

Ruj. Kami : RSPM/4385/KMBP/MPKS_2209.2139
Ruj. Tuan :
Tarikh : 22th September 2021

EVERMIX CONCRETE SDN BHD
C-3-G, Jalan Bayu laut 15D/KS09,
Kota Bayu Emas Pendamar,
41200 Klang, Selangor Darul Ehsan.
Attn.: Mr. Tan Boon Sing

Dear Sir,

**PERMOHONAN KEBENARAN MERANCANG + PELAN BANGUNAN BAGI CADANGAN
MENDIRIKAN LOJI PEMBANCUHAN KONKRIT SEMENTARA,
DI ATAS LOT 11290, JALAN TIAJ 2/6, TAMAN INDUSTRI ALAM JAYA,
42300 BANDAR PUNCAK ALAM, SELANGOR DARUL EHSAN.
UNTUK
TETUAN EVERMIX CONCRETE SDN BHD
-CONSULTANCY SERVICES-**

We refer to the above matter and Planning Approval Letter (Borang C1 dated 15th February 2021 (Ref: Bil (17)d/m.MPKS 301/18/7/2021/10)).

The following quote is for Resubmission of Planning Approval to MPKS which will be expire on 30th November 2021. Requirement for batching plant operation is to have the annual renewal planning approval valid through out operation period.

Due to the changes in procedures and the current pandemic, we advise earlier confirmation with purchase order from your esteemed establishment. MPKS has the right to issue compounds due to non-compliance of the requirement for the submission, renewal and adherence to the approved plan at site. We are not to be held liable for any compounds from MPKS and client to settle it accordingly.

Please be informed, in Majlis Perbandaran Kuala Selangor (MPKS) renewal submission is a fresh application. Therefore, we will submit as a new submission by taken note of following information:

- i) There are **NO CHANGES** made on site as per planning approval plan dated 15th February 2020 (MPKS Ref. No: Bil.MPKS/JPP/PS/12/2021) and no changes from the survey done before.

- ii) Submission will be **under temporary building and others external department has been expired and need to resubmit** as below:

External Department	Date of approval	Expiry date
Tenaga Nasional Berhad (TNB)	31 st May 2019	31th May 2021 (To resubmit)
Jabatan Alam Sekitar Negeri Selangor (JASS)	22 th December 2020	22 th December 2021 (To resubmit)

Our scope of work and proposed fee shall be as follows:

A. Scope of Works_ Resubmission Planning Approval

Please be informed, in **Majlis Perbandaran Kuala Selangor (MPKS)** renewal submission for **planning approval is a fresh application.**

1. Preparation of Planning Submission Plan

Preparation of submission plan will be based on approval obtained (Ref: Bil (17)d/m.MPKS 301/18/7/2021/10) dated 15th February 2021 which will be expire on 30th November 2021. This resubmission need to be submit by early of November and approval will be given until December 2022. (Annual renewal). The prelim discussion with MPKS will also determine external departments involved for this submission.

2. Preparation of Laporan Cadangan Pemajuan (LCP)

Preparation of LCP for Planning Approval Submission is a provision by Town and Country Planning Act 1976 (Act 172) under Section 21A Development Proposal Report. The contents in the LCP will be based on the manual by JPBD; Manual Laporan Cadangan Pemajuan Edisi Kedua and in compliance to scoring system implemented in all local authorities; MyLCP Score Card.

3. Submission of application

MPKS has implemented OSC Online Submission. We will need to submit documentation thru OSC 3Plus online system and to obtain clearance prior to official hardcopy submission at counter. As part of the submission the client is kindly requested to furnish us with following documents but not exhaustive:

- i. **Appointment Letter**, appointing us to undertake this submission.
- ii. **Official Search** of Land (*latest 6 month-our runner will do and will be reimbursable+ runner charge*)
- iii. TNB and Air Selangor Bill (*latest 3 months*)
- iv. Planning processing fee (RM 86.40_ to be transfer to RSPLAN account)
- v. **Penilaian Awal Tapak (PAT)** approval (**minimum valid for 1 years**)
- vi. **Borang A** and plans to be signed by client (*form will be prepared by us*)
- vii. Other necessary documents which we will inform upon detail checking with OSC MPKS Additional information upon verification with Majlis Daerah Kuala Selangor (MPKS)

Any fees arising from authority as processing fees and search fees conducted to be disbursed by client.

4. Amendment and Approval

Necessary amendments to the finalized layout plan as required by the Majlis Perbandaran Kuala Selangor for the purpose of approval and endorsement of the application. As the plan was endorsed before we expect minimal changes.

5. Estimated Time Frame for Planning Approval: 45 days from submission

We require 14-21 working days from the appointment date to prepare plans and reports. Upon submission, we will submit online submission and upon acceptance, hardcopy will submit to the OSC counter. OSC MPKS will distribute to internal technical departments for comments. We will push to be tabled in earliest available OSC meeting upon completion of this period

B. Scope of Work_ Temporary Building Permit

Please be informed, in Majlis Perbandaran Kuala Selangor (MPKS) the building plan extension is only given three times and for this submission we require to submit as fresh application. **All document and plans need to be submitted back for approval and require to get approval back from Jabatan Bomba dan Penyelamat Sekinchan.**

1. Preparation of building permit plan and documentation

Preparation of submission plan and document will be based on previous approval obtained (Ref: Bil (21)d/m.MPKS 186/10/2/2019-2), dated 13th August 2019 to MPKS Building Department and Jabatan Bomba dan Penyelamat Sekinchan. The approval will be subjected to planning approval and will be issued until December 2021. Form and plans to be endorse by our engineer and signed by client.

2. Submission of application

This submission will be done concurrent with Planning approval applications through OSC Online system and to obtain clearance prior to official hardcopy submission at counter. Upon acceptance of hardcopy at MPKS OSC counter plans and document will be submit to Jabatan Bomba dan Penyelamat Sekinchan counter.

3. Approval

The application will be tabled in Building Department technical meeting and will be tied up to the planning approval.

4. Estimated Time Frame for Approval: 30 days

We require 7 working days from the appointment date to prepare documentations. Upon submission there will be 3 day for pre-checking and then will be tabled for technical meeting. We will push to be tabled in earliest available technical meeting upon completion of this period.

C. Fee Proposal

Our lump sum fee shall be based on the following rate:

NO.	SCOPE OF WORK	TOTAL FEE
A	Planning Submission	RM 6,000.00
B	Building Permit Submission	RM 8,000.00
SST 6% (SST ID: B16-1808-31009133)		RM 840.00
TOTAL FEE		RM 14,840.00

D. Mode of Payment

Mode of payment as following:

NO.	PROGRESS OF WORK	%	FEE DUE	SST	TOTAL FEE
a	Upon Appointment	15	RM 900.00	RM 54.00	RM 954.00
b	Upon Planning Submission	40	RM 2,400.00	RM 144.00	RM 2,544.00
c	Upon conditional Approval	20	RM 1,200.00	RM 72.00	RM 1,272.00
d	Upon Planning Endorsement	25	RM 1,500.00	RM 90.00	RM 1,590.00
e	Upon Appointment	15	1,200.00	72.00	1,272.00
f	Upon Building Permit Submission	40	3,200.00	192.00	3,392.00
g	Upon conditional Approval	20	1,600.00	96.00	1,696.00
h	Upon Building Permit Endorsement	25	2,000.00	120.00	2,120.00
TOTAL			14,000.00	840.00	14,840.00

**Term of payment: within 30 days from the date of issuance invoice*

E. Reimbursable

The following reimbursable charges actually incurred shall be billable: -

- i) Cost of titles search and certification, processing fees etc.
- ii) Additional plans and reports on request will be furnished subject to printing cost Disbursement.
- iii) Amendment on client's request upon approval or resubmission due to it.

PRINTING CHARGES – COLOUR			PRINTING CHARGES – BLACK & WHITE	
Bil.	SIZE OF PAPER	PRICE (RM)	SIZE OF PAPER	PRICE (RM)
1.	PAPER A1	30.00	PAPER A1	15.00
2.	PAPER A2	20.00	PAPER A2	10.00
3.	PAPER A3	3.00	PAPER A3	1.50
4.	PAPER A4	2.00	PAPER A4	1.00
5.	PAPER A1-LINEN	50.00	PAPER A1-LINEN	25.00
6.	REPORT -LCP	200.00	REPORT -LCP	100.00

F. Addendum

The quote is based on the understanding that the subject layout has been prepared digitally with accordance to the previous approval. Our role will be to prepare document for submission to MPKS for Planning Approval. In the event, the client decided to abort the project and we will be entitled to claim for abortive fee according to the stage or progress of work.

We trust that the above scope and fee proposal meets your requirements and we look forward to your reply.

Thank you and regards,



.....
Ravi Shankar N.

We, hereby confirm acceptance of the terms and conditions as stated above.



.....
(Signature & Co. stamp)

Name: TAN BOON SING

IC No. 641210-10-5039

8/10/21

.....
(Signature of witness)

Name: IZZANIS DANIA BT RUZAINI

IC No 970916-10-5994

