



CHIN CHIN CHEONG CONSTRUCTION SDN. BHD. (646420-X)

NO.15, LENGKOK LAHAT BARU 3,
BANDAR LAHAT BARU,
31500 IPOH, PERAK.

TEL/FAX: 05-3231325 EMAIL : cccheongconst@gmail.com

Rujukan kami : CCCSB/TI/20

Tarikh : 11 Julai 2025

KORIDOR UTILITI DARUL RIDZUAN SDN BHD

B-G-11, Greentown Suria,
Jalan Dato Seri Ahmad Said,
30450 Ipoh,
Perak Darul Ridzuan.

U/P : Pegawai Koridor Negeri

Tuan,

PER: CADANGAN MEMBINA 28 UNIT RUMAH BERKEMBAR SETINGKAT DI ATAS PLOT1-PLOT14
& PLOT 15-28 (LOT LAMA6966), MUKIM DURIAN SEBATANG, DAERAH HILIR PERAK , PERAK
DARUL RIDZUAN TETUAN MAT NANYAN CORPORATION S/B.

- **Serahan Dokumen Lengkap Bagi Permohonan Kelulusan Izin Lalu**

Dengan segala hormatnya perkara di atas adalah dirujuk.

2. Bersama-sama ini kami sertakan dokumen-dokumen / lampiran berkaitan untuk rujukan dan kelulusan pihak tuan:-

- i. Borang Kelulusan Izin Lalu
- ii. Lukisan Tapak (Pelan Skematik)
- iii. Peta Penandaan Lokasi
- iv. Gambar Lokasi


3. Mohon pihak tuan mengaturkan satu tarikh lawatan tapak bersama bagi menentukan serta meluluskan cadangan laluan yang dinyatakan seperti di atas.

4. Sebarang pertanyaan atau kemusykilan berhubung perkara ini, pihak tuan boleh menghubungi pegawai kami Encik Lay Khiew San di talian 012-8335771 / 012-5028318 dan pada emel cccheongconst@gmail.com untuk keterangan lanjut.

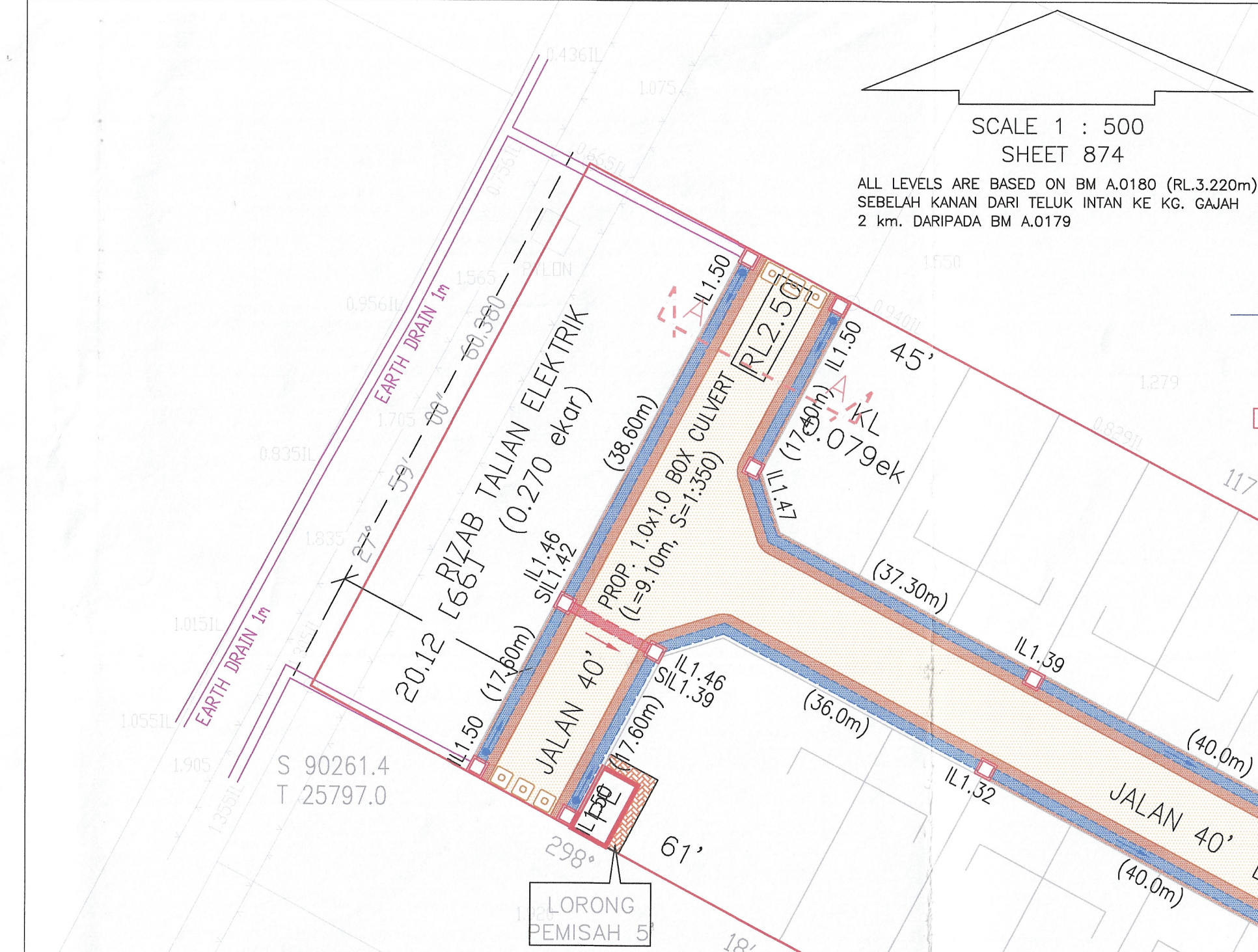
5. Perhatian serta kerjasama pihak tuan amat dihargai dan diucapkan terima kasih.

Sekian.

Yang Benar,




Chin Chin Cheong
Pengarah



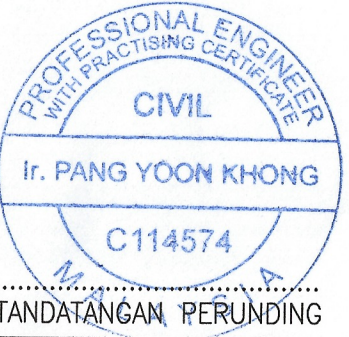
DETENTION DRAIN (OSD)

Design Manual = MSMA 2nd Edition
 Method = Simplified Method
 Type Of Pond = Detention Drain - OSD
 Prop. 1.00m(W) x 1.00m(D) ON SITE DETENTION (OSD)
 Length = 414.0m Volume = 413.60m³
 Permissible Site Discharge (PSD) = 72.90l/s
 Site Storage Requirement (SSR) = 408.06m³
 Inlet Pipe = 1 No. 600 mm diameter pipe
 Primary Outlet Pipe = 1 No. 150 mm diameter pipe
 Secondary Outlet = 1 No. 600 mm diameter pipe

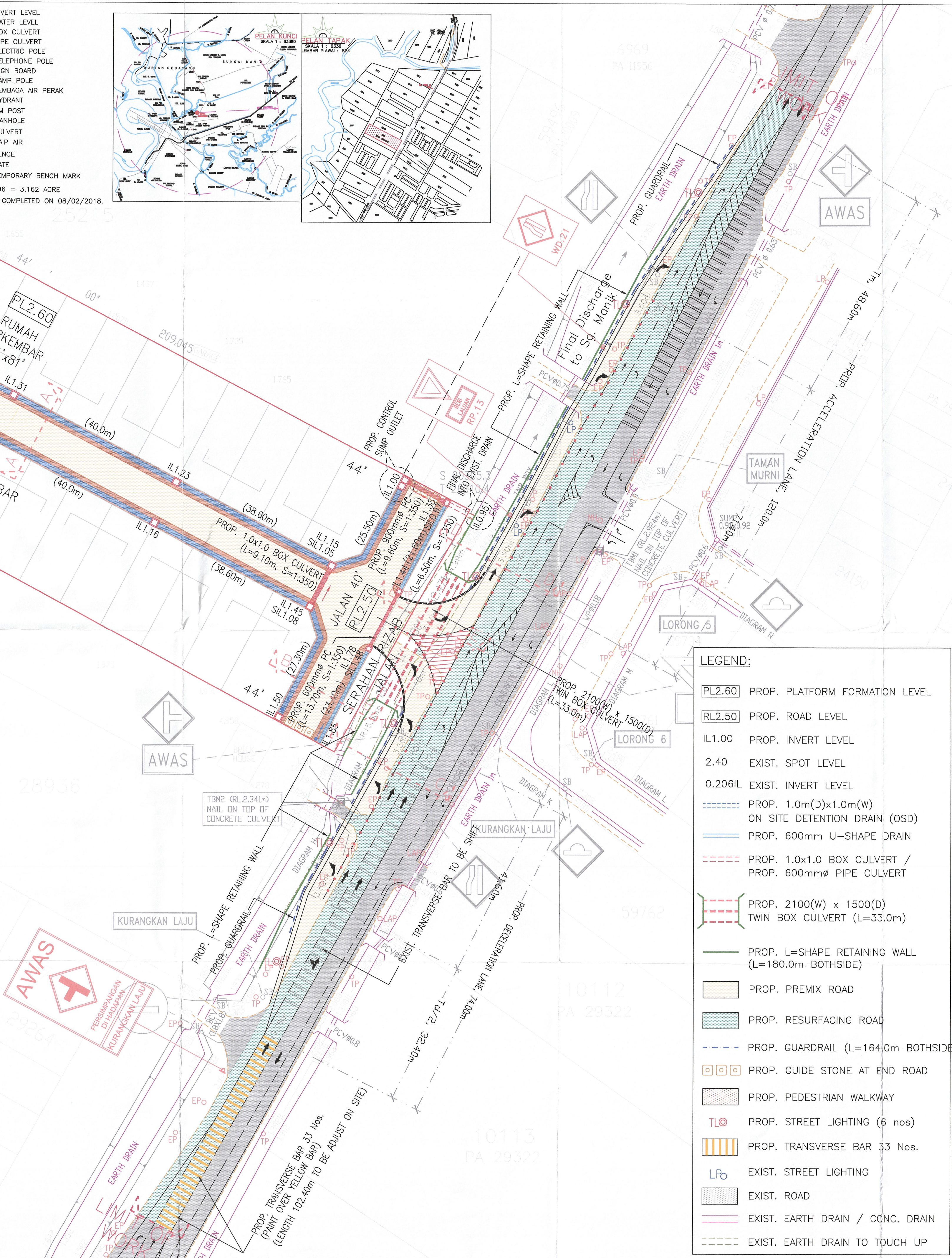
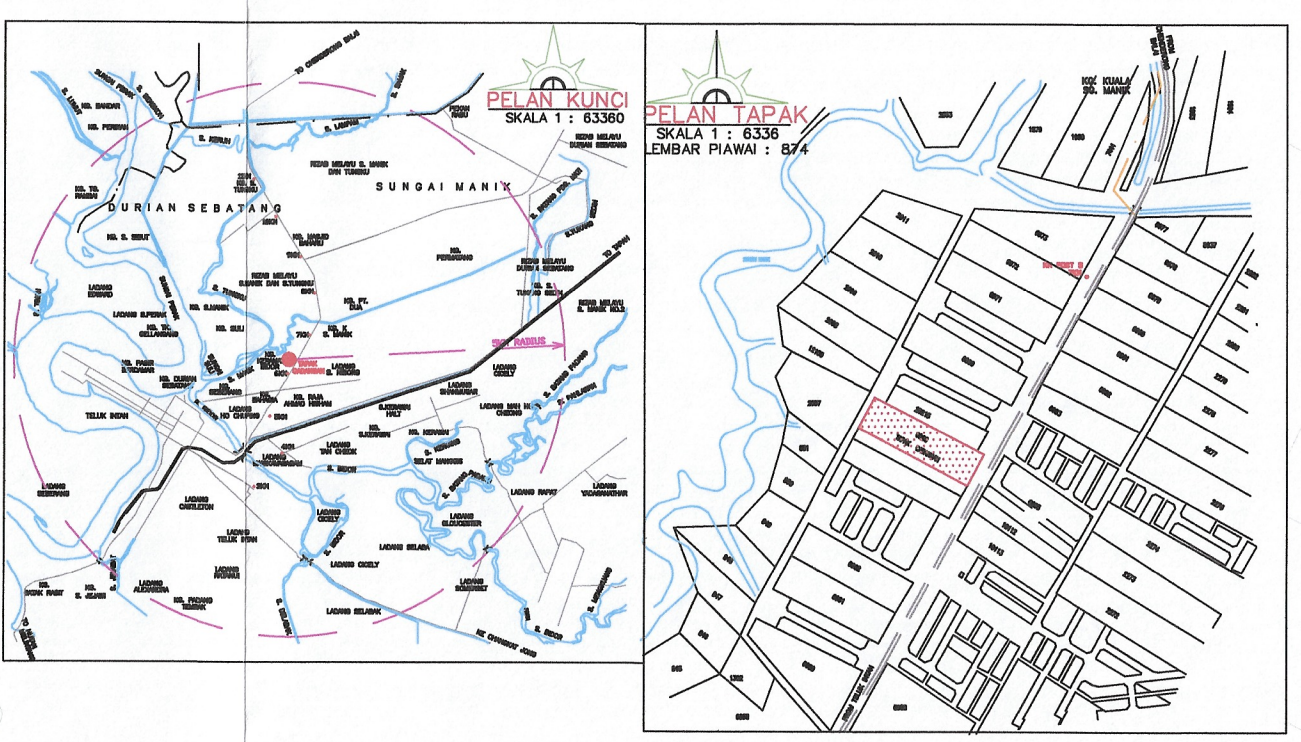
ROADWORKS SPECIFICATION

- SUB - BASE**
To be provided if C.B.R. value is less than 25% and the thickness to be decided by C.B.R. value.
 - BASE - COURSE**
Crusher run stone shall comply with the following grading limit.
- | B.S. SIEVE SIZE | % PASSING BY WEIGHT |
|-----------------|---------------------|
| 50 mm | 100 |
| 37.5 mm | 95 - 100 |
| 20 mm | 60 - 80 |
| 10 mm | 40 - 60 |
| 5 mm | 25 - 40 |
| 2.36 mm | 15 - 30 |
| 600 um | 8 - 22 |
| 425 um | 5 - 12 |
| 75 um | 0 - 8 |
- WEARING - COURSE**
 - Before laying of wearing course, the crusher run base shall be clean and free from all objectionable materials and apply bitumen prime coat of cut back BITUMEN at the rate of 1.0 litre/sq.m. Cut back bitumen shall be grade RC-70 or MC-70 conforming to the requirements of M.S. 159.
 - Wearing course shall be asphaltic concrete (mix designation ACW.14).
 - Wearing course shall be laid with mechanical spreader (paver) and to roll to the required thickness with a 8 - 10 Ton pneumatic tyred roller.
 - Coring test shall be carried out for wearing course at 60 m intervals and shall be submitted to council for approval.
 - Engineer shall be informed in writing before commencement of work.
 - BRICK WALLS**
 - All brick wall shall not exceed 4'-0" (1220) high and any wall exceeding 4'-0"(1220) high shall be reinforced conc. wall.
 - Drain invert level exceeding 3'-6"(1015) shall be provided with g.i. railing on both sides.
 - All main drain or monsoon drain shall provided with step iron at 60 m intervals.
 - All storm sewer pipe below pedestrian walk shall be class 'S' spun conc. spigot and socket pipes with rubber ring joints.
 - All storm sewer pipe below road surface shall be class 'X' spun conc. spigot and socket pipes with rubber ring joints.
 - Heavy duty manhole cover will be use for manhole on the road and medium duty manhole cover to be use for manhole on pedestrian walk.

- NOTA:
- Pihak pemaju bersetuju membayar RM...../ ekar sebagai caj pembangunan pengaliran kepada MPTI.
 - G.I. railing akan dipasang pada longkang dimana kedalamannya melebihi 3'-6".
 - Semua tembok bata yang melebihi 4'-0" tinggi hendaklah ditukarkan kepada tembok konkrit bertulang.
 - 'Sub-base to be provided if C.B.R. value is less than 25% and the thickness of the sub-base to be decided by C.B.R. value.'
 - Ujian "Compliance" bagi bahan-bahan tersebut hendaklah dilaksanakan pada setiap peringkat pelaksanaan. Laporan ujian-ujian akan dikemukakan sebelum sijil kelayakkan boleh dipertimbangkan.
 - Pemaju akan mengemukakan keputusan ujian makmal /tapak yang dilaksanakan oleh makmal badan bebas, serta disahkan dan diprakai oleh JURUTERA PERUNDING kepada MPTI semasa kerja-kerja berperingkat pembinaan jalan dilaksanakan keputusan ujian-ujian seperti berikut:
 - "Compaction control density test ACBC/ACW C"- Asphaltic conc.
 - "Marshal test"- Asphaltic conc.
 - "Centrifuge extraction ASTM D 2172 METHOD A" - Bitumen content.
 - CBR Test- Crusher run base.
 - Sieve analysis- Crusher run, Asphaltic conc.
 - JURUTERA PERUNDING dikehendaki memberitahu MPTI secara bersurat peringkat-peringkat kerja pembinaan yang sedang dijalankan serta sumber-sumber bekalan yang digunakan seperti:
 - Pasir.
 - Crusher run.
 - Asphaltic conc.
 - Batu-bata.
 - Precast conc.
 - Pemaju dikehendaki mengemukakan resit-resit bekalan bahan premix pasir dan crusher run yang digunakan serta core sample kepada MPTI semasa permohonan sijil menduduki.
 - Jalan-jalan sedia ada yang telah rosak akibat keluar/masuk lori/jentera akan diturap semula.
 - Semua kawasan curam bagi tanah potong / tambak hendaklah ditanam dengan rumput rapat.
- Kehendak-kehendak di atas akan dipatuhi oleh Perunding / Pemaju



SCALE 1 : 500
 SHEET 874
 ALL LEVELS ARE BASED ON BM A.0180 (RL.3.220m)
 SEBELAH KANAN DARI TELUK INTAN KE KG. GAJAH
 2 km. DARIPADA BM A.0179



- LEGEND:**
- PL2.60 PROP. PLATFORM FORMATION LEVEL
 - RL2.50 PROP. ROAD LEVEL
 - IL1.00 PROP. INVERT LEVEL
 - 2.40 EXIST. SPOT LEVEL
 - 0.206IL EXIST. INVERT LEVEL
 - PROP. 1.0m(D)x1.0m(W) ON SITE DETENTION DRAIN (OSD)
 - PROP. 600mm U-SHAPE DRAIN
 - PROP. 1.0x1.0 BOX CULVERT / PROP. 600mmØ PIPE CULVERT
 - PROP. 2100(W) x 1500(D) TWIN BOX CULVERT (L=33.0m)
 - PROP. L-SHAPE RETAINING WALL (L=180.0m BOTHSIDE)
 - PROP. PREMIX ROAD
 - PROP. RESURFACING ROAD
 - PROP. GUARDRAIL (L=164.0m BOTHSIDE)
 - PROP. GUIDE STONE AT END ROAD
 - PROP. PEDESTRIAN WALKWAY
 - TLØ PROP. STREET LIGHTING (6 nos)
 - PROP. TRANSVERSE BAR 33 Nos.
 - LPØ EXIST. STREET LIGHTING
 - EXIST. ROAD
 - EXIST. EARTH DRAIN / CONC. DRAIN
 - EXIST. EARTH DRAIN TO TOUCH UP

PELAN YANG DILULUSKAN
 Ir. HAJI HANMAN BIN ALI
 PENGARAH
 JABATAN KERJA RAYA
 PERAK DARUL RIDZUAN

DATE	DESCRIPTION	AMENDED

AMENDMENT

<input type="radio"/> FOR CONSTRUCTION	<input checked="" type="radio"/> FOR SUBMISSION
<input type="radio"/> FOR TENDER	<input type="radio"/> PRELIMINARY
<input type="radio"/> FOR CLIENT	<input type="radio"/> FOR DISCUSSION
<input type="radio"/> FOR ARCHT/CONSULTANT	<input type="radio"/> INTERNAL CIRCULATION

DEVELOPER'S SIGNATURE

MOHAMMAD BIN MAT NANYAN
 700101-02-5001
 (PENGARAH)
 Mat Nanyan Corporation Sdn Bhd (560516-D)
 No.183, Lorong Panglima 3, Taman Panglima,
 Jalan Changkat Jang,
 36000 Teluk Intan, Perak.
 Tel : 016 - 449 8068 / 016 - 559 8066

PROJECT TITLE
 PERMOHONAN KELULUSAN SEMULA PELAN JALAN DAN PERPARTAN YANG DILULUSKAN RUIJUKAN NO. PKR.PK.(J) 413/210/G-150/2018 BERTARIKH 13hb SEPTEMBER 2019 BAGI CADANGAN PELAN JALAN DAN PERPARTAN BAGI SKIM PERUMAHAN DI ATAS TANAH MILIK LOT 6966 MUKIM DURIAN SEBATAH, DAERAH HILIR PERAK, PERAK DARUL RIDZUAN

KELUASAN : 1.279 hae.

UNTUK:
 TETUAN MAT NANYAN CORPORATION SDN BHD

ROAD & DRAINAGE

DRAWING TITLE
 - KEY PLAN
 - LOCATION PLAN
 - SITE PLAN

ENGINEER'S SIGNATURE
 I certify that the design for the complete set of drawings follows the Urban Stormwater Management Manual For Malaysia (Manual Saliran Meana Alam Malaysia) by the Department of Irrigation and Drainage Malaysia, 2006. I will bear full responsibility for the design and supervision of the works. If it is found that the proposed drain is too small, the developer will have to enlarge the drain section accordingly so that there will not be any local flooding in this housing scheme.



PYK CONSULTANT
 CIVIL & STRUCTURAL ENGINEERS
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 30300 BHD, PERAK DARUL RIDZUAN,
 TEL : 05-5492902/016-5584855
 FAKS : 05-5492902
 EMAIL : pykconsult@gmail.com

DRAWING NO.
 PYKC/MNCBS/18-16/JKR 1

DESIGNED : KHAI REVISION : -
 DRAWN : khai STAGE : SUBMISSION
 DATE : AUG. 2022 SCALE : 1 : 500

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CADANGAN MEMBINA 28 UNIT RUMAH BERKEMBAR SETINGKAT DI ATAS PLOT1-PLOT14 & PLOT 15-28 (LOT LAMA6966), MUKIM DURIAN SEBATANG, DAERAH HILIR PERAK ,PERAK DARUL RIDZUAN TETUAN MAT NANYAN CORPORATION S/B.

Gambar Lokasi

