

Cadangan Membina Sebuah Rumah Banglo 3 Tingkat Dengan 1 Tingkat Separa Besmen Serta Kolam Renang di Atas Lot 81316, Jalan Desa Bistari, Desa Park City, 52200 Mukim Batu, Daerah Kuala Lumpur

PROJECT DESCRIPTION

- Covers an area of 0.383 acre (0.155 ha) on Lot 81316, Desa Park City, Kuala Lumpur.
- Project site is a vacant land.
- The proposed development is a Bungalow.
- The Bungalow comprise of 3 stories, a basement and a swimming pool.

PROJECT PROPONENT

Ms. Kee Seok Chean

Tel. No: 012-488 0121

Email: Susan_kee@aji-no-riki.com.my

ENVIRONMENTAL CONSULTANT

ENVIRONMENTAL eASIA SDN. BHD.

B06-03, Atria SOFO Suites,
Jalan SS22/23, Damansara Jaya,
47400 Petaling Jaya,
Selangor Darul Ehsan

LEGAL REQUIREMENTS

Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015

Activity 13: Development in Slope Area
Development or land clearing less than 50 percent of an area with slope greater than or equal to 25° but less than 35°.

Project Activities

Pre-Construction Phase
-Site Survey
-EIA Study

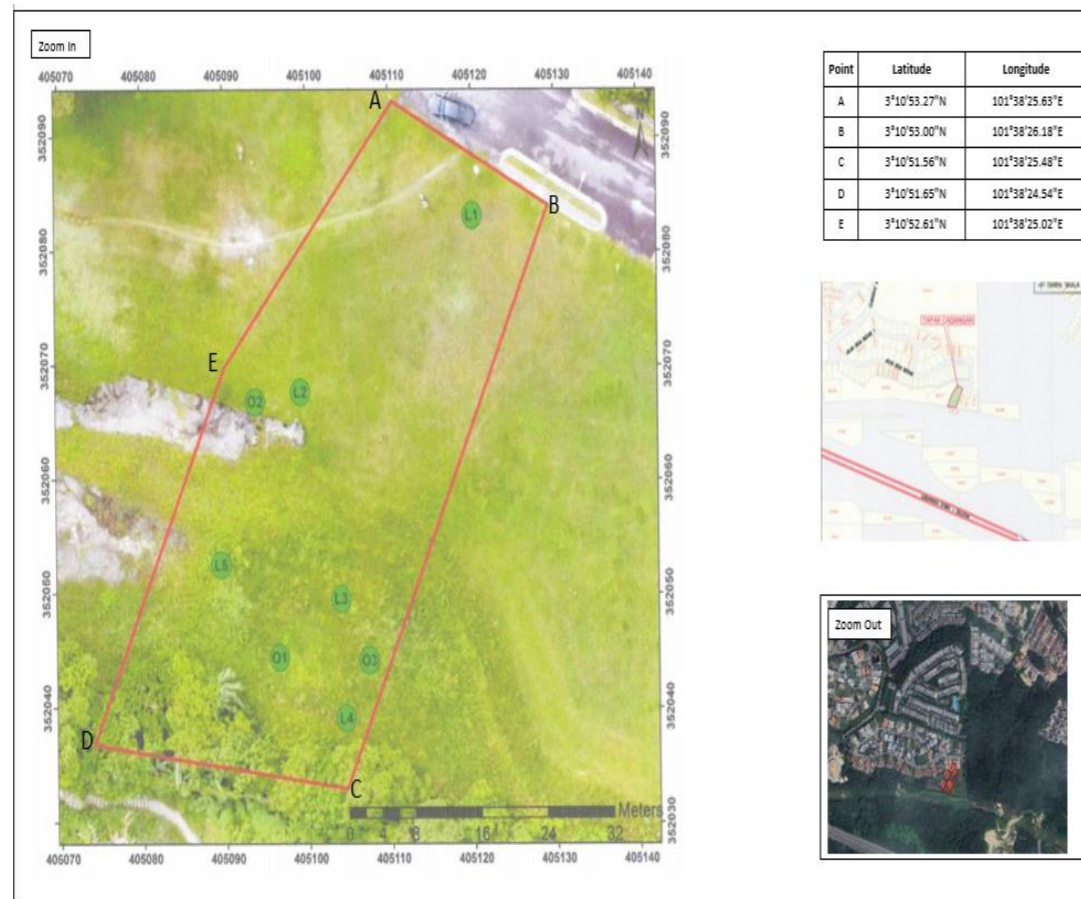
Construction Phase
-Mobilization of construction machineries
-Site clearing & earthworks cut and fill
-Construction of buildings
-Turving and landscaping

Operational Phase
-Maintenance works

PROJECT TIMELINE

1/3/2023

1/3/2026



PROJECT COMPONENTS

- A bungalow comprising of 3 stories, a basement and a swimming pool.

CONSTRUCTION SUITABILITY

Class	Description	Percentage of Site Area (%)	Site Area (Acres)
I	Suitable for development	66.43	0.254
II	Suitable for development	9.46	0.036
	Cut Slope	24.11	0.093
	Total	100.00	0.383

SLOPE GRADIENT

Class	Slope Gradient	Percentage of Site Area (%)
I	≤ 5°	19.03
I	> 5° to ≤ 15°	43.33
II	> 15° to ≤ 25°	11.93
III	> 25° to ≤ 35°	19.27
IV	> 35°	6.44
	Total	100

Existing Environment

Topography

- Mostly flat excavated terrain with several cut slope.

Climate & Meteorology

- Monthly temperature 27.3 - 28.7°C
- Highest rainfall 385.9mm
- Predominant wind from NW

Land Use

- Surrounded by residential areas
- Nearest receptors from Project boundary: Ridgewood (0m) and The Mansions (320m)

Hydrology

- Located within Sg. Klang catchment
- Main river affected by the Project site i.e., Sg. Kelang
- Drainage flows into Sg. Kelang

Air Quality (3 Stations)

- Parameters for air are well within MAAQS.

Noise Level (3 Stations)

- L_{Aeq} during daytime and night-time are below the stipulated limit for low density residential (<60, <55).

Water Quality (4 Stations)

- W1 – W2 dry
- WQI for W3 and W4 is 74.21 and 80.01 classified under Class III and Class II, Slightly Polluted and Clean

Geology & Soil

- Geology: Carboniferous
- Soil: Rengam Jerangau

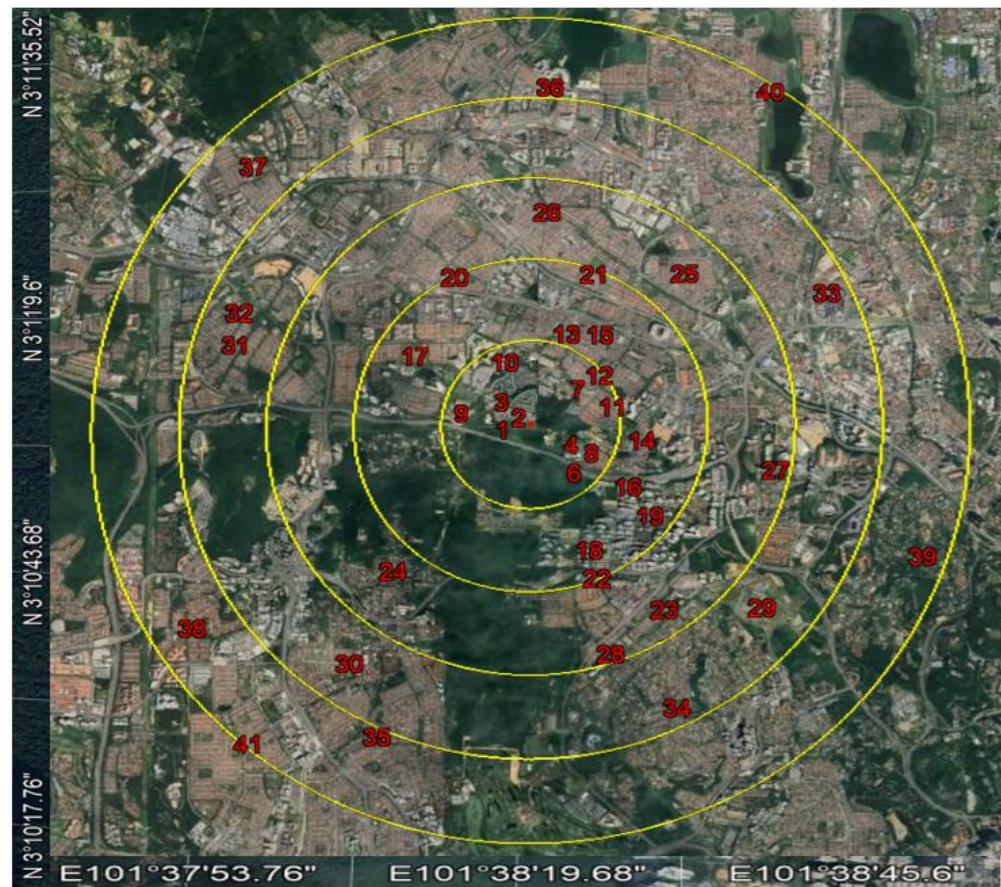
Vibration (3 Stations)

- Vibration level is below Third Schedule vibration limit except for V1 due to movement of nearby construction vehicles.

POTENTIAL IMPACT AND MITIGATION MEASURES

Aspect	Impact	Mitigation
CONSTRUCTION STAGE		
Erosion and Sedimentation	Land disturbance which may subsequently lead to potential erosion and sedimentation problem	<ul style="list-style-type: none"> Proposed LD-P2M2 to be implemented Monitoring, inspections and maintenance on the LD-P2M2 to be carried out on a regular basis
Geotechnical Hazards and Slope Analysis	Erosion and minor instabilities are expected in the slopes	<ul style="list-style-type: none"> Retaining structures to be implemented such as reinforced concrete wall. Slope maintenance and monitoring programs to be carried out
Water Quality and Hydrology	Sediment runoff may increase Tss and turbidity levels of receiving waterways	<ul style="list-style-type: none"> Temporary drainage will be constructed to channel surface runoff into the silt trap prior to discharging into the existing drainage system Silt trap and temporary drainage system shall be designed according to the MSMA 2nd Edition guidelines Maintenance of the silt trap and temporary drainage on a regular basis
Air Quality	Emissions from the construction vehicles and machinery could contribute to ambient air quality degradation	<ul style="list-style-type: none"> Heavy machineries and construction/ transportation vehicles should be maintained and checked regularly Vehicles transporting construction materials should be properly covered with canvas/plastic sheet
Wastes Management	Generation of solid waste includes construction debris and domestic wastes	<ul style="list-style-type: none"> All solid wastes must be regularly removed by licensed contractors from disposal All solid wastes generated from the project site shall be collected at a centralized area prior to disposal Regular de-sludging of the temporary toilets from the site should be carried out
	Generation of scheduled wastes from heavy vehicles and machineries	<ul style="list-style-type: none"> The waste such as used oil should be stored in sealed drums, labelled and placed in a proposed scheduled waste storage shed. The shed should be concrete paved, bunded with a capacity to contain 110% of the largest container volume Scheduled wastes should not be kept on site for more than 180 days or exceed 20 tonnes
Noise Nuisance and Vibration	Generation of vibration and high noise level during construction activities and disturbance to the public	<ul style="list-style-type: none"> Construction activities and vehicle movements should be confined to daytime periods
Traffic and socio-economic	Traffic congestion and heavy vehicle issues & Influx of foreign workers	<ul style="list-style-type: none"> Implementation of traffic management plan Employment opportunities for qualified locals
Biological Ecosystems	Vegetation loss & Habitat loss	<ul style="list-style-type: none"> Planning on site clearing activities

LANDUSE WITHIN 5 KM FROM PROJECT SITE



Within 1 km	Within 4 km
1. ParkCity Homes	29. Istana Negara
2. The Mansions	30. TTDI
3. Casuarina Hill Homes	31. Bandar Sri Damansara
4. Residensi Harmoni 2	32. Sri Bestari School
5. Villa Qridid	33. Tuan Residency
6. Residensi Harmoni 1	34. Masjid Saidina Umar Al-Khattab
7. Suria @ North Kiara	
Within 2 km	Within 5 km
8. Souzai Villa Apartments	35. SMK Taman Tun Dr Ismail
9. Noora	36. Taman Metropolitan
10. International School @ParkCity	37. Vista Sawajaya Apartment
11. Bukit Segambut Apartment	38. Mutiara Homes
12. Nova 2 Apartment	39. Sri Tanjung Condo
13. Taman Sri Bintang	40. Surau Jumaat Al-Hikmah
14. Masjid Al-Ubudiah	41. SIK(CI)Paya Chai 2
15. SK Seri Kepong	
16. Bon Kiara	
17. Nadia Parkhomes	
18. Verve Suites	
19. Mont Kiara International School	
20. Taman Bukit Maluri	
21. Sekolah Menengah Kebangsaan Kepong	
22. Sunway Vivaldi Mont Kiara	
Within 3 km	
23. SK Seri Hartamas	
24. SK Sungai Pandhala	
25. Legend Heights	
26. Gereja Katolik Jesus Caritas	
27. Arte Mont Kiara	
28. Surau Taman Sri Hartamas	

Proposed Monitoring Locations

Proposed Environmental Monitoring Program

Components	No. of Points	Frequency	Type of Monitoring
Construction Stage			
Silt Trap Discharge	1	Monthly	CM
Water Quality	2	Monthly	CM/IM
Ambient Air	1	Quarterly	CM/IM
Noise	1	Quarterly	CM/IM
Vibration	1	Quarterly	CM/IM
Environmental Audit	NA	Once every four months	CM



- Legend**
- Project site
 - Water Monitoring Points
 - Air/Noise/Vibration Monitoring Point
 - Silt Trap Monitoring Point

PROJECT LAYOUT

LAND DISTURBING POLLUTION PREVENTION AND MITIGATION MEASURE (LD-P2M2)

