.</li> <li>Development must take into account the residents' need for basic and supporting facilities.</li> </ol>
C5	Vehicle Repair and Services	<ol style="list-style-type: none"> <li>Limited to service activities related to cars and motorcycles.</li> <li>Limited to motorcycle service activities such as service of tyres, change of batteries as well as minor vehicle services such as change of engine oil, wiring services and replacement of accessories.</li> <li>Veranda way, public walkway and roadside parking spaces must not be obstructed.</li> <li>Storage or display of goods outside the building shall not be allowed.</li> </ol>
E1	Health Facility	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Compliant to the guidelines and technical requirements of relevant agencies related to aspects of an appropriate population catchment, location, capacity, maintenance and operation.</li> <li>Encouraged to be located in an area with good access to public transportation.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>Limited to the activities of kindergarten, nursery and student transit centre.</li> <li>Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>Encouraged to be located at second floor and below. Discouraged to be located at basement level.</li> <li>Encouraged to be located in an area with good accessibility.</li> <li>Not allowed to be located in front of the main road and in high-risk areas.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to collection and separation activities.</li> <li>3. Encourage to be located within an area of residing components and with good accessibility.</li> <li>4. Encouraged to be located within facility buildings.</li> <li>5. Discourage to be located in front of the main road.</li> <li>6. Shall not cause nuisance to local residents.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Located in a building with adequate infrastructure and utilities.</li> <li>2. Limited for local community purposes and not business-oriented.</li> <li>3. Limited to community gardens and aquaponics.</li> <li>4. Shall not cause nuisance to the surrounding area.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H2	Solid Waste Management Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles.</li> <li>3. Heavy vehicles parking or depot shall not be allowed.</li> </ol>

**Table 4.5: Land Use Zone of Mixed Development (MX)**

Refers to a **mixed land use zone that allows the commercial components** to support the basic use of the residing component in a development.

Residing components, including residential units, quarters and serviced apartments, shall **not be less than 60 percent** of the total floor area.

Permissible		Permissible with Conditions		Not Permissible	
A1	General Retail	A6	Entertainment	A16	Wholesale Market
A2	Business	A7	Health Services	C2	Used Goods Collection Centre
A3	Office	A8	Betting and Gambling	C4	Engineering Works
A4	Financial Institution	A12	Supermarket	C6	Manufacturing and Processing
A5	Food and Drink	A13	Hypermarket	C7	Publishing and Printing
A9	Tourist Accommodation	A14	Shopping Mall	C9	Batching Plant
A10	Serviced Apartment	A15	Petrol Station and Services	C10	Cottage Industry
A11	Small Office Home Office (SOHO)	A17	Festival Sites or Premises	C12	Abattoir (Slaughterhouse)
A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	A18	Exhibition Centre	C13	Construction Material Storage
		A20	Club House	D2	Shelter Home
		B4	Hostel	F2	Crematorium
		B5	Residential Care Home		
B1	Residential Unit	B6	Home-based Business		
B2	Government/Statutory Body/ Government Linked Company Quarters	C1	Packaging, Storage and Distribution		
B3	Labour Quarters or Centralised Labour Quarters (CLQ)	C3	Petrol Station and Vehicle Maintenance		
		C5	Vehicle Repair and Services		
D1	Governmental or Non-governmental Organisation	C8	Technology Research and Development		
E3	Educational Facility	C11	Medical and Health Laboratory		
E4	Civic and Cultural Facility	C14	Household Goods Service Centre		
E5	Emergency and Security				
G1	Sports and Recreational Facility	E1	Health Facility		
G6	Urban Forest	E2	Religious Facility		
J1	Transportation Facility	E6	Market		
J2	Park and Ride	E7	Recycling Facility		
		E8	Animal Shelter Centre		
		F1	Cemetery		
		F3	Funeral Parlour		
		F4	Funeral Merchandise		
		F5	Columbarium		
		G2	Golf Facility		
		G3	Commercial Recreation		
		G4	Urban Farming		
		G5	Forest Reserve		
		H1	Utilities		
		H2	Solid Waste Management Facility		
		H3	Drainage		
		J3	Parking		
		J4	Air Transportation Facility		



Permissible with Conditions		
Class of Use		Conditions
A6	Entertainment	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located within an appropriate distance from activities such as residential, community facilities and institutional which are subject to guidelines.</li> <li>3. Located as a separate floor from residential use for multi-storey developments.</li> <li>4. Operating activities are part of the 40 percent of the total allowable floor space.</li> <li>5. Provision of dedicated and separated access from residents' access for multi-storey developments.</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>7. Activities other than that to be licensed and subjected to guidelines and technical requirements of related agencies shall not be allowed</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 40 percent of the total allowable floor space.</li> <li>3. Provision of dedicated and separated access from residents' access for multi-storey developments.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A8	Betting and Gambling	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located within an appropriate distance from activities such as residential, community facilities and institutional which are subject to guidelines.</li> <li>3. Located as a separate floor from residential use for multi-storey developments.</li> <li>4. Operating activities are part of the 40 percent of the total allowable floor space.</li> <li>5. Provision of dedicated and separated access from residents' access for multi-storey developments.</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>7. Activities other than those that have been licensed and subjected to guidelines and technical requirements of related agencies shall not be allowed.</li> </ol>
A12	Supermarket	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or commercial terraces.</li> <li>2. Operating activities are part of the 40 percent of the total permissible commercial floor space.</li> <li>3. Provision of service road for commercial terraces or internal traffic circulation for free-standing buildings.</li> <li>4. Provision of a designated unloading space that does not obstruct any traffic movement or loading and unloading activities at the back lane only for commercial terraces.</li> <li>5. Encouraged to be located in front of main road.</li> <li>6. Encouraged to be located on the ground floor for multi-storey developments.</li> </ol>
A13	Hypermarket	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located in front of the main road with provision of internal traffic circulation for free-standing buildings.</li> <li>3. Operating activities are part of the 40 percent of the total allowable floor space.</li> <li>4. Conversion of a row of commercial terrace into a hypermarket shall not be allowed.</li> <li>5. Provision of a designated space as drop-off point for visitors.</li> <li>6. Provision of a designated space for e-hailing vehicles.</li> <li>7. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>8. Encouraged to be located within an area with good public transport access especially within TPZ or supported by feeder buses.</li> </ol>
A14	Shopping Mall	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located in front of the main road with provision of internal traffic circulation for free-standing building.</li> <li>3. Operating activities are part of the 40 percent of the total allowable floor space.</li> <li>4. Located within an appropriate distance from residential area and in an area with good accessibility to the main roads with distance of at least 20 metres.</li> <li>5. Conversion of a row of commercial terrace into a hypermarket shall not be allowed.</li> <li>6. Provision of a designated space as drop-off point for visitors.</li> <li>7. Provision of a designated space for e-hailing vehicles.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A14	Shopping Mall	<ol style="list-style-type: none"> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> </ol>
A15	Petrol Station and Services	<ol style="list-style-type: none"> <li>Located in front of the main road with a service road for development of a new petrol station.</li> <li>Operating activities are part of the 40 percent of the total allowable floor space.</li> <li>Operation of convenience stores, food and beverage sales in buildings are allowable.</li> </ol>
A17	Festival Sites or Premises	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Located as a separate floor from residential use for multi-storey developments.</li> <li>Operating activities are part of the 40 percent of the total allowable floor space.</li> <li>Provision of dedicated parking space according to the scale of the activity.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> <li>Shall not cause nuisance to local residents.</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Located within an area with high accessibility.</li> <li>Operating activities are part of the 40 percent of the total allowable floor space.</li> <li>Overspill of activities on the road and parking shall not be allowed.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged exhibition and sales activities within the building.</li> </ol>
A20	Club House	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Operating activities are part of the 40 percent of the total permissible commercial floor space.</li> <li>Limited to the exclusive use of club members or community facilities for residing components.</li> </ol>
B4	Hostel	<ol style="list-style-type: none"> <li>Located in a free-standing building or commercial terraces.</li> <li>Located on the second floor and above for commercial terrace buildings.</li> <li>Encouraged to be located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> <li>Development must take into account the residents' need for basic and supporting facilities.</li> <li>Development activities and intensity shall be compatible with the surroundings and not cause nuisance, subjected to guidelines and technical requirement of relevant agencies.</li> <li>Located within residing component shall not be allowed.</li> </ol>
B5	Residential Care Home	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Limited to Disability Care Home or Centre and Elderly Care Home as care and daily activity centres within designated spaces in multi-storey developments.</li> <li>Design of the premises must be barrier-free and meet the needs of the occupants in accordance with the guidelines and technical requirement of relevant agency.</li> <li>Security shall be a priority for the building, area and activity for safety purposes.</li> <li>Supporting facilities shall be provided within the premises, subjected to guidelines and technical requirement of relevant agencies.</li> <li>Encouraged to provide direct access to recreational parks, community and health facilities as well as good accessibility to public transportation facilities.</li> <li>Discourage to be located in front of the main road and in high risk areas.</li> </ol>
B6	Home-based Business	<ol style="list-style-type: none"> <li>Activities involving the preparation of food and drinks shall not be allowed in residing components.</li> <li>Shall not cause nuisance and pollution to the surrounding areas.</li> <li>Storage or display of goods outside the building shall not be allowed.</li> <li>Engagement of workers from outside shall not be allowed.</li> </ol>

Permissible with Conditions		
Class of Use	Conditions	
C1 Packaging, Storage and Distribution	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located at the second floor and above only.</li> <li>3. Must not exceed the size of 200 square metres for commercial terrace development or 30 percent for free-standing buildings, referring to the commercial total floor area allowed.</li> <li>4. Loading and unloading activities must be undertaken at the back lanes of the building, rear service lane or designated loading and unloading bay subjected to the relevant guidelines.</li> <li>5. Encouraged to be located in areas with service roads.</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>7. Residing component shall not be allowed.</li> <li>8. Direct access from the main road shall not be allowed.</li> <li>9. Storage of goods outside the building shall not be allowed.</li> </ol>	
C3 Petrol Station and Maintenance	<ol style="list-style-type: none"> <li>1. Located in front of the main road with a service road for development of a new petrol station.</li> <li>2. Limited to vehicle-related service activities such as car wash, service of tyres, batteries as well as minor vehicle services such as change of engine oil and wiring services.</li> <li>3. Operation of convenience stores, food and beverage sales in buildings are allowable.</li> </ol>	
C5 Vehicle Repair and Services	<ol style="list-style-type: none"> <li>1. Limited to service activities related to cars and motorcycles.</li> <li>2. Limited to vehicle-related service activities such as car wash, service of tyres, batteries as well as minor vehicle services such as change of engine oil, wiring services and replacement of accessories.</li> <li>3. Operating activities are part of 40 percent of the total allowable floor space.</li> <li>4. Operation activity at the back lane of building shall be allowed.</li> <li>5. Veranda way, public walkway and roadside parking spaces must not be obstructed.</li> <li>6. Storage or display of goods outside the building shall not be allowed.</li> </ol>	
C8 Technology Research and Development	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to research and development activities involving small and medium scale products.</li> <li>3. Operating activities are part of 40 percent of the total allowable floor space.</li> <li>4. The equipment and materials used must be stored in designated spaces.</li> <li>5. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of location, capacity and operation.</li> <li>6. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>7. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>	
C11 Medical and Health Laboratory	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of 40 percent of the total allowable floor space.</li> <li>3. Need to manage clinical residues and waste materials in accordance with the guidelines and conditions provided by the relevant agencies.</li> <li>4. The equipment and materials used must be stored in designated spaces.</li> <li>5. The activity shall not cause nuisance and pollution to the surrounding areas.</li> <li>6. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>	
C14 Household Goods Service Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of 40 percent of the total allowable floor space.</li> <li>3. The equipment and materials used must be stored in a designated enclosed space.</li> <li>4. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>5. Storage of goods and operation of activity outside the building shall not be allowed.</li> <li>6. Not allowed to be located in front of the main road.</li> </ol>	
E1 Health Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located within an area with good access to public transportation</li> </ol>	

Permissible with Conditions		
Class of Use		Conditions
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating as an ancillary activity for the local community.</li> <li>3. The need for an assessment of community sensitivity at the application evaluation stage for commercial terrace development.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>5. Shall not cause nuisance to local residents.</li> </ol>
E6	Market	<ol style="list-style-type: none"> <li>1. Provision of a designated unloading space that does not obstruct any traffic movements.</li> <li>2. Provision of solid waste management facilities shall emphasise the proposed location aspect to further facilitate the recycling and collection processes.</li> <li>3. Encourage to be located in an area with a service road which is connected to the main road.</li> <li>4. Encouraged to be located in an area with good access to public transportation.</li> <li>5. Shall not cause nuisance to local residents.</li> </ol>
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to collection and separation activities only.</li> <li>3. Encouraged to be located within residing components and with good accessibility.</li> <li>4. Encouraged to be integrated with facility buildings.</li> <li>5. Shall not cause nuisance to local residents.</li> <li>6. Discouraged to be located in front of the main road.</li> </ol>
E8	Animal Shelter Centre	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to activities related to the protection and welfare of certain types of pets.</li> <li>3. Only for the purposes of protection and welfare and not business-oriented.</li> <li>4. Shall not cause nuisance to local residents and surrounding.</li> <li>5. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
F1	Cemetery	<ol style="list-style-type: none"> <li>1. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Full mortuary management of remains must be carried out only in designated premises or free-standing buildings subjected to the guidelines and technical requirements of relevant agencies.</li> <li>3. Limited as ancillary activities related to mortuary management and paying last respects excluding embalming of remains for residing components.</li> <li>4. Encouraged to have good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
F4	Funeral Merchandise	<ol style="list-style-type: none"> <li>1. Operating activities are part of the 40 percent of the total permissible commercial floor space.</li> <li>2. Conducted in designated and enclosed premises.</li> <li>3. Encouraged to have good accessibility.</li> <li>4. Discourage to be located in front of the main road.</li> <li>5. Storage or display of goods outside the building shall not be allowed.</li> </ol>
F5	Columbarium	<ol style="list-style-type: none"> <li>1. Located in a designated free-standing building for commercial area only.</li> <li>2. Operating activities shall not exceed 5 percent of the total allowable floor space.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to the surrounding area.</li> <li>5. Storage or display outside the building shall not be allowed.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
G2	Golf Facility	<ol style="list-style-type: none"> <li>Operating activities are part of the 40 percent of the total allowable floor space.</li> <li>Activities on the driving range must emphasise the safety aspects of the surrounding areas especially those with residing components.</li> <li>Golf course activities shall not be allowed.</li> </ol>
G3	Commercial Recreation	<ol style="list-style-type: none"> <li>Located within an appropriate distance from residing activities especially those that are conducted in open areas.</li> <li>Operating activities are part of the 40 percent of the total allowable floor space.</li> <li>Compliant to the guidelines and technical requirements of the relevant agencies related to safety and operation.</li> <li>Encouraged to be located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> <li>Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>Need to manage residues and waste materials in accordance with the guidelines and conditions provided by the relevant agencies.</li> <li>Operating activities for commercial are part of the 40 percent of the total allowable floor space for commercial element.</li> <li>Operating activities in buildings need to be supported by the provision of adequate infrastructure and utilities especially for commercial terraces.</li> <li>Limited to community gardens and aquaponics for the use of local community and non profitable for residing components.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movements.</li> <li>Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>Outdoor aquaculture activities shall not be allowed.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>Limited for recreational purposes, public space, tree planting or related research.</li> <li>As an ancillary activity which does not affect the surroundings.</li> <li>Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H2	Solid Waste Management Facility	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles.</li> <li>Limited to provision of tourist buses only subject to suitability of location.</li> <li>Heavy vehicles parking or depot shall not be allowed.</li> </ol>
J4	Air Transportation Facility	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>Air transport facilities provided for the purpose of rescue and monitoring only (for example: helipad, drone flight) must have the approval of the authorised agency.</li> </ol>

**Table 4.6: Land Use Zone of Industry (IP)**

Refers to a land use zone for **manufacturing, production, services, research and related activities**. Commercial activities that support major industrial activities such as offices and promotional spaces **not exceeding 20 percent** of the total floor area are **permissible**.

Permissible		Permissible with Conditions		Not Permissible	
A15	Petrol Station and Services	A1	General Retail Sales	A2	Business
A18	Exhibition Centre	A3	Office	A6	Entertainment
C1	Packaging, Storage and Distribution	A4	Financial Institution	A7	Health Services
		A5	Food and Drink	A8	Betting and Gambling
C2	Used Goods Collection Centre	A17	Festival Sites or Premises	A9	Tourist Accommodation
C3	Petrol Station and Service Maintenance	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	A10	Serviced Apartment
C4	Engineering Works			A11	Small Office Home Office (SOHO)
C5	Vehicle Repair and Services			A12	Supermarket
C6	Manufacturing and Processing	B3	Labour Quarters or Centralised Labour Quarters (CLQ)	A13	Hypermarket
C7	Publishing and Printing	B4	Hostel	A14	Shopping Mall
C8	Technology, Research and Development	C9	Batching Plant	A16	Wholesale Market
		C12	Abattoir (Slaughterhouse)	A20	Club House
C10	Cottage Industry	D1	Governmental or Non-governmental Organisation	B1	Residential Unit
C11	Medical and Health Laboratory			B2	Government/Statutory Body/ Government Linked Company Quarters
C13	Construction Material Storage				
C14	Household Goods Service Centre	E2	Religious Facility		
		E3	Educational Facility		
		E5	Emergency and Security		
E7	Recycling Facility	F2	Crematorium	B5	Residential Care Home
J1	Transportation Facility	F5	Columbarium	B6	Home-based Business
J3	Parking	G1	Sports and Recreational Facility	D2	Shelter Home
		G4	Urban Farming	E1	Health Facility
		G5	Forest Reserve	E4	Civic and Cultural Facility
		G6	Urban Forest	E6	Market
		H1	Utilities	E8	Animal Shelter Centre
		H2	Solid Waste Management Facility	F1	Cemetery
				F3	Funeral Parlour
		H3	Drainage	F4	Funeral Merchandise
		J2	Park and Ride	G2	Golf Facility
				G3	Commercial Recreation
				J4	Air Transportation Facility



Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located on the ground floor of the building only.</li> <li>2. Limited as an ancillary activity that supports the needs of employees.</li> <li>3. Operating activities are part of the 20 percent of the total allowable floor space.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited as an ancillary activity to support industrial activity management needs.</li> <li>3. Operating activities are part of the 20 percent of the total allowable floor space.</li> </ol>
A4	Financial Institution	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the placement of ATM.</li> <li>3. Operating activities are part of the 20 percent of the total allowable floor space.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building especially facing the main road.</li> <li>2. Located at an appropriate distance from risky industrial activities and subjected to guidelines and technical requirements of related agencies.</li> <li>3. Limited to the corner or end lot for industrial terrace buildings.</li> <li>4. Limited as an ancillary activity that supports the needs of employees.</li> <li>5. Operating activities are part of the 20 percent of the total allowable floor space.</li> </ol>
A17	Festival Sites or Premises	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located at an appropriate distance from risky industrial activities and subjected to guidelines and technical requirements of related agencies.</li> <li>3. Provision of dedicated parking space according to the scale of the activity.</li> <li>4. The activities are not part of the 20 percent of the total allowable floor space.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Not allowed to be located in industrial terraces.</li> </ol>
A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to exhibition and expo activities.</li> <li>3. Provision of dedicated parking space according to the scale of the activity.</li> <li>4. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>5. The activities are not part of the 20 percent of the total allowable floor space.</li> <li>6. Industrial terraces shall not be allowed.</li> </ol>
B3	Labour Quarters or Centralised Labour Quarters (CLQ)	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located on the second floor and above only for non-risky industrial terrace buildings and subjected to guidelines and technical requirements of related agencies.</li> <li>3. Encouraged to be located in an area with a good access to public transportation.</li> <li>4. Development must consider the residents' need for basic and supporting facilities.</li> <li>5. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>6. Encouraged to be separated from industrial buildings, especially free-standing industrial buildings.</li> </ol>
B4	Hostel	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Need to be located within an area with good accessibility.</li> <li>3. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>4. Encouraged as an ancillary activity that supports the needs of employees.</li> <li>5. Encouraged to be located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> </ol>
C9	Batching Plant	<ol style="list-style-type: none"> <li>1. Located near to the main road and in an appropriate distance from existing development areas, especially residing components.</li> <li>2. Operating in an enclosed and free-standing buildings only.</li> <li>3. Operating on a site with an appropriate size.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of location, capacity, maintenance and operation.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
C12	Abattoir (Slaughterhouse)	<ol style="list-style-type: none"> <li>1. Located near to the main road and in an appropriate distance from existing development areas.</li> <li>2. Operating in an enclosed and free-standing building only.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
D1	Governmental or Non-governmental Organisation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Need to be located within an area with good accessibility.</li> <li>3. Limited to management and operational offices, training centres and other related institutions that can support industrial activities.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building and operating as an ancillary activity to the main activity.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to training centres and other related institutions that can support industrial activities.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to emergency and security.</li> <li>3. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
F2	Crematorium	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Cremation activities are subjected to the guidelines and technical requirements of relevant agencies.</li> <li>3. Encouraged to have good accessibility.</li> <li>4. Discourage to be operated with other use classes except related to Crematorium.</li> <li>5. Discourage to be located in front of the main road.</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
F5	Columbarium	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Shall not cause nuisance to the surrounding area.</li> <li>3. Discourage to be operated with other use classes except related to Columbarium.</li> <li>4. Storage or display of goods outside the building shall not be allowed.</li> </ol>
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Located within an appropriate distance from risky industrial activities and subjected to guidelines and technical requirements of the relevant agencies .</li> <li>2. Encouraged as an ancillary activity that supports the needs of employees and residents.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operational activity located in a building needs to be supported with adequate infrastructure and utilities especially industrial terrace buildings.</li> <li>3. Need to manage residues and waste materials in accordance with the guidelines and technical requirements by relevant agencies.</li> <li>4. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Outdoor aquaculture activities shall not be allowed.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H2	Solid Waste Management Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J2	Park and Ride	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

**Table 4.7: Land Use Zone of Mixed Industrial (MXI)**

Refers to an **industrial land use zone that allows commercial activities** wherein **commercial activities shall not exceed 50 percent** of the total floor area. Residential activities except for quarters and hostel as well as residential characterised commercial activities especially service apartments, SOHO and hotels are **not permissible**.

Permissible		Permissible with Conditions		Not Permissible	
A15	Petrol Station and Services	A1	General Retail	A7	Health Services
A18	Exhibition Centre	A2	Business	A8	Betting and Gambling
C1	Packaging, Storage and Distribution	A3	Office	A9	Tourist Accommodation
C3	Petrol Station and Vehicle Maintenance	A4	Financial Institution	A10	Serviced Apartment
		A5	Food and Drink	A11	Small Office Home Office (SOHO)
		A6	Entertainment		
C4	Engineering Works	A12	Supermarket	A14	Shopping Mall
C5	Vehicle Repair and Services	A13	Hypermarket	A16	Wholesale Market
C7	Publishing and Printing	A17	Festival Sites or Premises	A19	Meetings, Incentives, Conferences, and Exhibitions (MICE)
C11	Medical and Health Laboratory	B3	Worker Hostel or Centralised Labour Quarters (CLQ)		
C12	Abattoir (Slaughterhouse)				
C14	Household Goods Service Centre	B4	Hostel	A20	Club House
		C2	Used Goods Collection Centre	B1	Residential Unit
G1	Sports and Recreational Facility	C6	Manufacturing and Processing	B2	Government/Statutory Body/ Government Linked Company Quarters
J1	Transportation Facility	C8	Technology, Research and Development		
J3	Parking				
		C9	Batching Plant	B5	Residential Care Home
		C13	Construction Material Storage	B6	Home-based Business
		D1	Governmental or Non-governmental Organisation	C10	Cottage Industry
				D2	Shelter House
		E2	Religious Facility	E1	Health Facility
		E3	Educational Facility	E4	Civic and Cultural Facility
		E5	Emergency and Security	E6	Market
		E8	Animal Shelter Centre	E7	Recycling Facility
		F2	Crematorium	F1	Cemetery
		F3	Funeral Parlour	G2	Golf Facility
		F4	Funeral Merchandise	J4	Air Transportation Facility
		F5	Columbarium		
		G3	Commercial Recreation		
		G4	Urban Farming		
		G5	Forest Reserve		
		G6	Urban Forest		
		H1	Utilities		
		H2	Solid Waste Management Facility		
		H3	Drainage		
		J2	Park and Ride		

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located on the ground floor of the building only.</li> <li>2. Operating activities are part of the 50 percent of the total allowable floor space.</li> <li>3. Encouraged to conduct commercial activities as ancillary activities to support related production of industry in that particular area.</li> <li>4. Encouraged as an ancillary activity that supports the needs of employees.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located only on the ground floor of the building only.</li> <li>2. Operating activities are part of the 50 percent of the total allowable floor space.</li> <li>3. Encouraged to conduct commercial activities as ancillary activities to support related production of industry in that particular area.</li> <li>4. Encouraged as an ancillary activity that supports the needs of employees.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 50 percent of the total allowable floor space.</li> <li>3. Encouraged to conduct commercial activities as ancillary activities to support related production of industry in that particular area.</li> <li>4. Encouraged as an ancillary activity for the management of industrial activities.</li> </ol>
A4	Financial Institution	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 50 percent of the total allowable floor space.</li> <li>3. Encouraged to conduct commercial activity as ancillary activities to industrial activities in that particular area.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building especially in front of the main road.</li> <li>2. Located at an appropriate distance from risky industrial activities and subjected to guidelines and technical requirements of related agencies.</li> <li>3. Operating activities are part of the 50 percent of the total allowable floor space.</li> <li>4. Limited to the corner or end lot of industrial terrace buildings.</li> <li>5. Limited as an ancillary activity that supports the needs of employees.</li> </ol>
A6	Entertainment	<ol style="list-style-type: none"> <li>1. Located within an appropriate distance from activities such as residential, community facilities and institutional in accordance with guidelines.</li> <li>2. Operating activities are part of the 50 percent of the total allowable floor space.</li> <li>3. Discouraged to conduct same activity in close proximity, subjected to guidelines and technical requirements of related agencies.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Activities other than those that have been licensed are not allowable.</li> </ol>
A12	Supermarket	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 50 percent of the total allowable floor space.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to be located fronting the main road with provision of service road.</li> </ol>
A13	Hypermarket	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Located in front of the main road with provision of internal traffic circulation for free-standing buildings.</li> <li>3. Provision of a designated space as drop-off point for visitors.</li> <li>4. Provision of a designated space for e-hailing vehicles.</li> <li>5. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>6. Conversion of a row of industrial terrace into a hypermarket shall not be allowed.</li> <li>7. The activities are not part of the 50 percent of the total allowable floor space.</li> </ol>
A17	Festival Sites or Premises	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located within an appropriate distance from risky industrial activities and subjected to guidelines and technical requirements of related agencies.</li> <li>3. Provision of dedicated parking space according to the scale of the activity.</li> <li>4. The activities are not part of the 50 percent of the total allowable floor space.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Not allowed to be placed in terraces development.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
B3	Labour Quarters or Centralised Labour Quarters (CLQ)	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located on the second floor and above only for non-risky industrial terrace buildings and subjected to guidelines and technical requirements of related agencies.</li> <li>3. Encouraged to be located within an area with good access to public transportation.</li> <li>4. Development must take into account the residents' need for basic and supporting facilities.</li> <li>5. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>6. Encouraged to be separated from industrial buildings, especially free-standing industrial buildings.</li> </ol>
B4	Hostel	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Encouraged to be located in an area with good accessibility.</li> <li>3. Encouraged as ancillary activities that supports the needs of employees.</li> <li>4. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>5. Encouraged to be located within an area with good access to public transportation especially within TPZ or supported by feeder buses.</li> </ol>
C2	Used Goods Collection Centre	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Encouraged to have provision of dedicated and separated access from the commercial activity.</li> <li>3. Vehicle recycling workshop shall not be allowed.</li> <li>4. Storage or display outside the building shall not be allowed.</li> </ol>
C6	Manufacturing and Processing	<ol style="list-style-type: none"> <li>1. Limited to manufacturing and processing involving small and medium scale products.</li> <li>2. Limited to non-polluting and non-toxic manufacturing and processing activities.</li> <li>3. Storage of goods outside the building shall not be allowed.</li> </ol>
C8	Technology, Research and Development	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to non-polluting and non-toxic manufacturing and processing activities.</li> <li>3. Limited to research and development activities involving small and medium scale products.</li> <li>4. The equipment and materials used must be stored in designated spaces.</li> <li>5. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of location, capacity and operation.</li> <li>6. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>7. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>
C9	Batching Plant	<ol style="list-style-type: none"> <li>1. Located near to the main road and in an appropriate distance from existing development areas, especially residing components.</li> <li>2. Operating in an enclosed and free-standing buildings only.</li> <li>3. Operating on a site with an appropriate size.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of location, capacity, maintenance and operation.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
C13	Construction Material Storage	<ol style="list-style-type: none"> <li>1. The equipment and materials used must be stored in designated spaces.</li> <li>2. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>3. Storage of goods outside the building shall not be allowed.</li> </ol>
D1	Governmental or Non-governmental Organisation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Encouraged to be located within an area with good accessibility.</li> <li>3. Limited to management and operational offices, training centres and other related institutions that can support industrial activities.</li> </ol>



Permissible with Conditions		
Class of Use		Conditions
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building and operating as an ancillary activity to the main activity.</li> <li>2. The need for an assessment of community sensitivity at the application evaluation stage for commercial terrace development.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to training centres and other related institutions that can support industrial activities.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to emergency and security.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
E8	Animal Shelter Centre	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to activities related to the protection and welfare of certain types of pets.</li> <li>3. Only for the purposes of protection and welfare and not business-oriented.</li> <li>4. Shall not cause nuisance to local residents and surrounding.</li> <li>5. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
F2	Crematorium	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Cremation activities are subjected to the guidelines and technical requirements of the relevant agencies.</li> <li>3. Encouraged to have good accessibility.</li> <li>4. The activities are not part of the 50 percent of the total allowable floor space.</li> <li>5. Discourage to be operated with other use classes except related to Crematorium.</li> <li>6. Discourage to be located in front of the main road.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Full mortuary management of remains must be carried out only in designated premises or free-standing buildings subjected to the guidelines and technical requirements of relevant agencies.</li> <li>3. Encouraged to have good accessibility.</li> <li>4. The activities are not part of the 50 percent of the total allowable floor space.</li> <li>5. Shall not cause nuisance to the surrounding area.</li> </ol>
F4	Funeral Merchandise	<ol style="list-style-type: none"> <li>1. Operating activities are part of the 50 percent of the total allowable floor space.</li> <li>2. Conducted in designated and enclosed premises.</li> <li>3. Encouraged to have good accessibility.</li> <li>4. Storage or display of goods outside the building shall not be allowed.</li> </ol>
F5	Columbarium	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. The activities are not part of the 50 percent of the total allowable floor space.</li> <li>3. Shall not cause nuisance to the surrounding area.</li> <li>4. Discourage to be operated with other use classes except related to Columbarium.</li> <li>5. Storage or display of goods outside the building shall not be allowed.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
G3	Commercial Recreation	<ol style="list-style-type: none"> <li>1. Located within an appropriate distance from risky industrial activities and subjected to guidelines and technical requirements of the relevant agencies.</li> <li>2. Operating activities are part of the 50 percent of the total allowable floor space.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of location, capacity, maintenance and operation.</li> <li>4. Encouraged to have good public transportation accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operational activity located in a building needs to be supported with adequate infrastructure and utilities especially industrial terrace buildings.</li> <li>3. Need to manage residues and waste materials in accordance with the guidelines and technical requirement of relevant agencies.</li> <li>4. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Outdoor aquaculture activities shall not be allowed.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H2	Solid Waste Management Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J2	Park and Ride	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

Table 4.8: Land Use Zone of Technology Park (TP)

Refers to a land use zone for **high-tech industries, mainly focuses on research and development (R&D) activities** as well as other **supporting activities** that are regulated by agencies appointed by the government. **Commercial activities and residing in the Land Use Zone of Technology Park not exceeding 10 percent of the total floor area is permissible.**

Permissible		Permissible with Conditions		Not Permissible	
A3	Office	A1	General Retail	A6	Entertainment
C8	Technology, Research and Development	A2	Business	A7	Health Services
		A4	Financial Institution	A8	Betting and Gambling
C11	Medical and Health Laboratory	A5	Food and Drink	A9	Tourist Accommodation
J3	Parking	A10	Serviced Apartment	A12	Supermarket
		A11	Small Office Home Office (SOHO)	A13	Hypermarket
				A14	Shopping Mall
		A15	Petrol Station and Services	A16	Wholesale Market
		A18	Exhibition Centre	A17	Festival Sites or Premises
		A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	A20	Club House
				B5	Residential Care Home
		B1	Residential Unit	B6	Home-based Business
		B2	Government/ Statutory Body/ Government Linked Company Quarters	C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
		B3	Labour Quarters or Centralised Labour Quarters (CLQ)	C4	Engineering Works
				C5	Vehicle Repair and Services
		B4	Hostel	C6	Manufacturing and Processing
		C3	Petrol Station and Vehicle Maintenance	C7	Publishing and Printing
				C9	Batching Plant
		D1	Governmental or Non-governmental Organisation	C10	Cottage Industry
		E1	Health Facility	C12	Abattoir (Slaughterhouse)
		E2	Religious Facility	C13	Construction Material Storage
		E3	Educational Facility	C14	Household Goods Service Centre
		E4	Civic and Cultural Facility	D2	Shelter Home
		E5	Emergency and Security	E6	Market
		E7	Recycling Facility	E8	Animal Shelter Centre
		F3	Funeral Parlour	F1	Cemetery
		G1	Sports and Recreational Facility	F2	Crematorium
		G4	Urban Farming	F4	Funeral Merchandise
		G5	Forest Reserve	F5	Columbarium
		G6	Urban Forest	G2	Golf Facility
		H1	Utilities	G3	Commercial Recreation
		H3	Drainage	H2	Solid Waste Management Facility
		J1	Transportation Facility	J2	Park and Ride
		J4	Air Transportation Facility		

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>2. Encouraged as an ancillary activity that supports the needs of community, employees and visitors only.</li> <li>3. Encouraged to be located within an area with good accessibility.</li> <li>4. Shall not cause nuisance to the surrounding area.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>2. Encourage as activities that support the function of the Technology Park.</li> <li>3. Encouraged to be located within an area with good accessibility.</li> </ol>
A4	Financial Institution	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>3. Encouraged as activities that support the function of the Technology Park.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building especially in front of main road.</li> <li>2. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>3. Limited as an ancillary activity that supports the needs of employees or visitors.</li> <li>4. Encouraged to be located within an area with good accessibility.</li> </ol>
A10	Serviced Apartment	<ol style="list-style-type: none"> <li>1. Provision of community facilities in accordance with guidelines and technical requirements of relevant agencies.</li> <li>2. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>3. Encouraged as activities that support the function of the Technology Park.</li> </ol>
A11	Small Office Home Office (SOHO)	<ol style="list-style-type: none"> <li>1. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>2. Provision of community facilities in accordance with guidelines and technical requirements of relevant agencies.</li> <li>3. Encouraged as activities that support the function of the Technology Park.</li> </ol>
A15	Petrol Station and Services	<ol style="list-style-type: none"> <li>1. Located in front of the main road with a service road for development of a new petrol station.</li> <li>2. Operation of convenience stores, food and beverage sales in buildings are allowable.</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged as activities that support the function of the Technology Park.</li> </ol>
A19	Meetings, Incentives, Conferences, and Exhibitions (MICE)	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Operating activities are not part of the 10 percent of the total allowable floor space.</li> <li>3. Encouraged as activities that support the function of the Technology Park.</li> <li>4. Encouraged to be located in front of the main road with good accessibility.</li> </ol>
B1	Residential Unit	<ol style="list-style-type: none"> <li>1. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>2. Provision of community facilities in accordance with guidelines and technical requirements of relevant agencies.</li> <li>3. Encouraged as activities that support the function of the Technology Park.</li> <li>4. Encourage to be develop as high-intensity and comprehensive residential development.</li> </ol>
B2	Government Statutory Body/ Government Linked Company Quarters	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>3. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>4. Encouraged to be located within an area with good accessibility.</li> <li>5. Encouraged as activities that support the function of the Technology Park.</li> <li>6. Shall not cause nuisance to the surrounding area.</li> </ol>
B3	Labour Quarters or Centralised Labour Quarters (CLQ)	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Encouraged to be located within in an area with a good access to public transportation.</li> <li>3. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>4. Encouraged as activities that support the function of the Technology Park.</li> <li>5. Shall not cause nuisance to the surrounding area.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
B4	Hostel	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>3. Encouraged to be located within an area with good accessibility.</li> <li>4. Encouraged as activities that support the function of the Technology Park.</li> <li>5. Shall not cause nuisance to the surrounding area.</li> </ol>
C3	Petrol Station and Vehicle Maintenance	<ol style="list-style-type: none"> <li>1. Located in front of the main road with a service road for development of a new petrol station.</li> <li>2. Limited to vehicle-related service activities such as car wash, service of tyres, batteries as well as minor vehicle services such as change of engine oil and wiring services.</li> <li>3. Operation of convenience stores, food and beverage sales in buildings are allowable.</li> </ol>
D1	Governmental or Non-governmental Organisation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to management and operational offices, training centres and other related institutions that can support Technology Park activities.</li> <li>3. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> </ol>
E1	Health Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community and employees.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Encouraged to be located within in an area with a good access to public transportation.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building and operating as an ancillary activity to the main activity.</li> <li>2. Limited as an ancillary activity that supports the needs of community and employees.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to the local community.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged as activities that support the function of the Technology Park.</li> <li>4. Encouraged to be located within an area with good accessibility.</li> </ol>
E4	Civic, Community and Cultural Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located within an area with good accessibility.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited to collection and separation activities.</li> <li>3. Shall not cause nuisance to local community.</li> </ol>
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as ancillary activities related to mortuary management and paying last respects excluding embalming of remains for residing components.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>2. Limited as an ancillary activity that supports the needs of community and employees.</li> <li>3. Encouraged to be located within an area with good accessibility.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Limited to local community purposes and not business-oriented.</li> <li>2. Limited to community gardens and aquaponics.</li> <li>3. Encouraged to be located in an appropriate space such as rooftop or podium of the building.</li> <li>4. Shall not cause nuisance to the surrounding area.</li> <li>5. Outdoor aquaculture activities shall not be allowed.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J4	Air Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Air transport facilities provided for the purpose of rescue and monitoring only (for example: helipad, drone flight) must have the approval of the authorised agency.</li> </ol>



Table 4.9: Land Use Zone of Residential 1 (R1)

Refers to a low-intensity residential zone, generally consisting of **landed residential with single ownership**, such as detached houses, semi-detached houses and terrace houses **not exceeding 3 storeys including landed strata with a control height of 4 levels** based on guidelines provision.

The existing residential building typology must be retained and harmonised with adjacent developments. **Any changes in the building typology or building structure are considerable** if it is compatible with the surrounding development planning and does not affect the capacity of infrastructure and public facilities capacity.

Permissible		Permissible with Conditions		Not Permissible	
B1	Residential Unit	A1	General Retail	A2	Business
		A3	Office	A4	Financial Institution
		A5	Food and Drink	A6	Entertainment
		A7	Health Services	A8	Betting and Gambling
		A20	Club House	A9	Tourist Accommodation
		E2	Religious Facility	A10	Serviced Apartment
		E3	Educational Facility	A11	Small Office Home Office (SOHO)
		E4	Civic and Cultural Facility		
		E5	Emergency and Security	A12	Supermarket
		G1	Sports and Recreational Facility	A13	Hypermarket
		G4	Urban Farming	A14	Shopping Mall
		G5	Forest Reserve	A15	Petrol Station and Services
		G6	Urban Forest	A16	Wholesale Market
		H1	Utilities	A17	Festival Sites or Premises
		H3	Drainage	A18	Exhibition Centre
		J1	Transportation Facility	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		J3	Parking		
				B2	Government/ Statutory Body/ Government Linked Company Quarters
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant

Permissible		Permissible with Conditions		Not Permissible	
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health Facility
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>Limited to landed (layout plan) and landed strata residential development schemes.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Operating activities are part of the 10 percent of total area of development scheme.</li> <li>Provision of dedicated and separated access from residential access.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road with good accessibility.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>Limited to landed (layout plan) residential development schemes.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road and with good accessibility, in particular, for the development scheme with layout plan.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Limited to landed (layout plan) and landed strata residential development schemes.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Operating activities are part of the 10 percent of total area of development scheme.</li> <li>Provision of dedicated and separated access from residential access.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road with good accessibility.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A7	Health Services	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity that supports the needs of community.</li> <li>2. Limited to Confinement Centre activity.</li> <li>3. The Control of activity scale is limited to only one unit within an appropriate capacity.</li> <li>4. Encouraged to be operate by appointment only.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A20	Club House	<ol style="list-style-type: none"> <li>1. Limited to residential development schemes for landed strata.</li> <li>2. Limited to plots, buildings or designated spaces in the development scheme (layout plan).</li> <li>3. Limited to principal use of the local community in landed strata residential development schemes.</li> <li>4. Operating activities are part of the 10 percent of total area of development scheme.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Limited to landed (layout plan) and landed strata residential development schemes.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to local community.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Limited to kindergarten, nursery and student transit centre activities.</li> <li>2. Limited to the corner and end lot of residential buildings.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E4	Civic and Cultural Facility	<ol style="list-style-type: none"> <li>1. Limited to landed (layout plan) and landed strata residential development schemes.</li> <li>2. Limited as centre or community hall.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Limited to landed (layout plan) residential development schemes.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity that supports the needs of community.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located within an area with good accessibility.</li> <li>4. Shall not cause nuisance to the local community.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Limited to local community purposes and not business-oriented.</li> <li>2. Limited to community gardens and aquaponics.</li> <li>3. Provision of appropriate and adequate infrastructure and utilities.</li> <li>4. Shall not cause nuisance to the local community.</li> <li>5. Outdoor aquaculture activities shall not be allowed.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles for landed (layout plan) and landed strata residential development schemes.</li> <li>3. Shall not cause nuisance to the local community.</li> <li>4. Heavy vehicles parking or depot shall not be allowed.</li> </ol>

Table 4.10: Land Use Zone of Residential 2 (R2)

Refers to a **medium-intensity residential zone**, generally consisting of multi-storey dwellings, multi-storey strata and townhouses with a base plot ratio of up to **1:2.5**.

Permissible		Permissible with Conditions		Not Permissible	
B1	Residential Unit	A1	General Retail Sales	A4	Financial Institution
		A2	Business	A6	Entertainment
		A3	Office	A8	Betting and Gambling
		A5	Food and Drink	A9	Tourist Accommodation
		A7	Health Services	A10	Serviced Apartment
		A20	Club House	A11	Small Office Home Office (SOHO)
		B2	Government/ Statutory Body/ Government Linked Company Quarters	A12	Supermarket
				A13	Hypermarket
		B5	Residential Care Home	A14	Shopping Mall
		B6	Home-based Business	A15	Petrol Station and Services
		E1	Health Facility	A16	Wholesale Market
		E2	Religious Facility	A17	Festival Sites or Premises
		E3	Educational Facility	A18	Exhibition Centre
		E4	Civic and Cultural Facility	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		E5	Emergency and Security		
		E7	Recycling Facility		
		F3	Funeral Parlour	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
		G1	Sports and Recreational Facility		
		G4	Urban Farming	B4	Hostel
		G5	Forest Reserve	C1	Packaging, Storage and Distribution
		G6	Urban Forest		
		H1	Utilities	C2	Used Goods Collection Centre
		H3	Drainage	C3	Petrol Station and Vehicle Maintenance
		J1	Transportation Facility		
		J2	Park and Ride	C4	Engineering Works
		J3	Parking	C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non- governmental Organisation
				D2	Shelter Home
				E6	Market

Permissible		Permissible with Conditions		Not Permissible	
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation
				H2	Solid Waste Management Facility
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use	Conditions	
A1 General Retail	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road and with good accessibility, in particular, for the development scheme with layout plan.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>	
A2 Business	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road and with good accessibility, in particular, for the development scheme with layout plan.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>	
A3 Office	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road and with good accessibility, in particular, for the development scheme with layout plan.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>	
A5 Food and Drink	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> </ol>	



Permissible with Conditions		
Class of Use		Conditions
A5	Food and Drink	<ol style="list-style-type: none"> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road and with good accessibility, in particular, for the development scheme with layout plan.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited to one activity within the same block.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road and with good accessibility, in particular, for the development scheme with layout plan.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A20	Club House	<ol style="list-style-type: none"> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
B2	Government/ Statutory Body/ Government Linked Company Quarters	<ol style="list-style-type: none"> <li>Located in a free-standing building.</li> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>Encouraged to be located within an area with good accessibility.</li> <li>Provision of dedicated and separated access from residential access, in particular, for quarters building.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
B5	Residential Care Home	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited to Disability Care Home or Centre and Elderly Care Home as care and daily activity centres within designated spaces in multi-storey developments.</li> <li>Design of the premises must be barrier-free and meet the needs of the occupants in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>Encouraged to provide direct access to recreational parks, community and health facilities as well as good accessibility to public transportation facilities.</li> <li>Discouraged operation of activity in the free-standing building of residing components.</li> </ol>
B6	Home-based Business	<ol style="list-style-type: none"> <li>Shall not cause nuisance and pollution to the surrounding areas.</li> <li>Activities involving the preparation of food and drinks shall not be allowed.</li> <li>Storage or display of goods outside the unit or building shall not be allowed.</li> <li>Engagement of workers from outside shall not be allowed.</li> </ol>
E1	Health Facility	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited to activity of clinic or polyclinic within designated spaces in strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Compliant to the guidelines and technical requirements of relevant agencies related to aspect of an appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to local residents.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of kindergartens, nurseries, student transit centre and training centres.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E4	Civic and Cultural Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of community centre or hall and public library.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to activities of collection and separation.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Encouraged to be located within facility buildings.</li> <li>5. Shall not cause nuisance to local community.</li> </ol>
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited as ancillary activities related to mortuary management and paying last respects excluding embalming of remains.</li> <li>3. Shall not cause nuisance to local community.</li> </ol>
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity that supports the needs of community.</li> <li>2. Compliant with the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Limited to local community purposes and not commercial based.</li> <li>2. Limited to community garden and aquaponics.</li> <li>3. Provision of appropriate and adequate infrastructure and utilities.</li> <li>4. Encouraged to be located in an appropriate space such as rooftop or podium of the building.</li> <li>5. Shall not cause nuisance to the surrounding area.</li> <li>6. Outdoor aquaculture activities shall not be allowed.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J2	Park and Ride	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles.</li> <li>2. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>3. Heavy vehicles parking or depot shall not be allowed.</li> </ol>

**Table 4.11: Land Use Zone of Residential 3 (R3)**

Refers to a **high-intensity residential zone**, generally consisting of multi-storey dwellings with a base plot ratio of up to **1:4.0**.

Permissible		Permissible with Conditions		Not Permissible	
B1	Residential Unit	A1	General Retail Sales	A4	Financial Institution
		A2	Business	A6	Entertainment
		A3	Office	A8	Betting and Gambling
		A5	Food and Drink	A9	Tourist Accommodation
		A7	Health Services	A10	Serviced Apartment
		A20	Club House	A11	Small Office Home Office (SOHO)
		B2	Government/ Statutory Body/ Government Linked Company Quarters	A12	Supermarket
				A13	Hypermarket
				A14	Shopping Mall
		B4	Hostel	A15	Petrol Station and Services
		B5	Residential Care Home	A16	Wholesale Market
		B6	Home-based Business	A17	Festival Sites or Premises
		E1	Health Facility	A18	Exhibition Centre
		E2	Religious Facility	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		E3	Educational Facility		
		E4	Civic and Cultural Facility		
		E5	Emergency and Security	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
		E6	Market		
		E7	Recycling Facility	C1	Packaging, Storage and Distribution
		F1	Cemetery	C2	Used Goods Collection Centre
		F3	Funeral Parlour		
		G1	Sports and Recreational Facility	C3	Petrol Station and Vehicle Maintenance
		G4	Urban Farming	C4	Engineering Works
		G5	Forest Reserve		
		G6	Urban Forest	C5	Vehicle Repair and Services
		H1	Utilities	C6	Manufacturing and Processing
		H2	Solid Waste Management Facility	C7	Publishing and Printing
		H3	Drainage	C8	Technology, Research and Development
				C9	Batching Plant
		J1	Transportation Facility	C10	Cottage Industry
		J2	Park and Ride	C11	Medical and Health Laboratory
		J3	Parking	C12	Abattoir (Slaughterhouse)
		J4	Air Transportation Facility	C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E8	Animal Shelter Centre
				F2	Crematorium

Permissible		Permissible with Conditions		Not Permissible	
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of commercial components in the building or space of an affordable housing area for the purpose of issuance of a title may be considered subject to the requirements of the relevant agency.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct with any traffic movement.</li> <li>Encouraged to be located in front of the main road with good accessibility.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of commercial components in the building or space of an affordable housing area for the purpose of issuance of a title may be considered subject to the requirements of the relevant agency.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road and with good accessibility, in particular, for the development scheme with layout plan.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of commercial components in the building or space of an affordable housing area for the purpose of issuance of a title may be considered subject to the requirements of the relevant agency.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> </ol>

Permissible with Conditions		
Class in Use		Conditions
A5	Food and Drink	<ol style="list-style-type: none"> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road and with good accessibility, in particular, for the development scheme with layout plan.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited to one activity within the same block.</li> <li>Provision of commercial components in the building or space of an affordable housing area for the purpose of issuance of a title may be considered subject to the requirements of the relevant agency.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct with any traffic movement.</li> <li>Encouraged to be located in front of the main road and with good accessibility, in particular, for the development scheme with layout plan.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A20	Club House	<ol style="list-style-type: none"> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
B2	Government/ Statutory Body/ Government Linked Company Quarters	<ol style="list-style-type: none"> <li>Located in a free-standing building.</li> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>Provision of dedicated and separated access from residents' access especially for quarters.</li> <li>Encouraged to be located within an area with good accessibility.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
B4	Hostel	<ol style="list-style-type: none"> <li>Located in a free-standing building.</li> <li>Provision of dedicated and separated access from residential access.</li> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>Encouraged to be located within an area with good accessibility.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
B5	Residential Care Home	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited to Disability Care Home or Centre and Elderly Care Home as care and daily activity centres within designated spaces in multi-storey developments.</li> <li>Design of the premises must be barrier-free and meet the needs of the occupants in accordance with the guidelines and technical requirements of relevant agency.</li> <li>Encouraged to provide direct access to recreational parks, community and health facilities as well as good accessibility to public transportation facilities.</li> <li>Discouraged to carry out operation of activity in the free-standing building of residing components.</li> </ol>



Permissible with Conditions		
Class of Use		Conditions
B6	Home-based Business	<ol style="list-style-type: none"> <li>1. Activities involving the preparation of food and drinks shall not be allowed.</li> <li>2. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>3. Storage or display of goods outside the unit or building shall not be allowed.</li> <li>4. Engagement of workers from outside shall not be allowed.</li> </ol>
E1	Health Facility	<ol style="list-style-type: none"> <li>1. Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>2. Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>3. Limited to activity of clinic or polyclinic within designated spaces in strata residential development.</li> <li>4. Limited as an ancillary activity that supports the needs of community.</li> <li>5. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to local community.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of kindergartens, nurseries, student transit centre and training centres.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E4	Civic and Cultural Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of community centre or hall and public library.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
E6	Market	<ol style="list-style-type: none"> <li>1. Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>4. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>5. Encouraged to be located in front of the main road and with good accessibility.</li> <li>6. Shall not cause nuisance to the surrounding area.</li> </ol>
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to activities of collection and separation.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Encouraged to be located within facility buildings.</li> <li>5. Shall not cause nuisance to local community.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
F1	Cemetery	1. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.
F3	Funeral Parlour	1. Located in a designated space within a building. 2. Limited as ancillary activities related to mortuary management and paying last respects excluding embalming of remains. 3. Shall not cause nuisance to local community.
G1	Sports and Recreational Facility	1. Limited as a support activity to meet the needs of the community. 2. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation. 3. Encouraged to be located in an area with good accessibility. 4. Shall not cause nuisance to local community.
G4	Urban Farming	1. Limited to local community purposes and not based on business-oriented. 2. Limited to community gardens and aquaponics as well as non-open aquaculture activities. 3. Provision of adequate infrastructure and utilities. 4. Encouraged to be located in an appropriate space such as on the roof or podium of the building. 5. Shall not cause nuisance to the surrounding area.
G5	Urban Forest	1. Provision is subject to the requirements of the relevant technical departments and agencies. 2. Limited for recreational purposes, public space, tree planting or related research. 3. As an ancillary activity which does not affect the surroundings. 4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.
G6	Forest Reserve	1. Provision is subject to the requirements of the relevant technical departments and agencies. 2. Limited for recreational purposes, public space, tree planting or related research. 3. As an ancillary activity which does not affect the surroundings. 4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.
H1	Utilities	1. Provision is subject to the requirements of the relevant technical departments and agencies.
H2	Solid Waste Management Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
H3	Drainage	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J1	Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J2	Park and Ride	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J3	Parking	1. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles. 2. Provision is subject to the requirements of the relevant technical departments and agencies. 3. Heavy vehicles parking and use as depot shall not be allowed.
J4	Air Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies. 2. Air transport facilities provided for the purpose of rescue and monitoring only (for example: helipad, drone flight) must have the approval of the authorised agency.

Table 4.12: Land Use Zone of Residential 4 (R4)

Refers to a specific **residential land use zone** for **affordable housing, including public housing**. Generally, the base plot ratio for R4 is up to **1:6.0** with multi-storey residential typology.

Permissible		Permissible with Conditions		Not Permissible	
B1	Residential Unit	A1	General Retail Sales	A4	Financial Institution
		A2	Business	A6	Entertainment
		A3	Office	A7	Health Services
		A5	Food and Drink	A8	Betting and Gambling
		A20	Club House	A9	Tourist Accommodation
		B2	Government/ Statutory Body/ Government Linked Company Quarters	A10	Serviced Apartment
				A11	Small Office Home Office (SOHO)
		B4	Hostel	A12	Supermarket
		B5	Residential Care Home	A13	Hypermarket
		B6	Home-based Business	A14	Shopping Mall
		E1	Health Facility	A15	Petrol Station and Services
		E2	Religious Facility	A16	Wholesale Market
		E3	Educational Facility	A17	Festival Sites or Premises
		E4	Civic and Cultural Facility	A18	Exhibition Centre
		E5	Emergency and Security	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		E6	Market		
		E7	Recycling Facility		
		F3	Funeral Parlour	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
		G1	Sports and Recreational Facility		
		G4	Urban Farming	C1	Packaging, Storage and Distribution
		G5	Forest Reserve		
		G6	Urban Forest	C2	Used Goods Collection Centre
		H1	Utilities	C3	Petrol Station and Vehicle Maintenance
		H2	Solid Waste Management Facility	C4	Engineering Works
		H3	Drainage	C5	Vehicle Repair and Services
		J1	Transportation Facility	C6	Manufacturing and Processing
		J2	Park and Ride	C7	Publishing and Printing
		J3	Parking	C8	Technology, Research and Development
		J4	Air Transportation Facility		
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non- governmental Organisation
				D2	Shelter Home

Permissible		Permissible with Conditions		Not Permissible	
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of commercial components in the building or space of an affordable housing area for the purpose of issuance of a title may be considered subject to the requirements of the relevant agency.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road with good accessibility.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of commercial components in the building or space of an affordable housing area for the purpose of issuance of a title may be considered subject to the requirements of the relevant agency.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of the main road with good accessibility, in particular, for the development scheme with layout plan.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of commercial components in the building or space of an affordable housing area for the purpose of issuance of a title may be considered subject to the requirements of the relevant agency.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A5	Food and Drink	<ol style="list-style-type: none"> <li>Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Encouraged to be located in front of main road and with good accessibility, in particular, for the development scheme with layout plan.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A20	Club House	<ol style="list-style-type: none"> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
B2	Government/ Statutory Body/ Government Linked Company Quarters	<ol style="list-style-type: none"> <li>Located in a free-standing building.</li> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>Encouraged to be located in front of the main road with good accessibility.</li> <li>Encouraged provision of dedicated and separated access from residents' access especially for quarters.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
B4	Hostel	<ol style="list-style-type: none"> <li>Located in a free-standing building.</li> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>Encouraged to be located in an area with good accessibility.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
B5	Residential Care Home	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited to Disability Care Home or Centre and Elderly Care Home as care and daily activity centres within designated spaces in multi-storey developments.</li> <li>Design of the premises must be barrier-free and meet the needs of the occupants in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>Encouraged to provide direct access to recreational parks, community and health facilities as well as good accessibility to public transportation facilities.</li> <li>Discouraged to carry out operation of activity in the free-standing building of residing components.</li> </ol>
B6	Home-based Business	<ol style="list-style-type: none"> <li>Activities involving the preparation of food and drinks shall not be allowed.</li> <li>Shall not cause nuisance and pollution to the surrounding areas.</li> <li>Storage or display of goods outside the unit or building shall not be allowed.</li> <li>Engagement of workers from outside shall not be allowed.</li> </ol>
E1	Health Facility	<ol style="list-style-type: none"> <li>Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited to activity of clinic or polyclinic within designated spaces in multi-storey developments.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to local community.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of kindergartens, nurseries, student transit centre and training centres.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E4	Civic and Cultural Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of community centre or hall and public library.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
E6	Market	<ol style="list-style-type: none"> <li>1. Limited to part of the 10 percent (commercial area) of the overall total development scheme according to layout plan approval.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Need to manage residues and waste materials in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>4. Provision of solid waste management facilities shall be emphasise the proposed location aspect to further facilitate the recycling and collection processes.</li> <li>5. Provision of dedicated and separated access from residential access, in particular, for the development scheme with layout plan.</li> <li>6. Provision of a designated unloading space that does not obstruct with any traffic movement.</li> <li>7. Encouraged to be located in front of main road with good accessibility.</li> <li>8. Shall not cause nuisance to the surrounding area.</li> </ol>
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to activities of collection and separation.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Encouraged to be located within facility buildings.</li> <li>5. Shall not cause nuisance to local community.</li> </ol>
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited as ancillary activities related to mortuary management and paying last respects excluding embalming of remains.</li> <li>3. Shall not cause nuisance to the surrounding area.</li> </ol>
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity that supports the needs of community.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located within an area with good accessibility.</li> <li>4. Shall not cause nuisance to local community.</li> </ol>



Permissible with Conditions		
Class of Use		Conditions
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Limited to local community purposes and not based on business-oriented.</li> <li>2. Limited to community gardens, aquaponics and non-open aquaculture activities.</li> <li>3. Provision of adequate infrastructure and utilities.</li> <li>4. Encouraged to be located in an appropriate space such as on the roof or podium of the building.</li> <li>5. Shall not cause nuisance to the surrounding area.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H2	Solid Waste Management Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J2	Park and Ride	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles.</li> <li>2. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>3. Heavy vehicle parking or depots shall not be allowed.</li> </ol>
J4	Air Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Air transport facilities provided for the purpose of rescue and monitoring only (for example: helipad, drone flight) must have the approval of the authorised agency.</li> </ol>

**Table 4.13: Land Use Zone of Traditional Village 1 (TV1)**

Refers to land use zone in a **part of Kampung Padang Balang only** that preserves the village characteristic and setting consisting of **detached or semi-detached houses and not exceeding 3 storeys** with controlled of **Traditional Malay House design**.

Permissible		Permissible with Conditions		Not Permissible	
B1	Residential Unit	A1	General Retail Sales	A4	Financial Institution
		A2	Business	A6	Entertainment
		A3	Office	A8	Betting and Gambling
		A5	Food and Drink	A10	Serviced Apartment
		A7	Health Services	A11	Small Office Home Office (SOHO)
		A9	Tourist Accommodation	A12	Supermarket
		A17	Festival Sites or Premises	A13	Hypermarket
		A18	Exhibition Centre	A14	Shopping Mall
		B5	Residential Care Home	A15	Petrol Station and Services
		B6	Home-based Business	A16	Wholesale Market
		C5	Vehicle Repair and Services	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		C10	Cottage Industry		
		E2	Religious Facility		
		E3	Educational Facility	A20	Club House
		E4	Civic and Cultural Facility	B2	Government/ Statutory Body/ Government Linked Company Quarters
		E5	Emergency and Security		
		E6	Market		
		E7	Recycling Facility	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
		F3	Funeral Parlour	B4	Hostel
		F4	Funeral Merchandise	C1	Packaging, Storage and Distribution
		G1	Sports and Recreational Facility	C2	Used Goods Collection Centre
		G4	Urban Farming	C3	Petrol Station and Vehicle Maintenance
		G5	Forest Reserve		
		G6	Urban Forest	C4	Engineering Works
		H1	Utilities	C6	Manufacturing and Processing
		H3	Drainage	C7	Publishing and Printing
		J1	Transportation Facility	C8	Technology, Research and Development
		J2	Park and Ride	C9	Batching Plant
		J3	Parking	C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home

Permissible		Permissible with Conditions		Not Permissible	
				E1	Health Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation
				H2	Solid Waste Management Facility
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. The design must be in harmony with the architectural style of Malay tradition.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to be located on the ground level only to create interaction with pedestrians and facilitate unloading work.</li> <li>5. Shall not cause nuisance to the local community.</li> <li>6. Storage or display of goods outside the area shall not be allowed.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. The design must be in harmony with the architectural style of Malay tradition.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to be located on the ground level only to create interaction with pedestrians and facilitate unloading work.</li> <li>5. Shall not cause nuisance to the local community.</li> <li>6. Sale of Industrial Goods, Agriculture Produce, Business Equipment And Materials (Office) and Construction Materials shall not be allowed.</li> <li>7. Storage or display of goods outside the area shall not be allowed.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. The design must be in harmony with the architectural style of Malay tradition.</li> <li>3. Limited to the activities of community and tourism purposes.</li> <li>4. Shall not cause nuisance to the local community.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. The design must be in harmony with the architectural style of Malay tradition.</li> <li>3. Encouraged to be located in front of the main road with good accessibility.</li> <li>4. Encouraged to carry out sale of local or traditional food and drinks.</li> <li>5. Shall not cause of nuisance and traffic congestion to the surrounding area.</li> <li>6. Operation outside the area or lot shall not be allowed.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. The design must be in harmony with the architectural style of Malay tradition.</li> <li>3. Encouraged to be located in front of the main road with good accessibility.</li> <li>4. Encouraged to be operate by appointment only.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A9	Tourist Accommodation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. The design must be in harmony with the architectural style of Malay tradition.</li> <li>3. Operation on an appropriate scale is allowable.</li> <li>4. Encouraged to support the culture and lifestyle of the Malay community on TV1.</li> <li>5. Shall not cause nuisance to local community.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A17	Festival Sites or Premises	<ol style="list-style-type: none"> <li>1. The design must be in harmony with the architectural style of Malay tradition.</li> <li>2. Provision of dedicated parking space according to the scale of the activity.</li> <li>3. Operation on an appropriate scale is allowable.</li> <li>4. Encouraged to be located in front of the main road with good accessibility.</li> <li>5. Shall not cause nuisance to local community.</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. The design must be in harmony with the architectural style of Malay tradition.</li> <li>3. Limited to the activities of gallery activities for art and culture or handicraft exhibitions.</li> <li>4. Encouraged to be located in front of the main road with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Storage or display of goods outside the area shall not be allowed.</li> </ol>
B5	Residential Care Home	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Design of the premises must be barrier-free and meet the needs of the occupants in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>3. Encouraged to provide direct access to recreational parks, community and health facilities.</li> <li>4. Discourage to be located in front of the main road and in high-risk areas.</li> </ol>
B6	Home-based Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. The design must be in harmony with the architectural style of Malay tradition.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Storage or display of goods outside the area shall not be allowed.</li> <li>5. Engagement of workers from outside shall not be allowed.</li> </ol>
C5	Vehicle Repair and Services	<ol style="list-style-type: none"> <li>1. Limited to vehicle-related service activities such as car wash service of tyres, batteries as well as minor vehicle services such as change of engine oil, wiring services and replacement of accessories.</li> <li>2. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>3. Painting, spraying, welding and knocking of the vehicle body shall not be allowed.</li> <li>4. Storage or display of goods outside the area shall not be allowed.</li> </ol>
C10	Cottage Industry	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Processing activities should not exceed 30 percent of the total area.</li> <li>3. The design must be in harmony with the architectural style of Malay tradition.</li> <li>4. Shall not cause nuisance and traffic congestion in the surrounding area.</li> <li>5. Storage or display of goods outside the area shall not be allowed.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. The design must be in harmony with the architectural style of Malay tradition.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>5. Shall not cause nuisance to local community.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of training centres, schools, kindergartens, nurseries and student transit centre.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E4	Civic and Cultural Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
E6	Market	<ol style="list-style-type: none"> <li>1. Need to manage residues and waste materials in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>2. Provision of solid waste management facilities shall emphasise the proposed location aspect to further facilitate the recycling and collection processes.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to be located in front of the main road with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to collection and separation activities.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Encouraged to be located within facility buildings.</li> <li>5. Shall not cause nuisance to local community.</li> </ol>
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space in a religious facility building</li> <li>2. Limited as ancillary activities related to mortuary management and paying last respects excluding embalming of remains.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
F4	Funeral Merchandise	<ol style="list-style-type: none"> <li>1. Located in a designated premise.</li> <li>2. Discouraged to be located in front of the main road.</li> <li>3. Storage or display of goods outside the area shall not be allowed.</li> </ol>
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity that supports the needs of community.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to have good accessibility.</li> <li>4. Shall not cause nuisance to local community.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity that supports the needs of community.</li> <li>2. Provision of adequate infrastructure and utilities.</li> <li>3. Waste must be managed in accordance with the guidelines and technical requirement of relevant agencies.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
J1	Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J2	Park and Ride	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J3	Parking	1. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles. 2. Limited to provision of tourist buses only, subject to suitability of location. 3. Provision is subject to the requirements of the relevant technical departments and agencies. 4. Heavy vehicles parking or depot shall not be allowed.



Table 4.14: Land Use Zone of Traditional Village 2 (TV2)

Refers to the residential land use zone in a village setting areas with various residential characteristics for part of villages within the **Gombak Malay Reserve Area (MRA) only**, namely a part of Kampung Padang Balang, a part of Kampung Sungai Mulia, Kampung Banda Dalam, a part of Kampung Sungai Merali, a part of Kampung Puah Asal and a part of Kampung Chubadak Hulu.

Permissible		Permissible with Conditions		Not Permissible	
B1	Residential Unit	A1	General Retail Sales	A4	Financial Institution
		A2	Business	A6	Entertainment
		A3	Office	A8	Betting and Gambling
		A5	Food and Drink	A10	Serviced Apartment
		A7	Health Services	A11	Small Office Home Office (SOHO)
		A9	Tourist Accommodation		
		A12	Supermarket	A13	Hypermarket
		A17	Festival Sites or Premises	A14	Shopping Mall
		A18	Exhibition Centre	A15	Petrol Station and Services
		B4	Hostel	A16	Wholesale Market
		B5	Residential Care Home	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		B6	Home-based Business		
		C5	Vehicle Repair and Services		
		C10	Cottage Industry	A20	Club House
		E1	Health Facility	B2	Government/ Statutory Body/ Government Linked Company Quarters
		E2	Religious Facility		
		E3	Educational Facility		
		E4	Civic and Cultural Facility	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
		E5	Emergency and Security		
		E6	Market	C1	Packaging, Storage and Distribution
		E7	Recycling Facility		
		F3	Funeral Parlour	C2	Used Goods Collection Centre
		F4	Funeral Merchandise	C3	Petrol Station and Vehicle Maintenance
		G1	Sports and Recreational Facility		
		G4	Urban Farming	C4	Engineering Works
		G5	Forest Reserve	C6	Manufacturing and Processing
		G6	Urban Forest	C7	Publishing and Printing
		H1	Utilities	C8	Technology, Research and Development
		H3	Drainage		
		J1	Transportation Facility	C9	Batching Plant
		J2	Park and Ride	C11	Medical and Health Laboratory
		J3	Parking	C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisations
				D2	Shelter Home
				E8	Animal Shelter Centre
				F1	Cemetery

Permissible		Permissible with Conditions		Not Permissible	
				F2	Crematorium
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation
				H2	Solid Waste Management Facility
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Encouraged to be located in front of the main road with good accessibility.</li> <li>4. Encouraged to be located on the ground level only to create interaction with pedestrians and facilitate unloading work.</li> <li>5. Encouraged the design must be in harmony with the architectural style of Malay tradition.</li> <li>6. Shall not cause nuisance to the local community.</li> <li>7. Storage or display of goods outside the area shall not be allowed.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Encouraged to be located in front of the main road with good accessibility.</li> <li>4. Encouraged to be located on the ground level only to create interaction with pedestrians and facilitate unloading work.</li> <li>5. Encouraged the design must be in harmony with the architectural style of Malay tradition.</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>7. Sale of Industrial Goods, Agriculture Produce, Business Equipment And Materials (Office) and Construction Materials shall not be allowed.</li> <li>8. Storage or display of goods outside the area shall not be allowed.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Encouraged the design must be in harmony with the architectural style of Malay tradition.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Encouraged to be located in front of the main road with good accessibility.</li> <li>3. Encouraged to have a design which is in harmony with the architectural style of Malay tradition.</li> <li>4. Shall not cause of nuisance and traffic congestion to the surrounding area.</li> <li>5. Operation outside the area or lot shall not be allowed.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Encouraged to be located in front of the main road with good accessibility.</li> <li>3. Encouraged to operate by appointments only.</li> <li>4. Shall not cause of nuisance and traffic congestion to the surrounding area.</li> </ol>
A9	Tourist Accommodation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operation on an appropriate scale is allowable.</li> <li>3. Encouraged to have a design which is in harmony with the architectural style of Malay tradition.</li> <li>4. Encouraged that supports the culture and lifestyle of the Malay community in TV2.</li> <li>5. Shall not cause nuisance to the local community.</li> </ol>
A12	Supermarket	<ol style="list-style-type: none"> <li>1. Total floor area not exceeding 250 square metre.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Encouraged to be located on the ground level for multi-level development.</li> <li>4. Encouraged to be located in front of the main road with good accessibility.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A17	Festival Sites or Premises	<ol style="list-style-type: none"> <li>1. Operation on an appropriate scale is allowable.</li> <li>2. Provision of dedicated parking space according to the scale of the activity.</li> <li>3. Encouraged to be located in front of the main road with good accessibility.</li> <li>4. Encouraged to have a design which is in harmony with the architectural style of Malay tradition.</li> <li>5. Shall not cause nuisance to the local community</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Encouraged to be located in front of the main road with good accessibility.</li> <li>3. Encouraged to have a design which is in harmony with the architectural style of Malay tradition.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Exhibition or sales activities related to vehicles shall not be allowed.</li> <li>6. Storage or display of goods outside the area shall not be allowed.</li> </ol>
B4	Hostel	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of students.</li> <li>3. Activities need to be combined with building facilities for designated spaces in the building.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>5. Encouraged to have a design which is in harmony with the architectural style of Malay tradition.</li> </ol>
B5	Residential Care Home	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Design of the premises must be barrier-free and meet the needs of the occupants in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>3. Encouraged to have a design which is in harmony with the architectural style of Malay tradition.</li> <li>4. Encouraged to provide direct access to recreational parks, community and health facilities.</li> <li>5. Discourage to be located in front of the main road and in high-risk areas.</li> </ol>
B6	Home-based Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Encouraged to have a design which is in harmony with the architectural style of Malay tradition.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Storage or display of goods outside the area shall not be allowed.</li> <li>5. Engagement of workers from outside shall not be allowed.</li> </ol>
C5	Vehicle Repair and Services	<ol style="list-style-type: none"> <li>1. Limited to vehicle-related service activities such as car wash, service of tyres, batteries as well as minor vehicle services such as change of engine oil, wiring services and replacement of accessories.</li> <li>2. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>3. Painting, spraying, welding and knocking of the vehicle body shall not be allowed.</li> <li>4. Storage or display of goods outside the area shall not be allowed.</li> </ol>
C10	Cottage Industry	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Processing activities should not exceed 30 percent of the total area.</li> <li>3. Encouraged to have a design which is in harmony with the architectural style of Malay tradition.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Storage or display of goods outside the area shall not be allowed.</li> </ol>
E1	Health Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Encouraged the design must be in harmony with the architectural style of Malay tradition.</li> <li>5. Shall not cause nuisance to the local community.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Encouraged to have a design which is in harmony with the architectural style of Malay tradition.</li> <li>5. Shall not cause nuisance to the local community.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of an appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to the local community.</li> </ol>
E4	Civic and Cultural Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to the local community.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located in front of the main road with good accessibility.</li> </ol>
E6	Market	<ol style="list-style-type: none"> <li>1. Need to manage residues and waste materials in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>2. Provision of solid waste management facilities shall emphasise the proposed location aspect to further facilitate the recycling and collection processes.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to be located in front of the main road with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to collection and separation activities.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Encouraged to be located within facility buildings.</li> <li>5. Shall not cause nuisance to local community.</li> </ol>
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space in a religious facility building.</li> <li>2. Limited as ancillary activities related to mortuary management and paying last respects excluding embalming of remains.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
F4	Funeral Merchandise	<ol style="list-style-type: none"> <li>1. Located in a designated premises.</li> <li>2. Discouraged to be located in front of the main road.</li> <li>3. Storage or display of goods outside the area shall not be allowed.</li> </ol>
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>2. Shall not cause nuisance to local community.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity that supports the needs of community.</li> <li>2. Provision of adequate infrastructure and utilities.</li> <li>3. Need to manage residues and waste materials in accordance with the guidelines and technical requirement of relevant agencies.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J2	Park and Ride	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles.</li> <li>2. Limited to provision of tourist buses only subject to suitability of location.</li> <li>3. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>4. Heavy vehicles parking or depot shall not be allowed.</li> </ol>

**Table 4.15: Land Use Zone of Established Residential (EH)**

Refers to the land use zone of a well-planned **landed and landed strata residential area with low intensity**, consisting of detached, semi-detached and terrace houses, of **good quality and condition as well as undeveloped lot located in between existing lot**. This area also provide complete provision of facilities and infrastructure **that will not experience drastic typological changes** during the development plan period. **Ensuring the preservation of original character, height control, design, and only allowing small-scale structural changes.**

Permissible		Permissible with Conditions		Not Permissible	
B1	Residential Unit	A1	General Retail Sales	A2	Business
		A3	Office	A4	Financial Institution
		A5	Food and Drink	A6	Entertainment
		A7	Health Services	A8	Betting and Gambling
		A20	Club House	A9	Tourist Accommodation
		E2	Religious Facility	A10	Serviced Apartment
		E3	Educational Facility	A11	Small Office Home Office (SOHO)
		E4	Civic and Cultural Facility		
		E5	Emergency and Security	A12	Supermarket
		G1	Sports and Recreational Facility	A13	Hypermarket
		G4	Urban Farming	A14	Shopping Mall
		G5	Forest Reserve	A15	Petrol Station and Services
		G6	Urban Forest	A16	Wholesale Market
		H1	Utilities	A17	Festival Sites or Premises
		H3	Drainage	A18	Exhibition Centre
		J1	Transportation Facility	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		J3	Parking		
				B2	Government/ Statutory Body/ Government Linked Company Quarters
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory



Permissible		Permissible with Conditions		Not Permissible	
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health Facilities
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>Limited to landed strata residential development schemes.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>Shall not cause nuisance to the surrounding area.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>Limited to landed strata residential development schemes.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>Limited to landed strata residential development schemes.</li> <li>Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Limited to Confinement Centre activities.</li> <li>Limited control on the scale of activity to only a single unit within the appropriate population catchment.</li> <li>Encouraged to be operate by appointment only.</li> <li>Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A20	Club House	<ol style="list-style-type: none"> <li>1. Limited to landed strata residential development schemes.</li> <li>2. Limited to common use spaces managed and operated by the Joint Management Body (JMB) and the Management Corporation (MC) for strata residential development.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to the local community.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of kindergarten, nursery and student transit centre.</li> <li>3. Limited to the corner lot or end lot of residential buildings.</li> <li>4. Limited as an ancillary activity that supports the needs of community.</li> <li>5. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E4	Civic and Cultural Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as centre or community hall.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located in front of the main road with good accessibility.</li> </ol>
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Encouraged to be located in front of main road with good accessibility.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Compliant to guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance to the local community.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Limited to local community purposes and not business-oriented.</li> <li>2. Limited to community gardens and aquaponics.</li> <li>3. Limited as an ancillary activity to support the needs of community.</li> <li>4. Provision of appropriate and adequate infrastructure and utilities.</li> <li>5. Shall not cause nuisance to the local community.</li> <li>6. Outdoor aquaculture activities shall not be allowed.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
H1	Utilities	1. Provision is subject to the requirements of the relevant technical departments and agencies.
H3	Drainage	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J1	Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J3	Parking	1. Provision is subject to the requirements of the relevant technical departments and agencies. 2. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles. 3. Heavy vehicles parking or depot shall not be allowed.

**Table 4.16: Land Use Zone of Institution (INT)**

Refers to the land use zone designated for the uses of **cultural and civic activities, as well as government and semi-government facilities** such as palaces, museums, galleries or memorials, courts, cultural centres, libraries, universities, colleges, training centres, research centres, military camps, security agency headquarters, care and rehabilitation centres, homeless transit centres, and other government-related offices as well as allowing residential development in accordance with any requirement by the government as well as subject to planning suitability including socioeconomic benefits. These institutional activities are usually **owned or facilitated by the government, statutory bodies or non-governmental bodies**.

Permissible		Permissible with Conditions		Not Permissible	
A3	Office	A1	General Retail	A2	Business
A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	A4	Financial Institution	A7	Health Services
		A5	Food and Drink	A8	Betting and Gambling
		A6	Entertainment	A11	Small Office Home Office (SOHO)
A20	Club House	A9	Tourist Accommodation		
B5	Residential Care Home	A10	Serviced Apartment	A12	Supermarket
C8	Technology, Research and Development	A18	Exhibition Centre	A13	Hypermarket
		B1	Residential Unit	A14	Shopping Mall
C11	Medical and Health Laboratory	B2	Government/ Statutory Body/ Government Linked Company Quarters	A15	Petrol Station and Services
D1	Governmental or Non-governmental Organisation			A16	Wholesale Market
				A17	Festival Sites or Premises
D2	Shelter Home	B3	Labour Quarters or Centralised Labour Quarters (CLQ)	B6	Home-based Business
E3	Educational Facility			C1	Packaging, Storage and Distribution
E4	Civic and Cultural Facility	B4	Hostel		
E5	Emergency and Security	E1	Health Facility	C2	Used Goods Collection Centre
G1	Sports and Recreational Facility	E2	Religious Facility	C3	Petrol Station and Vehicle Maintenance
		E8	Animal Shelter Centre		
		G4	Urban Farming	C4	Engineering Works
		G5	Forest Reserve	C5	Vehicle Repair and Services
		G6	Urban Forest	C6	Manufacturing and Processing
		H1	Utilities	C7	Publishing and Printing
		H2	Solid Waste Management Facility	C9	Batching Plant
				C10	Cottage Industry
		H3	Drainage	C12	Abattoir (Slaughterhouse)
		J1	Transportation Facility	C13	Construction Material Storage
		J2	Park and Ride	C14	Household Goods Service Centre
		J3	Parking		
		J4	Air Transportation Facility	E6	Market
				E7	Recycling Facility
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community, workers and visitors.</li> <li>3. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>4. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>5. Encouraged to be located in an area with good accessibility.</li> <li>6. Encouraged to be located on the ground level only to create interaction with pedestrians and facilitate unloading work.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A4	Financial Institution	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community, workers and visitors.</li> <li>3. Limited to banking or financial institutions.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community, workers and visitors.</li> <li>3. Operating activities are part of 10 percent of the total allowable floor space.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A6	Entertainment	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Performing Arts and Traditional Culture and Live Entertainment to be carried out periodically.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding area</li> </ol>
A9	Tourist Accommodation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>3. Encouraged to be located in an area with good accessibility.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A10	Serviced Apartment	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to meet the needs of the government (except economic benefits) such as provision for sale to staff or members.</li> <li>3. Operating activities are subject to the guidelines provided without affecting the function of the Land Use Zone of Institution.</li> <li>4. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>5. Encouraged to be located in an area with good accessibility.</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of related institution.</li> <li>3. Encouraged to be located in front of the main road with good accessibility.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Storage or display of goods outside the area shall not be allowed.</li> </ol>
B1	Residential Unit	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to meet the needs of the government (except economic benefits) such as provision for sale to staff or members.</li> <li>3. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
B2	Government/ Statutory Body/ Government Linked Company Quarters	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of related institution.</li> <li>3. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>4. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>5. Encouraged to be located in an area with good accessibility.</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
B3	Labour Quarters or Centralised Labour Quarters (CLQ)	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Need to be located in an area that has access to good public transportation.</li> <li>3. Provision of community facilities, basic amenities, and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> <li>5. Shall not cause nuisance to the surrounding area.</li> </ol>
B4	Hostel	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of related institution.</li> <li>3. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>4. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>5. Encouraged to be located in an area with good accessibility.</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
E1	Health Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Need to manage clinical residues and waste materials in accordance with the guidelines and conditions provided by the relevant agencies.</li> <li>3. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> <li>5. Encouraged in areas with good public transport access.</li> <li>6. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of community, workers and visitors.</li> <li>3. Compliant to guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
E8	Animal Shelter Centre	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to activities related to the protection and welfare of certain types of pets.</li> <li>3. Only for the purposes of protection and welfare and not business-oriented.</li> <li>4. Shall not cause nuisance to local residents and surrounding.</li> <li>5. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Provision of appropriate and adequate infrastructure and utilities.</li> <li>2. Limited as an ancillary activity that supports the needs of community, workers and visitors.</li> <li>3. Not based on business elements.</li> <li>4. Shall not cause nuisance to the surrounding area.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>



Permissible with Conditions		
Class of Use		Conditions
H2	Solid Waste Management Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
H3	Drainage	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J1	Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J2	Park and Ride	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J3	Parking	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J4	Air Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.

**Table 4.17: Land Use Zone of Public Facility (PF1)**

Refers to the land use zone designated for **educational, health, safety and emergency, and well-being facilities for the general public or local communities** as well as for other supporting activities (as ancillary uses) that require such facilities. The provision of PF1 facilities is based on catchment areas and owned by the government or statutory body but also be managed by private parties.

Permissible		Permissible with Conditions		Not Permissible	
E1	Health Facility	A1	General Retail Sales	A2	Business
E2	Religious Facility	A3	Office	A6	Entertainment
E3	Educational Facility	A4	Financial Institution	A7	Health Services
E4	Civic and Cultural Facility	A5	Food and Drink	A8	Betting and Gambling
E5	Emergency and Security	B2	Government/ Statutory Body/ Government Linked Company Quarters	A9	Tourist Accommodation
E6	Market			A10	Serviced Apartment
F1	Cemetery			A11	Small Office Home Office (SOHO)
G1	Sports and Recreational Facility	B4	Hostel	A12	Supermarket
		B5	Residential Care Home		
		D1	Governmental or Non-governmental Organisation	A13	Hypermarket
				A14	Shopping Mall
		E7	Recycling Facility	A15	Petrol Station and Services
		F3	Funeral Parlour	A16	Wholesale Market
		G4	Urban Farming	A17	Festival Sites or Premises
		G5	Forest Reserve	A18	Exhibition Centre
		G6	Urban Forest	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		H1	Utilities		
		H2	Solid Waste Management Facility		
				A20	Club House
		H3	Drainage	B1	Residential Unit
		J1	Transportation Facility	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
		J2	Park and Ride		
		J3	Parking	B6	Home-based Business
		J4	Air Transportation Facility	C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage

Permissible		Permissible with Conditions		Not Permissible	
				C14	Household Goods Service Centre
				D2	Shelter Home
				E8	Animal Shelter Centre
				F2	Crematorium
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>3. Limited to an area with a suitable land areas.</li> <li>4. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>5. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>6. Encouraged to be located in an area with good accessibility.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>3. Limited as an ancillary activity for management purposes.</li> </ol>
A4	Financial Institution	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the placement of ATM.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>3. Limited to an area with a suitable land areas.</li> <li>4. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>5. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>6. Encouraged to be located in an area with good accessibility.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
B2	Government/ Statutory Body/ Government Linked Company Quarters	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to a suitable intensity for the environment.</li> <li>3. Limited as an ancillary activity that supports the needs of workers.</li> <li>4. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>5. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> </ol>
B4	Hostel	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to a suitable intensity for the environment.</li> <li>3. Limited as an ancillary activities related to religious facilities managed by government agencies.</li> <li>4. Limited as an ancillary activity that supports the related needs.</li> <li>5. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>6. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>7. Encouraged to be located in an area with good accessibility.</li> <li>8. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
B5	Residential Care Home	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to a suitable intensity for the environment.</li> <li>3. Limited as an ancillary activities related to religious facilities managed by government agencies.</li> <li>4. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>5. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
D1	Governmental or Non-governmental Organisation	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to a suitable intensity for the environment.</li> <li>3. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>4. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to collection and separation activities.</li> <li>3. Encouraged to be located within facility building.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> <li>5. Shall not cause nuisance to local community.</li> </ol>
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as ancillary activities related to mortuary management and paying last respects excluding embalming of remains.</li> <li>3. Limited to preservation, blood production and related activities carried out in the hospital.</li> <li>4. Need to manage clinical residues and waste materials in accordance with the guidelines and conditions provided by the relevant agencies.</li> <li>5. Shall not cause nuisance and pollution to the surrounding areas.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Provision of appropriate and adequate infrastructure and utilities.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Shall not cause nuisance to the surrounding area.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H2	Solid Waste Management Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
J1	Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J2	Park and Ride	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J3	Parking	1. Provision is subject to the requirements of the relevant technical departments and agencies. 2. Limited to provision of parking spaces for cars, bus, motorcycles and micromobility vehicles. 3. Heavy vehicles and use as depot shall not be allowed.
J4	Air Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies. 2. Air transport facilities provided for the purpose of rescue and monitoring only (for example: helipad, drone flight) must have the approval of the authorised agency.

**Table 4.18: Land Use Zone of Private Facility (PF2)**

Refers to a land use zone designated generally in the **development scheme's layout plan for the provision of community facilities and private education-related facilities**. These facilities can be owned, operated, and manage by private entities.

Permissible		Permissible with Conditions		Not Permissible	
A20	Club House	A1	General Retail	A9	Tourist Accommodation
E1	Health Facility	A2	Business	A10	Serviced Apartment
E2	Religious Facility	A3	Office	A11	Small Office Home Office (SOHO)
E3	Educational Facility	A4	Financial Institution		
E4	Civic and Cultural Facility	A5	Food and Drink	A12	Supermarket
E5	Emergency and Security	A6	Entertainment	A13	Hypermarket
E6	Market	A7	Health Services	A14	Shopping Mall
G1	Sports and Recreational Facility	A8	Betting and Gambling	A15	Petrol Station and Services
		A17	Festival Sites or Premises	A16	Wholesale Market
		A18	Exhibition Centre	B1	Residential Unit
		A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	B2	Government/ Statutory Body/ Government Linked Company Quarters
		B4	Hostel	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
		B5	Residential Care Home		
		C8	Technology, Research and Development	B6	Home-based Business
				C1	Packaging, Storage and Distribution
		C11	Medical and Health Laboratory		
		E7	Recycling Facility	C2	Used Goods Collection Centre
		F3	Funeral Parlour	C3	Petrol Station and Vehicle Maintenance
		G2	Golf Facility		
		G3	Commercial Recreation	C4	Engineering Works
		G4	Urban Farming	C5	Vehicle Repair and Services
		G5	Forest Reserve	C6	Manufacturing and Processing
		G6	Urban Forest	C7	Publishing and Printing
		H1	Utilities	C9	Batching Plant
		H2	Solid Waste Management Facility	C10	Cottage Industry
				C12	Abattoir (Slaughterhouse)
		H3	Drainage	C13	Construction Material Storage
		J1	Transportation Facility	C14	Household Goods Service Centre
		J2	Park and Ride		
		J3	Parking	D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F4	Funeral Merchandise
				F5	Columbarium
				J4	Air Transportation Facility



Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>3. Limited to an area with a suitable land areas.</li> <li>4. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>5. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>6. Encouraged to be located in an area with good accessibility.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>3. Limited to the activities of Household Services, Tourism Services, Private Clinics, Private Education Services as well as Pet Shop and Clinic activities.</li> <li>4. Limited as an ancillary activity to support the related needs.</li> <li>5. Encouraged to be located in an area with good accessibility.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>3. Limited as an ancillary activity for purpose of public facility's management and local community activities.</li> </ol>
A4	Financial Institution	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the placement of ATM.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 10 percent of the total allowable floor space.</li> <li>3. Limited to an area with a suitable land areas.</li> <li>4. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>5. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>6. Encouraged to be located in an area with good accessibility.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A6	Entertainment	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited to operational activities of Club House based on approval layout plan.</li> <li>3. Limited to member's usage.</li> <li>4. Limited to an area with a suitable land areas.</li> <li>5. Limited to the activities of Performing Arts and Traditional Culture, Social Physical Entertainment (Karaoke Centre or Family Karaoke), Sports Physical Entertainment, Mechanical Entertainment, Live Entertainment (except concert).</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to Confinement Centre.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Encouraged to operate by appointment only.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A8	Betting and Gambling	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited to operational activities of Club House based on approval layout plan.</li> <li>3. Limited to an area with a suitable land areas.</li> <li>4. Limited to the activities of Gambling Machines.</li> <li>5. Limited to member's usage.</li> <li>6. Activities other than those that have been licensed are not allowable.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A17	Festival Sites or Premises	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to a suitable intensity for the environment.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Provision of dedicated parking space according to the scale of the activity.</li> <li>5. Encouraged to be located in an area with good accessibility.</li> <li>6. Shall not cause nuisance to local community.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to an area with a suitable land areas.</li> <li>3. Limited to the activities of Exhibition or sale of Art Products.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Storage or display of goods outside the area shall not be allowed.</li> </ol>
A19	Meetings, Incentives, Conferences and Exhibitions (MICE)	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to an intensity that is compatible with the surroundings.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Provision of dedicated parking space according to the scale of the activity.</li> <li>5. Encouraged to be located in an area with good accessibility.</li> <li>6. Shall not cause nuisance to local community.</li> </ol>
B4	Hostel	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to an intensity that is compatible with the surroundings.</li> <li>3. Limited as an ancillary activity to support the related needs.</li> <li>4. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>5. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>6. Encouraged to be located in an area with good accessibility.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
B5	Residential Care Home	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to an intensity that is compatible with the surroundings.</li> <li>3. Limited as an ancillary activity to support the related needs.</li> <li>4. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>5. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
C8	Technology, Research and Development	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to an intensity that is compatible with the surroundings.</li> <li>3. Limited to an area with a suitable land areas.</li> <li>4. Limited to research and development activities involving small and medium scale product.</li> <li>5. Need to manage waste materials and solid waste in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>6. The equipment and materials used must be stored in designated space.</li> <li>7. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>8. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>
C11	Medical and Health Laboratory	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to a suitable intensity for the environment.</li> <li>3. Limited to an area with a suitable land areas.</li> <li>4. Need to manage clinical residues and waste materials in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>5. The equipment and materials used must be stored in designated space.</li> <li>6. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> <li>7. Shall not cause nuisance and pollution to the surrounding areas.</li> </ol>
E7	Recycling Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to collection and separation activities.</li> <li>3. Encouraged to be located within facility building.</li> <li>4. Encouraged to be located within an area with good accessibility.</li> <li>5. Shall not cause nuisance to local community.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
F3	Funeral Parlour	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as ancillary activities related to mortuary management and paying last respects excluding embalming of remains.</li> <li>3. Need to manage clinical residues and waste materials in accordance with the guidelines and conditions provided by the relevant agencies.</li> <li>4. Shall not cause nuisance to local community.</li> </ol>
G2	Golf Facility	<ol style="list-style-type: none"> <li>1. Located at a suitable distance from residential activities, especially activities conducted in open areas.</li> <li>2. Limited to an area with a suitable land areas.</li> <li>3. Limited to the activities of driving range and other related golf facilities (simulator and golf shop).</li> </ol>
G3	Commercial Recreation	<ol style="list-style-type: none"> <li>1. Located at a suitable distance from residential activities, especially activities conducted in open areas.</li> <li>2. Limited to an area with a suitable land areas.</li> <li>3. Limited to the activities of Equestrian, Go-kart Circuit, Remote Control Car Circuit, Paintball and Fishing Pond.</li> <li>4. Provision of appropriate and adequate infrastructure and utilities.</li> <li>5. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>6. Encouraged to be located in an area with good accessibility.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Provision of appropriate and adequate infrastructure and utilities.</li> <li>2. Limited as an ancillary activity that supports the needs of community.</li> <li>3. Not based on commercial elements.</li> <li>4. Shall not cause nuisance to the main activity.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H2	Solid Waste Management Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J2	Park and Ride	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited to provision of parking spaces for cars, bus, motorcycles and micromobility vehicles.</li> <li>3. Heavy vehicles and use as depot shall not be allowed.</li> </ol>

**Table 4.19: Land Use Zone of Cemeteries and Mortuary Management (CE)**

Refers to the land use zone designated for the **management of Muslim and non-Muslim burials**. The cemetery area includes Muslim, Chinese, Hindu, Christian and other cemeteries.

Permissible		Permissible with Conditions		Not Permissible	
F1	Cemetery	A1	General Retail	A2	Business
F2	Crematorium	A3	Office	A4	Financial Institution
F3	Funeral Parlour	A5	Food and Drink	A6	Entertainment
F4	Funeral Merchandise	B3	Labour Quarters or Centralised Labour Quarters (CLQ)	A7	Health Services
F5	Columbarium			A8	Betting and Gambling
		B5	Residential Care Home	A9	Tourist Accommodation
		E2	Religious Facility	A10	Serviced Apartment
		G1	Sports and Recreational Facility	A11	Small Office Home Office (SOHO)
		G5	Forest Reserve		
		G6	Urban Forest	A12	Supermarket
		H1	Utilities	A13	Hypermarket
		H3	Drainage	A14	Shopping Mall
		J1	Transportation Facility	A15	Petrol Station and Services
		J3	Parking	A16	Wholesale Market
				A17	Festival Sites or Premises
				A18	Exhibition Centre
				A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
				A20	Club House
				B1	Residential Unit
				B2	Government/ Statutory Body/ Government Linked Company Quarters
				B4	Hostel
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)

Permissible		Permissible with Conditions		Not Permissible	
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E5	Emergency and Security
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				G2	Golf Facility
				G3	Commercial Recreation
				G4	Urban Farming
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	1. Limited to provision store and retail of food as well as souvenirs.
A3	Office	1. Limited to management office and as an ancillary activity.
A5	Food and Drink	1. Located in a designated space within a building or a free-standing building. 2. Operating activities are part of the 10 percent of the total allowable floor space. 3. Limited as an ancillary activity that supports the needs of workers and visitors.
B3	Labour Quarters or Centralised Labour Quarters (CLQ)	1. Located in a designated space within a building or a free-standing building. 2. Operating activities are part of the 10 percent of the total allowable floor space. 3. Limited as an ancillary activity that supports the needs of workers related to Cemeteries and Mortuary Management.
B5	Residential Care Home	1. Located in a designated space within a building or a free-standing building. 2. Operating activities are part of the 10 percent of the total allowable floor space.
E2	Religious Facility	1. Located in a designated space within a building or a free-standing building. 2. Limited as an ancillary activity related to religious activities.
G1	Sports and Recreational Facility	1. Limited to the activities of Game Lot, Playground, Neighbourhood Field, City Park, Green Area or Buffer Zone, Sports and Recreation Court Or Space, Square or Plaza, Pocket Park, Flora and Fauna Park. 2. Limited as an ancillary activity that supports the needs of visitors.
G5	Forest Reserve	1. Provision is subject to the requirements of the relevant technical departments and agencies. 2. Limited for recreational purposes, public space, tree planting or related research. 3. As an ancillary activity which does not affect the surroundings. 4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.

Permissible with Conditions		
Class of Use		Conditions
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited to provision of parking spaces for cars, bus, motorcycles and micromobility vehicles.</li> <li>3. Heavy vehicles and use as depot shall not be allowed.</li> </ol>



Table 4.20: Land Use Zone of Public Open Space Zone 1 (OS1)

Refers to the land use zone of an open space for **recreational activities such as leisure, games, sports or cultural activities**. OS1 includes recreational parks and open spaces surrendered by private development scheme or government bodies for **public use** as open space managed or maintained by KLCH or other relevant entities for public usage.

Activities or a building structure that supports open space activities such as management office, food and beverage as well as facilities **shall not exceed 30 percents** from total open space area is **permissible** and subject to suitability and area of the plot without affected the function of particular open space.

Provision of open space for public need to provide access for public use.

Permissible		Permissible with Conditions		Not Permissible	
G1	Sports and Recreational Facility	A1	General Retail	A4	Financial Institution
G5	Forest Reserve	A2	Business	A7	Health Services
G6	Urban Forest	A3	Office	A8	Betting and Gambling
		A5	Food and Drink	A9	Tourist Accommodation
		A6	Entertainment	A10	Serviced Apartment
		D1	Governmental or Non-governmental Organisation	A11	Small Office Home Office (SOHO)
		E2	Religious Facility	A12	Supermarket
		E4	Civic and Cultural Facility	A13	Hypermarket
		E5	Emergency and Security	A14	Shopping Mall
		G3	Commercial Recreation	A15	Petrol Station and Services
		G4	Urban Farming	A16	Wholesale Market
		H1	Utilities	A17	Festival Sites or Premises
		H3	Drainage	A18	Exhibition Centre
		J1	Transportation Facility	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		J3	Parking		
		J4	Air Transportation Facility		
				A20	Club House
				B1	Residential Unit
				B2	Government/ Statutory Body/ Government Linked Company Quarters
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing

Permissible		Permissible with Conditions		Not Permissible	
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Service Centre
				D2	Shelter Home
				E1	Health Facility
				E3	Educational Facility
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				H2	Solid Waste Management Facility
				J2	Park and Ride

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited to operation activities at underground such as Dataran Merdeka.</li> <li>3. Limited to open space within the District Parks hierarchy and above, subject to the availability of suitable area.</li> <li>4. Compliant to the guidelines and technical requirements of the relevant agencies related to aspects of location, capacity, maintenance and operation.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited to open space within the District Parks hierarchy and above, subject to the availability of suitable area.</li> <li>3. Limited to operation activities at underground such as Dataran Merdeka.</li> <li>4. Limited to the activities of Household Services, Tourism Services, Private Clinics, Private Education Services, Pet Shop and Clinic, Sale of Jewellery and Shopping Arcade.</li> <li>5. Compliant to the guidelines and technical requirements of the relevant agencies related to aspects of location, capacity, maintenance and operation.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building</li> <li>2. Operating activities are part of the 30 percent of the total allowable building structure in the open space.</li> <li>3. Limited as an ancillary activity for the purpose of park management and related facilities.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 30 percent of the total allowable building structure in the open space.</li> <li>3. Limited to open space within the District Parks hierarchy and above, subject to the availability of suitable area.</li> <li>4. Limited to kiosk.</li> <li>5. Limited as an ancillary activity that supports the needs of visitors.</li> <li>6. Encouraged to be located in front of the main road with good accessibility.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>8. Operation in open areas within the neighbourhood shall not be allowed.</li> </ol>
A6	Entertainment	<ol style="list-style-type: none"> <li>1. Located within suitable distance from activities such as residential, public facilities, institutional and subject to guidelines.</li> <li>2. Operating activities are part of the 30 percent of the total allowable building structure in the open space.</li> <li>3. Limited to the activities of Performing Arts and Traditional Culture and Live Entertainment activities.</li> <li>4. Limited to open space within the District Parks hierarchy and above, subject to the availability of suitable area.</li> </ol>
D1	Governmental or Non-governmental Organisation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 30 percent of the total allowable building structure in the open space.</li> <li>3. Limited to related Government Office, Training Centre and Institution.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Operating activities are part of the 30 percent of the total allowable building structure in the open space.</li> <li>2. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>3. Encouraged to be provided together with a management office.</li> <li>4. Shall not cause nuisance to local community.</li> </ol>
E4	Civic and Cultural Facility	<ol style="list-style-type: none"> <li>1. Limited to a community centre or hall activities subject to planning requirements.</li> <li>2. Limited to open space within the District Parks hierarchy and above, subject to the availability of suitable area.</li> <li>3. Limited as an ancillary activity that supports the needs of community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>5. Shall not cause nuisance to local community.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Limit to activity of police bit or police stations to enhance the level of security.</li> <li>2. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
G3	Commercial Recreation	<ol style="list-style-type: none"> <li>1. Located within a suitable distance from residential activities, especially those that are conducted in open areas.</li> <li>2. Limited to an area with a suitable land areas.</li> <li>3. Limited to the activities of Equestrian, Go-kart Circuit, Remote Control Car Circuit, Paintball and Fishing Pond.</li> <li>4. Provision of appropriate and adequate infrastructure and utilities.</li> <li>5. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>6. Encouraged to be located within an area with good accessibility.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity that supports the needs of local community.</li> <li>2. Provision of appropriate and adequate infrastructure and utilities.</li> <li>3. Not based on commercial elements.</li> <li>4. Shall not cause nuisance to local community.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
H3	Drainage	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J1	Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J3	Parking	1. Provision is subject to the requirements of the relevant technical departments and agencies. 2. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles. 3. Heavy vehicles and use as depot shall not be allowed.
J4	Air Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies. 2. Air transport facilities provided for the purpose of rescue and monitoring only (for example: helipad, drone flight) must have the approval of the authorised agency.

Table 4.21: Public Open Area Zone 2 (OS2)

Refers to the land use zone of an open space that serves **various purposes such as nature recreational activities, buffer zone, suitable roundabout or traffic island, linear green area, including development excess areas that is used as green areas** such as slopes, and small land spaces in between developments including those surrendered by private parties. OS2 can be managed or maintained by KLCH or other relevant entities.

Permissible		Permissible with Conditions		Not Permissible	
G6	Urban Forest	A5	Food and Drink	A1	General Retail
		D1	Governmental or Non-governmental Organisation	A2	Business
		G1	Sports and Recreational Facility	A3	Office
		G4	Urban Farming	A4	Financial Institution
		G5	Forest Reserve	A6	Entertainment
		H1	Utilities	A7	Health Services
		H3	Drainage	A8	Betting and Gambling
		J1	Transportation Facility	A9	Tourist Accommodation
		J3	Parking	A10	Serviced Apartment
				A11	Small Office Home Office (SOHO)
				A12	Supermarket
				A13	Hypermarket
				A14	Shopping Mall
				A15	Petrol Station and Services
				A16	Wholesale Market
				A17	Festival Sites or Premises
				A18	Exhibition Centre
				A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
				A20	Club House
				B1	Residential Unit
				B2	Government/ Statutory Body/ Government Linked Company Quarters
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing

Permissible		Permissible with Conditions		Not Permissible	
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E5	Emergency and Security
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Operating activities are part of the 30 percent of the total allowable building structure in the open space.</li> <li>3. Limited to open space within the District Parks hierarchy and above, subject to the availability of suitable area.</li> <li>4. Limited to kiosk.</li> <li>5. Limited as an ancillary activity that supports the needs of visitors.</li> <li>6. Limited as an ancillary activity for the purpose of recreation and visitors' needs.</li> <li>7. Encouraged to be located in front of the main road with good accessibility.</li> <li>8. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>9. Operation in open areas within the neighbourhood shall not be allowed.</li> </ol>
D1	Governmental or Non-governmental Organisation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>3. Encouraged to be located in an area with good accessibility.</li> <li>4. Limited to related Government Office, Training Centre and Institution.</li> </ol>



Permissible with Conditions		
Class of Use		Conditions
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Limited to the activities of Game Lot, Playground, Green Area or Buffer Zone, Extreme Sports Park and Pocket Park.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation especially in aspect of user's safety.</li> <li>3. Shall not cause nuisance to local community.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity that supports the needs of local community.</li> <li>2. Provision of appropriate and adequate infrastructure and utilities.</li> <li>3. Not based on commercial elements.</li> <li>4. Shall not cause nuisance to local community.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. Limited as an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles.</li> <li>3. Heavy vehicles and use as depot shall not be allowed.</li> </ol>

**Table 4.22: Land Use Zone of Private Open Space (OS3)**

Refers to the land use zone of open space for **recreational activities such as parks, playgrounds, recreation grounds, sports grounds, golf courses or cultural activities that are privately owned or privately managed**, wherein the public has **limited access** except with authorisation of usage. Development for the purpose of socio-economic benefits (commercial or residential component) for part of the site is subject to suitability involving aspects of site size, location, environment, and capacity of an area. The control is set to 2.5 percent (maximum) for golf course sites and 30 percent for OS3 sites for private ownership. However, OS3 sites are not allowed to be developed for socio-economic benefits due to planning factors.

Permissible		Permissible with Conditions		Not Permissible	
A20	Club House	A1	General Retail	A4	Financial Institution
E4	Civic and Cultural Facility	A2	Business	A8	Betting and Gambling
G1	Sports and Recreational Facility	A3	Office	A12	Supermarket
G2	Golf Facility	A5	Food and Drink	A13	Hypermarket
G3	Commercial Recreation	A6	Entertainment	A14	Shopping Mall
G4	Urban Farming	A7	Health Services	A15	Petrol Station and Services
G5	Forest Reserve	A9	Tourist Accommodation	A16	Wholesale Market
G6	Urban Forest	A10	Serviced Apartment	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		A11	Small Office Home Office (SOHO)		
		A17	Festival Sites or Premises	B2	Government/ Statutory Body/ Government Linked Company Quarters
		A18	Exhibition Centre		
		B1	Residential Unit	B4	Hostel
		B3	Labour Quarters or Centralised Labour Quarters (CLQ)	B5	Residential Care Home
		D1	Governmental or Non-governmental Organisation	B6	Home-based Business
		E2	Religious Facility	C1	Packaging, Storage and Distribution
		E5	Emergency and Security	C2	Used Goods Collection Centre
		E8	Animal Shelter Centre	C3	Petrol Station and Vehicle Maintenance
		H1	Utilities		
		H3	Drainage	C4	Engineering Works
		J1	Transportation Facility	C5	Vehicle Repair and Services
		J2	Park and Ride	C6	Manufacturing and Processing
		J3	Parking	C7	Publishing and Printing
		J4	Air Transportation Facility	C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D2	Shelter Home
				E1	Health Facility

Permissible		Permissible with Conditions		Not Permissible	
				E3	Educational Facility
				E6	Market
				E7	Recycling Facility
				E3	Educational Facility
				E6	Market
				E7	Recycling Facility
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				H2	Solid Waste Management Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited to the activities of Private Education Services and Arcade related to sport.</li> <li>3. Limited as an ancillary activities for the purpose of related facilities.</li> <li>4. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited as an ancillary activities for the purpose of related management facilities.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activities for the purpose of related facilities.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A6	Entertainment	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Located within suitable distance from activities such as residential, public facilities, institutional and subject to guidelines.</li> <li>3. Limited as an ancillary activities for the purpose of related facilities.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Social Physical Entertainment activities shall not be allowed (disco or night club).</li> <li>6. Activities other than those that have been licensed are not allowable.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activities for the purpose of related facilities.</li> <li>3. Encouraged to operate by appointment only.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Confinement Centre activities shall not be allowed.</li> </ol>
A9	Tourist Accommodation	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Operating activities are subject to the guidelines provided without affecting the function of the Land Use Zone of Private Open Space (OS3).</li> <li>3. Encouraged to be located in an area with good accessibility.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A10	Serviced Apartment	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Operating activities are subject to the guidelines provided without affecting the function of the Land Use Zone of Private Open Space (OS3).</li> <li>3. The intensity and design of the building should be in harmony with the surrounding area.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A11	Small Office Home Office (SOHO)	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Operating activities are subject to the guidelines provided without affecting the function of the Land Use Zone of Private Open Space (OS3).</li> <li>3. The intensity and design of the building should be in harmony with the surrounding area.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A17	Festival Sites or Premises	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of dedicated parking space according to the scale of the activity.</li> <li>3. Limited as an ancillary activity for the purpose of related facilities.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity for the purpose of related facilities.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Storage or display of goods outside the area shall not be allowed.</li> </ol>
B1	Residential Unit	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Operating activities are subject to the guidelines provided without affecting the function of the Land Use Zone of Private Open space (OS3).</li> <li>3. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>4. The intensity and design of the building should be in harmony with the surrounding area.</li> <li>5. Encouraged to be located in an area with good accessibility.</li> <li>6. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
B3	Labour Quarters or Centralised Labour Quarters (CLQ)	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of workers.</li> <li>3. Provision of community facilities, basic amenities and supporting facilities for residents according to guidelines and technical requirements of relevant agencies.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
D1	Governmental or Non-governmental Organisation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to Government Offices, Training Centres and other related Institutions.</li> <li>3. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited as an ancillary activities for the purpose of related facilities.</li> <li>3. Encouraged to be provided together with a management office.</li> <li>4. Shall not cause nuisance to local community.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limit to activity of police bit or police stations to enhance the level of security.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Encouraged to be located in an area with good accessibility.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
E8	Animal Shelter Centre	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to activities related to the protection and welfare of certain types of pets.</li> <li>3. Only for the purposes of protection and welfare and not business-oriented.</li> <li>4. Shall not cause nuisance to local residents and surrounding.</li> <li>5. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J2	Park and Ride	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited to provision of parking spaces for cars, buses, motorcycles and micromobility vehicles.</li> <li>3. Heavy vehicles and use as depot shall not be allowed.</li> </ol>
J4	Air Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Air transport facilities provided for the purpose of rescue and monitoring only (for example: helipad, drone flight) must have the approval of the authorised agency.</li> </ol>

**Table 4.23: Land Use Zone of Forest Reserve (FR)**

Refers to the land use zone of a **gazetted** forest reserve and forested areas managed or maintained by the relevant public authority. Activities or structures such as gazebos, kiosks and ancillary facilities need to be designed with a suitable scale without affecting flora and fauna.

Permissible		Permissible with Conditions		Not Permissible	
G5	Forest Reserve	A1	General Retail	A2	Business
		A3	Office	A4	Financial Institution
		A5	Food and Drink	A6	Entertainment
		C8	Technology, Research and Development	A7	Health Services
		E2	Religious Facility	A8	Betting and Gambling
		G1	Sports and Recreational Facility	A9	Tourist Accommodation
		G6	Urban Forest	A10	Serviced Apartment
		H1	Utilities	A11	Small Office Home Office (SOHO)
		H2	Solid Waste Management Facility	A12	Supermarket
		H3	Drainage	A13	Hypermarket
		J1	Transportation Facility	A14	Shopping Mall
		J3	Parking	A15	Petrol Station and Services
				A16	Wholesale Market
				A17	Festival Sites or Premises
				A18	Exhibition Centre
				A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
				A20	Club House
				B1	Residential Unit
				B2	Government/ Statutory Body/ Government Linked Company Quarters
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C9	Batching Plant
				C10	Cottage Industry



Permissible		Permissible with Conditions		Not Permissible	
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E5	Emergency and Security
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation
				G4	Urban Farming
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited to the activities of Retail of Personal Goods (Souvenirs).</li> <li>3. Limited as an ancillary activity for the purpose of related facilities.</li> <li>4. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activities for the purpose of forest management and related facilities.</li> <li>3. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
C8	Technology, Research and Development	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to forestry-related research centre activities.</li> <li>3. Need to manage clinical residues and waste materials in accordance with the guidelines and conditions provided by the relevant agencies.</li> <li>4. Shall not cause nuisance and pollution to the surrounding areas.</li> <li>5. Shall not cause any risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>3. Encouraged to be located within facilities buildings.</li> </ol>
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Limited to flora and fauna park and sports park.</li> <li>2. Limited as a support activity and attraction of visitors to the main activity.</li> <li>3. The provision of support facilities is subject to the scale of related activities.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. Limited as an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H2	Solid Waste Management Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles.</li> <li>3. Heavy vehicles parking or depot shall not be allowed.</li> </ol>

Table 4.24: Land Use Zone of Infrastructure and Utilities (IU)

Refers to the land use and buildings intended for the provision of infrastructure and utilities such as **water supply, energy supply (electricity, gas, cooling systems and others), sewerage, telecommunications, drainage (irrigations, rivers, lakes and detention or retention ponds), solid waste disposal** and other related infrastructure and utilities.

Permissible		Permissible with Conditions		Not Permissible	
H1	Utilities	A3	Office	A1	General Retail
H2	Solid Waste Management Facility	A5	Food and Drink	A2	Business
		A10	Serviced Apartment	A4	Financial Institution
H3	Drainage	A11	Small Office Home Office (SOHO)	A6	Entertainment
J3	Parking			A7	Health Services
		B1	Residential Unit	A8	Betting and Gambling
		G1	Sports and Recreational Facility	A9	Tourist Accommodation
		G4	Urban Farming	A12	Supermarket
		G5	Forest Reserve	A13	Hypermarket
		G6	Urban Forest	A14	Shopping Mall
		J1	Transportation Facility	A15	Petrol Station and Services
				A16	Wholesale Market
				A17	Festival Sites or Premises
				A18	Exhibition Centre
				A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
				A20	Club House
				B2	Government/ Statutory Body/ Government Linked Company Quarters
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)

Permissible		Permissible with Conditions		Not Permissible	
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E5	Emergency and Security
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A3	Office	<ol style="list-style-type: none"> <li>Limited as an ancillary activity for the purposes of the management office, control, infrastructure maintenance, and utilities provided.</li> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Operating activities are part of the 30 percent of the total allowable building structure in the open space.</li> <li>Limited to kiosk.</li> <li>Limited as an ancillary activity that supports the needs of visitors.</li> <li>Limited as an ancillary activity for the purpose of recreation and visitors' needs.</li> <li>Encouraged to be located in front of the main road with good accessibility.</li> <li>Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>Operation in open areas within the neighbourhood shall not be allowed.</li> </ol>
A10	Serviced Apartment	<ol style="list-style-type: none"> <li>Located in a free-standing building.</li> <li>Infrastructure and utility sites proposed for the purpose of redevelopment must ensure that the development carried out still maintains the current function of the infrastructure or utilities subject to the requirements especially Detention Pond, Retention Pond including drainage components.</li> <li>The intensity setting must be consistent and take into account the intensity of nearby lots and surrounding areas, especially those that share the same entrance and exit road.</li> <li>The design of the building should be in harmony with the surrounding area.</li> <li>Construction on lots that border existing low-intensity residential areas or share the same access road shall not be allowed.</li> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A11	Small Office Home Office (SOHO)	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Infrastructure and utility sites proposed for the purpose of redevelopment must ensure that the development carried out still maintains the current function of the infrastructure or utilities subject to the requirements especially Detention Pond, Retention Pond including drainage components.</li> <li>3. The intensity setting must be consistent and take into account the intensity of nearby lots and surrounding areas, especially those that share the same entrance and exit road.</li> <li>4. The design of the building should be in harmony with the surrounding area.</li> <li>5. Construction on lots that border existing low-intensity residential areas or share the same access road shall not be allowed.</li> <li>6. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
B1	Residential Unit	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Infrastructure and utility sites proposed for the purpose of redevelopment must ensure that the development carried out still maintains the current function of the infrastructure or utilities subject to the requirements especially Detention Pond, Retention Pond including drainage components.</li> <li>3. The intensity setting must be consistent and take into account the intensity of nearby lots and surrounding areas, especially those that share the same entrance and exit road.</li> <li>4. The design of the building should be in harmony with the surrounding area.</li> <li>5. Construction on lots that border existing low-intensity residential areas or share the same access road shall not be allowed.</li> <li>6. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>2. The scale, intensity and activity do not cause traffic congestion.</li> <li>3. The provision of support facilities is subject to the scale of related activities.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Provision of appropriate and adequate infrastructure and utilities.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Shall not cause nuisance to the surrounding areas.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

**Table 4.25: Land Use Zone of Transport Zone (TR)**

Refers to the land use zone designated for the provision of transportation facilities including **public transportation terminals, public transportation stations, Park and Ride facilities, parking facilities, transportation depots, road reserves, rail lines** and other related facilities permissible to support the transportation infrastructure system and services.

Permissible		Permissible with Conditions		Not Permissible	
J1	Transport Facilities	A1	General Retail Sales	A6	Entertainment
J2	Park and Ride	A2	Business	A7	Health Services
J3	Parking Lot	A3	Office	A8	Betting and Gambling
J4	Air Transport Facilities	A4	Financial Institution	A9	Tourist Accommodation
		A5	Food and Drink	A12	Supermarket
		A10	Serviced Apartment	A13	Hypermarket
		A11	Small Office Home Office (SOHO)	A14	Shopping Mall
				A16	Wholesale Market
		A15	Petrol Station and Services	A17	Festival Sites or Premises
		B1	Residential Unit	A18	Exhibition Centre
		C3	Petrol Station and Vehicle Maintenance	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		C5	Vehicle Repair and Services		
		E2	Religious Facility	A20	Club House
		E5	Emergency and Safety	B2	Government/ Statutory Body/ Government Linked Company Quarters
		G1	Sports and Recreational Facility		
		G3	Commercial Recreation		
		G5	Forest Reserve	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
		G6	Urban Forest		
		H1	Utilities	B4	Hostel
		H3	Drainage	B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C4	Engineering Works
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home

Permissible		Permissible with Conditions		Not Permissible	
				E1	Health Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G4	Urban Farming
				H2	Solid Waste Management Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to Transport Terminals, Public Transport Stations, Park and Rides facilities.</li> <li>3. Limited to the activities of Provision Store, Retail of Books and Stationery, Retail of Personal Goods, Pharmacy, Internet Services and Digital Services.</li> <li>4. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>5. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>6. Encouraged to be located within an area with good accessibility.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building.</li> <li>2. Limited to the activities of Transport Terminals, Public Transport Stations, and Park-and-Rides facilities.</li> <li>3. Limited to the activities of Household Services, Tourism Service activities, Private Clinics and Shopping Arcades.</li> <li>4. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>5. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>6. Shall not cause nuisance to the surrounding area.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity for the purpose of management offices.</li> <li>3. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
A4	Financial Institution	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Transport Terminals, Public Transport Stations, and Park-and-Rides facilities.</li> <li>3. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>4. Limited to ATM machine placement.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Transport Terminals, Public Transport Stations, and Park-and-Rides facilities.</li> <li>3. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>4. Encouraged to be located in front of the main road with good accessibility.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>



Permissible with Conditions		
Class of Use		Conditions
A10	Serviced Apartment	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. The intensity setting must be consistent and take into account the intensity of nearby lots and surrounding areas, especially those that share the same entrance and exit road.</li> <li>3. The design of the building should be in harmony with the surrounding area.</li> <li>4. Construction on lots that border existing low-intensity residential areas or share the same access road shall not be allowed.</li> <li>5. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>6. Encouraged to apply the concept of station development.</li> </ol>
A11	Small Office Home Office (SOHO)	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. The intensity setting must be consistent and take into account the intensity of nearby lots and surrounding areas, especially those that share the same entrance and exit road.</li> <li>3. The design of the building should be in harmony with the surrounding area.</li> <li>4. Construction on lots that border existing low-intensity residential areas or share the same access road shall not be allowed.</li> <li>5. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>6. Encouraged to apply the concept of station development.</li> </ol>
A15	Petrol Station and Services	<ol style="list-style-type: none"> <li>1. Located in front of the main road with a service road for development of a new petrol station.</li> <li>2. Convenience stores, food and beverage sales are allowable to be operated in the building.</li> </ol>
B1	Residential Unit	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. The intensity setting must be consistent and take into account the intensity of nearby lots and surrounding areas, especially those that share the same entrance and exit road.</li> <li>3. The design of the building should be in harmony with the surrounding area.</li> <li>4. Construction on lots that border existing low-intensity residential areas or share the same access road shall not be allowed.</li> <li>5. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>6. Encouraged to apply the concept of the station development.</li> </ol>
C3	Petrol Station and Vehicle Maintenance	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of transportation depot.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Storage or display of goods outside the building shall not be allowed.</li> </ol>
C5	Vehicle Repair and Services	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of transportation depot.</li> <li>3. Manage waste and clinical waste in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Storage or display of goods outside the building shall not be allowed.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Transport Terminals, Public Transport Stations, and Park-and-Rides facilities.</li> <li>3. Limited as an ancillary activity that supports the needs of workers and visitors.</li> <li>4. Encouraged to be provided integrated with the management office and the food and beverage venue.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limit to activity of police bit or police stations to enhance the level of security.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>4. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
G1	Sports and Recreational Facility	<ol style="list-style-type: none"> <li>1. Limited to an area with a suitable land areas.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located within an area with good accessibility.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
G3	Commercial Recreation	<ol style="list-style-type: none"> <li>1. Limited to an area with a suitable land areas.</li> <li>2. Limited to the activities of Go-kart Circuit, Remote Control Car Circuit, Paintball, Motor Home or Caraven and Fishing Pond.</li> <li>3. Located at an appropriate distance from residential activities, especially activities conducted in open areas.</li> <li>4. Provision of appropriate and adequate infrastructure and utilities.</li> <li>5. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>6. Encouraged to be located within an area with good accessibility.</li> <li>7. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. As an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspects of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Limited for recreational purposes, public space, tree planting or related research.</li> <li>4. As an ancillary activity which does not affect the surroundings.</li> <li>5. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

# B3



# 5.0

## SPECIFIC CLASSES OF USE OF LAND AND BUILDINGS TABLE (SPECIFIC CULB)





# 5.0

## SPECIFIC CLASSES OF USE OF LAND AND BUILDINGS (SPECIFIC CULB)

KUALA LUMPUR LOCAL PLAN 2040

5-1

### SPECIFIC CLASSES OF USE OF LAND AND BUILDINGS (SPECIFIC CULB)

The Specific Class of Use of Land and Buildings are divided into two (2) which are Special Area CULB and Special Village CULB.

Specific Area CULB is applicable to the following eleven (11) areas to outline development controls and activities in accordance with current development trends, character and development typology of the area.

The needs for the Specific Area CULB are to:

1. Allow activities that are not permissible in General CULB for areas that have specific controls;
2. Control the patterns and trends of activities on sites that must be adapted to current planning requirements; and
3. Control the development of identified areas so that it does not cause significant changes in building typology through the establishment of building height controls in relevant areas.

### BRIEF INFO

#### CATEGORIES OF SPECIFIC CLASSES OF USE OF LAND AND BUILDINGS (SPECIFIC CULB) KLLP2040



**11** Specific Area CULB



**25** Specific Village CULB

Twenty-five (25) villages have been identified in Specific Village CULB. Specific Village CULB is designed to coordinate development control without compromising the preservation of development character in these areas by taking into consideration current development trends.

The needs for the Specific Village CULB are to :

1. Allow cottage industry and home-based industry activities to operate in residential areas characterised by villages and self-sufficiency concepts.
2. Allow cottage industry and home-based industry activities to serve as an initiative in reducing the operating costs for informal sector traders operating from home without the need for rental expenses for commercial units;
3. Preserving the village character, which is attractive and strategically located, with the potential to be developed into tourist accommodation areas based on the homestay concept;
4. Enhancing the socio-economic status of the local community through informal sector activities; and
5. Establish the height control for development and activities shall not exceed (3) storeys or 4 levels for landed strata developments and not exceeds 5 storeys (for certain areas).



A total of 11 areas have been identified to adopt the Special Area CULB Schedule as follows:

1. Jalan Maarof – Lorong Maarof;
2. Jalan Gelenggang – Lorong Dungun;
3. Bukit Persekutuan;
4. Jalan Ledang;
5. Jalan Dato' Abu Bakar;
6. Taman Tugu;
7. Jalan Cenderasari;
8. Jalan Maran – Lorong Maran;
9. PT50272 at Jalan Bukit Setiawangsa;
10. Lot 65633 at Country Heights Damansara; and
11. Jalan/ Lorong/ Lengkok Abdullah and Lot 120, 121 and 122 in front of Jalan Travers.



Location: Jalan Cenderasari  
Klinik Kesihatan Tanglin' building.



Location: Jalan Maarof  
A residential building that has been turned into a boutique.

## BRIEF INFO

### SELECTION CRITERIA FOR AREA SPECIAL USE OF LAND AND BUILDING

- Current function and character of the area
- Characteristics and types of current activities being carried out
- Local community needs
- Development potential and trends



Location: Jalan Ledang  
PEMADAM Headquarters' building on Jalan Ledang.



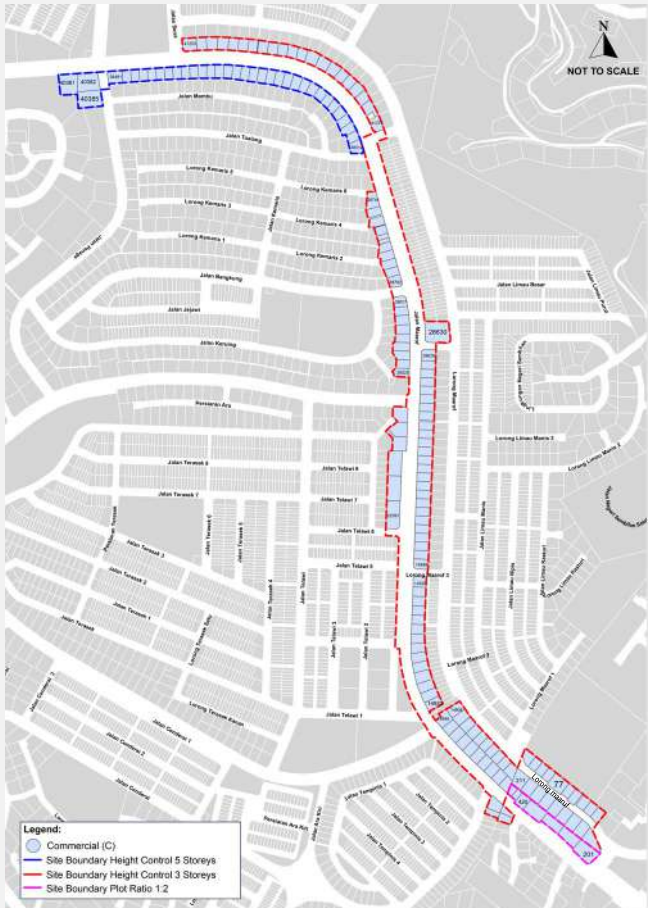
Location: Jalan Gelenggang  
Rows of residences along Jalan Gelenggang.



Location: Jalan Dato' Abu Bakar  
Residential and commercial buildings along Jalan Dato' Abu Bakar.



**Table 5.1: Jalan Maarof – Lorong Maarof**

Area Information	Area Plan
<p><b>KLLP2040 Land Use Zone:</b> <b>Commercial (C)</b></p> <p><b>Location:</b> Jalan Maarof (Lot 40381 to Lot 201) and part of Lorong Maarof (Lot 14936 to Lot 255).</p> <p><b>Justification for Specific Area CULB :</b> Detached residential buildings that have been converted to carry out limited commercial activities along Jalan Maarof. The character of the area has changed with a main road and a road dispersing traffic from the Mid Valley City area as well as making it less suitable to be maintained for residential activities.</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>• Residential</li> <li>• Showroom</li> <li>• Boutique</li> <li>• Restaurant</li> <li>• Hotel</li> </ul> <p><b>Height Control:</b></p> <ul style="list-style-type: none"> <li>• Not exceeding 3 storeys</li> <li>• Not exceeding 5 storeys per Lot 40381, 40382, 40385, 38481, 38483, 38485, 38486, 38487, 38488, 38489, 38490, 38491, 38492, 38493, 38494, 38495, 38496, 38497, 38498, 38499, 38500, 38501, 38502, 38503, 38504, 38505, 38506, 38507, 38508, 38509, 38510, 38511, 38512, 38484 and 481772.</li> </ul> <p><b>Plot Ratio Control:</b></p> <ul style="list-style-type: none"> <li>• Plot Ratio 1:2.0 for Lot 201, 367, 366, 198, 420 and 20002.</li> </ul> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• To maintain character and lot size, amalgamation of lots is not permissible.</li> </ul>	 <p>The map shows a residential area with a designated Commercial (C) zone highlighted in blue. The zone follows Jalan Maarof and a portion of Lorong Maarof. Lot numbers are labeled throughout the area. A legend in the bottom left corner specifies:         <ul style="list-style-type: none"> <li>Commercial (C) (Blue outline)</li> <li>Site Boundary Height Control 5 Storeys (Red outline)</li> <li>Site Boundary Height Control 3 Storeys (Red outline)</li> <li>Site Boundary Plot Ratio 1:2 (Pink outline)</li> </ul>         A north arrow and 'NOT TO SCALE' note are located in the top right corner.       </p>

Permissible	Permissible with Conditions	Permissible with Conditions	Not Permissible
B1	Residential Unit	A1 General Retail A2 Business A3 Office A4 Financial Institution A5 Food and Drink A7 Health Services A9 Tourist Accommodation A15 Petrol Station and Services A18 Exhibition Centre H1 Utilities H3 Drainage J1 Transportation Facility J3 Parking	A6 Entertainment A8 Betting and Gambling A10 Serviced Apartment A11 Small Office Home Office (SOHO) A12 Supermarket A13 Hypermarket A14 Shopping Mall A16 Wholesale Market A17 Festival Sites or Premises A19 Meetings, Incentives, Conferences and Exhibitions (MICE)



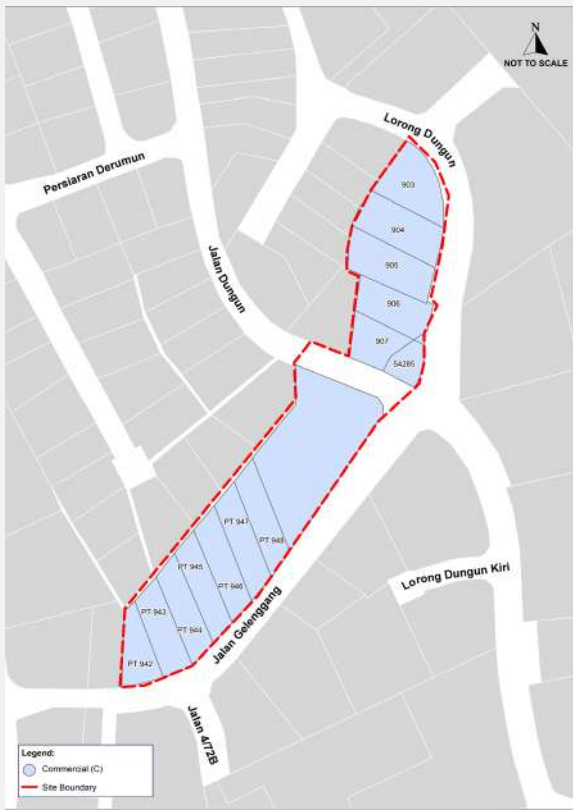
Permissible		Permissible with Conditions		Not Permissible	
				A20	Club House
				B2	Government/ Statutory Body/ Government Linked Company Quarters
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non- governmental Organisation
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E5	Emergency and Security
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G1	Sports and Recreational Facility
				G2	Golf Facility
				G3	Commercial Recreation

Permissible		Permissible with Conditions		Not Permissible	
				G4	Urban Farming
				G5	Forest Reserve
				G6	Urban Forest
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Sale of Personal Goods, Sale of Household Goods and Personal Services.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Household Services, Tourism Services, Private Clinics and Sale of Jewellery.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to operate by appointment only.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Professional Service.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A4	Financial Institution	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited only to Lot 201, 367, 366, 198, 420 and 20002.</li> <li>3. Provision of a dedicated service road is necessary.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to Lorong Maarof.</li> <li>3. Limited to the activities of Restaurants, Cafes or Bistros with a fine dining concept.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of the relevant agencies related to aspects of location, capacity, maintenance and operation.</li> <li>3. Encouraged to operate by appointment only.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Confinement Centre activities shall not be allowed.</li> <li>6. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A9	Tourist Accommodation	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to Lorong Maarof.</li> <li>3. Limited to the activities of boutique hotel.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A15	Petrol Station and Services	<ol style="list-style-type: none"> <li>1. Located in front of the main road with a service road for development of a new petrol station.</li> <li>2. Operation of convenience stores, food and beverage sales in buildings are allowable.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Encouraged to operate by appointment only.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

**Table 5.2: Jalan Gelenggang – Lorong Dungun**


Area Information	Area Plan
<p><b>KLLP2040 Land Use Zone:</b> <b>Commercial (C)</b></p>	
<p><b>Location:</b> Jalan Gelenggang and part of Lorong Dungun (PT 942, PT 943, PT 944, PT 945, PT 946, PT 947, PT 948, Lot 54285, Lot 907, 906, 905, 904, and 903).</p>	
<p><b>Justification for Specific Area CULB :</b> Residential activities are no longer appropriate since Jalan Gelenggang and Lorong Dungun have changed character as main roads. This area shows current development trends of limited commercial activities along the road in line with planning requirements.</p>	
<p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>• Residential</li> <li>• Office</li> </ul>	
<p><b>Height Control:</b></p> <ul style="list-style-type: none"> <li>• Not exceeding 3 storeys</li> </ul>	
<p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• To maintain character and lot size, amalgamation of lots are not permissible.</li> </ul>	

Permissible		Permissible with Conditions		Not Permissible	
B1	Residential Unit	A2	Business	A1	General Retail
		A3	Office	A4	Financial Institution
		A7	Health Services	A5	Food and Drink
		A18	Exhibition Centre	A6	Entertainment
		B6	Home-based Business	A8	Betting and Gambling
		E3	Educational Facility	A9	Tourist Accommodation
		H1	Utilities	A10	Serviced Apartment
		H3	Drainage	A11	Small Office Home Office (SOHO)
		J1	Transportation Facility	A12	Supermarket
		J3	Parking	A13	Hypermarket
				A14	Shopping Mall
				A15	Petrol Station and Services
				A16	Wholesale Market
				A17	Festival Sites or Premises
				A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
				A20	Club House
				B2	Government/ Statutory Body/ Government Linked Company Quarters

Permissible		Permissible with Conditions		Not Permissible	
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health facility
				E2	Religious Facility
				E4	Civic and Cultural Facility
				E5	Emergency and Security
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G1	Sports and Recreational Facility
				G2	Golf Facility
				G3	Commercial Recreation
				G4	Urban Farming
				G5	Forest Reserve
				G6	Urban forest
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Household Services, Tourism Services, Private Clinics and Sale of Jewellery.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to operate by appointment only.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Professional Service.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of the relevant agencies related to aspects of location, capacity, maintenance and operation.</li> <li>3. Encouraged to operate by appointment only.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Confinement Centre activities shall not be allowed.</li> <li>6. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Encouraged to operate by appointment only.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
B6	Home-based Business	<ol style="list-style-type: none"> <li>1. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>2. Engagement of workers from outside shall not be allowed.</li> <li>3. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
E3	Educational Facility	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to Kindergarten, Nursery or Student Transit Centre use.</li> <li>3. Compliant to the guidelines and technical requirements of the relevant agencies related to aspects of location, capacity, maintenance and operation.</li> <li>4. Limited as an ancillary activity that supports the needs of community.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

Table 5.3: Bukit Persekutuan

Area Information	Area Plan
<p><b>KLLP2040 Land Use Zone:</b> <b>Public Open Space 1 (OS1)</b></p>	
<p><b>Location:</b> Jalan Travers, Jalan Damansara (Lot 25, 58, 318, 319, 321, 323 and 20018) and area as shown in Area Plan.</p>	
<p><b>Justification for Specific Area CULB :</b> Maintains the character of the government quarters, the topography of the area and functions as a semi-green lung of Kuala Lumpur.</p>	
<p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Government quarters</li> <li>Palaces</li> <li>Office of a Government or Non-government organization</li> </ul>	
<p><b>Height Control:</b></p> <ul style="list-style-type: none"> <li>Not more than 3 storeys or 4 level for landed strata.</li> </ul>	
<p><b>Plot Ratio Control:</b></p> <ul style="list-style-type: none"> <li>Plot ratio 1:2.0 for Lot 20017, 150, 20020 and 130.</li> </ul>	
<p><b>Additional Control:</b></p> <ul style="list-style-type: none"> <li>Determining the entire hard surface area of residential components, quarters, palaces and any infrastructure and utility structures, including roads, not exceed 30 percent of the entire area.</li> </ul>	
<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Adopting the guidelines for Pembangunan di Kawasan Perumahan Berkepadatan Rendah (Bukit Tunku, Taman Duta and Bukit Persekutuan) (subject to amendments to the guidelines from time to time).</li> </ul>	

Permissible	Permissible with Conditions	Not Permissible
	B1 Residential Unit	A1 General Retail
	B2 Government/ Statutory Body/ Government Linked Company Quarters	A2 Business
		A3 Office
		A4 Financial Institution
	D1 Governmental or Non-governmental Organisation	A5 Food and Drink
		A6 Entertainment
	E5 Emergency and Security	A7 Health Services
	G4 Urban Farming	A8 Betting and Gambling
	G6 Urban Forest	A9 Tourist Accommodation
	H1 Utilities	A10 Serviced Apartment
	H3 Drainage	A11 Small Office Home Office (SOHO)
	J1 Transportation Facility	A12 Supermarket
	J3 Parking	A13 Hypermarket
		A14 Shopping Mall

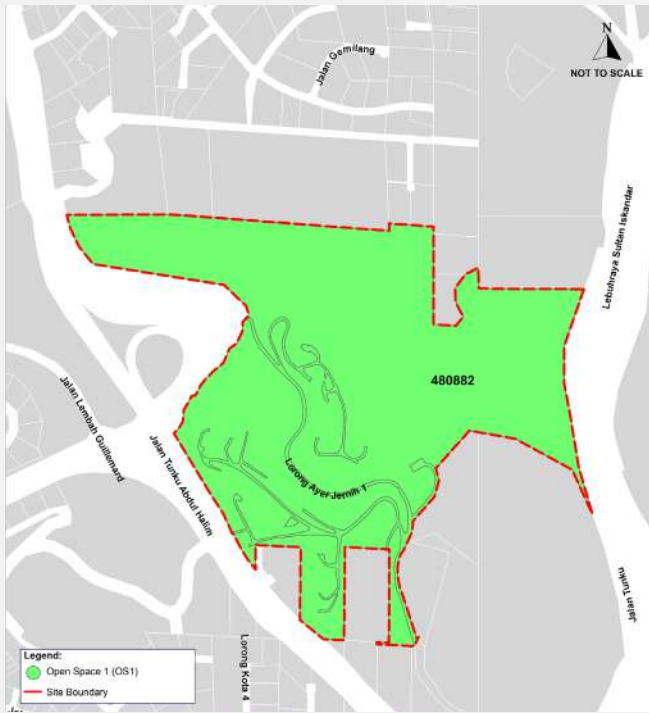


Permissible		Permissible with Conditions		Not Permissible	
				A15	Petrol Station and Services
				A16	Wholesale Market
				A17	Festival Sites or Premises
				A18	Exhibition Centre
				A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
				A20	Club House
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G1	Sports and Recreational Facility
				G2	Golf Facility

Permissible		Permissible with Conditions		Not Permissible	
				G3	Commercial Recreation
				G5	Forest Reserve
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
B1	Residential Unit	<ol style="list-style-type: none"> <li>Limited to low intensity residences with height control not exceeding 3 storeys or 4 levels for landed strata.</li> <li>Limited to single building design.</li> <li>Adherence to the plinth area with an emphasis on soft landscaping or natural green space.</li> </ol>
B2	Government/ Statutory Body/ Government Linked Company Quarters	<ol style="list-style-type: none"> <li>Limited to quarters with physical building controls that are compatible with the environment.</li> <li>Limited to single building design.</li> <li>Adherence to the plinth area with an emphasis on soft landscaping or natural green space.</li> </ol>
D1	Governmental or Non-governmental Organisation	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Limited to Government Offices, Training Centres and other related institutions.</li> <li>Encouraged to be located within an area with good accessibility.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>Limited to activities of police station or police bit.</li> <li>Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>Limited as an ancillary activity that supports the needs of community and not business-oriented.</li> <li>Provision of appropriate and adequate infrastructure and utilities.</li> <li>Shall not cause nuisance to the local community.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>Limited for recreational purposes, public space, tree planting or related research.</li> <li>Limited as an ancillary activity which does not affect the surroundings.</li> <li>Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

Table 5.4: Jalan Ledang


Area Information	Area Plan
<p><b>KLLP2040 Land Use Zone:</b> <b>Public Open Space 1 (OS1)</b></p>	
<p><b>Location:</b> Jalan Ledang (Lot 480882) and area as shown in Area Plan.</p>	
<p><b>Justification for Specific Area CULB :</b> Maintains the character of the government quarters, the topography of the area and functions as a semi-green lung of Kuala Lumpur</p>	
<p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>• Government quarters</li> <li>• Office of a government or non-government organization</li> </ul>	
<p><b>Height Control:</b></p> <ul style="list-style-type: none"> <li>• Not more than 3 storeys or 4 level for landed strata.</li> </ul>	
<p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• Plinth area not more than 40 percent.</li> </ul>	

Permissible		Permissible with Conditions		Not Permissible	
		B1	Residential Unit	A1	General Retail
		B2	Government/ Statutory Body/ Government Linked Company Quarters	A2	Business
				A3	Office
				A4	Financial Institution
		D1	Governmental or Non-governmental Organisation	A5	Food and Drink
				A6	Entertainment
		E5	Emergency and Security	A7	Health Services
		G4	Urban Farming	A8	Betting and Gambling
		G5	Forest Reserve	A9	Tourist Accommodation
		G6	Urban Forest	A10	Serviced Apartment
		H1	Utilities	A11	Small Office Home Office (SOHO)
		H3	Drainage		
		J1	Transportation Facility	A12	Supermarket
		J3	Parking	A13	Hypermarket
				A14	Shopping Mall
				A15	Petrol Station and Services
				A16	Wholesale Market
				A17	Festival Sites or Premises
				A18	Exhibition Centre
				A19	Meetings, Incentives, Conferences and Exhibitions (MICE)

Permissible		Permissible with Conditions		Not Permissible	
				A20	Club House
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G1	Sports and Recreational Facility
				G2	Golf Facility
				G3	Commercial Recreation
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
B1	Residential Unit	<ol style="list-style-type: none"> <li>1. Limited to low intensity residences with height control not exceeding 3 storeys or 4 level for landed strata.</li> <li>2. Limited to single building design.</li> <li>3. Adherence to the plinth area with emphasis on soft landscaping or natural green space.</li> </ol>
B2	Government/ Statutory Body/ Government Linked Company Quarters	<ol style="list-style-type: none"> <li>1. Limited to low intensity quarters with physical building controls that are compatible with the environment.</li> <li>2. Limited to single building design.</li> <li>3. Adherence to the plinth area with emphasis on soft landscaping or natural green space.</li> </ol>
D1	Governmental or Non-governmental Organisation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to Government Office, Training Centres and other related institution.</li> <li>3. Encouraged to be located in an area with good accessibility.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Limited to activities of police station or police bit.</li> <li>2. Compliant to the guidelines and technical requirements of the relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity that supports the needs of community and not based on business.</li> <li>2. Provision of appropriate and adequate infrastructure and utilities.</li> <li>3. Shall not cause nuisance to the local community.</li> </ol>
G5	Forest Reserve	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. Limited as an ancillary activity which does not affect the surroundings.</li> <li>4. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. Limited as an ancillary activity which does not affect the surroundings.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>5. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

Table 5.5: Jalan Dato' Abu Bakar

Area Information	Area Plan
<p><b>KLLP2040 Land Use Zone:</b> <b>Commercial (C)</b></p>	
<p><b>Location:</b> Jalan Dato' Abu Bakar (Lot 1 to Lot 8).</p>	
<p><b>Justification for Specific Area CULB :</b> The residential buildings have been converted to carry out limited commercial activities along Jalan Dato' Abu Bakar 16/1. The transformation of the area into a main road and a traffic dispersal road makes it less suitable for residential activities.</p>	
<p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> <li>Showroom</li> </ul>	
<p><b>Height Control:</b></p> <ul style="list-style-type: none"> <li>Not more than 3 storeys.</li> </ul>	
<p><b>Note:</b></p> <ul style="list-style-type: none"> <li>To maintain character and lot size, amalgamation of lots is not permissible.</li> </ul>	

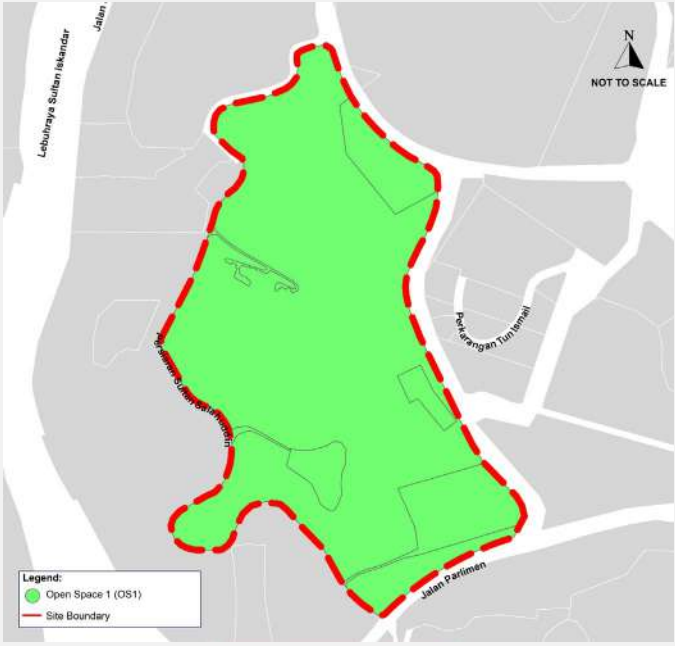
Permissible		Permissible with Conditions		Not Permissible	
B1	Residential Unit	A1	General Retail	A4	Financial Institution
		A2	Business	A5	Food and Drink
		A3	Office	A6	Entertainment
		A7	Health Services	A8	Betting and Gambling
		A15	Petrol Station and Services	A9	Tourist Accommodation
		A18	Exhibition Centre	A10	Serviced Apartment
		H1	Utilities	A11	Small Office Home Office (SOHO)
		H3	Drainage		
		J1	Transportation Facility	A12	Supermarket
		J3	Parking	A13	Hypermarket
				A14	Shopping Mall
				A16	Wholesale Market
				A17	Festival Sites or Premises
				A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
				A20	Club House
				B2	Government/ Statutory Body/ Government Linked Company Quarters
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home

Permissible		Permissible with Conditions		Not Permissible	
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E5	Emergency and Security
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G1	Sports and Recreational Facility
				G2	Golf Facility
				G3	Commercial Recreation
				G4	Urban Farming
				G5	Forest Reserve
				G6	Urban Forest
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility



Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to the activities of Sale of Personal Goods, Sale of Household Goods and Personal Services.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to the activities of Household Services, Tourism Services, Private Clinics and Pet Shop and Clinic.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to operate by appointments only.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Professional Service.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>2. Encouraged to operate by appointments only.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Confinement Centres shall not be allowed.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A15	Petrol Station and Services	<ol style="list-style-type: none"> <li>1. Located in front of the main road with a service road for development of a new petrol station.</li> <li>2. Operation of convenience stores, food and beverage sales in buildings are allowable.</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Encouraged to operate by appointments only.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Vehicle-related show or sale shall not be allowed.</li> <li>6. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

Table 5.6: Taman Tugu

Area Information	Area Plan
<b>KLLP2040 Land Use Zone:</b> <b>Public Open Space 1 (OS1)</b>	
<b>Location:</b> Jalan Parlimen, Jalan Sultan Salahuddin and area as shown in Area Plan.	
<b>Justification for Specific Area CULB :</b> Maintains the character of the recreation tourism, the topography of the area and functions as a semi-green lung of Kuala Lumpur.	
<b>Current Activities:</b> <ul style="list-style-type: none"> <li>• Recreation</li> <li>• Food and Drinks</li> </ul>	
<b>Height Control:</b> <ul style="list-style-type: none"> <li>• Not more than 3 storeys or 4 levels for landed strata.</li> </ul>	
<b>Note:</b> <ul style="list-style-type: none"> <li>• Plinth area not more than 40 percent.</li> </ul>	

Permissible		Permissible with Conditions		Not Permissible	
G1	Sports and Recreational Facility	A3	Office	A1	General Retail
G5	Forest Reserve	A5	Food and Drink	A2	Business
G6	Urban Forest	A20	Club House	A4	Financial Institution
		B1	Residential Unit	A6	Entertainment
		B2	Government/ Statutory Body/ Government Linked Company Quarters	A7	Health Services
				A8	Betting and Gambling
				A9	Tourist Accommodation
		C11	Medical and Health Laboratory	A10	Serviced Apartment
		D1	Governmental or Non- governmental Organisation	A11	Small Office Home Office (SOHO)
		E2	Religious Facility	A12	Supermarket
		E4	Civic and Cultural Facility	A13	Hypermarket
		E5	Emergency and Security	A14	Shopping Mall
		G4	Urban Farming	A15	Petrol Station and Services
		H1	Utilities	A16	Wholesale Market
		H3	Drainage	A17	Festival Sites or Premises
		J1	Transportation Facility	A18	Exhibition Centre
		J3	Parking	A19	Meetings, Incentives, Conferences and Exhibitions, (MICE)
		J4	Air Transportation Facility		
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home

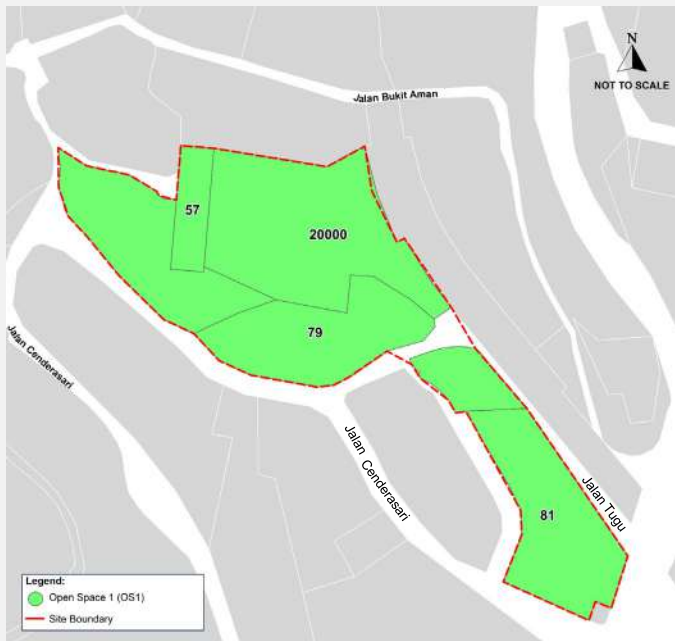
Permissible		Permissible with Conditions		Not Permissible	
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D2	Shelter Home
				E1	Health Facility
				E3	Educational Facility
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation
				H2	Solid Waste Management Facility
				J2	Park and Ride

Permissible with Conditions		
Class of Use		Conditions
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building</li> <li>2. Limited as an ancillary activity for the purpose of park management and related facilities.</li> <li>3. Operating activities are part of the 30 percent of the total allowable building structure in the open space.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to building form of food court or kiosk.</li> <li>3. Limited as an ancillary activity that supports the needs of community and visitors.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
A5	Food and Drink	<ol style="list-style-type: none"> <li>Operating activities are part of 30 percent of the total allowable building structure in the open space.</li> <li>Encouraged to be located within an area with good accessibility.</li> <li>Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A20	Club House	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Limited for members' usage.</li> </ol>
B1	Residential Unit	<ol style="list-style-type: none"> <li>Limited to low intensity residences with height control not exceeding 3 storeys or 4 levels for landed strata.</li> <li>Limited to single building design.</li> <li>Adherence to the plinth area with emphasis on soft landscaping or natural green space.</li> </ol>
B2	Government/ Statutory Body/ Government Linked Company Quarters	<ol style="list-style-type: none"> <li>Limited to low intensity quarters with physical building controls that are compatible with the environment.</li> <li>Limited to single building design.</li> <li>Adherence to the plinth area with emphasis on soft landscaping or natural green space.</li> </ol>
C11	Medical and Health Laboratory	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>The equipment and materials used must be stored in a designated space.</li> <li>Waste and solid waste must be managed in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>Shall not cause the risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects.</li> <li>Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
D1	Governmental or Non-governmental Organisation	<ol style="list-style-type: none"> <li>Located in a designated space within a building or a free-standing building.</li> <li>Limited to Government Office, Training Centres and related institution.</li> <li>Encouraged to be located within an area with good accessibility.</li> </ol>
E2	Religious Facility	<ol style="list-style-type: none"> <li>Located in a designated space within a building</li> <li>Limited as an ancillary activity that supports the needs of community and visitors.</li> <li>Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>Encouraged to be provided together with a management office.</li> <li>Shall not cause nuisance to the local community.</li> </ol>
E4	Civic and Cultural Facility	<ol style="list-style-type: none"> <li>Limited to the activities of Community Centre or Hall, Museum and Gallery, subject to planning requirements.</li> <li>Limited as an ancillary activity that supports the needs of community.</li> <li>Operating activities are part of the 30 percent of the total allowable building structure in the open space.</li> <li>Compliant to the guidelines and technical requirements of relevant agencies related to aspect of an appropriate population catchment, location, capacity, maintenance and operation.</li> <li>Shall not cause nuisance to the local community.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>Limited to police bit or police station to enhance the level of security.</li> <li>The provisions are subject to the requirements of the pertinent technical departments and agencies.</li> <li>Encouraged to be located in a strategic area with good accessibility.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>Limited as an ancillary activity to support the related needs.</li> <li>The provisions are subject to the requirements of the pertinent technical departments and agencies.</li> <li>Provision of appropriate and adequate infrastructure and utilities.</li> <li>Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
J1	Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J3	Parking	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J4	Air Transportation Facility	1. Air transport facilities provided for the purpose of rescue and monitoring only (for example: helipad, drone flight) must have the approval of the authorised agency.

**Table 5.7: Jalan Cenderasari**

Area Information	Area Plan
<p><b>KLLP2040 Land Use Zone:</b>  <b>Public Open Space 1 (OS1)</b></p>	
<p><b>Location:</b>  Jalan Cenderasari, Jalan Tugu (Lot 57, 79,81 and 20000) and area as shown in Area Plan.</p>	
<p><b>Justification for Specific Area CULB :</b>  Maintains the character of the government quarters, the topography of the area and functions as a semi-green lung of Kuala Lumpur.</p>	
<p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>• Government quarters</li> <li>• Office of a government or non-government organization</li> </ul>	
<p><b>Height Control:</b></p> <ul style="list-style-type: none"> <li>• Not more than 5 storeys</li> </ul>	
<p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• Plinth area not more than 40 percent.</li> </ul>	

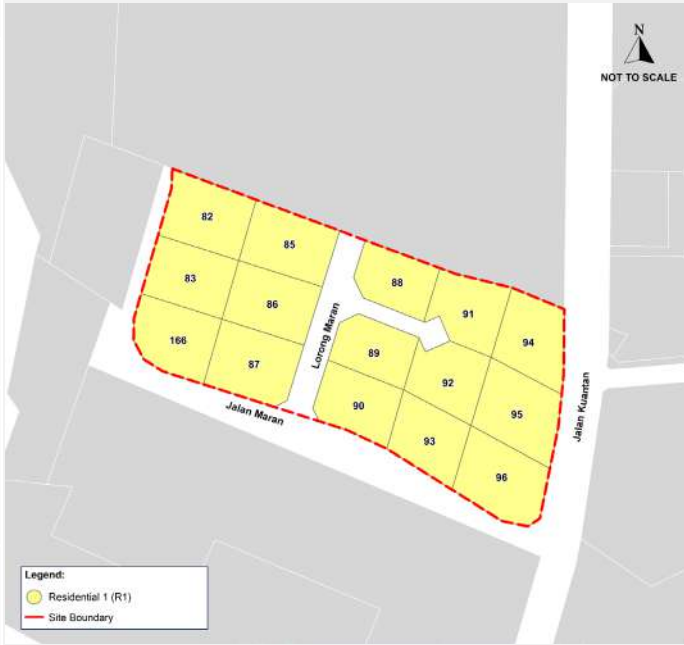
Permissible		Permissible with Conditions		Not Permissible	
		B1	Residential Unit	A1	General Retail
		B2	Government/ Statutory Body/ Government Linked Company Quarters	A2	Business
				A3	Office
				A4	Financial Institution
		D1	Governmental or Non-governmental Organisation	A5	Food and Drink
				A6	Entertainment
		E5	Emergency and Security	A7	Health Services
		G4	Urban Farming	A8	Betting and Gambling
		G6	Urban Forest	A9	Tourist Accommodation
		H1	Utilities	A10	Serviced Apartment
		H3	Drainage	A11	Small Office Home Office (SOHO)
		J1	Transportation Facility		
		J3	Parking	A12	Supermarket
				A13	Hypermarket
				A14	Shopping Mall
				A15	Petrol Station and Services
				A16	Wholesale Market
				A17	Festival Sites or Premises
				A18	Exhibition Centre
				A19	Meetings, Incentives, Conferences and Exhibitions, (MICE)
				A20	Club House

Permissible		Permissible with Conditions		Not Permissible	
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G1	Sports and Recreational Facility
				G2	Golf Facility
				G3	Commercial Recreation
				G5	Forest Reserve
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility



Permissible with Conditions		
Class of Use		Conditions
B1	Residential Unit	<ol style="list-style-type: none"> <li>1. Limited to low intensity residences with height control not exceeding 5 storeys.</li> <li>2. Adherence to the plinth area with emphasis on soft landscaping or natural green space.</li> </ol>
B2	Government/ Statutory Body/ Government Linked Company Quarters	<ol style="list-style-type: none"> <li>1. Limited to low intensity quarters with physical building controls that are compatible with the environment.</li> <li>2. Adherence to the plinth area with emphasis on soft landscaping or natural green space.</li> </ol>
D1	Governmental or Non-governmental Organisation	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to Government Offices, Training Centres and related Institutions.</li> <li>3. Encouraged to be located within an area with good accessibility.</li> </ol>
E5	Emergency and Security	<ol style="list-style-type: none"> <li>1. Limited to police bit or police station to enhance the level of security.</li> <li>2. The provisions are subject to the requirements of the relevant technical departments and agencies.</li> <li>3. Encouraged to be located in a strategic area with good accessibility.</li> </ol>
G4	Urban Farming	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity to support the related needs.</li> <li>2. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>3. Provision of appropriate and adequate infrastructure and utilities.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
G6	Urban Forest	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> <li>2. Limited for recreational purposes, public space, tree planting or related research.</li> <li>3. Limited as an ancillary activity which does not affect the surroundings.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>5. Shall not cause nuisance to the surrounding area including the selection of flora for tree planting.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

**Table 5.8: Jalan Maran – Lorong Maran**

Area Information	Area Plan
<p><b>KLLP2040 Land Use Zone:</b> <b>Residential 1 (R1)</b></p>	
<p><b>Location:</b> Jalan Maran – Lorong Maran (Lot 82,83, 85 to 96 and 166)</p>	
<p><b>Justification for Specific Area CULB :</b> Detached residential buildings that have been converted to carry out limited commercial activities along Jalan Maran. The transformation of the area into a main road has made it less suitable for residential activities.</p>	
<p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>• Residential</li> <li>• Office</li> <li>• Restaurant</li> </ul>	
<p><b>Height Control:</b></p> <ul style="list-style-type: none"> <li>• Not more than 3 storeys or 4 levels for landed strata.</li> </ul>	
<p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• To maintain character and lot size, amalgamation of lots is not permissible.</li> </ul>	

Permissible		Permissible with Conditions		Not Permissible	
B1	Residential Unit	A1	General Retail	A4	Financial Institution
		A2	Business	A6	Entertainment
		A3	Office	A8	Betting and Gambling
		A5	Food and Drink	A9	Tourist Accommodation
		A7	Health Services	A10	Serviced Apartment
		A18	Exhibition Centre	A11	Small Office Home Office (SOHO)
		H1	Utilities		
		H3	Drainage	A12	Supermarket
		J1	Transportation Facility	A13	Hypermarket
		J3	Parking	A14	Shopping Mall
				A15	Petrol Station and Services
				A16	Wholesale Market
				A17	Festival Sites or Premises
				A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
				A20	Club House
				B2	Government/Statutory Body/ Government Linked Company Quarters
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel

Permissible		Permissible with Conditions		Not Permissible	
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E5	Emergency and Security
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G1	Sports and Recreational Facility
				G2	Golf Facility
				G3	Commercial Recreation
				G4	Urban Farming
				G5	Forest Reserve
				G6	Urban Forest
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Sale of Personal Goods, Household Goods and Personal Services.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to operate by appointments only.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Household Services, Travel Services, Private Clinics and Sale of Jewellery.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Encouraged to operate by appointments only.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Limited to the activities of Professional Service.</li> <li>2. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>3. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Limited to the activities of Café or Bistro, Bakery and Coffee Shop with a fine dining concept.</li> <li>2. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>3. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of an appropriate population catchment, location, capacity, maintenance and operation.</li> <li>2. Encouraged to operate by appointments only.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Confinement Centre shall not be allowed.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Encouraged to be operated by appointments only.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

**Table 5.9: PT 50272 at Jalan Bukit Setiawangsa**

Area Information	Area Plan
<p><b>KLLP2040 Land Use Zone:</b> <b>Commercial (C)</b></p>	
<p><b>Location:</b> PT 50272 at Jalan Bukit Setiawangsa</p>	
<p><b>Justification for Specific Area CULB :</b> Commercial areas that conduct limited commercial activities for the purpose of club houses, office shops, sales offices, and management only, in accordance with specific conditions.</p>	
<p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Undeveloped lot.</li> </ul>	
<p><b>Plot Ratio Control:</b></p> <ul style="list-style-type: none"> <li>Plot Ratio1: 3.0</li> </ul>	
<p><b>Note:</b> -</p>	

Permissible		Permissible with Conditions		Not Permissible	
		A1	General Retail	A4	Financial Institution
		A2	Business	A6	Entertainment
		A3	Office	A8	Betting and Gambling
		A5	Food and Drink	A9	Tourist Accommodation
		A7	Health Services	A10	Serviced Apartment
		A20	Club House	A11	Small Office Home Office (SOHO)
		H1	Utilities	A12	Supermarket
		H3	Drainage	A13	Hypermarket
		J1	Transportation Facility	A14	Shopping Mall
		J3	Parking	A15	Petrol Station and Services
				A16	Wholesale Market
				A17	Festival Sites or Premises
				A18	Exhibition Centre
				A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
				B1	Residential Unit
				B2	Government/ Statutory Body/ Government Linked Company Quarters
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business

Permissible		Permissible with Conditions		Not Permissible	
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E5	Emergency and Security
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G1	Sports and Recreational Facility
				G2	Golf Facility
				G3	Commercial Recreation
				G4	Urban Farming
				G5	Forest Reserve
				G6	Urban Forest
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Household Services, Tourism Services, Private Clinic, Private Education Services, Pet Shop and Clinic, and Sale of Jewellery.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>2. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>2. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of an appropriate population catchment, location, capacity, maintenance and operation.</li> <li>2. Encouraged to operate by appointments only.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Confinement Centre shall not be allowed.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A20	Club House	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited for the exclusive use of club members.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>



**Table 5.10: Lot 65633 at Country Heights Damansara**

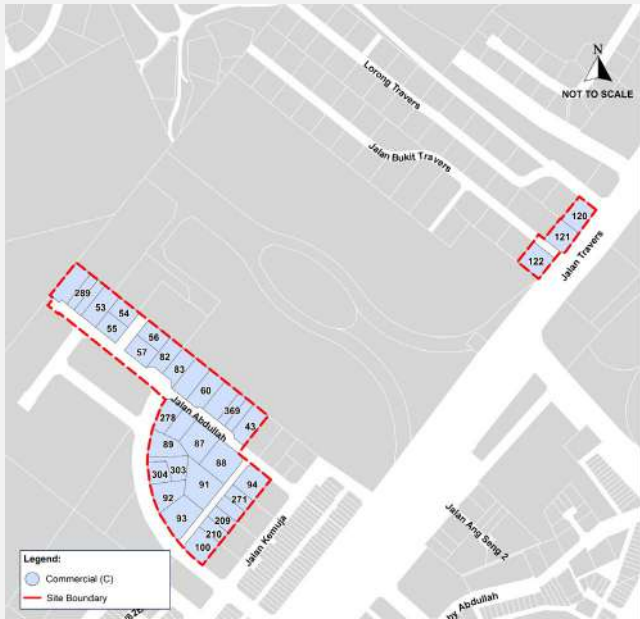
Area Information	Area Plan
<b>KLLP2040 Land Use Zone:</b> <b>Commercial (C)</b>	
<b>Location:</b> Lot 65633 at Country Heights Damansara	
<b>Justification for Specific Area CULB :</b> The commercial area that operates club and business activities only in accordance with express conditions.	
<b>Current Activities:</b> <ul style="list-style-type: none"> <li>Undeveloped lot.</li> </ul>	
<b>Plot Ratio Control:</b> <ul style="list-style-type: none"> <li>Plot ratio 1: 2.0</li> </ul>	
<b>Note:</b> -	

Permissible	Permissible with Conditions	Not Permissible
	A1 General Retail	A4 Financial Institution
	A2 Business	A6 Entertainment
	A3 Office	A8 Betting and Gambling
	A5 Food and Drink	A9 Tourist Accommodation
	A7 Health Services	A10 Serviced Apartment
	A20 Club House	A11 Small Office Home Office (SOHO)
	H1 Utilities	A12 Supermarket
	H3 Drainage	A13 Hypermarket
	J1 Transportation Facility	A14 Shopping Mall
	J3 Parking	A15 Petrol Station and Services
		A16 Wholesale Market
		A17 Festival Sites or Premises
		A18 Exhibition Centre
		A19 Meetings, Incentives, Conferences and Exhibitions (MICE)
		B1 Residential Unit
		B2 Government/ Statutory Body/ Government Linked Company Quarters
		B3 Labour Quarters or Centralised Labour Quarters (CLQ)
		B4 Hostel
		B5 Residential Care Home
		B6 Home-based Business

Permissible		Permissible with Conditions		Not Permissible	
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E5	Emergency and Security
				E6	Market
				E7	Recycling Facility
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G1	Sports and Recreational Facility
				G2	Golf Facility
				G3	Commercial Recreation
				G4	Urban Farming
				G5	Forest Reserve
				G6	Urban Forest
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A1	General Retail	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Household Services, Tourism Services, Private Clinic, Private Education Services, Pet Shop and Clinic, and Sale of Jewellery.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>2. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>2. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of an appropriate population catchment, location, capacity, maintenance and operation.</li> <li>2. Encouraged to operate by appointments only.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Confinement Centre shall not be allowed.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A20	Rumah Kelab	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited for the exclusive use of club members.</li> </ol>
H1	Utilities	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J1	Transportation Facility	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
J3	Parking	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

**Table 5.11: Jalan/ Lorong/ Lengkok Abdullah**

Area Information	Area Plan
<p><b>KLLP2040 Land Use Zone:</b> <b>Commercial (C)</b></p> <p><b>Location:</b> Jalan/ Lorong/ Lengkok Abdullah and Lot 120, 121 and 122 in front of Jalan Travers</p> <p><b>Justification for Specific Area CULB:</b> Some lots on Jalan/ Lorong/ Lengkok Abdullah have been operating as commercial areas and are located adjacent to the main redevelopment projects, namely the Redevelopment of the Ministry of Health Site, the Redevelopment of the Seri Pahang Public Housing Site, and the Redevelopment of the KTM Quarters as a high-intensity mixed development. Additionally, the character of the area of the three (3) lots located facing the main road, Jalan Travers, makes this area less suitable for residential activities.</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>• Residential</li> <li>• Showroom</li> <li>• Boutique</li> <li>• Restaurant</li> <li>• Parking Lot</li> <li>• Carwash</li> <li>• Church</li> <li>• Elderly Care Centre</li> <li>• Special Needs Children's Development Centre</li> <li>• Animal Care Centre</li> </ul> <p><b>Height Control:</b></p> <ul style="list-style-type: none"> <li>• Not more than 3 storeys.</li> </ul> <p><b>Plot Ratio Control:</b></p> <ul style="list-style-type: none"> <li>• -</li> </ul> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• Amalgamation lot not allowed to maintain character and size of the lot.</li> </ul>	

	Permissible	Permissible with Conditions	Not Permissible
B1	Residential Unit	A2 Business	A1 General Retail
		A3 Office	A4 Financial Institution
		A5 Food and Drink	A6 Entertainment
		A7 Health Services	A8 Betting and Gambling
		A9 Tourist Accommodation	A10 Serviced Apartment
		A18 Exhibition Centre	A11 Small Office Home Office (SOHO)
		H1 Utilities	A12 Supermarket
		H3 Drainage	A13 Hypermarket
		J1 Transport Facilities	A14 Shopping Mall
		J3 Parking Lot	A15 Petrol Station and Services

Permissible		Permissible with Conditions		Not Permissible	
				A16	Wholesale Market
				A17	Festival Sites or Premises
				A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
				A20	Club House
				B2	Government/ Statutory Body/ Government Linked Company Quarters
				B3	Labour Quarters or Centralised Labour Quarters (CLQ)
				B4	Hostel
				B5	Residential Care Home
				B6	Home-based Business
				C1	Packaging, Storage and Distribution
				C2	Used Goods Collection Centre
				C3	Petrol Station and Vehicle Maintenance
				C4	Engineering Works
				C5	Vehicle Repair and Services
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C10	Cottage Industry
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility
				E3	Educational Facility
				E4	Civic and Cultural Facility
				E5	Emergency and Security
				E6	Market
				E7	Recycling Facility

Permissible		Permissible with Conditions		Not Permissible	
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F3	Funeral Parlour
				F4	Funeral Merchandise
				F5	Columbarium
				G1	Sports and Recreational Facility
				G2	Golf Facility
				G3	Commercial Recreation
				G4	Urban Farming
				G5	Forest Reserve
				G6	Urban Forest
				H2	Solid Waste Management Facility
				J2	Park and Ride
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A2	Business	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Household Services (except carwash), Private Clinic (limited to outpatient with appointment), Private Education Services and Pet Shop and Clinic.</li> <li>3. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A3	Office	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to Professional Services.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A5	Food and Drink	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to Restaurant, Café or Bistro with fine-dining concept.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>4. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A7	Health Services	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of an appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to operate by appointments only.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Confinement Centre shall not be allowed.</li> <li>6. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>
A9	Tourist Accommodation	<ol style="list-style-type: none"> <li>1. Located in a free-standing building.</li> <li>2. Limited to Homestay activity.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
A18	Exhibition Centre	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>3. Limited to Exhibition or Sale of Musical Instruments.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>5. Sale, display and storage of goods outside the building shall not be allowed.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
H1	Utilities	1. Provision is subject to the requirements of the relevant technical departments and agencies.
H3	Drainage	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J1	Transportation Facility	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J3	Parking	1. Provision is subject to the requirements of the relevant technical departments and agencies.



Specific Village CULB aims to ensure the preservation of the village character as well as the inclusiveness of the community living in the village within Kuala Lumpur. It also provides space for the coordination of informal and livelihood activities that are suitable by taking into consideration its existing operations.

Flexibility is given to landowners or applicants to use Specific Village CULB or General CULB for the development of their land lots. The applicants or landowners can choose only one of these two CULB options.

If the applicant chooses the Specific Village CULB, the guidance of development compliance is subject to the control of building height not exceeding three (3) storeys in accordance with the character of the area that is characteristic of the village.

Landowners who have chosen the use of Special Village CULB cannot prevent applicants or adjacent landowners from developing their land lot based on the designation of General CULB.

In line with the intention to consider planning that is appropriate to the surrounding area, the use of CULB for activities related to Class C (Industry) is allowed on the condition that appropriate steps must be taken to obtain the views of the bordering or surrounding residents before planning approval is granted.

There are 25 villages listed for the Specific Village Class of Use of Land and Buildings consisting of villages in the Malay Reserve Area, Non-Malay Reserve Villages and New Villages.

## BRIEF INFO

### BREAKDOWN OF TYPES OF VILLAGES, KLLP2040



Villages in the Malay Reserve Area  
(MRV)

**586.90 Hectares**



Non-Malay Reserve Villages

**277.34 Hectares**



New Villages

**326.31 Hectares**

Note: The determination of this area is for planning purposes in KLLP2040, the actual determination of the area is subject to agency or responsible party.

**Table 5.12:**

**Details and Types of Villages Considered in the Malay Reserve Area Specific Village CULB (MRV)**

Type of Village	Village	Area (Hectares)
<b>Villages in the Malay Reserve Area (MRV)</b> <ul style="list-style-type: none"> <li>The Malay Reserve Area (MRV) was created under the Malay Reservation Enactment 1913 and the Land Enactment of 1987.</li> <li>The objective of the enactment of this law is to ensure that Malays can own lands, especially in urban areas and a provision in the said enactment is that MRV cannot, either through sale or lease, be transferred to non-Malays.</li> </ul>	<b>MRV Segambut</b>	
	1. Kampung Segambut	127.00
	2. Kampung Palimbayan	138.71
	3. Kampung Bukit Lanjan	11.70
	<b>Total</b>	<b>277.41</b>
	<b>MRV Penchala</b>	
	4. Kampung Sungai Penchala	299.72
	<b>Total</b>	<b>299.72</b>
	<b>MRV Selayang Lama</b>	
	5. Kampung Selayang Lama	9.77
	<b>Total</b>	<b>9.77</b>
	<b>TOTAL</b>	<b>586.90</b>

Note: The determination of this area is for planning purposes in KLLP2040, the actual determination of the area is subject to agency or responsible party.

**Table 5.13:**  
Details and Types of Villages Considered in the Special CULB for Non-Malay Reserve Villages


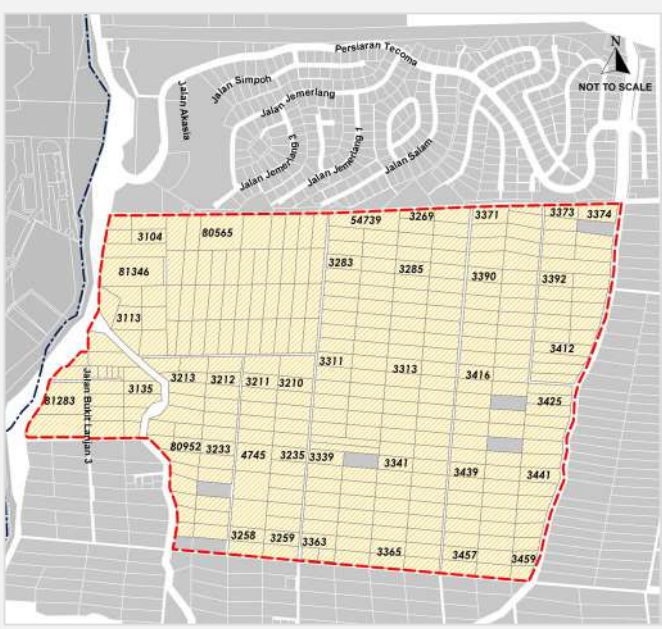

Type of Village	Village	Area (Hectares)
<b>Non-Malay Reserve Villages</b> <ul style="list-style-type: none"> <li>Exist unplanned and organic.</li> <li>It is a settlement area that has been inherited by the Malays for several generations and has prominent village characteristics.</li> <li>Villages in the city accommodate the number of residents whose majority are involved in municipal activities and have a physical condition that is less organized and often exhibits a crowded condition (slum).</li> <li>The pattern of this village is linear or centralize.</li> </ul>	<b>Village</b>	
	6. Kampung Pandan Melayu	9.79
	7. Kampung Pandan India	8.60
	8. Kampung Batu Muda	30.61
	9. Kampung Seri Batu	8.40
	10. Kampung Melayu Segambut	6.44
	11. Kampung Pasir Segambut	6.57
	12. Kampung Segambut Tengah	4.31
	13. Kampung Delima	2.61
	14. Kampung Pasir Baru	11.13
	15. Kampung Pantai Dalam	6.19
	16. Kampung Malaysia Tambahan	14.56
	17. Kampung Malaysia Raya	8.82
	18. Kampung Datuk Keramat	48.75
	19. Kampung Melayu FRIM	16.34
	<b>Total</b>	<b>183.12</b>
	<b>Malay Agricultural Settlement (M.A.S)</b>	
	20. Kampong Bharu	94.22
	<b>Total</b>	<b>94.22</b>
	<b>TOTAL</b>	<b>277.34</b>

Note: The determination of this area is for planning purposes in KLLP2040, the actual determination of the area is subject to agency or responsible party.

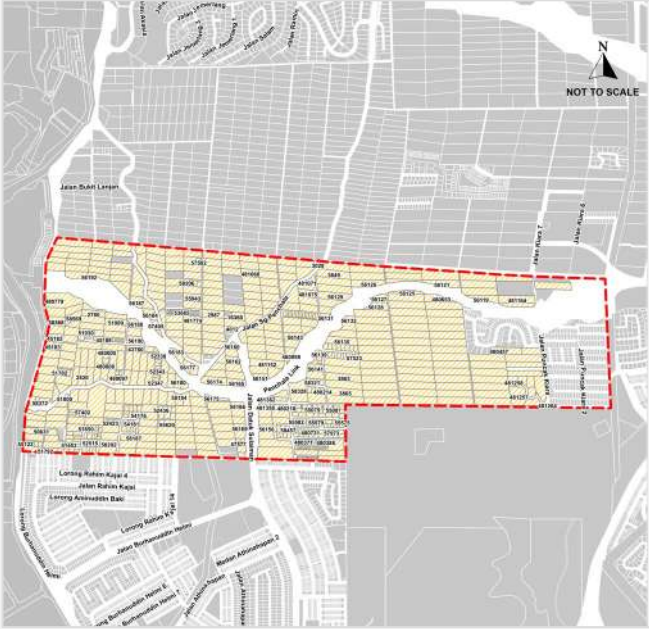
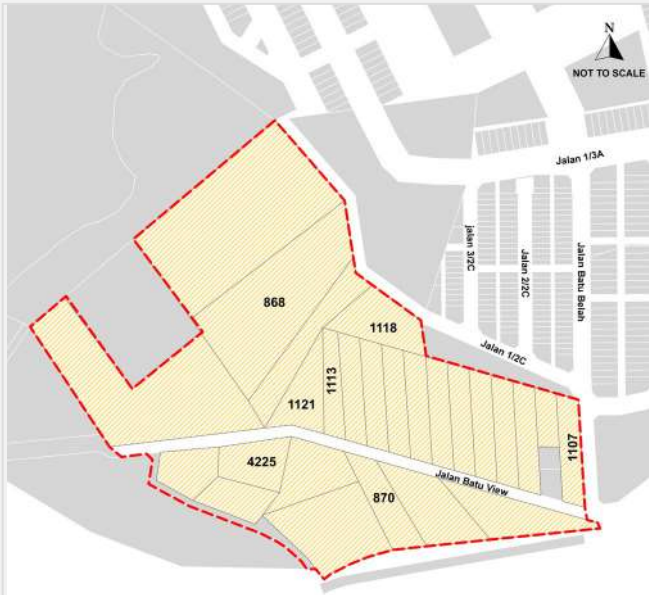
**Table 5.14:**  
Details and Types of Villages Considered in New Village/ Others Special CULB




Type of Village	Village	Area (Hectares)
<b>New Villages</b> <ul style="list-style-type: none"> <li>These new settlement were established during the emergency period (around 1948-1960) to address the threat posed by communist insurgents.</li> <li>The settlement pattern is centralised and shaped like an 'iron grid'.</li> <li>Various densities according to location.</li> <li>The main occupation of the population is more of municipal economic activity and services.</li> <li>Majority of the population consists of Chinese community.</li> </ul>	21. Kampung Baru Cheras Baru	45.36
	22. Kampung Baru Salak Selatan	81.27
	23. Kampung Baru Jinjang Selatan	56.57
	24. Kampung Baru Jinjang Utara	131.46
	25. Kampung Baru Ayer Panas	11.65
	<b>TOTAL</b>	<b>326.31</b>

Note: The determination of this area is for planning purposes in KLLP2040, the actual determination of the area is subject to agency or responsible party.




Area Information	Area Plan
<p><b>1. Kampung Segambut</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 1 (R1) and Residential 3 (R3)</p> <p><b>Location:</b> Jalan Palimbayan</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – Not exceeding 3 storeys.</li> <li>R3 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – 3 storeys or 4 levels for landed strata.</li> <li>R3 – 1:3 to 1:3.5</li> </ul>	
<p><b>2. Kampung Palimbayan</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 1 (R1), Residential 2 (R2) and Residential 3 (R3), Major Commercial (MC)</p> <p><b>Location:</b> Jalan Sg. Penchala</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – Not exceeding 3 storeys.</li> <li>R2 – Not exceeding 3 storeys.</li> <li>R3 – Not exceeding 3 storeys.</li> <li>MC – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 - 3 storeys or 4 levels for landed strata</li> <li>R2 - 1:2.0</li> <li>R3 - 1:3.0</li> <li>MC – 1:4 to 1:6</li> </ul>	
<p><b>3. Kampung Bukit Lanjan</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 3 (R3) and Major Commercial (MC)</p> <p><b>Location:</b> Jalan Bukit Lanjan</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R3 – Not exceeding 3 storeys.</li> <li>MC – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R3 - 1:3.0</li> <li>MC - 1:6.0</li> </ul>	






Area Information	Area Plan
<p><b>4. Kampung Sungai Penchala</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 2 (R2), Residential 3 (R3) Major Commercial (MC), Commercial (C) and Mixed Development (MX)</p> <p><b>Location:</b> Jalan Datuk Sulaiman</p> <p><b>Current activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – Not exceeding 3 storeys.</li> <li>R2 – Not exceeding 3 storeys.</li> <li>R3 – Not exceeding 3 storeys.</li> <li>MC – Not exceeding 3 storeys.</li> <li>C – Not exceeding 3 storeys.</li> <li>MX – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – 3 storeys or 4 levels for landed strata</li> <li>R2 – 1:2.0</li> <li>R3 – 1:3.0 or 1:4.0</li> <li>MC – 1:3.0 to 1:6.0</li> <li>C – 1:2.0 to 1:4.0</li> <li>MX – 1:4.0</li> </ul>	
<p><b>5. Kampung Selayang Lama</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 2 (R2)</p> <p><b>Location:</b> Jalan Batu View</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 - 1:2.0</li> </ul>	
<p><b>6. Kampung Pandan Melayu</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 2 (R2)</p> <p><b>Location:</b> Jalan Satu – Jalan Dua</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 - 1:2.0</li> </ul>	

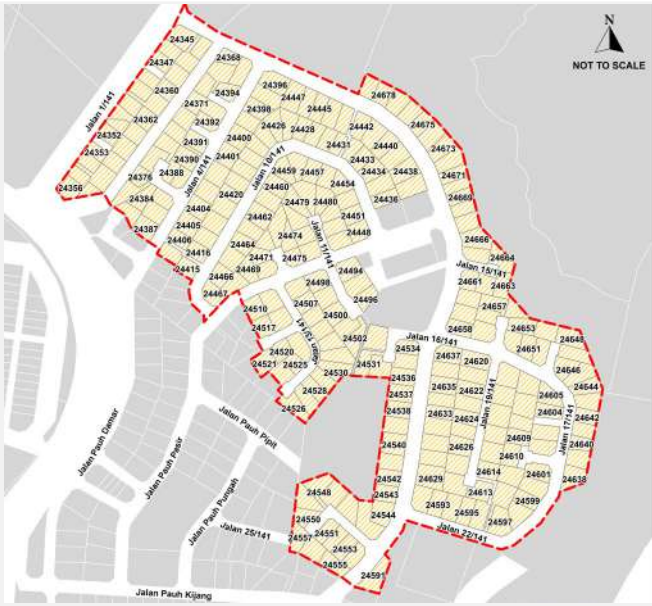
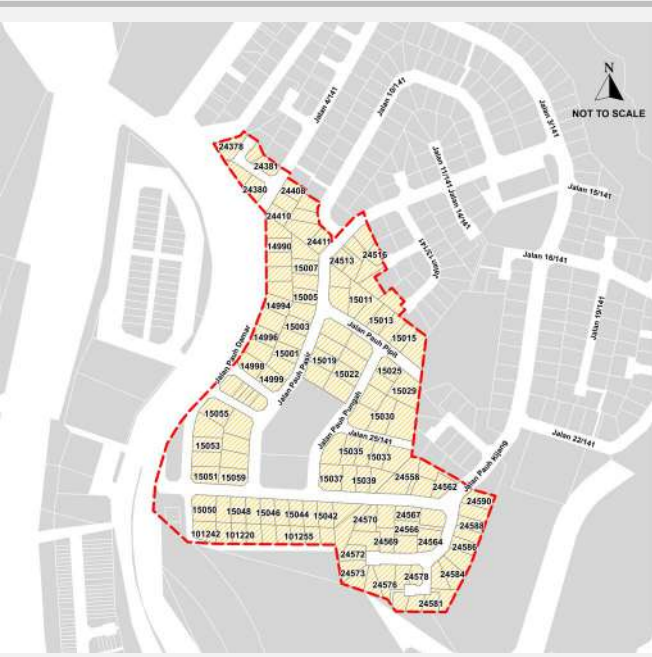

Area Information	Area Plan
<p><b>7. Kampung Pandan India</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 2 (R2)</p> <p><b>Location:</b> Lorong Lima and Lorong Enam</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 - 1:2.0</li> </ul>	
<p><b>8. Kampung Batu Muda</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 3 (R3) and Established Residential (EH)</p> <p><b>Location:</b> Jalan Batu Muda Tambahan 2</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R3 – Not exceeding 3 storeys</li> <li>EH – Not exceeding 3 storeys</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R3 - 1:3.0</li> <li>EH – 3 storeys or 4 levels for landed strata</li> </ul>	
<p><b>9. Kampung Seri Batu</b></p> <p><b>KLLP2040 Land Use Zone:</b> Established Residential (EH)</p> <p><b>Location:</b> Jalan 3/12D, Jalan 4/12D, Jalan 5/12D, Jalan 6/12D and Jalan 7/12D</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>EH – Not exceeding 3 storeys</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>EH – 3 storeys or 4 levels for landed strata</li> </ul>	

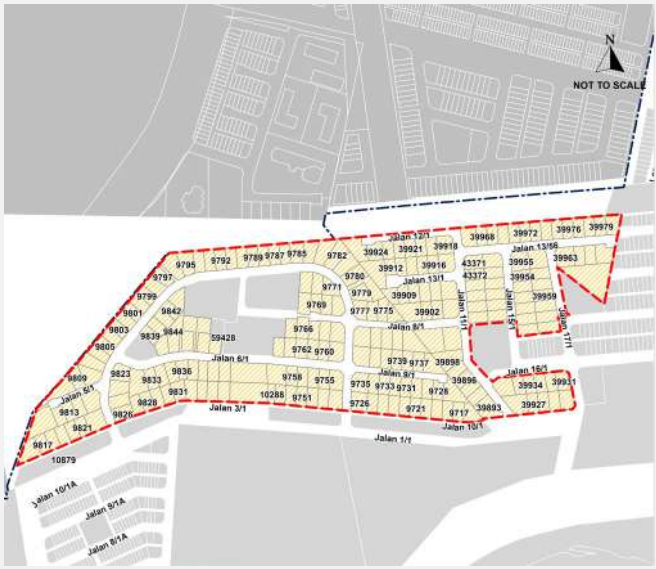
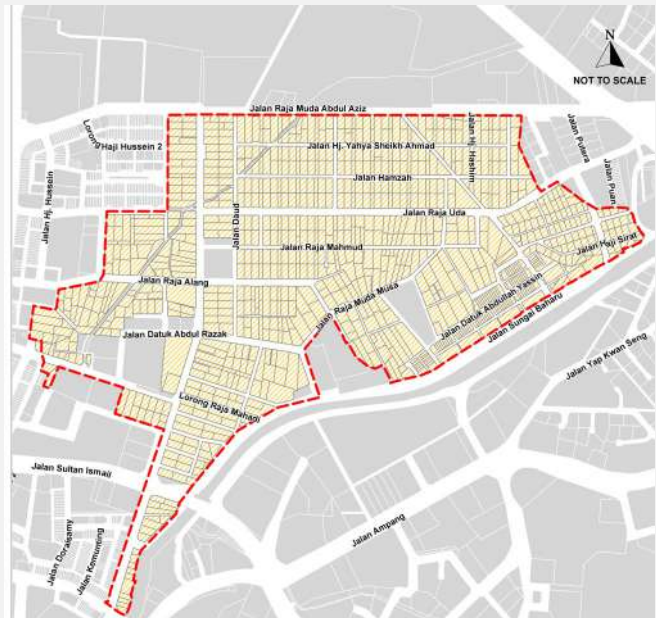



Area Information	Area Plan
<p><b>10. Kampung Melayu Segambut</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 1 (R1)</p> <p><b>Location:</b> Jalan Kelapa, Jalan Kelapa Gading, Lengkok Kelapa, Jalan Kelapa Muda, Jalan Lima and Jalan Enam</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 - 3 storeys or 4 levels for landed strata.</li> </ul>	
<p><b>11. Kampung Pasir Segambut</b></p> <p><b>KLLP2040 Land Use Zone:</b> Mixed Development (MX) and Commercial (C)</p> <p><b>Location:</b> Jalan Segambut</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>MX – Not exceeding 3 storeys.</li> <li>C – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>MX - 1:4.0</li> <li>C - 1:4.0</li> </ul>	
<p><b>12. Kampung Segambut Tengah</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 2 (R2)</p> <p><b>Location:</b> Jalan Segambut</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R3 – 1:3.0.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R3 - 1:3.0</li> </ul>	


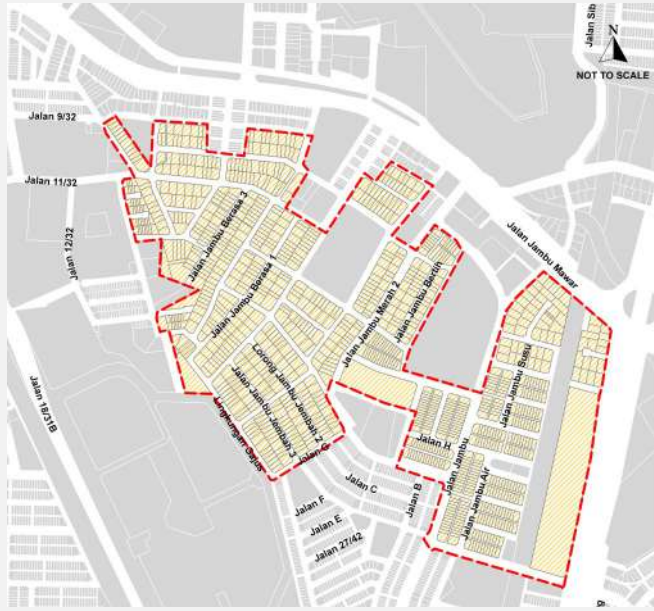

Area Information	Area Plan
<p><b>13. Kampung Delima</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 1 (R1)</p> <p><b>Location:</b> Jalan Kepong (Lama), Jalan Jambu Laut and Lorong Jambu Laut</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 - 3 storeys or 4 levels for landed strata.</li> </ul>	
<p><b>14. Kampung Pasir Baru</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 2 (R2)</p> <p><b>Location:</b> Jalan Pasir Rendah, Jalan Pasir Tengah and Jalan Pasir Dalam</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 - 1:2.0</li> </ul>	
<p><b>15. Kampung Pantai Dalam</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 1 (R1)</p> <p><b>Location:</b> Jalan Pantai Dalam</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residence</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 - 3 storeys or 4 levels for landed strata.</li> </ul>	

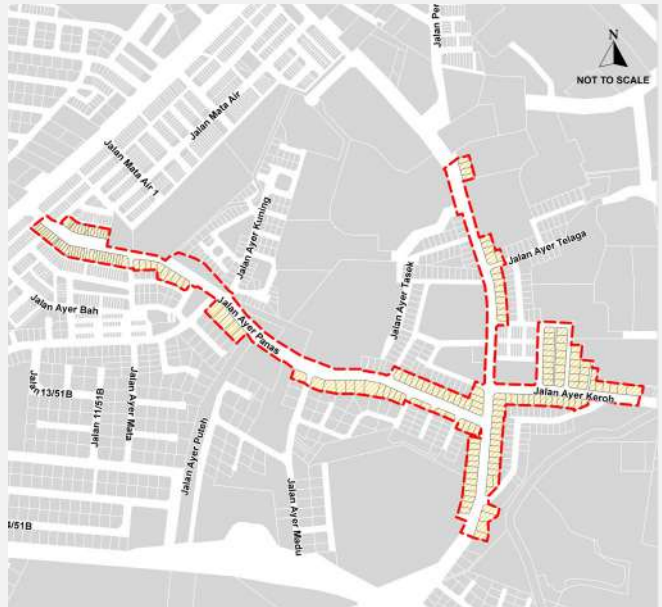


Area Information	Area Plan
<p><b>16. Kampung Malaysia Tambahan</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 1 (R1)</p> <p><b>Location:</b> Jalan Pauh Kijang, Jalan 1/141 – Jalan 17/141</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 - 3 storeys or 4 levels for landed strata.</li> </ul>	
<p><b>17. Kampung Malaysia Raya</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 1 (R1)</p> <p><b>Location:</b> Jalan Pauh Pasir, Jalan Pauh Pungah, Jalan Pauh Pipit and Jalan 25/141</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 - 3 storeys or 4 levels for landed strata.</li> </ul>	
<p><b>18. Kampung Datuk Keramat</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 2 (R2) and Residential 3 (R3)</p> <p><b>Location:</b> Jalan Keramat – Jalan Keramat Dalam</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 – Not exceeding 3 storeys.</li> <li>R3 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 - 1:2.0</li> <li>R3 - 1:3.0</li> </ul>	

Area Information	Area Plan
<p><b>19. Kampung Melayu FRIM</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 1 (R1)</p> <p><b>Location:</b> Jalan 1/1 – Jalan 17/1 – Jalan 13/56</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 - 3 storeys or 4 levels for landed strata.</li> </ul>	
<p><b>20. Kampong Bharu</b></p> <p><b>KLLP2040 Land Use Zone:</b> City Centre Commercial (CCC)</p> <p><b>Location:</b> Jalan Raja Muda Abdul Aziz – Jalan Raja Abdullah – Jalan Sungai Baharu</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>CCC – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>CCC - 1:10.0</li> </ul>	
<p><b>21. Kampung Baru Cheras Baru</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 1 (R1), Commercial (C) and Local Commercial (LC)</p> <p><b>Location:</b> Jalan 11 – Jalan 36</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – Not exceeding 3 storeys.</li> <li>C – Not exceeding 4 storeys.</li> <li>LC – Not exceeding 2 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R1 – 3 storeys or 4 levels for landed strata.</li> <li>C – 1:2.0</li> <li>C – Not exceeding 4 storeys.</li> <li>LC – Not exceeding 2 storeys.</li> </ul>	



Area Information	Area Plan
<p><b>22. Kampung Baru Salak Selatan</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 2 (R2), Residential 3 (R3) and Mixed Development (MX)</p> <p><b>Location:</b> Jalan 3 – Jalan 35</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 – Not exceeding 3 storeys.</li> <li>R3 – Not exceeding 3 storeys.</li> <li>MX – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 – 1:2.0</li> <li>R3 – 1:3.5</li> <li>MX – 1:4.0</li> </ul>	
<p><b>23. Kampung Baru Jinjang Selatan</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 2 (R2), Residential 3 (R3), Mixed Development (MX) and Local Commercial (LC)</p> <p><b>Location:</b> Jalan Jambu Gajus – Jalan Jambu Air</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 – Not exceeding 3 storeys.</li> <li>R3 – Not exceeding 3 storeys.</li> <li>MX – Not exceeding 3 storeys.</li> <li>LC – Not exceeding 2 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 – 1:2.5</li> <li>R3 – 1:3.0</li> <li>MX – 1:4.0</li> <li>LC – Not exceeding 2 storeys.</li> </ul>	
<p><b>24. Kampung Baru Jinjang Utara</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 2 (R2), Commercial (C) and Local Commercial (LC)</p> <p><b>Location:</b> Jalan Jinjang Aman 2</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 – Not exceeding 3 storeys.</li> <li>C – Not exceeding 3 storeys.</li> <li>LC – Not exceeding 2 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>R2 – 1:2.5</li> <li>C – 1:2.0</li> <li>LC – Not exceeding 2 storeys.</li> </ul>	

Area Information	Area Plan
<p><b>25. Kampung Baru Ayer Panas</b></p> <p><b>KLLP2040 Land Use Zone:</b> Residential 1 (R1)</p> <p><b>Location:</b> Jalan Ayer Panas</p> <p><b>Current Activities:</b></p> <ul style="list-style-type: none"> <li>• Residential</li> </ul> <p><b>Specific Village CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>• R1 – Not exceeding 3 storeys.</li> </ul> <p><b>General CULB Intensity Control:</b></p> <ul style="list-style-type: none"> <li>• R1 - 3 storeys or 4 levels for landed strata.</li> </ul>	



Location: Kampung Bharu  
Source: <https://www.pkb.gov.my/>  
Aerial view surrounding area Kampung Bharu.



**Table 5.15:**  
**Table of Specific Village CULB**

Permissible		Permissible with Conditions		Not Permissible	
B1	Residential Unit	A1	General Retail	A3	Office
		A2	Business	A4	Financial Institution
		A5	Food and Drink	A6	Entertainment
		A9	Tourist Accommodation	A7	Health Services
		B6	Home-based Business	A8	Betting and Gambling
		C1	Packaging, Storage and Distribution	A10	Serviced Apartment
		C4	Engineering Works	A11	Small Office Home Office (SOHO)
		C5	Vehicle Repair and Services	A12	Supermarket
		C10	Cottage Industry	A13	Hypermarket
		E3	Educational Facility	A14	Shopping Mall
		E4	Civic and Cultural Facility	A15	Petrol Station and Services
		E5	Emergency and Security	A16	Wholesale Market
		E6	Market	A17	Festival Sites or Premises
		E7	Recycling Facility	A18	Exhibition Centre
		F3	Funeral Parlour	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
		F4	Funeral Merchandise		
		G1	Sports and Recreational Facility		
		G4	Urban Farming	A20	Club House
		H1	Utilities	B2	Government/ Statutory Body/ Government Linked Company Quarters
		H3	Drainage		
		J1	Transportation Facility		
		J2	Park and Ride	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
		J3	Parking		
				B4	Hostel
				B5	Residential Care Home
				C2	Used goods collection centre
				C3	Petrol Station and Vehicle Maintenance
				C6	Manufacturing and Processing
				C7	Publishing and Printing
				C8	Technology, Research and Development
				C9	Batching Plant
				C11	Medical and Health Laboratory
				C12	Abattoir (Slaughterhouse)
				C13	Construction Material Storage
				C14	Household Goods Service Centre
				D1	Governmental or Non-governmental Organisation
				D2	Shelter Home
				E1	Health Facility
				E2	Religious Facility

Permissible		Permissible with Conditions		Not Permissible	
				E8	Animal Shelter Centre
				F1	Cemetery
				F2	Crematorium
				F5	Columbarium
				G2	Golf Facility
				G3	Commercial Recreation
				G5	Forest Reserve
				G6	Urban Forest
				H2	Solid Waste Management Facility
				J4	Air Transportation Facility

Permissible with Conditions		
Class of Use		Conditions
A1	<p>General Retail</p> <p><u>Limited to the following villages only:</u></p> <p><u>Malay Reserve Villages (MRV)</u></p> <ol style="list-style-type: none"> <li>1. Kampung Segambut</li> <li>2. Kampung Palimbayan</li> <li>3. Kampung Bukit Lanjan</li> <li>4. Kampung Selayang Lama</li> <li>5. Kampung Sungai Penchala</li> </ol> <p><u>Non-Malay Reserve Villages (NMRV)</u></p> <ol style="list-style-type: none"> <li>1. Kampung Batu Muda</li> <li>2. Kampung Melayu Segambut</li> <li>3. Kampung Pasir Segambut</li> <li>4. Kampung Segambut Tengah</li> <li>5. Kampung Pasir Baru</li> <li>6. Kampung Malaysia Tambahan</li> <li>7. Kampung Malaysia Raya</li> <li>8. Kampong Bharu</li> <li>9. Kampung Datuk Keramat</li> </ol> <p><u>New Villages</u></p> <ol style="list-style-type: none"> <li>1. Kampung Baru Cheras Baru</li> <li>2. Kampung Baru Salak Selatan</li> <li>3. Kampung Baru Jinjang Selatan</li> <li>4. Kampung Baru Jinjang Utara</li> <li>5. Kampung Baru Ayer Panas</li> </ol>	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building or free-standing building.</li> <li>2. Encouraged to be located within an area with good accessibility.</li> <li>3. Encouraged the design should be in harmony with the characteristics of the village architectural style.</li> <li>4. Encouraged to be located on the ground level only to create interaction with pedestrians and facilitate unloading work.</li> <li>5. Shall not cause nuisance to the local community.</li> </ol>
A2	<p>Business</p> <p><u>Limited to the following villages only:</u></p> <p><u>Non-Malay Reserve Villages (NMRV)</u></p> <ol style="list-style-type: none"> <li>1. Kampung Pantai Dalam</li> <li>2. Kampung Malaysia Tambahan</li> <li>3. Kampung Malaysia Raya</li> </ol>	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building or free-standing building.</li> <li>2. Encouraged to be located within an area with good accessibility.</li> <li>3. Encouraged the design should be in harmony with the characteristic of village architectural style.</li> <li>4. Encouraged to be located on the ground level only to create interaction with pedestrians and facilitate unloading work.</li> <li>5. Shall not cause nuisance to local community.</li> <li>6. Sale of Industrial Goods, Agriculture Produce and Business Equipment and Materials (office) and Retail Trade in Construction Materials shall not be allowed.</li> </ol>

Permissible with Conditions		
	Class of Use	Conditions
A5	<p>Food and Drink</p> <p>Limited to the following villages only: <u>Malay Reserve Villages (MRV)</u></p> <ol style="list-style-type: none"> <li>1. Kampung Segambut</li> <li>2. Kampung Palimbayan</li> <li>3. Kampung Bukit Lanjan</li> <li>4. Kampung Selayang Lama</li> <li>5. Kampung Sungai Penchala</li> </ol> <p><u>Non-Malay Reserve Villages (NMRV)</u></p> <ol style="list-style-type: none"> <li>1. Kampung Pandan Melayu</li> <li>2. Kampung Pandan India</li> <li>3. Kampung Batu Muda</li> <li>4. Kampung Seri Batu</li> <li>5. Kampung Melayu Segambut</li> <li>6. Kampung Pasir Segambut</li> <li>7. Kampung Delima</li> <li>8. Kampung Pasir Baru</li> <li>9. Kampung Pantai Dalam</li> <li>10. Kampung Malaysia Tambahan</li> <li>11. Kampung Malaysia Raya</li> <li>12. Kampong Bharu</li> <li>13. Kampung Datuk Keramat</li> <li>14. Kampung Melayu FRIM</li> </ol> <p><u>New Villages</u></p> <ol style="list-style-type: none"> <li>1. Kampung Baru Cheras Baru</li> <li>2. Kampung Baru Salak Selatan</li> <li>3. Kampung Baru Jinjang Selatan</li> <li>4. Kampung Baru Jinjang Utara</li> <li>5. Kampung Baru Ayer Panas</li> </ol>	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building or free-standing building.</li> <li>2. Encouraged to be located in front of the main road with good accessibility.</li> <li>3. Encouraged the design should be in harmony with the characteristics of the village architectural styles.</li> <li>4. Encouraged local or traditional Food and Drink activity.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Operation outside the area or lot shall not be allowed.</li> </ol>
A9	<p>Tourist Accommodation</p> <p>Limited to the following villages only: <u>Malay Reserve Villages (MRV)</u></p> <ol style="list-style-type: none"> <li>1. Kampung Segambut</li> <li>2. Kampung Palimbayan</li> <li>3. Kampung Bukit Lanjan</li> <li>4. Kampung Selayang Lama</li> <li>5. Kampung Sg. Penchala</li> </ol> <p><u>Non-Malay Reserve Villages (NMRV)</u></p> <ol style="list-style-type: none"> <li>1. Kampong Bharu</li> <li>2. Kampung Datuk Keramat</li> <li>3. Kampung Melayu FRIM</li> </ol>	<ol style="list-style-type: none"> <li>1. Encouraged the design should be in harmony with the characteristics of the village architectural styles.</li> <li>2. Operation on an appropriate scale is allowable.</li> <li>3. Encouraged to support the values of village cultures and lifestyles.</li> <li>4. Shall not cause nuisance to local residents.</li> </ol>
B6	<p>Home-based Business</p> <p>(Applies to all Special Village CULB areas)</p>	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building or free-standing building.</li> <li>2. Limited as an ancillary activity for self-sustain purposes.</li> <li>3. Operating activities are part of the 30 percent of the total allowable floor space.</li> <li>4. Encouraged the design should be in harmony with the characteristics of the village architectural styles.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Storage or display of goods outside the area or lot shall not be allowed.</li> </ol>



Permissible with Conditions		
Class of Use		Conditions
C1	Packaging, Storage and Distribution  Limited to the following villages only: <u>Non-Malay Reserve Villages (NMRV)</u> 1. Kampung Pandan India 2. Kampung Pasir Segambut	1. Located in a designated space in a building or free-standing building. 2. Operating activities are part of the 30 percent of the total allowable floor space. 3. Provision of a designated unloading space that does not obstruct any traffic movement. 4. Encouraged to be located in an area with good accessibility. 5. Shall not cause nuisance and traffic congestion to the surrounding areas. 6. Storage of goods outside the building or lot shall not be allowed.
C4	Engineering Works  Limited to the following villages only: <u>Malay Reserve Villages (MRV)</u> 1. Kampung Segambut 2. Kampung Palimbayan 3. Kampung Bukit Lanjan 4. Kampung Selayang Lama 5. Kampung Sungai Penchala  Limited to the following villages only: <u>Non-Malay Reserved Village (NMRV)</u> 1. Kampung Melayu Segambut 2. Kampong Bharu 3. Kampung Datuk Keramat  <u>New Villages</u> 1. Kampung Baru Cheras Baru 2. Kampung Baru Salak Selatan 3. Kampung Baru Jinjang Selatan 4. Kampung Baru Jinjang Utara 5. Kampung Baru Ayer Panas	1. Located in a designated space in a building. 2. Limited to the activities of Manufacture of Metal, Welding Work, Electrical Wiring and Signboard Manufacturing at suitable scale. 3. Operating activities are part of the 30 percent of the total allowable floor space. 4. Need to manage waste and solid waste in accordance with the guidelines and technical requirements of relevant agencies. 5. Encouraged to be located in an area with good accessibility. 6. Shall not cause the risk of fire, explosion, toxic substance and vibration as well as other risks with adverse effects. 7. Shall not cause nuisance and pollution to the surrounding areas. 8. Storage of goods outside the building or lot shall not be allowed.
C5	Vehicle Repair and Services  Limited to the following villages only: <u>Non-Malay Reserve Villages (NMRV)</u> 1. Kampung Melayu Segambut 2. Kampung Pasir Segambut 3. Kampung Pantai Dalam 4. Kampung Malaysia Tambahan 5. Kampung Malaysia Raya 6. Kampung Bharu  <u>New Villages</u> 1. Kampung Cheras Baru	1. Limited to services activities related to car or motorcycle. 2. Limited to vehicle-related service activities such as car washing, service of tyres, batteries as well as minor vehicle services such as change of engine oil, wiring services and replacement of accessories. 3. Shall not cause nuisance and pollution to the surrounding areas. 4. Painting, spraying, welding and knocking of the vehicle body shall not be allowed. 5. Storage or display of goods outside the area shall not be allowed.

Permissible with Conditions		
Class of Use	Conditions	
<p><b>C10 Cottage Industry</b></p> <p>Limited to the following villages only: <u>Malay Reserve Villages (MRV)</u></p> <ol style="list-style-type: none"> <li>1. Kampung Segambut</li> <li>2. Kampung Palimbayan</li> <li>3. Kampung Bukit Lanjan</li> <li>4. Kampung Selayang Lama</li> <li>5. Kampung Sungai Penchala</li> </ol> <p><u>Non-Malay Reserve Villages (NMRV)</u></p> <ol style="list-style-type: none"> <li>1. Kampung Pandan Melayu</li> <li>2. Kampung Pandan India</li> <li>3. Kampung Pasir Segambut</li> <li>4. Kampung Malaysia Tambahan</li> <li>5. Kampung Malaysia Raya</li> <li>6. Kampong Bharu</li> <li>7. Kampung Datuk Keramat</li> </ol> <p><u>New Villages</u></p> <ol style="list-style-type: none"> <li>1. Kampung Baru Cheras Baru</li> <li>2. Kampung Baru Salak Selatan</li> <li>3. Kampung Baru Jinjang Selatan</li> <li>4. Kampung Baru Jinjang Utara</li> <li>5. Kampung Baru Ayer Panas</li> </ol>	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building or free-standing building.</li> <li>2. Limited as an ancillary activity for self-sustain purposes.</li> <li>3. Operating activities are part of the 30 percent of the total allowable floor space.</li> <li>4. Encouraged to be located on the ground level only to create interaction with pedestrians and facilitate unloading work.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> <li>6. Storage or display of goods outside the area shall not be allowed.</li> </ol>	
<p><b>E3 Educational Facility</b></p> <p>(Applies to all Special Village CULB areas)</p>	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited to the activities of Training Centres, Schools, Kindergartens, Nurseries and Students Transit Centre.</li> <li>3. Limited as an ancillary activity that supports the needs of local community.</li> <li>4. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of an appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>	
<p><b>E4 Civic and Cultural Facility</b></p> <p>(Applies to all Special Village CULB areas)</p>	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Limited as an ancillary activity to support the needs of local community.</li> <li>3. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of an appropriate population catchment, location, capacity, maintenance and operation.</li> </ol>	
<p><b>E5 Emergency and Security</b></p> <p>(Applies to all Special Village CULB areas)</p>	<ol style="list-style-type: none"> <li>1. Located in a designated space within a building or a free-standing building.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of an appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged to be located in a strategic area with good accessibility.</li> </ol>	

Permissible with Conditions		
Class of Use		Conditions
E6	Market  (Applies to all Special Village CULB areas)	<ol style="list-style-type: none"> <li>1. Provision of a designated unloading space that does not obstruct any traffic movement.</li> <li>2. Waste and solid waste must be managed in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>3. Encouraged to be located in an area with good accessibility.</li> <li>4. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
E7	Recycling Facility  (Applies to all Special Village CULB areas)	<ol style="list-style-type: none"> <li>1. Located in a designated space in a building or free-standing building.</li> <li>2. Limited to collection and separation activities.</li> <li>3. Limited as an ancillary activity that supports the needs of local community.</li> <li>4. Encouraged to be located within the facilities building.</li> <li>5. Shall not cause nuisance to the local community.</li> </ol>
F3	Funeral Parlour  (Applies to all Special Village CULB areas)	<ol style="list-style-type: none"> <li>1. Located in a designated space within a religious building.</li> <li>2. Limited as ancillary activities related to mortuary management and pay last respects excluding embalming of remains for residing component.</li> <li>3. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
F4	Funeral Merchandise  (Applies to all Special Village CULB areas)	<ol style="list-style-type: none"> <li>1. Conducted in designated and enclosed premises.</li> <li>2. Discouraged to be located in front of the main road.</li> <li>3. Storage or display of goods outside the area shall not be allowed.</li> </ol>
G1	Sports and Recreational Facility  (Applies to all Special Village CULB areas)	<ol style="list-style-type: none"> <li>1. Limited as an ancillary activity that supports the needs of the local community.</li> <li>2. Compliant to the guidelines and technical requirements of relevant agencies related to aspect of appropriate population catchment, location, capacity, maintenance and operation.</li> <li>3. Encouraged good accessibility.</li> <li>4. Shall not cause nuisance to the local community.</li> </ol>
G4	Urban Farming  (Applies to all Special Village CULB areas)	<ol style="list-style-type: none"> <li>1. Activities related to the business element need to consider aspects of the site area, the environment, the implications for the current topography, and the impact of disaster risk.</li> <li>2. Provision of appropriate and adequate infrastructure and utilities.</li> <li>3. Need to manage waste and solid waste must be managed in accordance with the guidelines and technical requirements of relevant agencies.</li> <li>4. Limited as an ancillary activity that supports the needs of community.</li> <li>5. Shall not cause nuisance and traffic congestion to the surrounding areas.</li> </ol>
H1	Utilities  (Applies to all Special Village CULB areas)	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>
H3	Drainage  (Applies to all Special Village CULB areas)	<ol style="list-style-type: none"> <li>1. Provision is subject to the requirements of the relevant technical departments and agencies.</li> </ol>

Permissible with Conditions		
Class of Use		Conditions
J1	Transport Facilities (Applies to all Special Village CULB areas)	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J2	Park and Ride (Applies to all Special Village CULB areas)	1. Provision is subject to the requirements of the relevant technical departments and agencies.
J3	Parking Lot (Applies to all Special Village CULB areas)	1. Limited to provision of parking spaces for cars, motorcycles and micromobility vehicles. 2. Provision is subject to the requirements of the relevant technical departments and agencies. 3. Provision of tourist buses only subject to suitability of location. 4. Heavy vehicles parking or depot shall not be allowed.

# B3



# 6.0

## DESCRIPTION CLASSES OF USE OF LAND AND BUILDINGS 2025 (CULB2025)





# 6.0

## DESCRIPTION CLASSES OF USE OF LAND AND BUILDINGS 2025 (CULB2025)

KUALA LUMPUR LOCAL PLAN 2040

This method of Classes of Use of Land and Buildings 2025 (CULB2025) is related to the list of permissible uses and activities for the main use of land and buildings in the land use zone.

Each class of use of land and buildings has a definition according to the land use activity of the class. Details of activities for each class of use have also been attached to assist the implementation of activity planning control according to clear and non-contradictory land use zones.

### BRIEF INFO

#### CLASSES OF LAND USE AND BUILDINGS 2025 (CULB2025), KLLP2040



Main Classes of Land Use and Buildings

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Breakdown Classes of Land Use and Buildings 2025 (CULB2025)

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**Table 6.1:** Code of Classes of Use of Land and Buildings 2025 (CULB2025)

Main Use Class Code	Usage
A	Related to the <b>commercial</b> activities that have economic values in a building or land.
B	Related to the <b>residential</b> activities for residents that include landed housing type and strata.
C	Related to the <b>industrial</b> activities which are enterprises that involve manufacturing activities, production and production of products.
D	Related to the <b>institutions</b> activities owned by the government or the private sector for the needs of the public or related agencies.
E	Related to the activities of <b>community facilities</b> provided by the authorities or private sector for the needs of the public subject to selected catchment area.
F	Related to the activities of <b>cemetery and burial activities</b> that include burial activities and corpse management facilities.
G	Related to the activities of <b>open space and recreational facilities</b> provided by the the government or the private sector for the needs of the public.
H	Related to the activities of <b>infrastructure and utility facilities</b> provided by service providers for the needs of the public.
J	Related to the activities of <b>transportation facilities</b> provided by the government, related agencies or the private sector for the needs of the public.

**Table 6.2:**  
Details of Categories and Code of Classes of Use of Land and Buildings 2025 (CULB2025)

Class of Use Category	Code	Class of Use
Commercial	A1	General Retail
	A2	Business
	A3	Office
	A4	Financial Institution
	A5	Food and Drink
	A6	Entertainment
	A7	Health Services
	A8	Betting and Gambling
	A9	Tourist Accommodation
	A10	Serviced Apartment
	A11	Small Office Home Office (SOHO)
	A12	Supermarket
	A13	Hypermarket
	A14	Shopping Mall
	A15	Petrol Station and Services
	A16	Wholesale Market
	A17	Festival Sites or Premises
	A18	Exhibition Centre
	A19	Meetings, Incentives, Conferences and Exhibitions (MICE)
	A20	Club House
Residential	B1	Residential Unit
	B2	Government/ Statutory Body/ Government Linked Company Quarters
	B3	Labour Quarters or Centralised Labour Quarters (CLQ)
	B4	Hostel
	B5	Residential Care Home
	B6	Home-based Business
Industry	C1	Packaging, Storage and Distribution
	C2	Used Goods Collection Centre
	C3	Petrol Station and Maintenance
	C4	Engineering Works
	C5	Vehicle Repair and Services
	C6	Manufacturing and Processing
	C7	Publishing and Printing
	C8	Technology, Research and Development
	C9	Batching Plant
	C10	Cottage Industry
	C11	Medical and Health Laboratory
	C12	Abattoir (Slaughterhouse)
	C13	Construction Material Storage
	C14	Household Goods Service Centre
Institutional	D1	Governmental or Non-governmental Organisation
	D2	Shelter Home
Public Facilities	E1	Health Facility
	E2	Religious Facility
	E3	Educational Facility
	E4	Civic and Cultural Facility
	E5	Emergency and Security
	E6	Market
	E7	Recycling Facility
	E8	Animal Shelter Centre
Cemetery and Mortuary Management	F1	Cemetery
	F2	Crematorium
	F3	Funeral Parlour
	F4	Funeral Merchandise
	F5	Columbarium
Open Space	G1	Sports and Recreational Facility
	G2	Golf Facility
	G3	Commercial Recreation
	G4	Urban Farming
	G5	Forest Reserve
	G6	Urban Forest
Infrastructure and Utilities	H1	Utilities
	H2	Solid Waste Management Facility
	H3	Drainage
Transportation	J1	Transportation Facility
	J2	Park and Ride
	J3	Parking
	J4	Air Transportation Facility

**Table 6.3: Classes of Use of Land and Buildings for Commercial (A)**

(1) Class of Use	(2) Description	(3) Activity
Class A1 General Retail	Shop or commercial space for the general retail of household goods and supplies as well as personal services.	<b>1. Supply Store:</b> i. Groceries store/ mini market/ convenience store
		<b>2. Retail of Fresh and Frozen Food:</b> i. Fruit and vegetables; ii. Seafood/ meat/ chicken; and iii. Other related retail of fresh and frozen food activities are not listed above.
		<b>3. Retail of Books and Stationery:</b> i. Books and stationery; ii. Magazines; iii. Newspapers; and iv. Other related retail of books and stationery activities are not listed above.
		<b>4. Retail of Personal Goods:</b> i. Footwear and textiles; ii. Musical instruments (sales only); iii. Fragrances and cosmetics; iv. Optical goods; v. Flowers; vi. Sports equipment; vii. Jewelry and gems; viii. Watches; ix. Souvenirs; and x. Other related retail of personal goods activities are not listed above.
		<b>5. Sale of Household Goods:</b> i. Electrical appliances; ii. Furniture with area not more than 260 square metres as well as excludes exhibition centre; iii. Plastic goods; iv. Toys; v. Indoor decorative lights; vi. Antique goods; and vii. Other related sale of household goods activities are not listed above.
		<b>6. Private Personal Services:</b> i. Laundry; ii. Tailoring (maximum of 10 sewing machines); iii. Haircut; iv. Delivery services; v. Astrologer; and vi. Other related private personal services activities are not listed above.
		<b>7. Pharmacy</b>
		<b>8. Internet Services:</b> i. Internet centre.
		<b>9. Digital Services:</b> i. Computer; ii. Telephone; iii. Digital editing and printing; and iv. Other related digital services activities are not listed above.
		<b>10. Other related activities not listed above</b>

(1) Class of Use	(2) Description	(3) Activity
Class A2 Business	Commercial space for retail trade of goods and products that involves loading and unloading activities and specialised services that require exhibition space or a specific space to house its products and services in suitable scale.	<p><b>1. Retail Trade of Industrial Goods, Agriculture Produce and Business Equipment and Materials (office):</b></p> <ul style="list-style-type: none"> <li>i. Office equipment;</li> <li>ii. Machinery, materials and equipment that do not require a large space for storage (excluding heavy equipment and large machinery) with a size not exceeding 260 square metres; and</li> <li>iii. Other related retail trade in industrial goods, agriculture produce and business equipment and materials activities are not listed above.</li> </ul> <p><b>2. Retail Trade of Construction Materials:</b></p> <ul style="list-style-type: none"> <li>i. Hardware (small-scale with a maximum area of 260 square metres) and Do It Yourself (DIY) shops (excluding construction materials such as sand, bricks, sandstone, wood and iron);</li> <li>ii. Floor furnishing such as tiles, wood and other materials (excluding exhibition space);</li> <li>iii. Bathroom equipment/ accessories (excluding showroom);</li> <li>iv. Kitchen fixtures such as hoods, hobs, sinks and other similar fixtures; and</li> <li>v. Other related retail trade of construction materials activities are not listed above.</li> </ul> <p><b>3. Household Services:</b></p> <ul style="list-style-type: none"> <li>i. Vehicle wash;</li> <li>ii. Bridal house;</li> <li>iii. Photo studio or Photography;</li> <li>iv. Photo Frame Maker;</li> <li>v. Boutique; and</li> <li>vi. Other related household services activities are not listed above.</li> </ul> <p><b>4. Tourism Services:</b></p> <ul style="list-style-type: none"> <li>i. Travel agency;</li> <li>ii. Money changer; and</li> <li>iii. Other related tourism services activities are not listed above.</li> </ul> <p><b>5. Private Clinic (Outpatient):</b></p> <ul style="list-style-type: none"> <li>i. Health clinic;</li> <li>ii. Dental clinic; and</li> <li>iii. Other related private clinics activities are not listed above</li> </ul> <p><b>6. Private Education Services:</b></p> <ul style="list-style-type: none"> <li>i. Driving school;</li> <li>ii. Dance or music school;</li> <li>iii. Tailoring school;</li> <li>iv. Hairdressing school;</li> <li>v. Model training centre;</li> <li>vi. Tuition centre or centre of mind development; and</li> <li>vii. Other related private education services activities are not listed above.</li> </ul> <p><b>7. Pet Shop and Clinic:</b></p> <ul style="list-style-type: none"> <li>i. Sale of pets and their accessories;</li> <li>ii. Pet care centre;</li> <li>iii. Pet clinic; and</li> <li>iv. Pet grooming services.</li> </ul>

(1) Class of Use	(2) Description	(3) Activity
Class A2 Business	Commercial space for retail trade of goods and products that involves loading and unloading activities and specialised services that require exhibition space or a specific space to house its products and services in suitable scale.	<b>8. Fishing Premises:</b> i. Prawns; ii. Fish; and iii. Other aquatic animals.
		<b>9. Sale of Jewelry</b>
		<b>10. Shopping Arcade</b>
		<b>11. Other related business activities.</b>
Class A3 Office	Commercial space for the operation or implementation of professional, administrative and clerical works.	<b>1. Professional Services:</b> i. Legislation; ii. Insurance; iii. Accounting, auditing and book-keeping; and iv. Consultants (town planning, architecture, engineering, evaluation and others) v. Other related professional services activities that are not listed above.
		<b>2. Business Support Services:</b> i. Clerical services; ii. Secretarial services; iii. Services based on computer use (excluding computer repair services); and iv. Other related business support services activities that are not listed above.
		<b>3. Other Services:</b> i. General office such as coworking office
		<b>4. Organisation Operations Office or NGO</b>
		<b>5. Cooperative</b>
		<b>6. Other related Office activities.</b>
Class A4 Financial Institution	Commercial space for financial and banking activities	<b>1. Banking or Financial Institution</b>
		<b>2. Stock Exchange</b>
		<b>3. Pawnshop</b>
		<b>4. Licensed Money Lender</b>
		<b>5. Other related Financial Institution activities.</b>
Class A5 Food and Drink	Commercial space for the sale of food and drinks prepared either inside or outside the premises where no significant element of entertainment (loud or noisy music). The aspect of maintaining cleanliness in business areas needs to be strengthened through enforcement and cooperation from the local community.	<b>1. Restaurant or Café or Bistro</b>
		<b>2. Coffee Shop</b>
		<b>3. Fast Food Restaurant</b>
		<b>4. Food Court</b>
		<b>5. Small Eatery</b>
		<b>6. Bakery</b>
		<b>7. Food Truck</b>
		<b>8. Other related Food and Drink activities.</b>
Class A6 Entertainment	Building or premises providing entertainment music for dancing and singing involving live music and other forms of entertainment	<b>1. Performing Arts and Traditional Culture:</b> i. Theatre; ii. Aristocratic Opera; iii. Classical Music; iv. Dance or cultural performance; and v. Other related performing arts and traditional culture activities that are not listed above.
		<b>2. Social Physical Entertainment:</b> i. Karaoke Centre or Family Karaoke; ii. Disco or night clubs; iii. Pubs or bars; and iv. Dance floor.

(1) Class of Use	(2) Description	(3) Activity
Class A6 Entertainment	Building or premises providing entertainment music for dancing and singing involving live music and other forms of entertainment.	<b>3. Sports Physical Entertainment:</b> i. Snooker or Billiards; ii. Bowling; and iii. Skating rink.
		<b>4. Mechanical Entertainment:</b> i. Electrical Entertainment (electrical entertainment tools); ii. Computer based entertainment; iii. Amusement Outlet or Arcade Games; and iv. Game Machines.
		<b>5. Cinema</b>
		<b>6. Live Entertainment (Entertainment that is carried out only on certain days and for a limited period of time:</b> i. Concert; ii. Carnival; iii. Festivals; iv. Fashion Show; v. Dinner; vi. Drama or Theatre; vii. Promotion; viii. Charity Show; ix. Chinese Opera; x. Expo or Exhibition; xi. Stage Performance; and xii. Performance Hall.
		<b>7. Other related Entertainment activities</b>
Class A7 Health Services	Activity related to specialised wellness and health including other health services that are licensed as well as not under the supervision of the Ministry of Health.	<b>1. Massage/Spa/Sauna Services</b>
		<b>2. Wellness Centre</b>
		<b>3. Therapy Centre</b>
		<b>4. Reflexology</b>
		<b>5. Confinement Centre</b>
		<b>6. Homeopathy</b>
		<b>7. Beauty Treatment Services</b>
		<b>8. Other related Health Services activities</b>
Class A8 Betting and Gambling	Building or premises for sale, activity or gambling or betting licensed by the government.	<b>1. Sale of Lottery</b>
		<b>2. Gambling Machines</b>
		<b>3. Other related Betting and Gambling activities</b>
Class A9 Tourist Accommodation	Building or premises which provides rooms or accommodation for tourists.	<b>1. Hotel</b>
		<b>2. Budget hotel</b>
		<b>3. Chalet</b>
		<b>4. Homestay or Airbnb</b>
		<b>5. Other related tourist accommodation activities</b>
Class A10 Serviced Apartment	Accommodation provided in commercial land use zones, usually managed by a third party, consisting of businesses or hotel facilities not available in residential apartments. It does not include hotels, lodges, worker and student dormitories.	<b>1. Serviced Apartment</b>
		<b>2. Serviced Suite</b>
		<b>3. Serviced Residence</b>



(1) Class of Use	(2) Description	(3) Activity
Class A11 Small Office Home Office (SOHO)	Office or service space that allows the provision of limited accommodation space in the individual premise.  Service and business activities that do not involve frequent customer visits, fewer manpower, and the storage of goods are not allowed.	1. <b>Residence</b>
		2. <b>Office Suite</b>
		3. <b>Permissible office activities are:</b> i. Professional Services: a) Legislation; b) Accounting, auditing, book-keeping and insurance; c) Consultants (town planning, architecture, engineering, evaluation and others); and d) Online business. ii. Support Business Services: a) Spa except Confinement Centre; b) Specialist Health Clinic; c) Secretariat; d) Computers Services; and e) IT services and suppliers and website designers
		4. <b>Other related SOHO activities</b>
Class A12 Supermarket	A medium-sized retail business with area not more than 4,999 square metre which selling a wide variety of goods that operates in business premises and commercial spaces.	1. <b>Sale of Food and Drink</b>
		2. <b>Sale of Apparels</b>
		3. <b>Sale of Household Necessities</b>
		4. <b>Management Office</b>
		5. <b>Other related Supermarket activities</b>
Class A13 Hypermarket	A self-service business store in a single building with a business floor area of not less than 5,000 square metres that sells a variety of consumer goods, including food and non-food items, in various sizes, quantities, and forms of packaging.	1. <b>Sale of Food and Drink</b>
		2. <b>Sale of Apparels</b>
		3. <b>Sale of Household Necessities</b>
		4. <b>Management office</b>
		5. <b>Other related hypermarket activities</b>
Class A14 Shopping Mall	Business premises that carry out retail sales activities to meet the needs of consumers and household goods as well as offering various brands of choice and price rates according to product categories.	1. <b>Sale of Food and Drink</b>
		2. <b>Sale of Apparels</b>
		3. <b>Sale of Household Necessities</b>
		4. <b>Management office</b>
		5. <b>Other related shopping mall activities</b>
Class A15 Petrol and Service Station	Service point for motor vehicle refuelling and vehicle charger.	1. <b>Sale of Petrol and Gas</b>
		2. <b>Electrical Vehicle Charger</b>
		3. <b>Convenience Store (Sale of Daily Necessities)</b>
		4. <b>Vehicle Wash</b>
		5. <b>Sale of Food and Beverages</b>
		6. <b>Other related Petrol and Service Station activities</b>
Class A16 Wholesale Market	Place that carries out bulk sale activities.	1. <b>Wholesale Market</b>
		2. <b>Frozen or Fresh Ingredients</b>
		3. <b>Other related Wholesale Market activities</b>
Class A17 Festival Sites or Premises	Site or premises for the use of any function and social event.	1. <b>Festivity</b>
		2. <b>Opening Ceremony</b>
		3. <b>Meetings (MICE activities)</b>
		4. <b>Training Workshops and Conferences (MICE activities)</b>
		5. <b>Other related Festival Sites or Premises activities</b>

(1) Class of Use	(2) Description	Activity
Class A18 Exhibition Centre	Space for the exhibition and sale of products such as cars, furniture, appliances, carpets, clothes, and others.	1. <b>Car Show or Sale (new and used)</b>
		2. <b>Exhibition or Sale of Furniture</b>
		3. <b>Exhibition or Sale of Art Products</b>
		4. <b>Exhibition or Sale of Musical Instruments</b>
		5. <b>Other related Exhibition Centre activities</b>
Class A19 Meetings, Incentives, Conferences and Exhibitions (MICE)	Buildings or premises housing facilities for holding and organising meetings, conferences or exhibitions.	1. <b>Meeting</b>
		2. <b>Training Workshop</b>
		3. <b>Conference</b>
		4. <b>Exhibition or Expo</b>
		5. <b>Other related MICE activities</b>
Class A20 Club House	Building that houses recreational, social and business facilities to meet the needs of the local community or members.	1. <b>Sports Facilities</b>
		2. <b>Recreational Facilities</b>
		3. <b>Café</b>
		4. <b>Meeting Room</b>
		5. <b>Kiosk</b>
		6. <b>Management Office</b>
		7. <b>Other related Club House activities</b>

**Table 6.4: Classes of Use of Land and Buildings for Residential (B)**

(1) Class of Use	(2) Description	(3) Activity
Class B1 Residential Unit	Any type of residential unit whether landed or multi-storey.	1. <b>Terrace</b>
		2. <b>Semi-Detached</b>
		3. <b>Detached</b>
		4. <b>Apartment</b>
		5. <b>Condominium</b>
		6. <b>Townhouse</b>
		7. <b>Villa</b>
		8. <b>Cluster House</b>
		9. <b>Senior Living</b>
		10. <b>Council Home</b>
		11. <b>Transit House</b>
		12. <b>Micro House</b>
		13. <b>Other related Residential activities</b>
Class B2 Government/ Statutory Body/ Government Linked Company Quarters	Residence for employees of an organisation including government body, statutory body and company such as the military, police, fire brigade, hospital, and the organizations to live in.	1. <b>Government Quarters</b>
		2. <b>Statutory Body Quarters</b>
		3. <b>GLC Quarters</b>
		4. <b>Other related Government/Statutory Body/Government Linked Company Quarters activities</b>
Class B3 Labour Quarters or Centralised Labour Quarters (CLQ)	Accommodation provided for workers whether permanently or temporarily, including converted buildings.	1. <b>Centralised Labour Quarters (CLQ)</b>
		2. <b>Accommodation of Temporary Workers</b>
		3. <b>Other related Labour Quarters or Centralised Labour Quarters (CLQ) activities</b>
Class B4 Hostel	A place to stay or room or dormitory provided at a lower rental rate or accommodation fee for the short and medium terms.	1. <b>Hostel</b>
		2. <b>Other related Hostel activities</b>
Class B5 Residential Care Home	Space or premises for caring of people with disabilities, the elderly, children and other groups who require close care, attention and supervision.	1. <b>Welfare Home</b>
		2. <b>Orphanage</b>
		3. <b>Disability Care Home or Centre</b>
		4. <b>Elderly Care Home</b>
		5. <b>Other related Residential Care Home activities</b>
Class B6 Home-based Business	A residential unit that allows part of the space to be used for a small-scale business including office space. Not more than five (5) employees which does not cause disturbance to the surrounding residents and does not change the housing unit.	1. <b>Provision of Food and Beverages</b>
		2. <b>Tailoring and Dressmaking Services</b>
		3. <b>Child/ Elderly/ Disabled Care Services (according to the ratio of carers to residents set by the Department of Social Welfare)</b>
		4. <b>Online Business</b>
		5. <b>Private Office</b>
		6. <b>Other related Home-based Business activities</b>

**Table 6.5: Classes of Use of Land and Buildings for Industrial (C)**

(1) Class of Use	(2) Description	(3) Activity
Class C1 Packaging, Storage and Distribution	Buildings or premises related to the storage and distribution of goods as well as products.	1. <b>Storage, Packaging and Distribution of Goods, Raw Materials and Equipment</b>
		2. <b>Non-operational Vehicle Storage</b>
		3. <b>Other related Packaging, Storage and Distribution activities</b>
Class C2 Used Goods Collection Centre	Storage, sale, refurbishment or processing of used goods that are no longer required for use in their original form or recycled.	1. <b>Recycling of Automotive Goods</b>
		2. <b>Recycling of Paper/ Plastic/ Glass/ Metal</b>
		3. <b>Other related recycling activities not listed above</b>
Class C3 Petrol Station and Vehicle Maintenance	Places or premises for refueling, maintaining, and selling spare parts for motor vehicles.	1. <b>Sale of Petrol and Gas</b>
		2. <b>Electrical Vehicle Charger</b>
		3. <b>Vehicle Wash</b>
		4. <b>Convenience Store (Sale of Daily Necessities)</b>
		5. <b>Sale of Food and Beverages</b>
		6. <b>Servicing Motor Vehicle</b>
		7. <b>Sale of Car Accessories and Auto Tools</b>
		8. <b>Other related Petrol Station and Vehicle Maintenance activities</b>
Class C4 Engineering Works	Place or premises providing engineering services.	1. <b>Manufacture of Metal</b>
		2. <b>Welding Work</b>
		3. <b>Manufacture of Building Materials</b>
		4. <b>Electrical Wiring</b>
		5. <b>Communication System Manufacturing</b>
		6. <b>Machinery Repair Services</b>
		7. <b>Signboard Manufacturing</b>
		8. <b>Other related Engineering Works activities</b>
Class C5 Vehicle Service and Repair	Buildings or premises providing services for the maintenance and repair of motor vehicles, including the sale of spare parts for maintenance and repair needs.	1. <b>Service and repair of Motorcycles/ Cars/ Lorries/ Buses/ Vans</b>
		2. <b>Sale of Spare Parts</b>
		3. <b>Car Wash and Valeting Services</b>
		4. <b>Heavy Machinery Service and Repair</b>
		5. <b>Other related Vehicle Service and Repair activities</b>
Class C6 Manufacturing and Processing	Buildings or premises that involve production, manufacture or installation of goods manually or using machines on a medium scale except for cement and concrete manufacturing and processing activities.	1. <b>Wood</b>
		2. <b>Bricks</b>
		3. <b>Tiles</b>
		4. <b>Manufacture of Food and Drinks</b>
		5. <b>Other related Manufacturing and Processing activities</b>

(1) Class of Use	(2) Description	(3) Activity
Class C7 Printing and Publishing	Buildings or premises processing or producing printed materials in inked type and printing machines or in a similar way on a large scale.	1. <b>Plan Printing (Digital Printing)</b>
		2. <b>Plan Printing (Conventional Printing)</b>
		3. <b>Printing of Books, Magazines and Binding In Large Quantities (Digital Or Conventional Printing)</b>
		4. <b>Newspaper Printing and Publishing</b>
		5. <b>Printing of Banners and other Advertising Materials (excluding shop signs)</b>
		6. <b>Other related Printing and Publishing activities</b> Note: i. Digital printing produces a digital image on a physical surface. It is generally used to carry out direct printing and for adaptation of print media; and ii. Conventional printing is a process for reproducing text and images, usually using ink and a printing press. It involves large-scale industrial processes and is an important part of the printing and publishing process.
Class C8 Technology, Research and Development	Buildings or premises based on ICT or scientific research activities for research or making new products and improving existing products as well as manufacturing processes that use high technology.	1. <b>ICT Lab</b>
		2. <b>Biotechnology</b>
		3. <b>Nanotechnology</b>
		4. <b>Information Technology and Multimedia</b>
		5. <b>Science Park</b>
		6. <b>Research Centre</b>
Class C9 Batching Plant	Sites or premises carried out for large-scale cement or concrete processing activities.	7. <b>Data Centre</b>
		8. <b>Other Technology, Research and Development activities</b>
Class C10 Cottage Industry	A cottage industry operating in an individual's home to produce goods and services on a small scale, rather than operating in a special place in a factory.	1. <b>Concrete Mixing Plant Activities that Operate within the Industrial Zone Area and Outside the Industrial Zone Area (Project Site)</b>
		2. <b>Concrete Mixing Plant Operating For Own Project Use or Sale of Cement to Other Operators (Commercially)</b>
Class C11 Medical and Health Laboratory	Buildings or premises where research and testing activities are carried out for medical and health purposes.	1. <b>Processing and Production of Food and Drink based products</b>
		2. <b>Processing and Production of Clothing-based Products</b>
		3. <b>Processing and Production of Handicraft Items</b>
		4. <b>Other related Cottage Industry activities</b>
Class C12 Abattoir (Slaughterhouse)	Building or premise where poultry slaughter is carried out by related agencies or private agencies.	1. <b>Medical Testing Laboratory</b>
		2. <b>Medical Research Laboratory</b>
		3. <b>Other related Medical and Health Laboratory activities</b>
		1. <b>Abattoir (Slaughterhouse)</b>
		2. <b>Cold Room</b>
		3. <b>Abattoir (Slaughterhouse) Waste Management</b>
		4. <b>Management Office</b>
		5. <b>Other related Abattoir (Slaughterhouse) activities</b>

(1) Class of Use	(2) Description	(3) Activity
Class C13 Building Material Storage	Building material storage sites or premises allowing sale activities.	1. <b>Sand-based Material</b>
		2. <b>Materials based on Bricks</b>
		3. <b>Materials based on Sandstone</b>
		4. <b>Materials based on Wood and Iron</b>
		5. <b>Other related Building Material Storage activities</b>
Class C14 Household Goods Service Centre	Sites or premises for maintenance or repair of household tools and goods including electrical and electronic appliances.	1. <b>Repair Services for Household Appliances (Including Repair Services For Large Electrical and Electronic Appliances)</b> <ol style="list-style-type: none"> <li>Repair shops for electrical appliances (air conditioners, TVs, refrigerators, washing machines and other similar items);</li> <li>Computer repair services;</li> <li>Bicycle repair services;</li> <li>Musical instrument repair services; and</li> <li>Sports equipment repair services.</li> </ol>



**Table 6.6: Classes of Use of Land and Buildings for Institution (D)**

(1) Class of Use	(2) Description	(3) Activity
Class D1 Governmental or Non-governmental Organisation	Buildings or premises housing an institution, government organisation and Non-Government Organisation (NGO) or activities specifically for administration, management and accommodation by the government and NGOs.	1. <b>Government Office</b>
		2. <b>Embassy and Chancery</b>
		3. <b>Archive</b>
		4. <b>Court</b>
		5. <b>Military Camp</b>
		6. <b>Non-Governmental Organization (NGO)</b>
		7. <b>Training Centre</b>
		8. <b>Other related Governmental or Non-governmental Organisation activities</b>
Class D2 Shelter Home	Buildings or premises allocated to accommodate, care for and rehabilitate people with problems and in need of care and rehabilitation by authorities and related bodies.	1. <b>Moral or Juvenile Rehabilitation Centre</b>
		2. <b>Drug Rehabilitation Centre</b>
		3. <b>Temporary Detention Centre</b>
		4. <b>Detention Centre</b>
		5. <b>Rehabilitation Home</b>
		6. <b>Homeless Transit Centre</b>
		7. <b>Shelter Home</b>
		8. <b>Other related Shelter Home activities</b>

**Table 6.7:** Classes of Use of Land and Buildings for Community Facility (E)

(1) Class of Use	(2) Description	(3) Activity
Class E1 Health Facility	Buildings or premises housing an organisation or activities dedicated to the practice of providing medical treatment, health maintenance, and ward facilities for services to prevent and heal diseases.	1. <b>Hospital (Government or Private)</b>
		2. <b>Medical Specialist Centre</b>
		3. <b>Clinic or Polyclinic</b>
		4. <b>Haemodialysis Centre</b>
		5. <b>Veterinary Hospital or Clinic</b>
		6. <b>Sanatorium</b>
		7. <b>Sale of Prostheses</b>
		8. <b>Other related Health Facility activities</b>
Class E2 Religious Facility	Buildings or premises housing an organisation or activities specifically related to religious teachings, beliefs or values.	1. <b>Space for Religious Activities such as Mosque, Surau, Church, Temple, Gudhwara and others</b>
		2. <b>Religious Association</b>
		3. <b>Religious Centre</b>
		4. <b>Related Ancillary Activities (use as Religious School, Tahfiz Centre and others)</b>
		5. <b>Other related Religious Facility activities</b>
Class E3 Educational Facility	Buildings or premises housing an organisation or activities dedicated to educational facilities.	1. <b>University</b>
		2. <b>College</b>
		3. <b>Training Centre</b>
		4. <b>School</b>
		5. <b>Kindergarten or Kindergarten (KEMAS)</b>
		6. <b>Nursery or Childcare Centre</b>
		7. <b>Care Centre or Student Transit Centre</b>
		8. <b>Other related Educational Facility activities</b>
Class E4 Civic and Cultural Facility	Sites or buildings that provide various types of facilities for community, organisational and cultural activities.	1. <b>Community Centre or Hall</b>
		2. <b>Public Library</b>
		3. <b>Museum or Gallery</b>
		4. <b>Complex or Cultural Centre</b>
		5. <b>Integrated Community And Cultural Complex</b>
		6. <b>Square or Plaza</b>
		7. <b>Memorial</b>
		8. <b>Cultural Centre</b>
		9. <b>Theatre Centre</b>
		10. <b>Handicraft Centre</b>
		11. <b>Other related Civic and Cultural Facility activities</b>
Class E5 Emergency and Safety	Lands or buildings designated for the use of emergency and security services involving facilities for police, fire brigade, and neighbourhood watch.	1. <b>Police Station</b>
		2. <b>Police Station or Police Beat</b>
		3. <b>Fire and Rescue Station</b>
		4. <b>Volunteer Firefighters</b>
		5. <b>Civil Defence or Civil Defence Related Facilities</b>
		6. <b>Neighbourhood Watch</b>
		7. <b>Other related Emergency and Safety activities</b>

(1) Class of Use	(2) Description	(3) Activity
Class E6 Market	Premises or sites serving as a facility to the community for wholesale or retail sale of daily necessities or food.	1. <b>Public Market</b>
		2. <b>Private Market</b>
		3. <b>Morning Market</b>
		4. <b>Night Market</b>
		5. <b>Farmers' Market</b>
		6. <b>Wet Market</b>
		7. <b>Sunday Market</b>
		8. <b>Frozen Cold Room</b>
		9. <b>Other related Market activities</b>
Class E7 Recycling Facility	Premises or site serving as a community facility limited to the collection and separation of community used goods for recycling.	1. <b>Paper-based Items Including Newspapers, Magazines and Books</b>
		2. <b>Box based Items including Tetrapak</b>
		3. <b>Glass-based Items</b>
		4. <b>Plastic-based Items</b>
		5. <b>Aluminium-based Items Including Cans</b>
		6. <b>Fabric-based Items Including Clothes and Shoes</b>
		7. <b>Used Cooking Oil</b>
		8. <b>Vehicle Battery</b>
		9. <b>Other related Recycling Facility activities</b>
Class E8 Animal Shelter Centre	Site or premises serve as a facilities for the protection and welfare of certain animals except for protected animals, specifically to protect animals from any form of abuse.	1. <b>Abandoned Animal Shelter</b>
		2. <b>Other related Animal Shelter Centre activities</b>

**Table 6.8:** Classes of Use of Land and Buildings for Cemetery (F)

(1) Class of Use	(2) Description	(3) Activity
Class F1 Cemetery	Areas or sites dedicated to burial of remains.	1. <b>Muslim And Non-muslim Cemeteries</b>
		2. <b>Management Office</b>
		3. <b>Memorial Park</b>
		4. <b>Tomb</b>
		5. <b>Other related Cemetery activities</b>
Class F2 Crematorium	Buildings or premises offering cremation services.	1. <b>Cremation</b>
		2. <b>Management Office</b>
		3. <b>Other related Crematorium activities</b>
Class F3 Funeral Parlour	Buildings or premises offering services to prepare and manage remains such as bathing, cleaning, cosmetology or prayer as well as last respects for the purpose of burial.	1. <b>Funeral Parlour</b>
		2. <b>Management Office</b>
		3. <b>Other related Funeral Home activities</b>
Class F4 Funeral Merchandise	Buildings or premises offering the sale of essential items for funeral purposes such as tombstones, coffins, merchandise for funeral ceremonies and others.	1. <b>Shop Selling Coffins</b>
		2. <b>Shop Selling Tombstones</b>
		3. <b>Shop Selling Prayer Items Related to Funeral and Ceremonies for the Deceased</b>
		4. <b>Management Office</b>
		5. <b>Other related Funeral Merchandise activities</b>
Class F5 Columbarium	Buildings or premises offering ash storage services as a cremation and memorial service.	1. <b>Storage of Ashes</b>
		2. <b>Management Office</b>
		3. <b>Other related Columbarium activities</b>

**Table 6.9:** Classes of Use of Land and Buildings for Open Space (G)

(1) Class of Use	(2) Description	(3) Activity
Class G1 Sports and Recreational Facilities	Lands, buildings or management premises or specific leisure, sports and recreational activities.	1. <b>Game Lot</b>
		2. <b>Playground</b>
		3. <b>Neighbourhood Field</b>
		4. <b>Football Field</b>
		5. <b>City Park</b>
		6. <b>Green Area or Buffer Zone</b>
		7. <b>Sports and Recreation Court or Space</b>
		8. <b>Swimming Pool</b>
		9. <b>Club House (as activity for outdoor facilities only)</b>
		10. <b>Racecourse or Polo Field</b>
		11. <b>Paintball Field</b>
		12. <b>Stadium</b>
		13. <b>Sports Complex</b>
		14. <b>Extreme Sports Park</b>
		15. <b>Square or Plaza</b>
		16. <b>Pocket Park</b>
		17. <b>Animal Park or Mini Zoo</b>
		18. <b>Flora and Fauna Park</b>
		19. <b>Guiding Gallery</b>
		20. <b>Other related Sports and Recreational Facilities activities</b>
Class G2 Golf Facilities	Sites, buildings or spaces that provide golf-based facilities.	1. <b>Golf Course</b>
		2. <b>Target Field</b>
		3. <b>Club House</b>
		4. <b>Hotel</b>
		5. <b>Restaurants</b>
		6. <b>Other related Golf Facilities activities</b>
Class G3 Commercial Recreation	Site buildings or spaces that offer various forms of recreational activities or themed entertainment for commercial and business-based purposes.	1. <b>Theme Park (indoor or outdoor)</b>
		2. <b>Racing Circuit</b>
		3. <b>Equestrian</b>
		4. <b>Go-kart Circuit</b>
		5. <b>Remote Control Car Circuit</b>
		6. <b>Paintball</b>
		7. <b>Fishing Pond</b>
		8. <b>Recreational Vehicle Park (Motorhome Caravan)</b>
		9. <b>Other related Commercial Recreation activities</b>
Class G4 Urban Farming	Sites, buildings or spaces that conduct agricultural activities.	1. <b>Community Garden</b>
		2. <b>Aquaponics</b>
		3. <b>Nursery</b>
		4. <b>Agricultural activities Inside Building Premises using Modern Technology or Smart Technology (Plant Factory)</b>
		5. <b>Aquaculture activities inside or outside a building</b>
		6. <b>Other related Urban Farming activities</b>

(1) Class of Use	(2) Description	(3) Activity
Class G5 Forest Reserve	Permanent forests reserved in the Kuala Lumpur area are regulated by specific agencies.	1. <b>Forest Reserve</b>
		2. <b>Forest Research</b>
		3. <b>Recreational Forest</b>
		4. <b>Sanctuary</b>
Class G6 Urban Forest	Forested areas or tree planting areas.	1. <b>Recreational Forest</b>
		2. <b>Urban Orchard Park</b>
		3. <b>Community Forest</b>
		4. <b>Forest Research</b>
		5. <b>Sanctuary</b>



**Table 6.10: Classes of Use of Land and Buildings for Infrastructure and Utility (H)**

(1) Class of Use	(2) Description	(3) Activity
Class H1 Utilities	Sites, buildings or spaces that provide facilities, services and installation of utilities needed to meet the needs of community life such as water supply, electricity, telecommunications, and sewage facilities.	1. <b>Water Supply (Water Tanks, Water Treatment Plants, Water Pump Houses, Water Pipelines and Rainwater Harvesting)</b>
		2. <b>Sewerage Facility (Sewage Treatment Plant, Station or Pump House and Used Water Recycling Facility)</b>
		3. <b>Gas Supply (Gas Pipeline, Gas Tank Reserve and Gas Production Station)</b>
		4. <b>District Cooling System</b>
		5. <b>Telecommunications Facility (Towers And Telecommunication Exchange Stations as Well as Fibre Optic Cable Networks)</b>
		6. <b>Electricity Supply (Solar Farm, Main Input Substation, Main Distribution Substation, Electricity Substation and Transmission Line)</b>
		7. <b>Underground utility network routes (Cable Trenching)</b>
		8. <b>Other related Utility activities</b>
Class H2 Solid Waste Management Facility	Sites, buildings or spaces that are used for facilities for the treatment and management of solid waste.	1. <b>Incinerator or Mini Incinerator</b>
		2. <b>Refuse Derived Fuel Plant (RDF)</b>
		3. <b>Waste To Energy Plant (WTE)</b>
		4. <b>Transfer Station</b>
		5. <b>Landfill</b>
		6. <b>Aerobic Digester</b>
		7. <b>Other related Solid Waste Management Facility activity</b>
Class H3 Drainage	Sites, buildings or spaces that used for natural or artificial drainage facilities.	1. <b>River</b>
		2. <b>Canal</b>
		3. <b>Drainage/ Reserve Drains/ Drains/ Main Pipeline/ Drains</b>
		4. <b>Lake</b>
		5. <b>Flood Mitigation Facilities (Flood Mitigation Pump Houses, Flood Reservoirs Including Dry Ponds)</b>
		6. <b>SMART Tunnel</b>
		7. <b>Operational Management and Maintenance Office Facilities</b>
		8. <b>Other related Drainage activity</b>

**Table 6.11: Classes of Use of Land and Buildings for Transport (J)**

(1) Class of Use	(2) Description	(3) Activity
Class J1 Transport Facilities	Sites, buildings or spaces that are reserved for the use of vehicle movement and public transport facilities such as public transport stations, terminals or related activities.	1. Highway or Road or Lane
		2. Rail Route
		3. Micromobility Vehicle (Such as bicycles, scooters, etc.) routes
		4. Pedestrian Walkway
		5. Public Transport Station or Terminal
		6. Public Transport Depot
		7. Bus Stop or Taxi or E-hailing stand
		8. Ventilation or Escape Shaft
		9. Plaza Toll and Ancillary Facility related
		10. Electric Vehicle Charging Station
		11. Other related Transport Facilities activities
Class J2 Park and Ride	Sites, buildings or spaces that provide for the use of public transport users to park their private vehicles to enable them to use the public transport network. Park and ride is usually provided by the government to support the objective of using public transport.	1. Parking for Cars
		2. Parking for Motorcycles
		3. Parking for Micromobility Vehicles (such as Bicycles and Scooters)
		4. Electric Vehicle Charging Compartment
		5. Other related Park and Ride activities
Class J3 Parking	Sites, buildings or spaces that provided for parking. Parking facilities include indoor or outdoor areas on private (privately operated) land, on-street parking, parking lots or parking areas and also areas inside or outside multi-storey structures. Usually the parking facility is administered by a management body or privately.	1. Parking for Cars, Motorcycles and Micromobility vehicles (such as Bicycles and Scooters)
		2. Parking for Buses and Lorry
		3. Parking for Heavy Vehicles
		4. Electric Vehicle Charging Compartment
		5. Other related Park and Ride activities
Class J4 Air Transport Facilities	An area or platform on the ground or building for the landing and take-off of air transport.	1. Helipad or Drone Flying
		2. Flight Runway
		3. Flight Training Centre
		4. Other related Air Transport Facilities activities



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