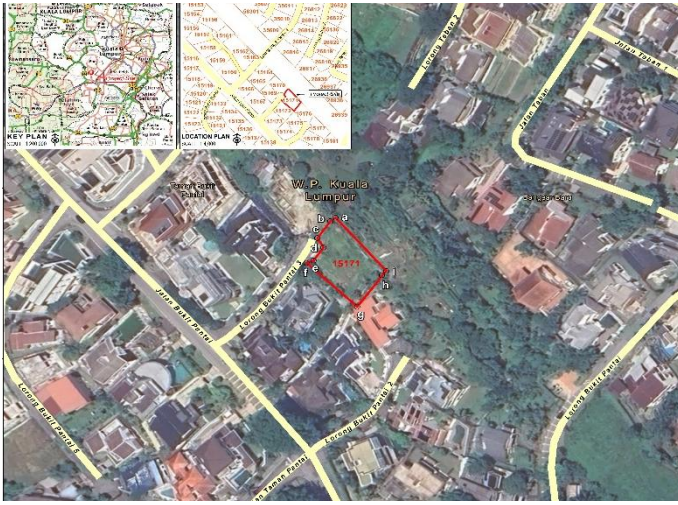


**TITLE OF PROJECT:**



**ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR CADANGAN MEMBINA SEBUAH RUMAH BANGLO 3 TINGKAT BESERTA TEMBOK PENAHAN DI ATAS LOT 15171, NO.5, LORONG BUKIT PANTAI 3, TAMAN BUKIT PANTAI, 59100 KUALA LUMPUR UNTUK TETUAN WU, KANGPING**

**PROJECT OWNER & PROPONENT**

**WU, KANGPING**  
No.5, Lorong Bukit Pantai 3, Taman Bukit Pantai, 59100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur

**PROJECT CONSULTANT:**

**PROJECT DESIGNER**

**ZHONG AN GROUP SDN BHD**  
178-2, Jln Sungai Besi, Chan Sow Lin, 57100 Wilayah Persekutuan, Kuala Lumpur

**ARCHITECT**

**ASCENDAS GROUP** 67-3, Block F, Zenith Corporate Park, Jalan SS7/26, Kelana Jaya, 47301 Petaling Jaya, Selangor Darul Ehsan

**EIA CONSULTANT**

**ES ECO SMART SDN. BHD**  
No. 9, Menara ES, Persiaran Industri, Bandar Sri Damansara, 52200 Kuala Lumpur  
Contact Person: Team Leader  
Ts. Gs. Mohamad Affendi Bin Ismail

**LEGISLATIVE REQUIREMENT:**

**Environmental Quality Act 1974, Environmental Quality (Prescribed Activities) (Environmental Impact Assessment) Order 2015; First Schedule, the proposed Project falls under -**

**First Schedule (Jadual Pertama) 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 DESCRIPTION :**



- The proposed construction of a **three-storey bungalow** on Lot 15171, Lorong Bukit Pantai 3, Taman Bukit Pantai.
- The total development acreage of **0.22 hectares** (903.081m2)
- The intended project also in **compliance** with the committed land usage as outlined in the KLSP 2040

**PROJECT JUSTIFICATION:**



Support government development initiatives



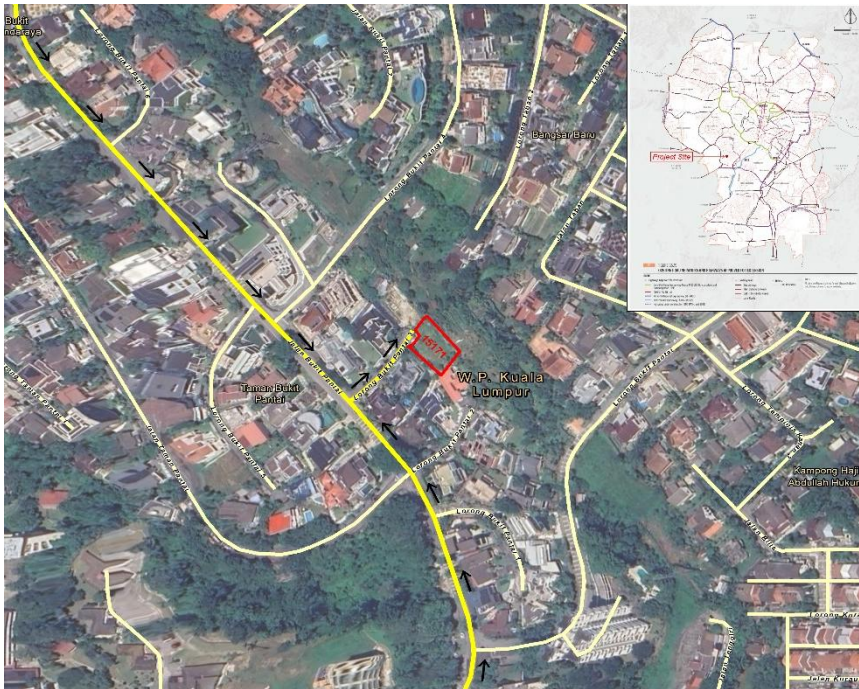
Increase employment opportunities



Long-term improvement of neighbourhood aesthetics, as the contemporary architectural



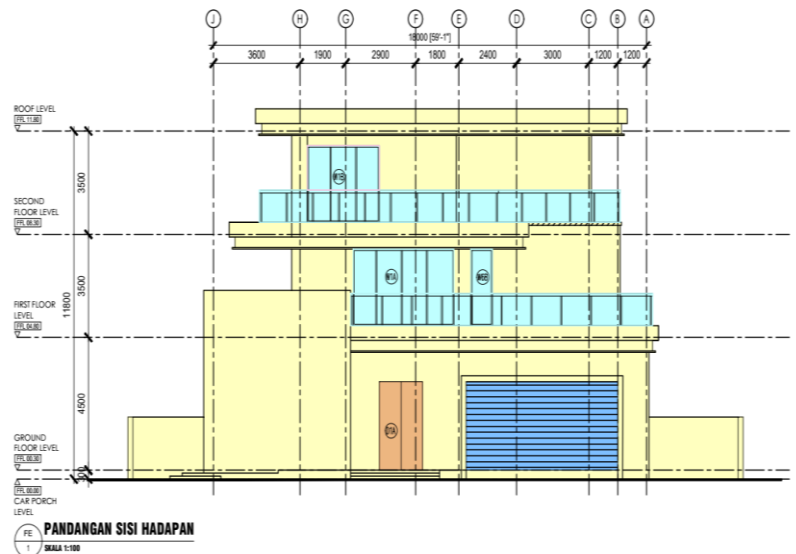
**PROJECT LOCATION:**

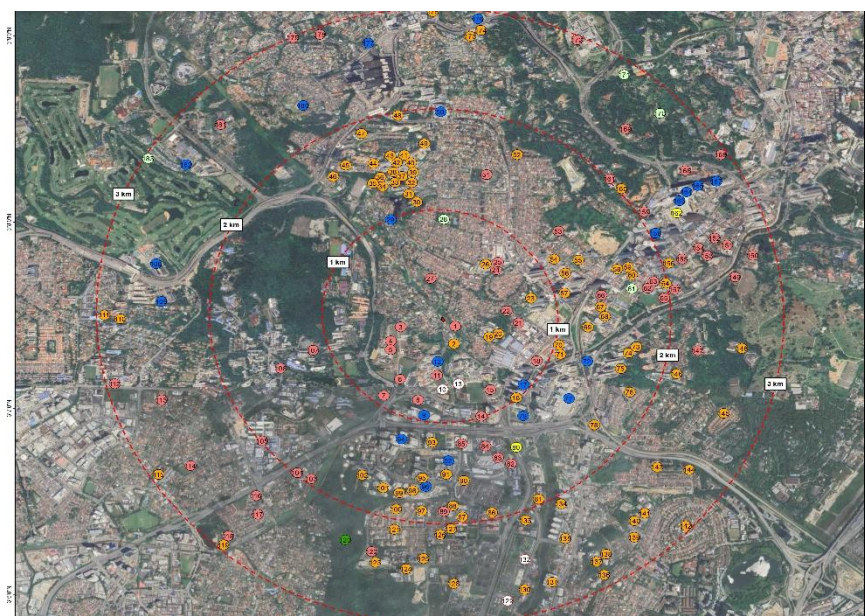


- The Project area is located at **Lot 15171**, Lorong Bukit Pantai 3, Taman Bukit Pantai, Bangsar.
- The radial distance is about **3.1km** from Bangsar City Center.
- Access to the site is proposed project via **Lorong Bukit Pantai 3**, originating from the main road of Jalan Bukit Pantai.

**PROJECT CONCEPT:**

- The proposed project will be developed on the personal property land lot.
- The bungalow is designed with a **slope-adaptive** and contemporary architectural approach to complement the hillside environment, maximise natural lighting and ventilation, and reduce excessive cut-and-fill requirements.
- The development shall be developed into **one (1) main phase only**.





This **Environmental Impact Assessment (EIA)** report will cover the environmental issues for this development

**PROJECT LAYOUT PLAN:**



**PROJECT COMPONENT**

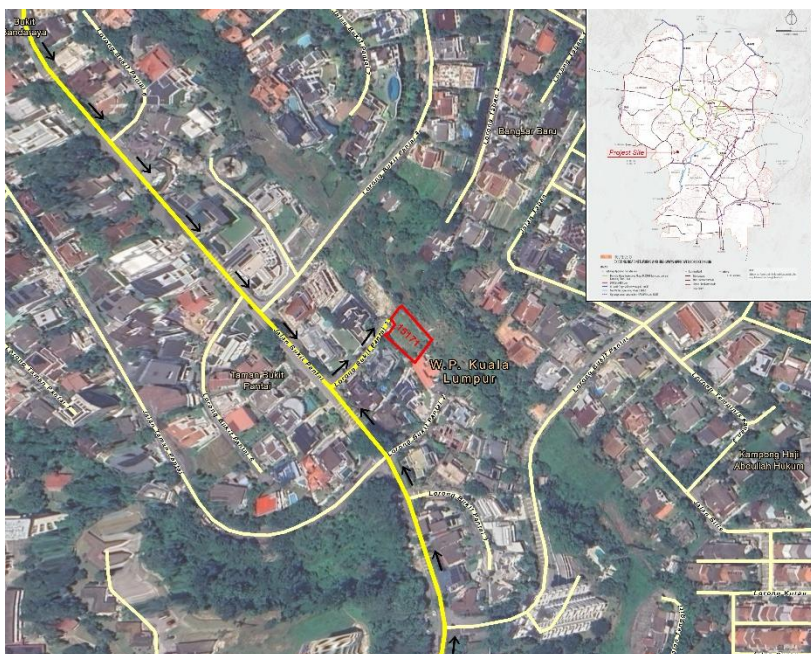
Land Usage Classification on Lot 15171				
Land Use Component	Unit	Area (m <sup>2</sup> )	Area (Acre)	Percentage (%)
Proposed Building	1	407.96	0.10080	45.17
Guardhouse	1	6.00	0.00140	0.63
Trash room ( <i>Kebuk Sampah</i> )	1	4.96	0.00122	0.54
TNB and Water Meter	1	1.40	0.00034	0.15
Road	-	251.66	0.06218	27.88
Green Area	-	231.10	0.05710	25.59
<b>Total Area</b>		<b>903.08</b>	<b>0.22</b>	<b>100</b>

The three-storey bungalow, with a total built-up area of approximately **2,869.01 square feet**, adopts a reinforced concrete frame system to ensure stability and structural robustness.

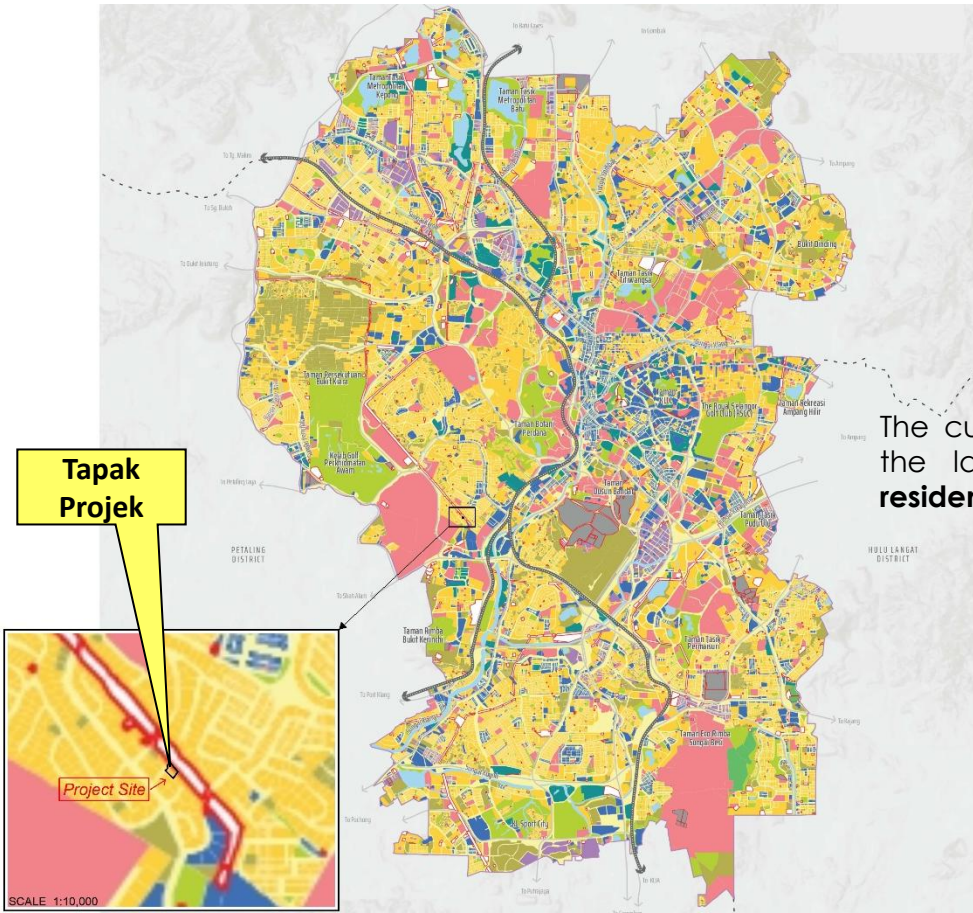
**ACCESS TO THE PROJECT AREA:**

The project area is **accessible** via:

- Lorong Bukit Pantai 3



LAND USAGE JUSTIFICATION



The current zoning for the land plot is for **residential** usage.

The project location are **strategic** because of :



Readily **accessible** by local road network



Land usage has been zoned for **residential** usage



Strategically located within an **urbanized built-up** area

LOCAL PLAN


 ديو ان بندر كوالالمپور  
**DEWAN BANDARAYA KUALA LUMPUR**  
 JABATAN PERANCANGAN INFRASTRUKTUR  
 Tingkat 15 & 16  
 Menara DBKL 1  
 Jalan Raja Laut  
 50350 Kuala Lumpur


 PENARAFAN 5 BINTANG  
 SPB-PBT

---

Rujukan Tuan :  
 Rujukan Kami : DBKLJ/PIF/02/2025-T2-1/197 ( 3 )  
 Tarikh : 29 SEP 2025

Pengarah  
 Jabatan Perancangan Bandaraya  
 (u.p.: Pegawai Kawasan T2)

**CADANGAN MEMBINA RUMAH BANGLO SESEBUAH 3 TINGKAT BERSERTA 1 TINGKAT BAWAH TANAH DAN KOLAM RENANG DI ATAS LOT 15171, NO.5, LORONG BUKIT PANTAI 3, TAMAN BUKIT PANTAI, 59100 KUALA LUMPUR UNTUK TETUAN WU, KANGPING**

**-ULASAN UNTUK KELULUSAN PERINTAH PEMBANGUNAN-**

Dengan segala hormatnya adalah saya diarah merujuk kepada perkara tersebut di atas dan pembentangan laporan geoteknikal yang telah dibentangkan di jabatan ini pada 12 September 2025 serta laporan 'Geotechnical Independent Checker' (May 2025) yang dikemukakan pada 20 Ogos 2025 adalah berkaitan.

- Pihak Jabatan telah menyemak laporan geoteknikal yang telah dikemukakan oleh Tetuan Dr. Sara & Partners Sdn Bhd bagi pihak pemaju/pemilik Tetuan Wu, Kangping. Untuk makluman, laporan geoteknikal ini telah mendapat pengesahan daripada 'Accredited Geotechnical Checker' iaitu Ir. Dr. Saravanan Mariappan, seorang jurutera yang diiktiraf oleh 'Board of Engineers Malaysia' (BEM).
- Hasil semakan laporan geoteknikal yang merangkumi kerja-kerja tanah, aturan pembinaan, analisa kestabilan cerun, struktur penahan, asas bangunan, zon panamparan dan isu-isu teknikal yang disediakan oleh Tetuan Dr Sara & Partners Sdn Bhd adalah mematuhi aspek-aspek geoteknikal. Walaubagaimanapun, pihak pemaju hendaklah mengambilka dan mematuhi cadangan yang telah disyorkan oleh Ir. Dr. Saravanan Mariappan di dalam laporannya bagi menjamin keselamatan pembangunan yang dirancang.

**DINAMIK | BIJAKSANA | KREATIF | LESTARI** ...2/-

## EXISTING ENVIRONMENT



### Land Usage

- Current land usage: Green area (undeveloped plot area)
- Radius<5km: residential area, school, commercial lots, government building, etc



### Topography

- Elevation from 74.87m to 86.34m above sea level
- Undulating and Slope area. The existing slope is majorly located <math><35^\circ</math>



### Traffic and Accessibility

- The site is accessible via Lorong Bukit Pantai 3

## WATER QUALITY

Within the site boundary, no natural stream was observed due to disturbed land morphology. The only available water bodies is the external man-made drainage system connecting to Sungai Klang



### Legend

- Project Site
- Roads
- Drainage
- Water Quality Monitoring Station
- River Flow

### Coordinate of Water Quality Monitoring Station

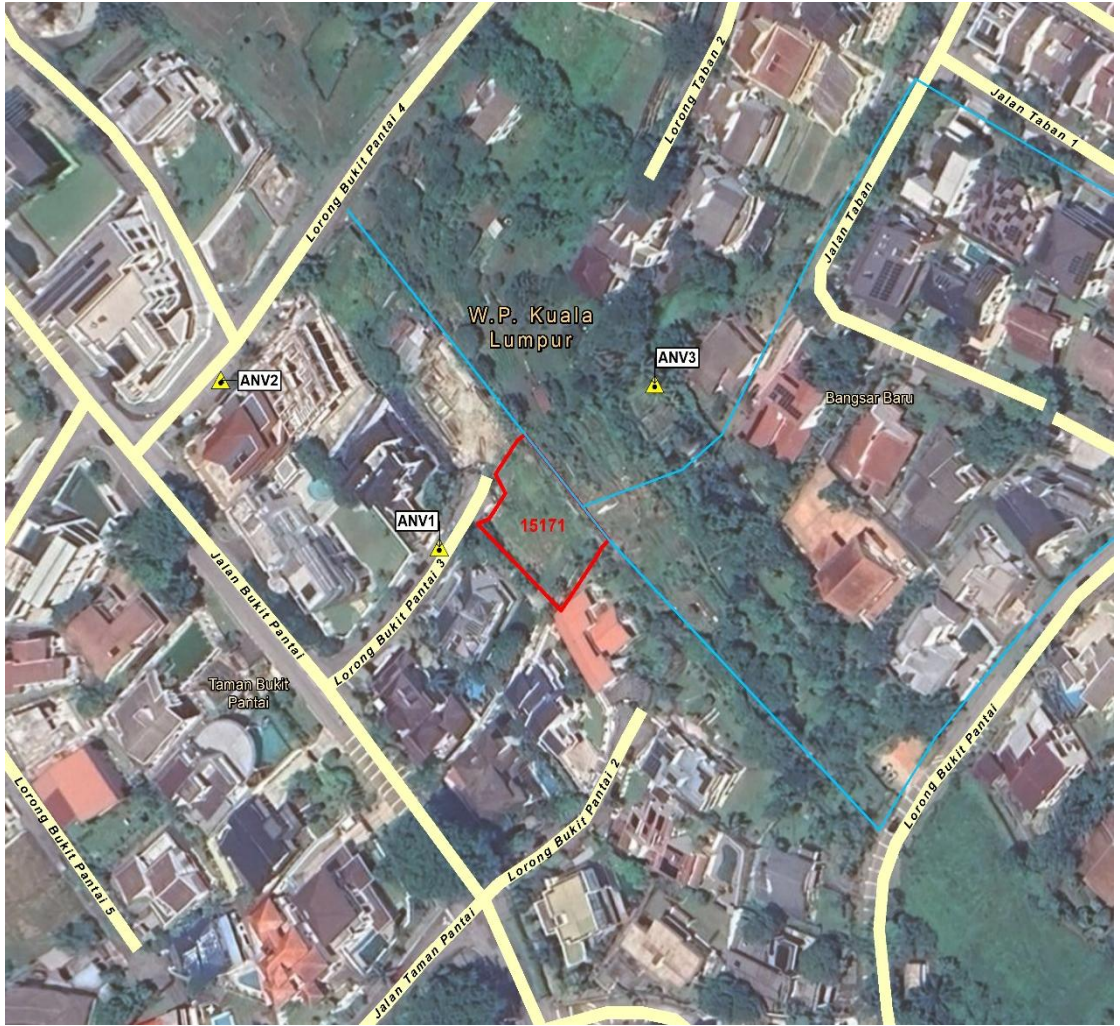
Station	Latitude	Longitude
WQ1	3°7'31.400"N	101°40'0.887"E
WQ2	3°7'28.843"N	101°40'3.037"E
WQ4	3°7'26.129"N	101°40'6.046"E
WQ3	3°7'29.170"N	101°40'3.989"E
WQ5	3°7'30.828"N	101°40'5.110"E

### Water Quality Sampling

- Location: **Surrounding Project Area**
- Number : Five (5) sampling stations
  - Five(5) – Drain water (W1 – W5)
- Date : 24<sup>th</sup> – 25<sup>th</sup> November 2025

- The water quality parameter is in **“Slightly Polluted”** condition for most of sampling station. Only W5 indicated **“Clean”** condition.
- The baseline parameter is compared to NWQS Class III.

**AIR, NOISE AND VIBRATION LEVEL**



- Legend**
- Project Site
  - Roads
  - Drainage
  - ▲ Air, Noise & Vibration Monitoring Station

Coordinate of Air, Noise & Vibration Monitoring Station		
Station	Latitude	Longitude
ANV1	3°7'28.479"N	101°40'1.655"E
ANV2	3°7'29.964"N	101°39'59.560"E
ANV3	3°7'29.929"N	101°40'3.723"E

Air quality is within the stipulated limit

Noise Level **complies** with the stipulated limit

- Noise level : 65.0 dB(A) for day-time,
- Noise level : 60.0 dB(A) for night-time

Vibration level is below than 0.8 – 1.6 mm/s (day-time) and 0.4 mm/s (night-time)

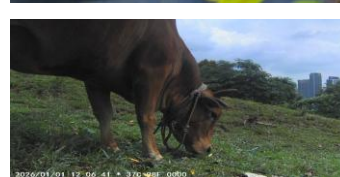
**FLORA AND FAUNA**

**Flora**

Overall evaluation of tree composition : **15 species** from 9 families

**Fauna**

The overall assessment found **3 species** of mammals and **10 species** from 9 families of birds.



**SOCIO-ECONOMIC STUDY**

Target Respondents	Land Activity	Status	Survey Participation
No. 1	Housing	Vacant	No
No. 2	Housing	Occupied	No
No. 3	Housing	Occupied	No
No. 4	Housing	Occupied	Yes
No. 5	Housing	Vacant	No
No. 6	Housing	Occupied	Yes
No. 7	Housing	Occupied	No
No. 8	Housing	Occupied	No
No. 9	Housing	Occupied	Yes
No. 10	Housing	Occupied	Yes
No. 11	Housing	Occupied	Yes
No. 12	Housing	Occupied	No
No. 13	Housing	Occupied	No
No. 14	Housing	Occupied	No
No. 15	Housing	Vacant	No
No. 16	Garden Community	Operating	Yes

**SOCIAL SURVEY**

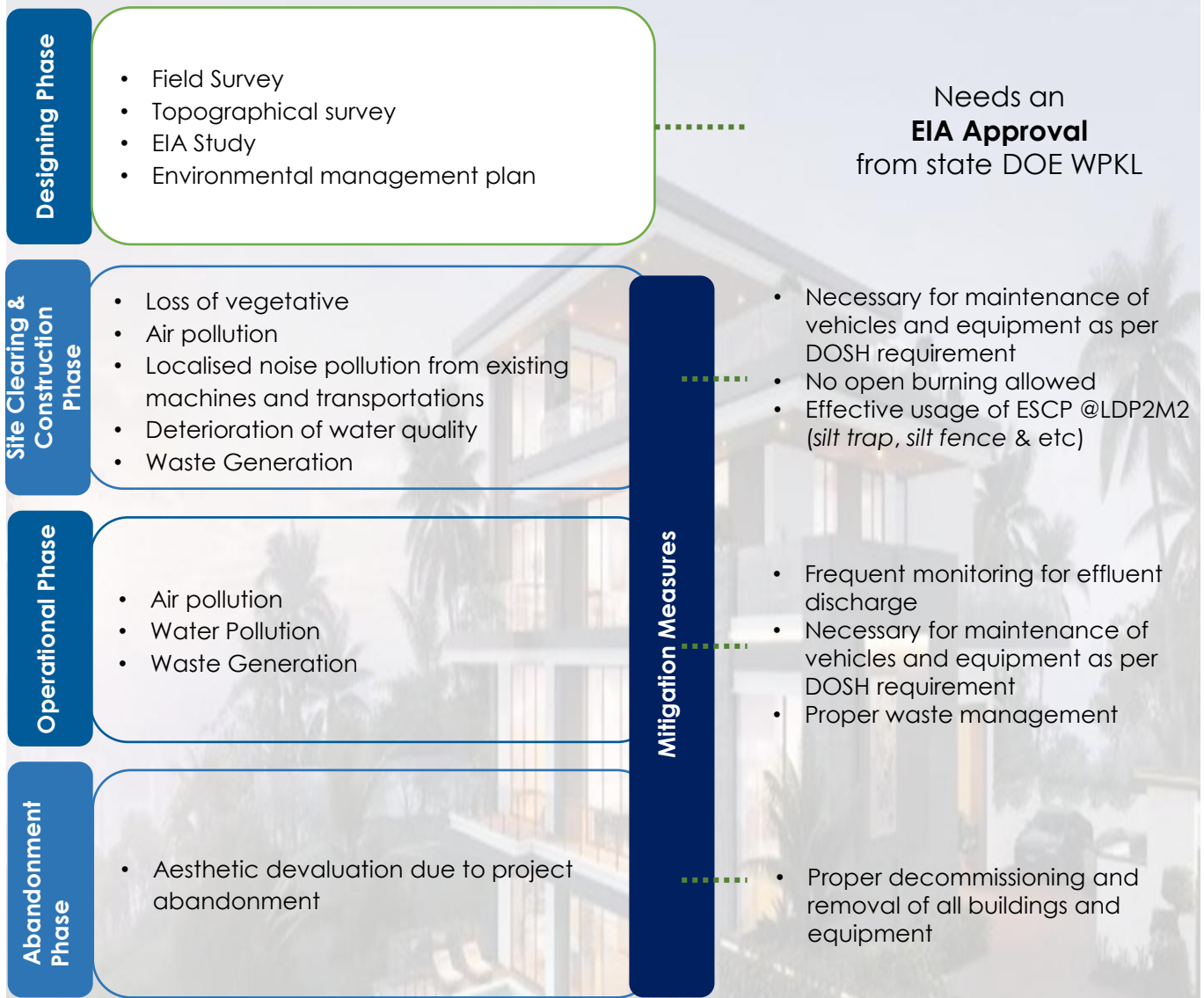
- **Date:** 22nd & 23rd of December 2025
- **Target:** 16 Samples of neighbouring residences



**Target Respondent, Land Activity, Status and Survey Participation**

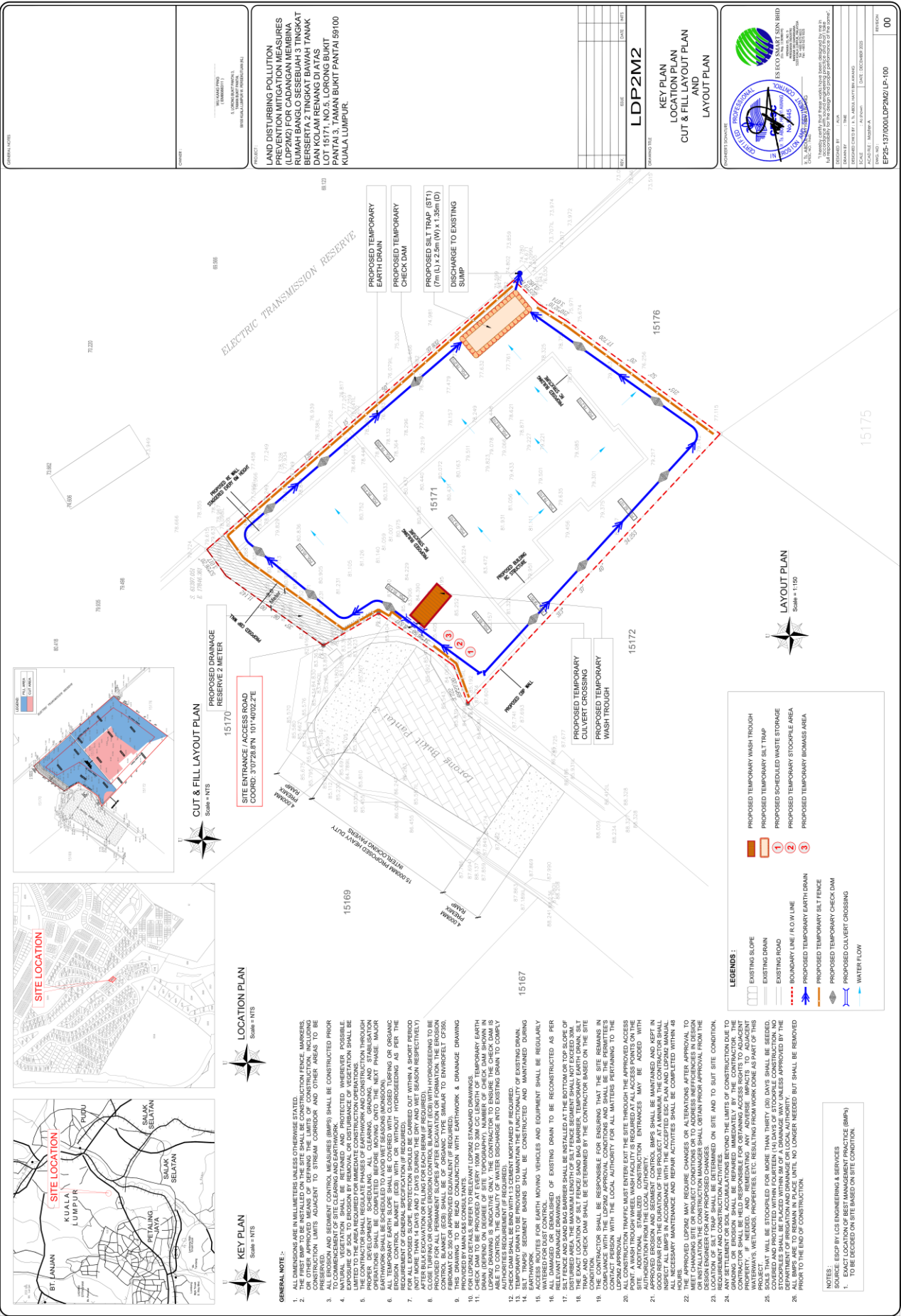
Respondents	Profile	Project Awareness	Project Acceptance
No. 4	Locals, Male, Indian	Aware	Support
No. 6	Locals, Male, Chinese	Aware	Support
No. 9	Locals, Female, Malay	Aware	Support
No. 10	Locals, Female, Chinese	Not Aware	Support
No. 11	Locals, Female, Malay	Aware	Conditional Support
No. 16	Locals, Male, Malay	Aware	Support

POTENTIAL IMPACT AND MITIGATION MEASURES



POTENTIAL IMPACTS AND MITIGATION MEASURES

IMPACTS	MITIGATION MEASURES
 <p><b>Water Quality</b></p>	<ul style="list-style-type: none"> <li>• Proper LDP2M2 erection before construction works begin</li> <li>• Water quality modelling study to simulate erosion impacts and sedimentation</li> </ul>
 <p><b>Effluent Discharge</b></p>	<ul style="list-style-type: none"> <li>• Proper waste management by the licensed contractor and disposed in an approved landfill</li> </ul>
 <p><b>Noise Level</b></p>	<ul style="list-style-type: none"> <li>• Limit working time to day time only</li> <li>• Necessary for maintenance of vehicles and equipment as per DOSH requirement</li> <li>• Comply with Factory &amp; Machinery (Building Operations and Works of Engineering Construction) Regulations,</li> </ul>
 <p><b>Air Quality</b></p>	<ul style="list-style-type: none"> <li>• Smokes from machines and transportation during site clearing / construction activities</li> <li>• Platform preparation works and construction activities(dusts)</li> <li>• Regular water spraying on-site</li> <li>• Speed limit for vehicles</li> </ul>
	<ul style="list-style-type: none"> <li>• Traffic accidents</li> <li>• Road damage</li> <li>• Nuisance from noise and vibration from heavy machineries</li> <li>• Limit working time to day time only</li> <li>• Necessary for maintenance of vehicles and equipment as per DOSH requirement</li> <li>• Traffic Management Plan to be conducted (if required)</li> </ul>
 <p><b>Waste Generation</b></p>	<ul style="list-style-type: none"> <li>• Biomass waste and waste generated during site clearing and operational stage</li> <li>• Scheduled waste (SW305, SW306) and diesel stored in proper location</li> <li>• Proper waste management especially for scheduled waste</li> </ul>



**GENERAL NOTE -**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
2. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
3. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
4. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
5. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
6. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
7. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
8. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
9. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
10. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
11. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
12. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
13. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
14. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
15. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
16. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
17. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
18. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
19. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
20. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
21. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
22. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
23. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
24. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
25. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.
26. THE FIRST BAY TO BE INSTALLED UNLESS OTHERWISE STATED.

**NOTES:**

1. SOURCE: ESCO BY LCE ENGINEERING & SERVICES
2. EXACT LOCATION OF BEST MANAGEMENT PRACTICE (BMPs) TO BE LOCATED ON SITE BASED ON SITE CONDITION.

PROJECT	LAND DISTURBING POLLUTION PREVENTION AND MITIGATION MEASURES (LDP2M2) FOR CADANGAN MEBINA RUMAH BANGLO SESEBUAH 3 TINGKAT BERSERTA 2 TINGKAT BAWAH TANAK LOT 15171, NO.5, LORONG BUKIT PANTAI 3, TAMAN BUKIT PANTAI 59100 KUALA LUMPUR.
CLIENT	ES ECO SMART SDN BHD
DATE	15/01/2023
SCALE	1:1000

PROJECT	LAND DISTURBING POLLUTION PREVENTION AND MITIGATION MEASURES (LDP2M2) FOR CADANGAN MEBINA RUMAH BANGLO SESEBUAH 3 TINGKAT BERSERTA 2 TINGKAT BAWAH TANAK LOT 15171, NO.5, LORONG BUKIT PANTAI 3, TAMAN BUKIT PANTAI 59100 KUALA LUMPUR.
CLIENT	ES ECO SMART SDN BHD
DATE	15/01/2023
SCALE	1:1000

**LDP2M2**

KEY PLAN  
LOCATION PLAN  
AND  
LAYOUT PLAN

ES ECO SMART SDN BHD  
15, JALAN KUALA LUMPUR 1, TAMAN BUKIT PANTAI 3, KUALA LUMPUR 59100

DATE: 15/01/2023

SCALE: 1:1000

PROJECT: LAND DISTURBING POLLUTION PREVENTION AND MITIGATION MEASURES (LDP2M2) FOR CADANGAN MEBINA RUMAH BANGLO SESEBUAH 3 TINGKAT BERSERTA 2 TINGKAT BAWAH TANAK LOT 15171, NO.5, LORONG BUKIT PANTAI 3, TAMAN BUKIT PANTAI 59100 KUALA LUMPUR.

## PERFORMANCE MONITORING (PM)

PERFORMANCE MONITORING (PM) PARAMETERS	PARAMETER / PERFORMANCE MONITORING STATUS	RECOMMENDED LIMITS	MONITORING LOCATIONS	FREQUENCIES
<b>Sediment/ Silt Trap</b>	Silt Marker	2/3 of the height of silt marker	The locations referred to the LD-P2M2 attachment	After 12.5mm of heavy rainfall
<b>Silt Fence</b>	Silt Marker	2/3 of the height of silt marker	The locations referred to the LD-P2M2 attachment	Twice per week and every after major event (within 24 hours)
<b>Sandbag</b>	Structure	2/3 of the height from the bottom of the sandbag	The locations referred to the LD-P2M2 attachment	Twice per week and every after major event (within 24 hours)
<b>Temporary drain</b>	Structure	-	The locations referred to the LD-P2M2 attachment	Twice per week and every after major event (within 24 hours)

## COMPLIANCE MONITORING (CM)

ACTIVITY	REGULATED PARAMETERS	APPLICABLE STANDARDS	MONITORING LOCATIONS	FREQUENCIES
<b><sup>1</sup>Water Quality (Discharge from silt trap)</b>	<ul style="list-style-type: none"> <li>Total Suspended Solid (TSS)</li> <li>Turbidity</li> </ul>	<ul style="list-style-type: none"> <li>50 mg/L</li> <li>250 NTU</li> </ul>	The locations referred to the LD-P2M2 attachment	Every month and after 12.5 mm of heavy rainfall
<b>Air quality</b>	PM <sub>10</sub>	100 (µg/m <sup>3</sup> )	Three (3) locations at the nearest sensitive receptor	Subjected to EIA COA
<b>Noise</b>	LAeq	<ul style="list-style-type: none"> <li>Day-time 65 dBA</li> <li>Night-time 60 dBA</li> </ul>	Three (3) locations at the nearest sensitive receptor	Subjected to EIA COA
<b>Vibration</b>	Vibration Peak Velocity	0.8 – 1.6 mm/s (day-time) and 0.4 mm/s (night-time)	Three (3) locations at the nearest sensitive receptor	Subjected to EIA COA

## IMPACT MONITORING (IM)

IMPACTS	MONITORING PARAMETERS	MONITORING LOCATIONS	FREQUENCIES
<b>Air Pollution</b>	PM10	Three (3) locations at the nearest sensitive receptor	Subjected to EIA COA
<b>Noise Pollution</b>	LAeq Lmax Lmin L10 L50 L90	Three (3) locations at the nearest sensitive receptor	Subjected to EIA COA
<b>Water Pollution</b>	Total Suspended Solids (TSS) Biochemical Oxygen Demand (BOD) pH Turbidity Ammoniacal Nitrogen (NH3-N) Dissolved Oxygen (DO) Chemical Oxygen Demand (COD)	Five (5) locations	Subjected to EIA COA

## ENVIRONMENTAL MANAGEMENT PLAN AND ERP

NO.	AGENCY	LOCATION	CONTACT
<b>EXTERNAL</b>			
1.	Department of Environment (DOE) WP Kuala Lumpur	WP Kuala Lumpur	03-89939023
2.	Department of Environment (DOE) WP Putrajaya	WP Putrajaya	03-8871 2000
3.	Fire & Rescue Services Department (BOMBA) – Ibu Pejabat - WP Kuala Lumpur	WP Kuala Lumpur	03-2148 4444
4.	Polis Di Raja Malaysia - WP Kuala Lumpur	WP Kuala Lumpur	03-21460585
5.	Hospital Kuala Lumpur	WP Kuala Lumpur	03-2615 5555
6.	Department of Occupational, Safety & Health (DOSH) - JKKP WP Kuala Lumpur	WP Kuala Lumpur	03-2603 4300