



Kuala Lumpur
City Hall

Draft

Kuala Lumpur
2020
CITY PLAN

Towards a World Class City



VOLUME 2 PART 1
KL Development Control Plan 2008

1.0

INTRODUCTION



1.1 Kuala Lumpur Development Control Plan, 2008

The Kuala Lumpur Development Control Plan 2008 conforms to the provisions of the Kuala Lumpur City Plan 2020 (KL City Plan 2020) which is the local plan of Kuala Lumpur prepared under the provisions of Section 13 of the Federal Territory (Planning) Act 1982 (Act 267).

The Kuala Lumpur Development Control Plan 2008 shall be referred to as the **KL DCP 2008** throughout this document. It contains detail provisions with regards to development and use of land for the Kuala Lumpur city and it is intended for use by property owners, developers and the community for the assessment of all planning and development applications in Kuala Lumpur.

The **KL DCP 2008** shall also contribute to the growth and character of Kuala Lumpur where provisions are made for all aspects of development in Kuala Lumpur that shall contribute towards the improvement of the natural and built environment, transportation, community and social amenities as well as the infrastructure and utilities to achieve the desired vision and objectives of the KL City Plan 2020.

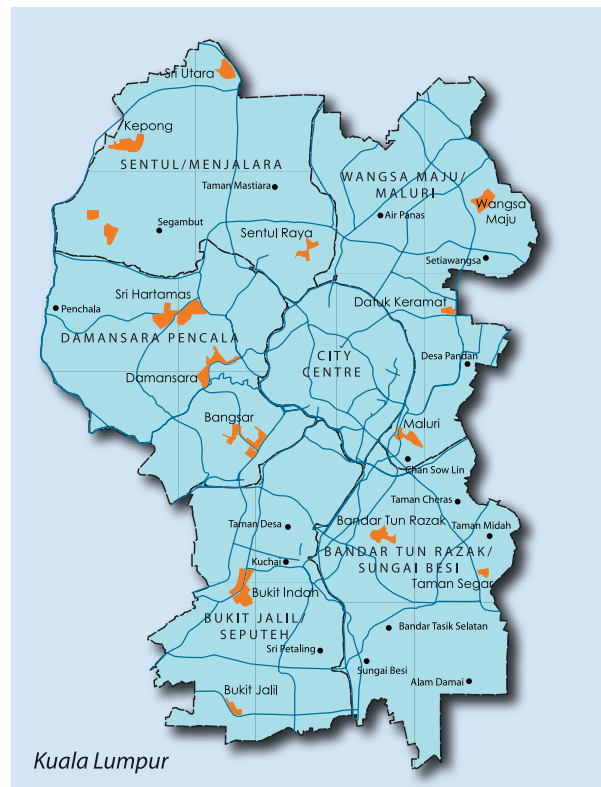
1.2 Application of Kuala Lumpur Development Control Plan 2008

The plan applies to all areas within Kuala Lumpur, which is **24,221.05** hectares and falls under the jurisdiction of Kuala Lumpur City Hall as the local planning authority. The plan will include the planning and development of six strategic zones, special areas which includes new villages, Malay Reservation land and traditional villages as well as government-owned and private owned properties in Kuala Lumpur.

Application of **KL DCP 2008** shall be from the time it is approved by the Minister and adopted by the Commissioner of Kuala Lumpur City Hall .

1.3 Relationship To Kuala Lumpur Structure Plan 2020 and Kuala Lumpur City Plan 2020

KL DCP 2008 shall be read in conjunction with the Kuala Lumpur City Plan 2020, where the key initiatives and implementation strategies have been identified as the guiding principles of the KL DCP 2008. The KL City Plan 2020 is focus towards achieving the Vision and policies of the Kuala Lumpur Structure Plan 2020 (gazetted in 2005), where seamless maps accompanies the KL City Plan 2020 showing existing features as well as proposed changes to all aspects of land and development in Kuala Lumpur.



This plan also repeals Kuala Lumpur's Comprehensive Development Plans (CDP) and other technical policies of Kuala Lumpur City Hall. These includes:-

- CDP 1039 – Central Commercial Area,
- CDP 1040 – Density Zoning
- CDP 1041 – Land Use Zoning
- All Gazetted Plans (see **Attachment 1**); and
- All technical policies approved by Technical Planning Committee of Kuala Lumpur City Hall
- Use class rules under the City of Kuala Lumpur (Planning) (Use Classes) Rules 1980.

1.4 Intent of Development Control

The **KL DCP 2008** consist of several key planning measures that are used to regulate, control and manage physical development of land through development control process and procedures. Any persons wanting to develop any piece of land must refer and conform to the provisions and requirements specified in this document. Compliance with the provisions of the **KL DCP 2008** shall facilitate the consent to an application and leads to planning permission being granted.

With **KL DCP 2008**, development in Kuala Lumpur City will be allowed if planning conforms to three key measures, i.e.:

- Conformity to assigned Zoning and Land Use Activities;
- Conformity to requirements of Special Planning Zones; and
- Conformity to the specified Development Intensity

A series of schedules and maps and schedules is contained in this **KL DCP 2008** that shall provide the regulations and requirements for types of development to be undertaken as well as the standards to be met in any development application in the city.

1.5 Structure of KL DCP 2008

The **KL DCP 2008** contains two key components that will be measured towards development control in the City of Kuala Lumpur. These two key components are:-

- Key Planning and Development Control; and
- Special Planning Control

Key Planning and Development Control

The key planning and development control of KL DCP 2008 shall be the main requirement and guide for any development application. It provides specific information to those wishing to carry out development on land zoned for residential, commercial, mixed-use, industrial, technology park, public open space, private open space, institution and 12 other zones identified in Kuala Lumpur.



It also provides specific guide towards the development intensity of a plot of land as all maps and schedules is assigned to every single plot of land in Kuala Lumpur.

Three key maps will control use and intensity of land development on a city-wide scale. The maps are:

- **DCP 1 – Land Use Zoning Map**
- **DCP 2 – Density Map**
- **DCP 3 – Plot Ratio Map**

Development Control Plan 1 – Land Use Zoning Map (figure 2.1) will be supported by a **Zoning and Use Class Schedule** which defines the allowable and prohibited use and activities within each land use zone specified on the map. These two documents must be read concurrently to fully comprehend the needs and requirements of the plan.

Development Control Plan 2 - Density Map will prescribe the permissible intensity of development allowed in residential zones (other than city centre area). The density reflects upon the number of persons to the land area and this would assist in population distribution and planning for social amenities as well as infrastructure and utilities.

Development Control Plan 3 - Plot Ratio Map will prescribe the permissible intensity of development allowed in residential zones in city centre area, commercial zones, mixed use zones as well as industrial zones. Plot Ratio reflects upon the total permissible built up area of a building plot.

Special Planning Control

Special planning controls is also imposed as an overlay zone to the underlying Land Use Zoning Plan (DCP 1). These overlay zones are additional planning and development controls assigned to specific areas of concern that is important to the built and natural environment of Kuala Lumpur in creating a World Class City.

The special planning control relates to three zones which require special care and attention in planning and development. These areas shall be referred to as **Special Planning Zones** and are as follows:

- i. **SPZ 1 - Environmental Protection Zone** – refers to area that is highly sensitive to development or changes in land use and needs to be conserved for its limited biodiversity value, to be maintained and enhanced for its life support and recreational function and/or to be protected to mitigate the hazard risks to the surrounding area.

KEY PLANNING AND DEVELOPMENT CONTROL

Maps

Development Control Plan
: **Land Use Zoning Map**

Development Control Plan
: **Density Map**

Development Control Plan
: **Plot Ratio Map**

Schedule

Zoning and Use Class Schedule

SPECIAL PLANNING CONTROL

Special Planning Zones
Maps

SPZ1 - Environmental Protection Zone

SPZ 2 - Heritage Zone

SPZ 3 - Height Control Zone

SPZ 4 - Transit Planning Zone

How to Use the KL DCP 2000

STEP 1

Refer to DCP 1 - Land Use Zoning Map and read with the explanatory notes on the Land Use Zoning chapter 2.0 of KL DCP 2008.

For easy reference, DCP 1 – Land Use Zoning Map is grid indexed. Refer to Key Index Map for reference number in Chapter 2.0 and the indexed plans in document part 2 of this KL DCP 2008 documents.



STEP 2

Refer to Zoning and Use Class Schedule to determine the allowable use and activities for the land or/and building of the said zone in which the land falls within.

The Schedule is prepared generally for each zone as well as for specific areas. Refer to listing in Chapter 2.0



STEP 3

Refer to DCP 2 - Density Map or DCP 3 - Plot Ratio Map and determine maximum allowable plot ratio or density for the particular lot/plot and read with the explanatory notes on Chapter 3.0 of KL DCP 2008



STEP 4

Check to see if land falls within any Special Planning Zones on the Land Use Zoning Map.

Refer to Special Planning Zone to determine further restriction, control or incentives

- **Environmental Protection Zone**
(refer SPZ 1 Map and Chapter 4.0)
- **Heritage Zone**
(refer SPZ 2 Map and Chapter 5.0)
- **Height Control Zone**
(refer SPZ 3 Map and Chapter 6.0)
- **Transit Planning Zone**
(refer SPZ 4 Map and Chapter 7.0)

- ii. **SPZ 2 - Heritage Zone** – where land and buildings within the designated areas are subject to additional policies and set of guidelines in ensuring that developments within this areas are undertaken with care and sympathy to form, character and scale of existing historical sites and buildings within the designated area. Heritage Zone includes areas with natural and cultural and having aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Kuala Lumpur.
- iii. **SPZ 3 - Height Control Zone** – refers to additional overlay on control on height of new buildings that fall within the designated view corridors which are established to protect and ensure visibility of two primary city landmarks; the KLCC Twin Towers and the Kuala Lumpur Tower, from various pre-identified entrances or gateways to the city and from various local public spaces within various parts of the city towards these two primary towers.
- iv. **SPZ 4 - Transit Planning Zone** - refers to additional overlay to designated transit stations where intensification of development for areas within the priority transit planning zone i.e. 250 metres radius from a transit station is allowed. Such intensification shall be reflected in the additional permissible densities and plot ratios allowed in these areas to encourage transit supportive activities and create an integrated land use and transportation planning for the city.

Please note that should any land proposed for development falls under these three specific zones, the requirements of the special planning control of these Special Planning Zones shall prevail over all other key planning and development control provisions i.e. DCP 1, DCP 2, DCP 3 and its Zoning and Use Class Schedule.

1.6 How to Use the KL DCP 2008

The KL DCP 2008 contains five main parts that is explained in the next five chapters of this document i.e.:-

- Land Use Zoning
- Environmental Protection Zone
- Heritage Zone
- Height Control Zone
- Transit Planning Zone

All users of this document shall find four easy steps to guide them in making preparation for plan making for development proposals.

2.0

LAND USE ZONING



2.1 Sustainable Land Use for Kuala Lumpur

The KL City Plan 2020 has called for sustainable use of land to overcome the rising issues of urbanisation by managing land use in a manner that the needs of the present communities are met without compromising the needs of the future communities in Kuala Lumpur. Key initiatives and strategies have been identified in the KL City Plan 2020 to achieve these objectives and the **KL DCP 2008** has established a Land Use Zoning Map that will reflect the tenets of sustainable use of land which includes:-

- Strengthening the development of existing commercial and employment centres
- Meeting the needs of new economies that will enhance Kuala Lumpur as a global city
- Integrating land use development with transportation network
- Protection of environmentally sensitive areas
- Encouraging development on Infill sites and redevelopment/ revitalisation of existing sites that is no longer economic to Kuala Lumpur
- Protection of historical areas and sites in Kuala Lumpur
- Improvement of quality of living for new villages, Malay Reserve Land, traditional villages as well as public housing areas in the city
- Protection and provision of parks and open spaces in the city
- Enhancement of its natural assets including rivers and hills
- Protection of stable areas in the city
- Encouraging the development of varied types of housing in the city to meet the needs of all its local communities

2.2 Land Use Zoning and Planning Permission

The **KL DCP 2008** has designate land use zone that reflects the predominant use of land within each plot of land in Kuala Lumpur. The **DCP 1 - Land Use Zoning Map** shall regulate land use, prevent land-use conflict, and allow growth to occur in a sustainable manner. Thus all applications for planning permission that involves any change in the use of land or building must refer to **DCP 1 – Land Use Zoning Map** (Section 20 (2 (i)) of the Federal Territory Planning Act 1982 (Act 267) states that *a planning permission will be required for any change in use of land and building unless and otherwise prescribed by the Commissioner as not requiring planning permission.*

This also means that no planning permission shall be granted, if any such propose activity is not allowed for in the designated land use zone of the **DCP 1 – Land Use Zoning Map.**

2.3 DCP 1 – Land Use Zoning Map and Zoning Schedule

2.3.1 DCP 1 - Land Use Zoning Map

The **DCP 1 – Land Use Zoning Map** shows the distribution of land use zoning in a spatial form for the entire Kuala Lumpur city. It is a seamless map that has designate 20 land use zones to reflect its predominant use allowed for that particular plot of land. This essentially means that the plot of land can only be allowed to be developed as per the designated land use zone (if currently differs). However, such rights are only excise upon application and approvals for planning permission.

The 20 designated land use zones is characterised by its function as well as it primary use. In general, it can be reflected that the land use zones in Kuala Lumpur are within 7 main classification of use as follows :-

Table 2.1 - Types of Land Use Zones in Kuala Lumpur

| Primary Use / Activity | Land Use Zones |
|-----------------------------------|---|
| Commercial | City Centre Commercial District Centre Commercial Neighbourhood Centre Commercial Commercial |
| Mixed Use | Mixed Use Commercial Mixed Use Residential Mixed Use Commercial and Industry |
| Residential | Residential 1 Residential 2 Residential 3 Established Housing Area Public Housing |
| Industrial and Special Industries | Industrial Technology Park |
| Institution | Public Institution Private Institution |
| Open Space | Public Open Space Private Open Space |
| Special Use | Forest Reserve White Zone |

For the purpose of KL DCP 2008, the above 20 land use zones is seen as one comprehensive list of classification and its detail description is described in Table 2.2 : Land Use Zoning Classification.

Table 2.2 - Land Use Zoning Classification

| Land Use Zoning | Abbreviation | Description |
|---------------------------------|--------------|---|
| City Centre Commercial | CCC | Refers to commercial areas generally located within the Kuala Lumpur City Centre and some part of Damansara Penchala Strategic Zone as identified in the Zoning Plan. It is the highest hierarchy of commercial zone that reflects its function as the main commercial zone within Kuala Lumpur. |
| District Centre Commercial | DCC | Refers to commercial areas located within the boundary of district growth centres as identified in the Zoning Plan. Neighbourhood NCC Refers to commercial land located within Centre Commercial residential neighbourhood and serves the neighbourhood area to provide small-scale retail and services Intensity of development and type of activities permissible should be consistent with the character of the neighbourhood area in order to limit adverse impacts on nearby residential lots. |
| Neighbourhood Centre Commercial | NCC | Refers to commercial areas located within residential neighbourhood and serves the neighbourhood area to provide small-scale retail and services. Intensity of development and type of activities permissible should be consistent with the character of the neighbourhood area in order to limit adverse impacts on nearby residential lots. |
| Commercial | C | Only commercial uses and activities are allowable in this area i.e. 100% commercial. |
| Mixed Use Commercial | MXC | Refers to land zoned for mixed-use commercial development in the Zoning Plan. It is intended to promote residential component in commercial zone and at transit planning zones. The zone is predominantly commercial with minimum 30% residential. |
| Mixed Use Residential | MXR | Refers to land zoned for mixed-use development within general residential area as identified in the Zoning Plan. It is intended to promote commercial component in residential zone and at transit planning zone. This zone is generally located within transit planning zone to encourage street level activities. This zone is predominantly residential where the commercial activity allowed is not more than 30% of the allowable gross floor area. |

| Land Use Zoning | Abbreviation | Description |
|--------------------------|--------------|---|
| Mixed Use Commercial | MXCI | Refers to land zoned for mixed-use industry and & Industry commercial development as identified in the Zoning Plan. It is intended to promote clustering of similar activities incorporating compatible and non-polluting industrial activities with support services such as storage, distributive trade, and service industries. This zone is predominantly industrial with maximum 30% commercial use. |
| Residential 1 | R1 | This residential zone refers to low density residential of 4 persons to 40 persons per acre. |
| Residential 2 | R2 | This residential zone refers to medium density residential of 48 persons to 120 persons per acre. |
| Residential 3 | R3 | This residential zone refers to high density residential of 160 persons to 400 persons per acre. |
| Established Housing Area | EHA | Areas which consist of housing development (old or new) that are in existence and well planned and is expected to remain residential within the planning period of the KL City Plan 2020. |
| Public Housing | PH | Refers to land designated for public housing only and these includes KLCH's and government's public housing areas. |
| Industrial | IP | Area designated and zoned for manufacturing and its associated activities in the Zoning Plan |
| Technology Park | TP | Zone designated for Technology Park Malaysia in Bukit Jalil. |
| Public Institutional | PI1 | Major institutional and civic uses such as art galleries, museum, government offices, palace reserve, military reserve, health & emergency such as police head quarters, hospitals, universities, and other civic use. |
| Private Institutional | PI2 | Institutional uses such as private art galleries, private museum, health services etc. |
| Public Open Space | OS1 | Parks and open spaces are public spaces that provides for a variety of active and passive needs of ages of the community and local residents. |

3.0

DEVELOPMENT INTENSITY



3.1 Development Intensity Planning Control

The need to control the development intensity of urban activities within Kuala Lumpur is essential in attaining a sustainable built environment for the city. To strengthen the land use zoning control and use classes control, the development intensity of Kuala Lumpur will also be regulated in order to ensure developments supports infrastructure development as well as protects the urban amenities.

Development intensity will be control in two forms:-

- (a) Density Control for Residential development (except for areas in the City Centre).
- (b) Plot Ratio Control for Residential development in City Centre area, Commercial, Mixed-use and Industrial developments.

3.2 Density Control

Density is used in planning for new residential developments to measure the amount of new housing schemes to be built on a piece of land. Density control also avoids sprawling of development to areas outside the designated zones and concentrates development within areas covered by public transportation and infrastructure.

The need to identify density is base on the need to maintain and regulate:-

- (a) *The character of the site itself; or*
- (b) *The character of the surrounding area; or*
- (c) *The need to preserve the amenities of existing or future residents, including providing satisfactory on-site provision of public open space, landscaping, and car parking; or*
- (d) *The need to generate a critical mass of people to support urban services such as public transportation, local shops and schools; or*
- (e) *The need to provide a variety of housing types in Kuala Lumpur so as to meet the needs of local residents and future communities of the city.*





3.2.1 Definition for Density Control

The Federal Territory (Planning) Act 1982 (Act 267) defines '**Density**' as the intensity of use of land reckoned or expressed in terms of the number of person, dwelling units, or habitable rooms, or any combination of those factors, per unit area of land.

The use of **maximum persons per acre of residential density** has been adopted in this plan, where **DCP 2 - Density Map** of the KL DCP 2008 indicates the allowable densities for residential development in Kuala Lumpur.

3.2.2 Application

The application of Density Control shall be applied on land zoned for:-

- (a) Residential 1
- (b) Residential 2
- (c) Residential 3
- (d) Public Housing

The density shall be designated to each plot of land/lot basis in these zones other than the City Centre area.

3.2.3 Guideline for Density Control in Kuala Lumpur

The guideline for Density Control refers to the DCP 2 – Density Map for Kuala Lumpur, where there are four main categories of residential densities that shall be the control measure for residential development intensity in the city.

Table 3.1- Density Control in Residential Zones

| Land Use Zone | Maximum Density Allowable | |
|----------------|---------------------------|---------|
| | Person/ac (ppa) | Unit/ac |
| R1 | 4 | 1 |
| | 12 | 3 |
| | 24 | 6 |
| | 40 | 10 |
| R2 | 48 | 12 |
| | 80 | 20 |
| | 120 | 30 |
| R3 | 160 | 40 |
| | 240 | 60 |
| | 320 | 80 |
| | 400 | 100 |
| Public Housing | 400 | 100 |

The **R1** is intended specifically for Low Density Residential. Here the densities vary from **4 persons per acre to 40 persons per acre** and residential units shall vary from the 1 unit/acre homes in the hillside areas of the city to conventional housing that is compatible with single-family neighbourhoods.

R2 are Medium Density Residential where the densities vary from **48 persons per acre to 120 persons per acre**. Residential units here vary from landed conventional link homes to low-rise multi-dwellings units or landed strata homes.

R3 are High Density Residential where the intended developments are multi-dwelling units. Here the densities allowed vary from **160 persons per acre to 400 persons per acre**. The higher densities are focussed on urban areas such as the District Commercial Centre, Neighbourhood Commercial Centre and around Transit Stations.

The **Public Housing** has a maximum allowable density of **400 persons per acre**. The high density public housing allows for better integrated social housing where amenities will be well served and the development provides economies of infrastructure.

With the above density guidelines for Kuala Lumpur, any area zoned for R1 cannot be increase to R2 or R3 and vice-versa. Increase in density will only be allowed within the same land use zone; however application for Planning Permission for Increase of Density is required and approvals is subject to decisions made on best use for land and quality of life is not compromised.

For the purpose of any conversion required from persons per acre to the number of residential units or vice-versa; the conversion factor of 4.0 persons per household shall be used. Thus column 3 of table 3.0 shows the maximum number of units per acre allowed for each type of residential zone.

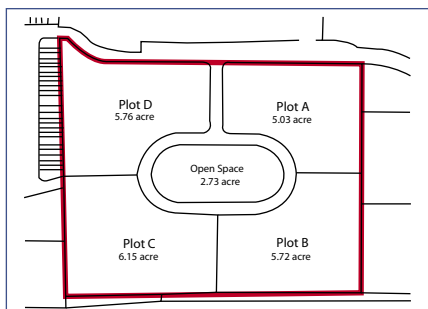
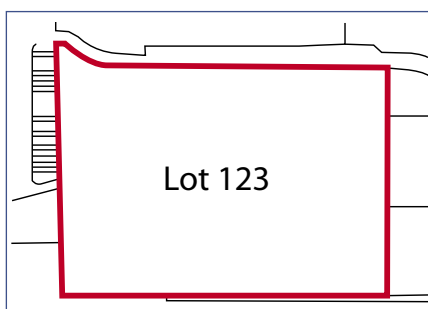


**The Household size for Kuala Lumpur in 2000 is 4.2. However the household size is anticipated to decrease to 4.0 in 2000 and subsequently to 3.8 in 2015 and 2020. Thus the average household size of 4.0 is to be used for the KL DCP 2008.*

Example

| | | | |
|----|----|----|----|
| 24 | 40 | 24 | 40 |
| | | | |
| 48 | 48 | 48 | |

Density assigned by plot/lot



| | |
|--------------------|-----------|
| Plot A = | 600 units |
| Plot B = | 600 units |
| Plot C = | 500 units |
| Plot D = | 500 units |
| 2,200 units | |

UNDERSTANDING DENSITIES

What is the Density for my land?

Each plot of land zoned for Residential in Kuala Lumpur has been identified with a Density.

Refer to **DCP 2 – Density Map** Kuala Lumpur for your maximum allowable density.

Does Density refers to Gross or Net Allowable?

Density is calculated in gross. In other words, all the surrendered land such as open space, road reserves as well as infrastructures and utilities areas will also be included in the density calculation for a plot of land identified for development.

Example:

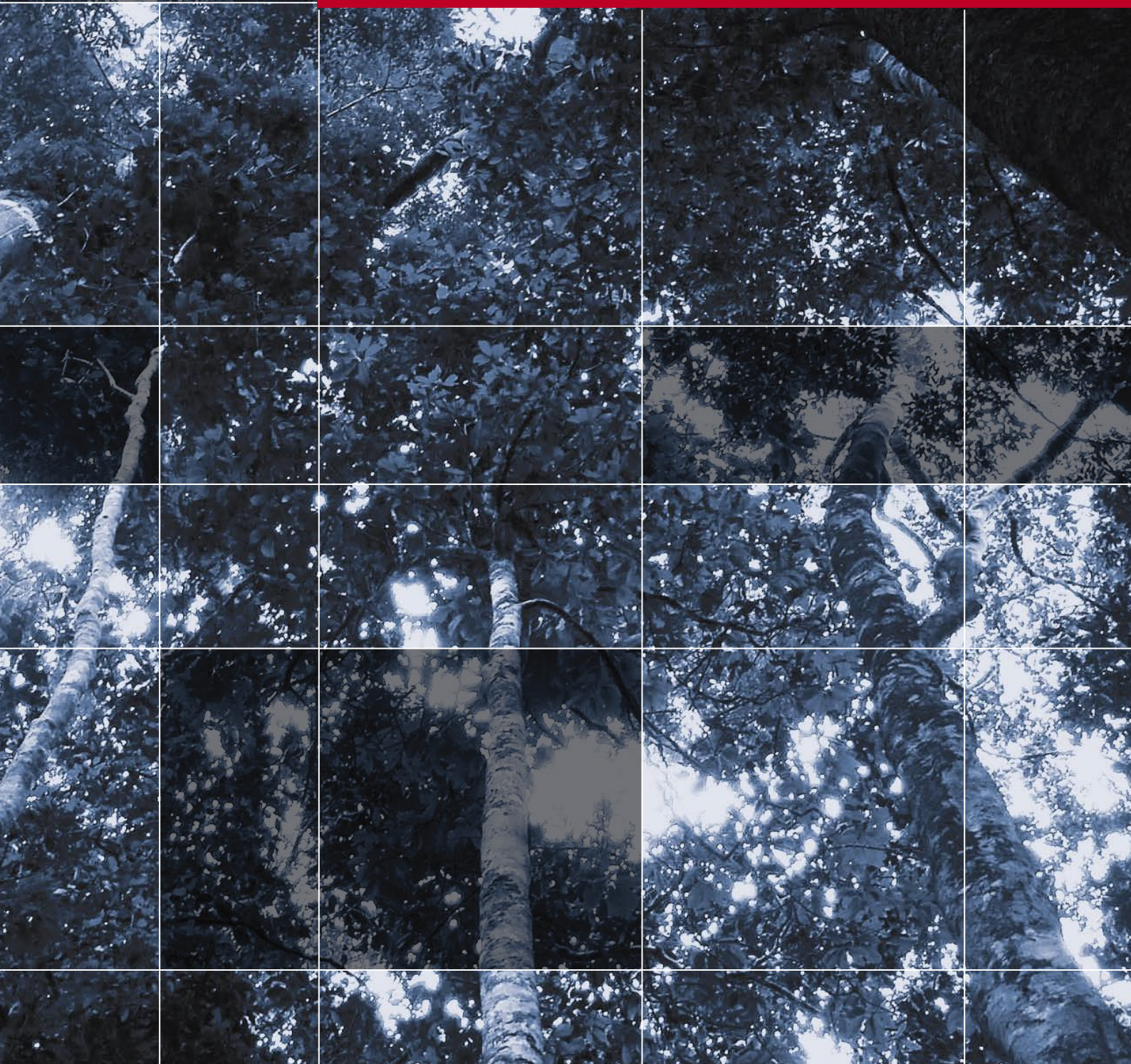
- Based on the acreage and density that has been assigned for Lot 123, the maximum allowable density is 8800 persons which is equivalent to a maximum allowable of 2200 units.
- When Lot 123 has been approved for sub division and in order to obtain the Development Order (DO), the number of units must be based on the gross (not exceeding 8800 persons/2,200 units) inclusive of the open space, roads as well as infrastructures and utilities.

| | |
|-----------------------------|-------------------------|
| Land Use Zoning | Residential 3 |
| Development Area | 27.5 acre |
| Assigned Density Densities | 320 persons per acre |
| Max Persons / Max Allowable | 8800 person/2,200 units |
| Number of Units for Land | |

- Should the land owner decide to develop his plots of land in phases, the density allowed for each plot of land is base on the approved layout plan and as stated in the Development Order given.
- Should the land owner sells any of the plots to another party the latter can only develop the purchased plot of land based on the approved layout plan and its allowable densities and as stated in the Development Order given.

4.0

Environmental Protection Zone



4.1 Introduction

Environmental Protection Zone (EPZ) refers to an area where additional control and guide with regards to protecting the environment is imposed and specified on development and use of land. The EPZ is an additional layer of development control plan over the **zoning control (DCP1)** that needs to be adhered to by any land identified to be within the environmental protection zone.

Areas identified as EPZ are highly sensitive to development or changes in land use and needs to be conserved for their limited biodiversity value, to be maintained and enhanced for their life support and recreational function and/or to be protected to mitigate the hazard risks to the surrounding areas. Developments within the EPZ are to be carried out sensitively in accordance to the controls and guidelines specified in this section.

This EPZ control is imposed onto lands located in the following areas:-

- (a) Sungai Penchala
- (b) University Malaya
- (c) Bukit Gasing
- (d) Sungai Besi Army Camp
- (e) Bukit Nanas
- (f) Bukit Persekutuan
- (g) Bukit Dinding, Setiawangsa
- (h) Bukit Wangsa, Wangsa Maju
- (i) Dusun Ranjau
- (j) Areas along major rivers as identified in this guideline

4.2 Objective

Key objectives of the EPZ are:

- i. To protect limited natural assets such as forest reserves, rivers, ponds, and residual forested areas from encroachment of developments into the areas.
- ii. To provide protection for sensitive areas and areas surrounding it from hazard risks such as erosion and landslide.

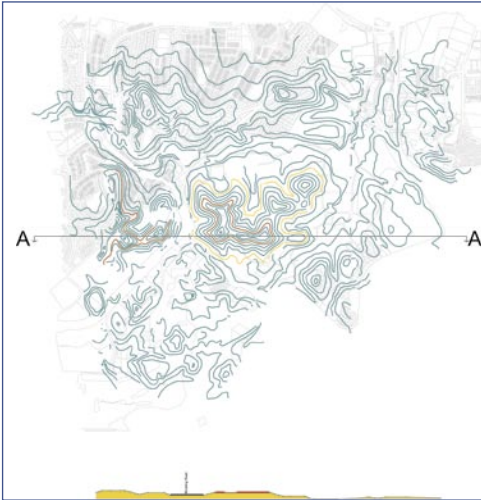
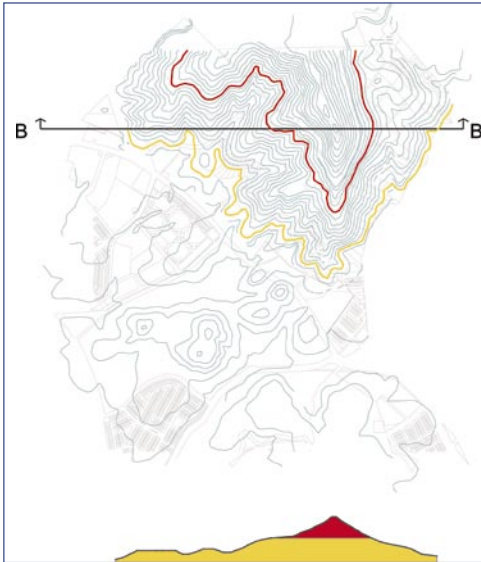
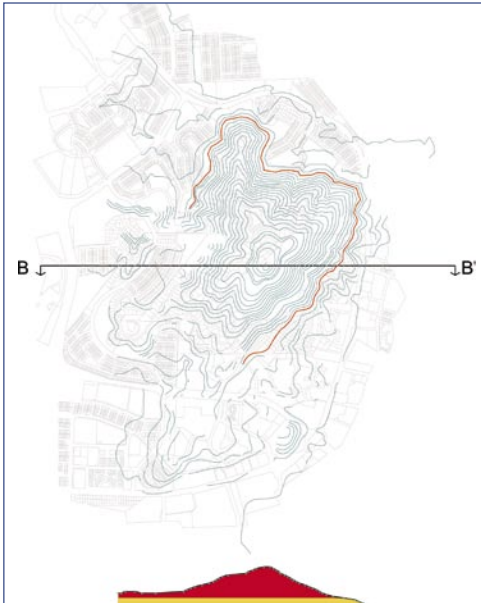
4.3 EPZ Categories

EPZ are categorized into four categories as follows:-

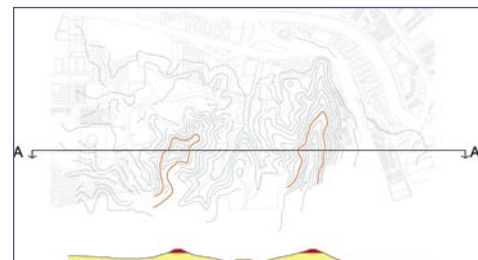
- i. Residual Forested Area
- ii. Hillland
- iii. Hillside
- iv. Riverside Corridor



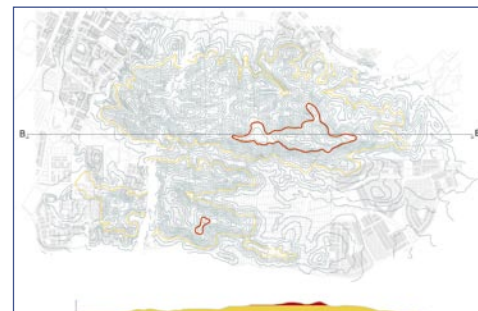
Table 4.1 - Categories of Environmental Protection Zone

| EPZ | Description |
|---|---|
|  <p data-bbox="92 792 339 824">Cross section of Bukit Arang</p> | <p data-bbox="579 392 671 481">Residual Forested Area</p> <p data-bbox="738 392 1495 515">Existing forested areas bordering forest reserves in Kuala Lumpur. The residual forested areas serve as buffer area protecting the forest reserves from encroachment of urban developments on land located adjoining the forest reserves.</p> <p data-bbox="738 548 1182 580">Forest reserve in Kuala Lumpur consists of:-</p> <ul style="list-style-type: none"> <li data-bbox="738 582 1062 613">(a) Bukit Nanas Forest Reserve <li data-bbox="738 613 1118 645">(b) Bukit Sungai Besi Forest Reserve <li data-bbox="738 645 1171 676">(c) Bukit Sungai Air Puteh Forest Reserve |
|  <p data-bbox="92 1408 384 1440">Cross section of Bukit Batu Taboh</p> | <p data-bbox="579 707 671 739">Hill Land</p> <p data-bbox="738 707 1495 772">Refers to areas located between the top of the identified hills in Kuala Lumpur to specified elevation for the respective hills as follows:-</p> <ul style="list-style-type: none"> <li data-bbox="738 775 895 806">(a) Bukit Kiara <ul style="list-style-type: none"> <li data-bbox="783 806 1286 837">• From elevation of 200m to the top of the hill. <li data-bbox="738 837 906 869">(b) Bukit Arang <ul style="list-style-type: none"> <li data-bbox="783 869 1286 900">• From elevation of 100m to the top of the hill. <li data-bbox="738 900 916 931">(c) Bukit Gasing <ul style="list-style-type: none"> <li data-bbox="783 931 1286 963">• From elevation of 100m to the top of the hill. <li data-bbox="738 963 919 994">(d) Bukit Sg.Besi <ul style="list-style-type: none"> <li data-bbox="783 994 1286 1025">• From elevation of 200m to the top of the hill. <li data-bbox="738 1025 927 1057">(e) Bukit Dinding <ul style="list-style-type: none"> <li data-bbox="783 1057 1286 1088">• From elevation of 200m to the top of the hill. <li data-bbox="738 1088 975 1120">(f) Bukit Wangsa Maju <ul style="list-style-type: none"> <li data-bbox="783 1120 1286 1151">• From elevation of 150m to the top of the hill. <li data-bbox="738 1151 1190 1182">(g) Part of Bukit Batu Tabor (Dusun Ranjau) <ul style="list-style-type: none"> <li data-bbox="783 1182 1286 1214">• From elevation of 200m to the top of the hill. <p data-bbox="738 1249 1495 1314">Protection and conservation of the hills are important for Kuala Lumpur in order to achieve the following objectives:-</p> <ul style="list-style-type: none"> <li data-bbox="738 1346 1374 1411">i. To protect the hill land area from disruptions cause by the uncontrolled urban development. <li data-bbox="738 1411 1350 1476">ii. To preserve the natural environment, its ecosystem and biodiversity of the hill land. <li data-bbox="738 1476 1461 1541">iii. To maintain the aesthetic and scenic qualities of Kuala Lumpur hill land areas. |
|  <p data-bbox="92 2069 355 2101">Cross section of Bukit Dinding</p> | |

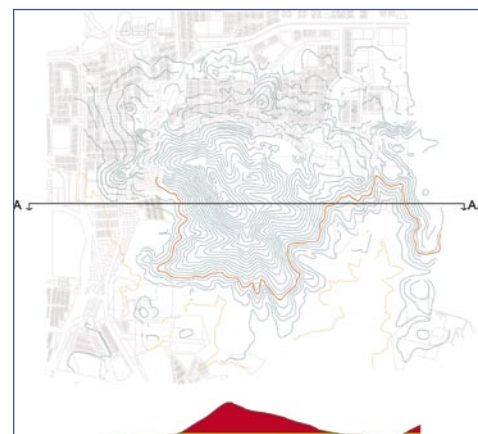
| EPZ | Description |
|--------------------|--|
| Hillside | <p>Refers to areas located within the region specified for the respective hills below:</p> <ul style="list-style-type: none"> (a) Bukit Kiara <ul style="list-style-type: none"> • From the foothill to the elevation of about 200m (b) Bukit Lanjan <ul style="list-style-type: none"> • From the foothill to top of the hill (c) Bukit Arang <ul style="list-style-type: none"> • From the foothill to the elevation of about 100m (d) Bukit Gasing <ul style="list-style-type: none"> • From foothill to the elevation of 100m (e) Bukit Sg.Besi <ul style="list-style-type: none"> • From foothill to the elevation of 200m (f) Bukit Dinding <ul style="list-style-type: none"> • From foothill to the elevation of 200m (g) Bukit Wangsa Maju <ul style="list-style-type: none"> • From foothill to the elevation of 150m (h) Bukit Batu Tabor (Dusun Ranjau) <ul style="list-style-type: none"> • From the foothill to the elevation of about 200m (i) Bukit Persekutuan <ul style="list-style-type: none"> • From the foothill to the top of the hill <p>The purpose of the hillside areas are to ensure that developments in the hillside areas occurs in such a manner as to:</p> <ul style="list-style-type: none"> i. Minimise the potential for geologic failures and resultant hazards to life and property, ii. Conserve the natural features of the site such as topography, natural drainage, vegetation and other physical features, iii. Minimise vegetation removal in slope areas, iv. Maintain the natural character of the hillside, v. Ensure that development does not dominate, but rather visually blends and achieves harmony between the natural and built environment. |
| Riverside Corridor | <p>Land located within 50m from the following major river reserves in Kuala Lumpur:</p> <ul style="list-style-type: none"> (a) Sungai Klang (b) Sungai Gombak (c) Sungai Jinjang (d) Sungai Batu (e) Sungai Bunus (f) Sungai Penchala (g) Sungai Kayu Ara (h) Sungai Kerayong (i) Sungai Kuyoh <p>Designation of areas along both side of the above rivers as an EPZ is to ensure that:</p> <ul style="list-style-type: none"> i. The amenity value of rivers can be enhanced for enjoyment of the general public, ii. Greater awareness on importance of rivers in the city, iii. Water quality of major rivers can, in the long term, be improved by eliminating potential polluting activities directly abutting rivers. |



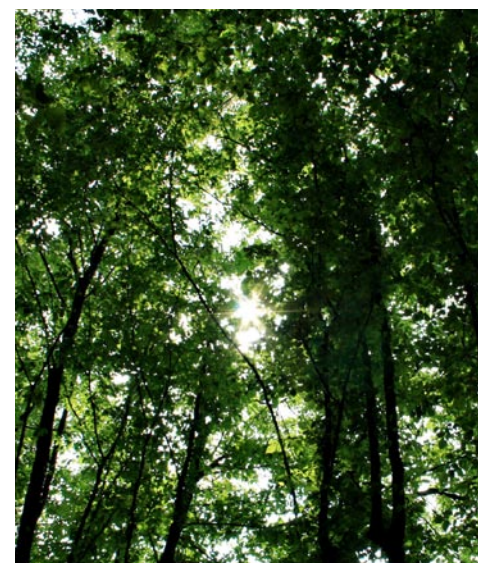
Cross section of Bukit Gasing



Cross section of Bukit Kiara & Bukit Lanjan



Cross section of Bukit Sg. besi



5.0 HERITAGE ZONE



5.1 Application

Heritage Zone is identified by the Kuala Lumpur City Plan 2020 as an area of special architectural or historic interest and character of which it is desirable to preserve or conserve. The purpose of designating such a zone is to ensure that the areas within it maintain the essential historic character or ambience and the development within the area is undertaken with care and sympathy to form, character and scale of existing heritage sites and buildings.

5.2 Objectives

The objectives of this zone are: -

- i. To preserve and conserve buildings or sites of historical, architectural and social significance and to ensure that they are not adversely affected by any new development;
- ii. To conserve and enhance the character, scale and quality of urban landscape of Kuala Lumpur; and
- iii. To provide guidelines for building owners, planners, architects and other concerned professionals, developers and general public with regard to the demolition, protection, conservation or rebuilding of, and alterations and additions to existing buildings that have been designated to be conserved or which fall within designated heritage areas.

5.3 Designation of Heritage Areas and Heritage Buildings in Kuala Lumpur

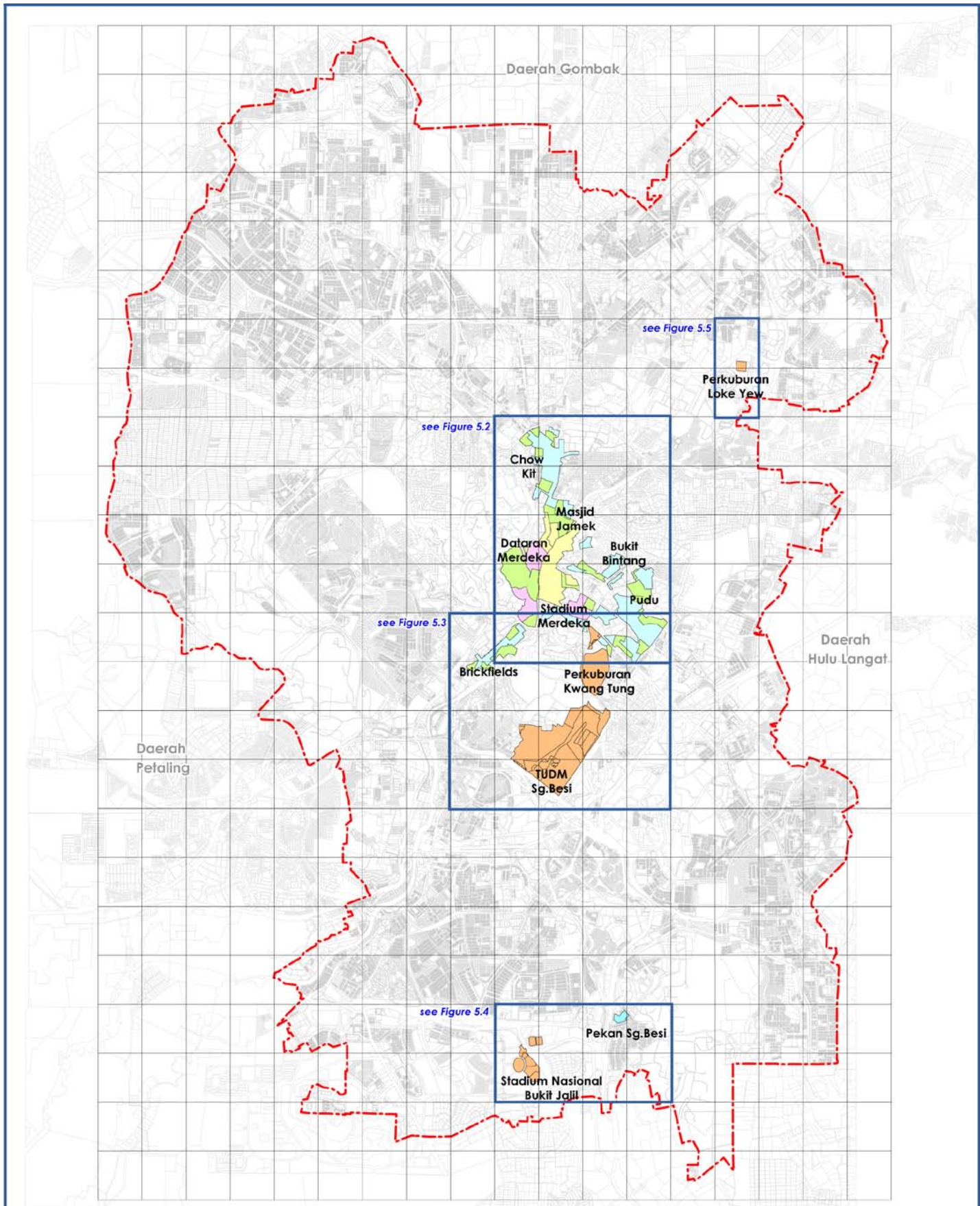
The KLSP 2020 has designated a Heritage Zone in the City Centre which covers most of the older part of the City Centre. This has been refined and expanded to include other areas as follows :-

- i. Other shophouse areas in the City Centre which have a distinctive character;
- ii. Parts of the shophouse areas in Brickfields;
- iii. Parts of the shophouse areas in Sungai Besi town;

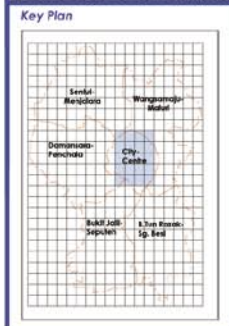
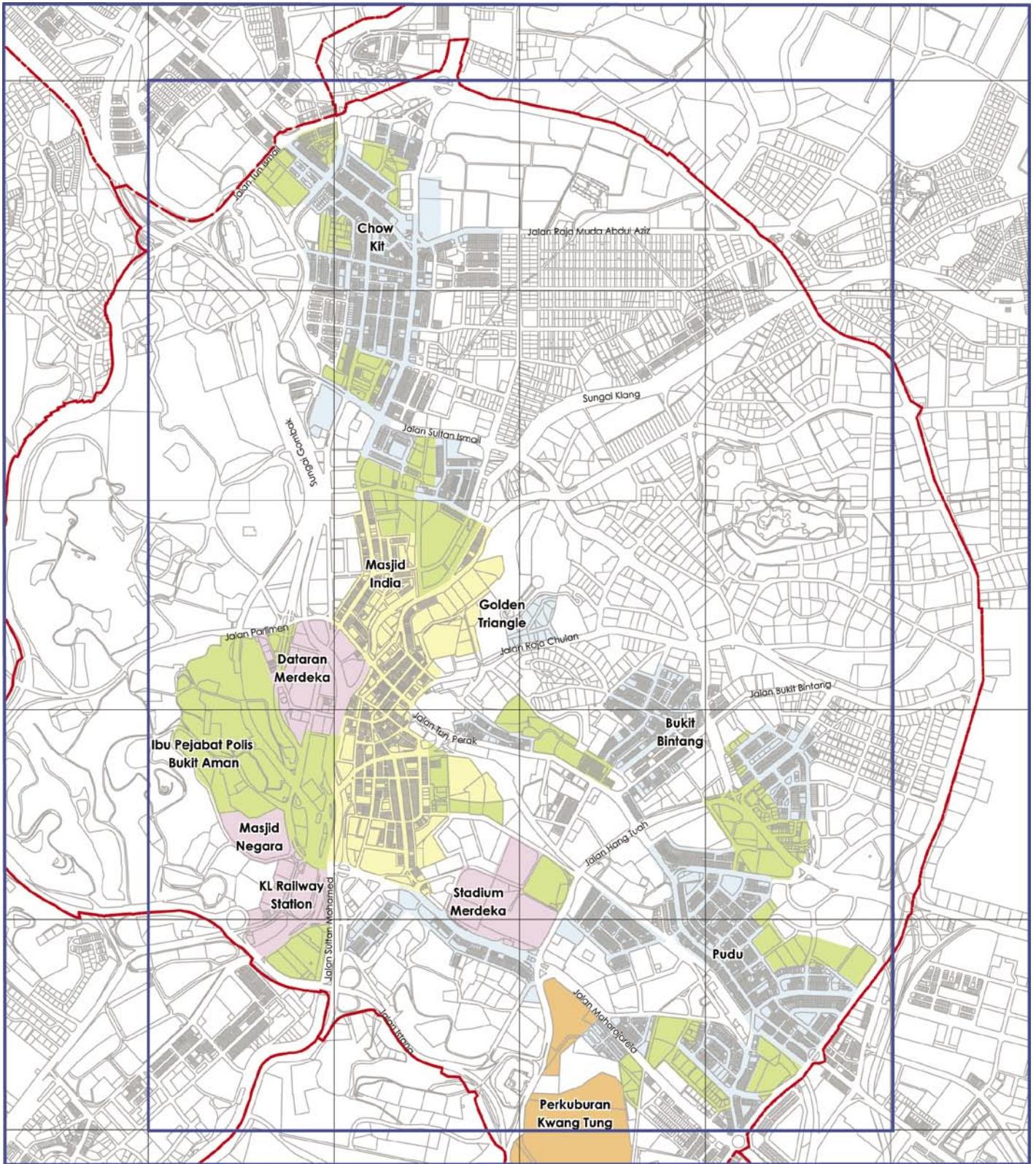
Apart from heritage zones, buildings and sites which are significant to the city are also identified and to be conserved (see Attachment 1 for full list):-

- i. Site of the Sungai Besi Airport Base;
- ii. Bukit Jalil Sports Complex site;
- iii. Kwang Tung and Loke Yew Cemeteries;
- iv. Buildings within the Pulapol site;
- v. Pustaka Peringatan P.Ramlee in Taman P.Ramlee, Setapak; and
- vi. Masjid Jami'ul Ehsan at Jalan Pahang.





- Primary Heritage Zone
- Tertiary Heritage Zone
- Heritage Site
- Secondary Heritage Zone
- Buffer Zone
- Boundary of Strategic Zone



- Heritage Area**
- Primary Heritage Zone
 - Secondary Heritage Zone
 - Tertiary Heritage Zone
 - Heritage Site
 - Buffer Zone

- Others**
- Boundary of Federal Territory Kuala Lumpur

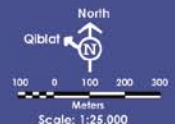


Figure 5.2
SPZ 2 - HERITAGE ZONE MAP
(Chow Kit-Masjid India-Dataran Merdeka-Stadium-Bukit Bintang-Pudu)

Buildings in Primary Heritage Zones



Bangunan Sultan Abdul Samad



Old KL Railway Station



Stadium Negara



Masjid Jamek

5.4 Categories of Heritage Zones

Heritage zones are categorized into 5 categories:-

- (a) Primary Heritage zone
A core area for heritage which is contiguous and contains groups of buildings gazetted under the National Heritage Act.
- (b) Secondary Heritage Zone
Area that is less contiguous and contains a mixture of newer and older buildings with significant historic merit.
- (c) Tertiary Heritage Zone
More recently developed shophouse areas that has buildings of little or no historic significance.
- (d) Buffer Zone
Areas that adjoin or connect heritage areas to others and has no intrinsic existing character which requires conservation.
- (e) Heritage Site

5.4.1 Primary Heritage Zone

These are relatively contiguous zones containing groups of buildings gazetted under the Antiquities Act, now covered by the National Heritage Act and include the historic precincts around Merdeka Square, the Old KL Railway Station and Complex.

Development in these areas will be strictly controlled so as to maintain their existing ambience and to ensure that any alterations or additions to non gazetted buildings within the areas or new developments do not adversely affect the appearance of the existing buildings or public open spaces.

Due to the unique character of these areas, no specific set of guidelines are provided. All new development or proposals for alterations and additions to existing buildings will be referred to a Design Review Panel.

5.4.2 Secondary Heritage Zone

These are less contiguous areas containing a mixture of newer and older buildings some of which are of significant historic or architectural merit. These areas cover most of the original historic shophouse areas of the old city and also include the school and cathedral precinct around St. John's Cathedral.

Alterations and additions to designated heritage buildings as well new developments in Secondary Heritage Zone which are not shophouse areas will be subject to review by the Design Review Panel.

6.0

HEIGHT CONTROL ZONE



6.1 Application

Height Control Zones refers to additional overlays of control on heights of new buildings that falls within the designated height control zones in Kuala Lumpur and are imposed on the following areas:

- (a) Areas located within Petronas Twin Tower and KL Tower view corridor.
- (b) Areas located within selected hills backdrop.
- (c) Areas surrounding the Istana Damansara reserve.
- (d) Areas located within designated historical zones.
- (e) Areas surrounding Sungai Besi Airport.

The Height Control is applied as an overlay control over density and plot ratio provisions stated in DCP 2 and DCP 3.

6.2 Objectives

Objectives of the Height Control Zones are:

- (a) To ensure visual primacy of Kuala Lumpur's two major landmark buildings, the Petronas Twin Towers and the KL Tower.
- (b) To protect views towards the two landmark buildings from major entrances to the city, from major road corridors and from various public open spaces.
- (c) To protect views towards selected hill that provides visual back drops at the edge of the city.
- (d) To ensure that new buildings in historical zones are built in a scale that is harmonious with their surroundings.
- (e) To ensure safety to aircrafts and buildings located within flight path and in close proximity to Sungai Besi Airport.

6.3 Height Control Zones in Kuala Lumpur

The Height Control Zone in Kuala Lumpur is indicated in the **Special Planning Zone Map 3 : Height Control Plan (SPZ 3 - HCZ)(figure 6.1)** which shows all the designated height control zones for Kuala Lumpur. The plan identifies the boundaries or areas affected by these height control zones. The height control zones are:

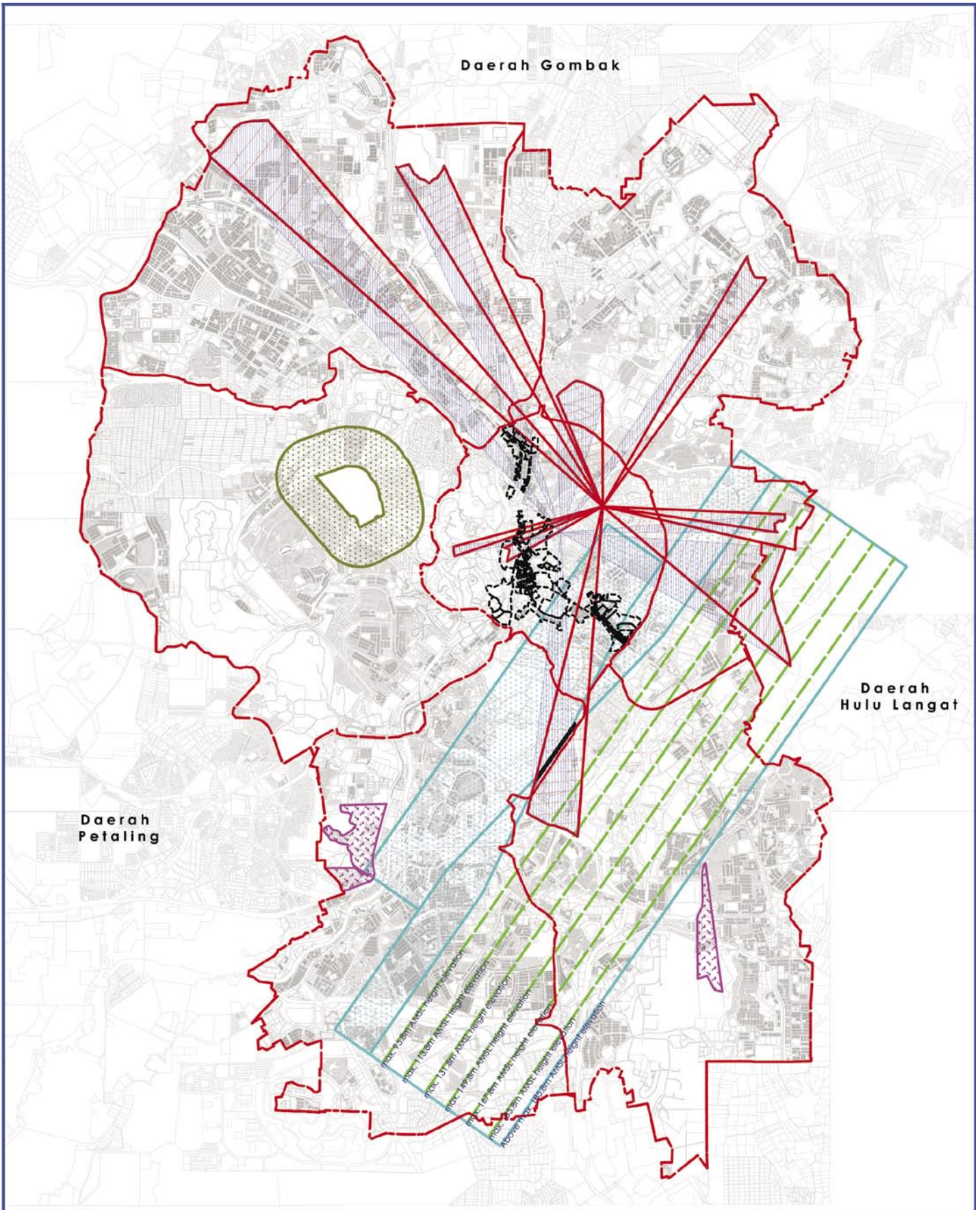
- (a) Landmark View Corridor Height Control Zone.
- (b) Hill Backdrop Height Control Zone.
- (c) Istana Negara Damansara (Royal Palace) Height Control Zone.
- (d) Heritage Area Height Control Zone.
- (e) Sungai Besi Airport Height Control Zone.



Table 6.1 - Kuala Lumpur Height Control Zone

| Height Control Zone (HCZ) | Area Affected |
|--|---|
| Landmark View Control Zone | <p>Applies to areas within view corridors of the city's landmark Corridor Height buildings (Petronas Twin Towers and KL Towers) from the following areas:</p> <ul style="list-style-type: none"> (a) View from Taman Tasik Titiwangsa; (b) View from Tasik Ampang Hilir; (c) View from Dataran Merdeka; (d) View from Tugu Negara; (e) View from Batu Metropolitan Park; (f) View from Kepong Metropolitan Park; (g) View from Wangsa Maju Park; (h) View from Sungai Besi Airport; (i) View from MRR2 Kepong; and (j) View from MRR2 Kg. Pandan. |
| Hill Backdrop Height Control Zone | <p>Applies to areas within view corridors of hill backdrop of Bukit Gasing and Bukit Sungai Besi identified from the following locations:</p> <ul style="list-style-type: none"> (a) View from New Pantai Expressway facing Bukit Gasing; and (b) View from KESAS Highway facing Bukit Sungai Besi. |
| Istana Negara Damansara (Palace) Height Control Zone | <p>Applies to areas surrounding and within approximately 800m from the property boundary of the Palace.</p> |
| Heritage Area Height Control Zone | <p>Applies to buildings and land located within the following designated heritage areas:</p> <ul style="list-style-type: none"> (a) City Centre Historical areas, and (b) Sungai Besi Heritage Area. |
| Sungai Besi Airport | <p>Applies to areas located within flight path approach and obstacle limitation surfaces of the airport as identified by the Department of Civil Aviation.</p> |

There will be instances where an area will fall under two or more height control zones. **In the event where an area falls under two of more height control zones, the more stringent limitation in terms of height shall govern and prevail.**



- Petronas Twin Tower Landmark Building View Corridor
- Hill Backdrop Height Control Zone
- Sg Besi Airport Height Control Zone
- Boundary of Strategic Zone
- KL Tower Landmark Building View Corridor
- Istana Negara Damansara Height Control Zone
- Heritage Zone Height Control Zone

Figure 6.1
HEIGHT CONTROL ZONE

6.4 General Allowable Heights for Kuala Lumpur

In general, the allowable heights for all areas in Kuala Lumpur are guided by a **General Allowable Height Plan (GAHP)** (Figure 6.2). The GAHP serves as guide for developments within Kuala Lumpur with the intentions of:

- (a) Developing a city skyline and profiles that accentuate the city centre as central area for Kuala Lumpur and the surrounding areas as edges to the city with major landmark buildings in the city centre being the focus of vistas and views.
- (b) Promoting innovative building designs in terms of massing and heights within the allowable plot ratio and height where strategically located landmark buildings can be created as local vistas or landmark to their locality.

6.4.1 Application of GAHP

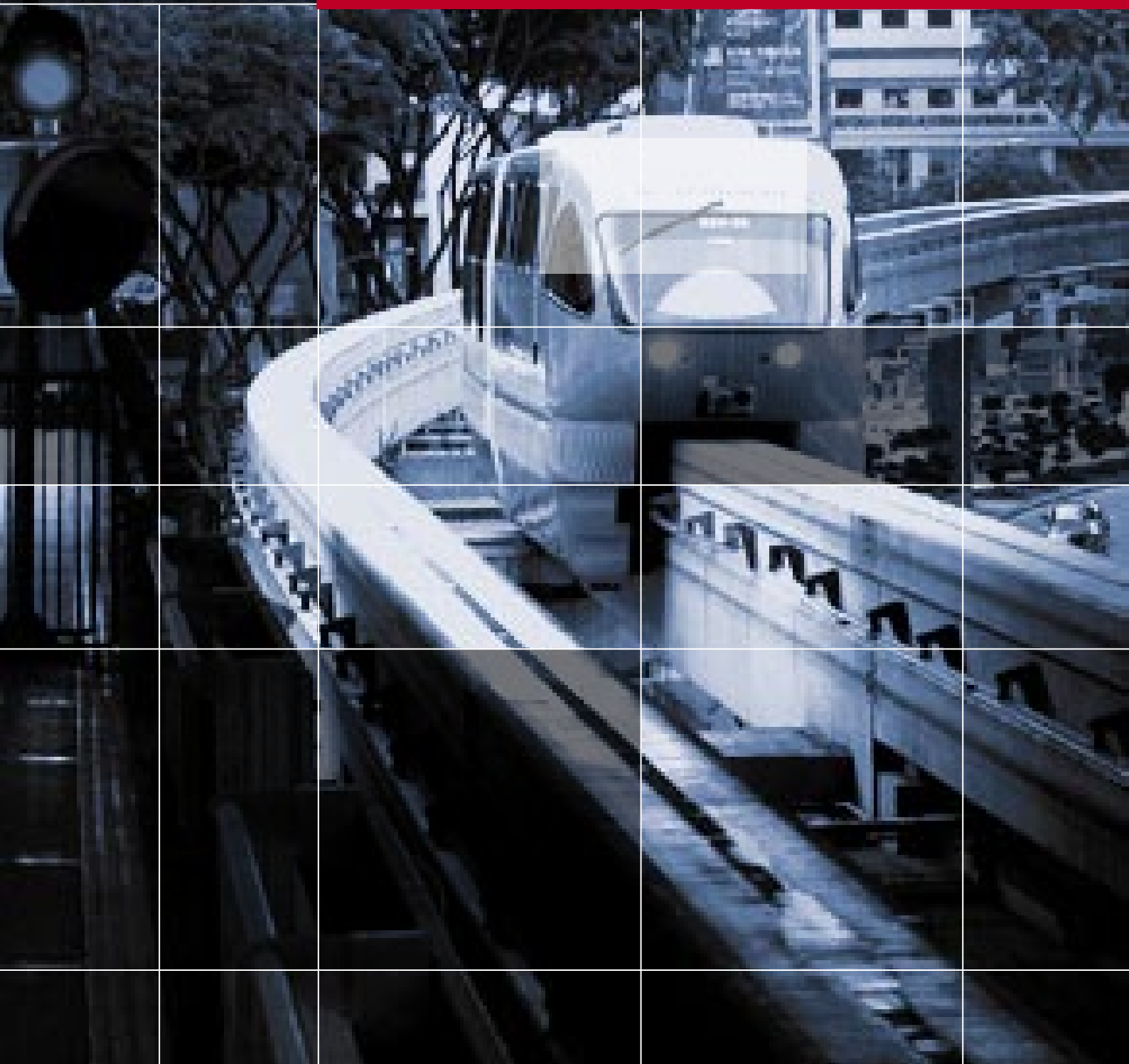
- The GAHP shall be used as reference and guide in determining indication of maximum heights of buildings subject to compliance to allowable plot ratio or density as defined in the **DCP 2 – Density Map and DCP3 - Plot Ratio Map**.
- Variation in heights between several towers and podium within a development can be allowed as long as they do not exceed the allowable plot ratio and the maximum allowable heights indicated in the GAHP.
- For buildings located within the designated height control zones indicated in Height Control Plan, guidelines regarding the respective height control zones must be observed and followed.
- For buildings or development where higher plot ratios are allowed (CDA area, urban regenerations areas and inner city centre area) which results in local peaking situations (higher building heights than GAHP) then such situation shall prevail against the GAHP.

However, such development must develop and submit to KLCH the detail Urban Design Guidekines (DUD) that should indicate how it relates to the overall city's skyline and physical profile.



7.0

TRANSIT PLANNING ZONE



7.1 Introduction

Transit Planning Zone (TPZ) refers to areas located within 400m of radius of a Transit Station – a Light Rail Transit (LRT), KTM Commuter, Monorail, or Bus Rapid Transit station. Intensification of development shall be promoted within this area to make transit convenient for more people and to support the transit system.

Land within a TPZ must be specifically designed to integrate with the surrounding development to support the transit system. The merging of various land uses at the transit station creates a volume of pedestrian and thus TPZ must be walkable, pedestrian friendly and compact to help minimise social and environmental costs.

The KL City Plan 2020 has identified a comprehensive rail transit network that is expected to contribute significantly to reducing urban sprawl, traffic congestions and air pollution for Kuala Lumpur. This rail transit network has identified potential areas as Transit Stations and this Special Planning Control 4 – Transit Planning Zone guidelines is to assist in determining the directions towards the planning and development within the TPZ.

7.2 Objectives

The objectives of the Transit Planning Zone are:

- i. To implement a more sustainable approach to urban planning by integrating land use with transportation planning and development;
- ii. To promote the development of transit supportive uses around transit stations;
- iii. To create a safe and walkable environment within the TPZ; and
- iv. To enhance and support the urban transportation system as part of the city's infrastructure and public transportation network.

7.3 Transit Planning Zones in Kuala Lumpur

As a general guide, a Transit Planning Zone is an of 400m around a Transit Station. Within this 400m radius, the immediate 250m radius is the Priority TPZ. This area is calculated from the point of the Transit Station itself. Thus the TPZ shall depend on the varying size of the Transit Station.

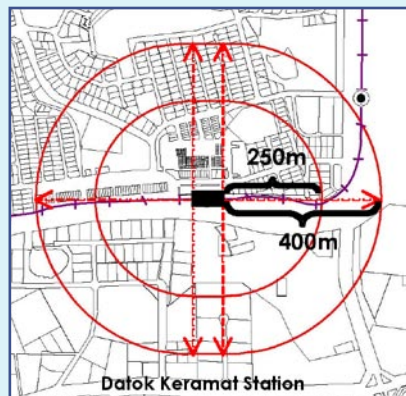
The proposed rail network and transit stations have been identified by KL City Plan 2020 and this shall be used as the guiding principle to determine the Transit Planning Zone as well as the Priority Transit Planning Zone. However not all areas with Transit Stations are TPZ, this is especially so for Established Housing Areas and Conservation Areas where land for new development are limited or not available.

There are 66 Transit Stations identified for TPZ in Kuala Lumpur. These stations are mainly within the Kuala Lumpur city centre area, in identified District Commercial Centres and areas that are key employment centres. The 66 numbers of Transit Stations are:





Table 7.1 - Transit Planning Zones (TPZ)

| | | |
|------------------------------|-----------------------------|-----------------------|
| 1. Desa Bakti | 29. Jalan Kia Peng | 60. Bandar Tun Razak |
| 2. Intan Baiduri | 30. Raja Chulan | 61. Taman Tayton View |
| 3. Metropolitan Kepong | 31. Bangunan LTAT | 62. Seri Permaisuri |
| 4. Taman Kepong | 32. Bukit Bintang | 63. Cheras |
| 5. Fadason | 33. Wisma SPS | 64. Taman Bukit Ria |
| 6. Kampung Batu | 34. Imbi Plaza | 65. Cochrane |
| 7. Batu Kantomen | 35. Hang Tuah | 66. Masjid Alam Shah |
| 8. Taman Pelangi | 36. Pudu | |
| 9. Bandar Dalam | 37. Kuala Lumpur | |
| 10. Padang Balang | 38. Jalan Parlimen | |
| 11. Melati | 39. Ampang Park | |
| 12. Taman Tasik Danau Kota | 40. Taman U Thant | |
| 13. Pusat Bandar Wangsa Maju | 41. Datok Keramat | |
| 14. Taman Setapak Jaya | 42. Ampang Hilir | |
| 15. Taman Rainbow | 43. KL Sentral | |
| 16. SentulTimur | 44. Brickfields | |
| 17. Sentul | 45. Syed Putra | |
| 18. Matrade | 46. Bangsar | |
| 19. Segambut Jaya | 47. Abdullah Hukum | |
| 20. Sunrise | 48. Kerinchi | |
| 21. Taman Sri Hartamas | 49. Universiti | |
| 22. Jalan Dungun | 50. Taman Bukit Angkasa | |
| 23. Taman Bukit Damansara | 51. Pantai Dalam | |
| 24. Titiwangsa | 52. Petaling | |
| 25. Raja Muda Abd Aziz | 53. Bukit indah | |
| 26. Kg. Baru | 54. Salak Selatan | |
| 27. KLCC | 55. Bandar Baru Bukit Jalil | |
| 28. Jalan Stonor | 56. Desa Petaling | |
| | 57. Bandar Tasik Selatan | |
| | 58. Desa Tun Razak | |
| | 59. Desa Cheras | |



TPZ is determined through the following steps:

1. Located around 400m radius of a transit station.
2. However, not all stations are TPZ. Determining whether an area around a station is a TPZ is dependent on a set of pre determined criteria. In Kuala Lumpur, the TPZ are as listed in Table 7.1.
3. At the station, 250m from edge or end of platform (both side) are a TPZ priority zone.

-  Platform
-  TPZ Priority Zone (250m from end of platform)

7.4 Planning Guide For Transit Planning Zone

Land within the Transit Planning Zone shall take extra effort in the planning and design of its uses and activities as well as adopt good urban design in its development. The TPZ is a special zone where development shall be encouraged to be more intensified and supports the function of transit stations.

All TPZ's shall be developed with the following key guidance:-

- (a) Land use activities should be transit supportive;
- (b) Mixed use activities are encouraged within TPZ with street level activities to promote vibrancy and safety in the TPZ;
- (c) Higher intensity development to support the transit system; and
- (d) Good urban design that is pedestrian priority.

7.4.1 Transit Supportive Land Uses and Activities

Transit supportive land uses and activities encourage transit use and increase the transportation network efficiency. Transit supportive land uses are employment generation uses (commercial, office, and industry), residential uses (high density), retail activities (pedestrian oriented street retail and shopping retail with strong pedestrian connections), civic use areas, entertainment, recreational and cultural facilities.

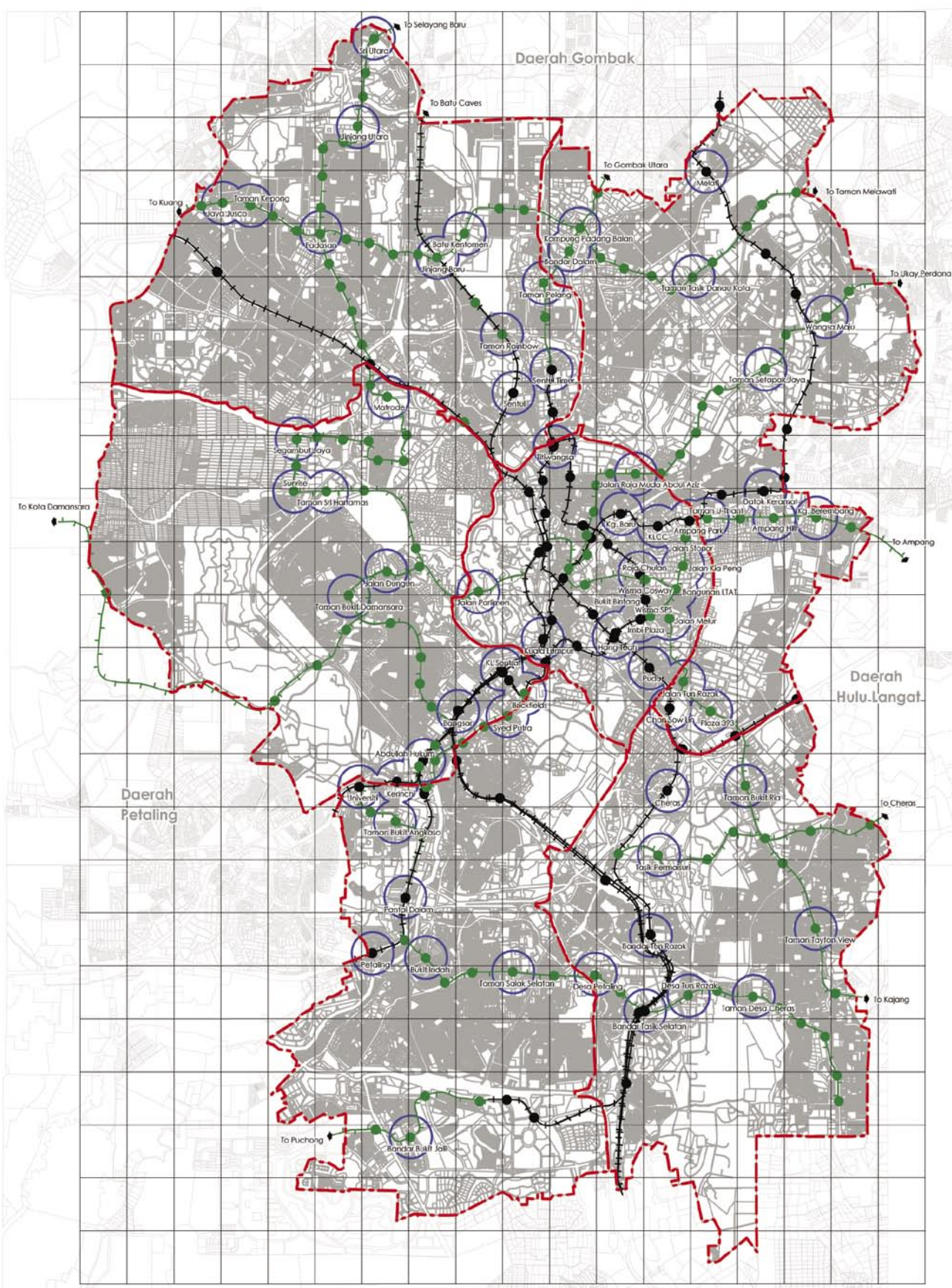
Characteristics Of Land Use Activities Around Transit Stations

1. Permitted land use activities within 400m radius are activities that:
 - Produces high employment and high population;
 - Generate high pedestrian volume;
 - High transit passengers;
 - Generate reverse-flow movement;
 - Encourage and activate pedestrian and cycling;
 - Allow late night activities on working days and week ends.
2. Land use activities that can generate off-peak travel movement must be given priority in order to generate passenger all the time and at the same time creates a safer built environment.



Land use activities that do not support transit are not encouraged in TPZ such as:

- Activities that generate high traffic volume but has low employment numbers;
- Utilise large land plots/size but has low intensity development such as Industrial areas; and
- Require a lot of parking spaces and high dependency on vehicles such as Hypermarket.



- Transit Planning Zone Within 400 metre
- Existing Monorail / LRT Station
- ⊕ Existing Rail
- Proposed Monorail / LRT Station
- ⊕ Proposed Rail
- Boundary of Strategic Zone

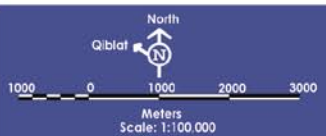
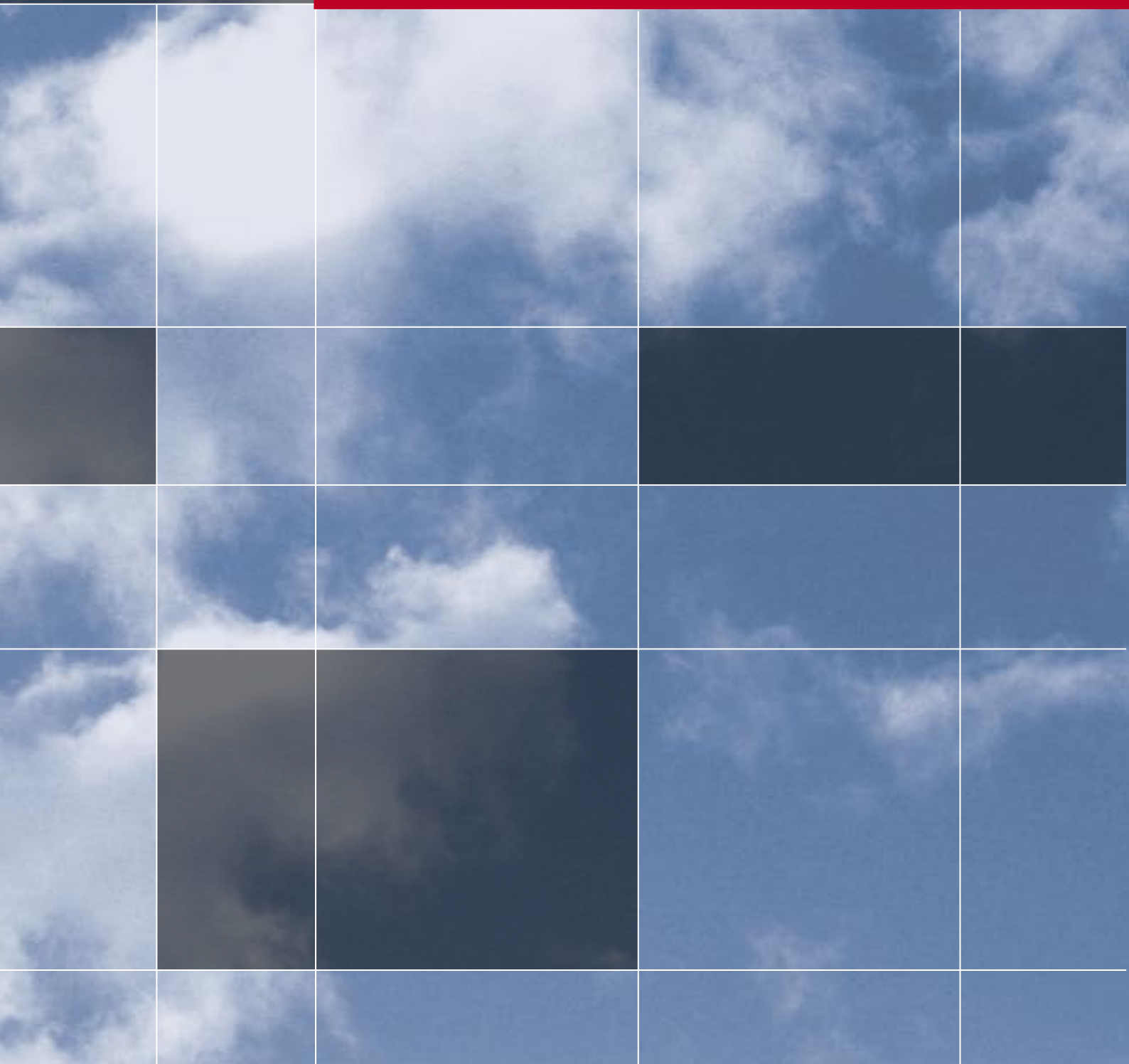


Figure 7.1
SPZ 4 - TRANSIT PLANNING ZONE

Gazetted Plans

Attachment 1



Gazetted Plans

| No | List | Plan No. |
|----|--|------------------------------|
| 1 | Kepong Baru | 4023 , 4001, 4001-1 |
| 2 | Taman Kepong | 4002, 4002-1 |
| 3 | Taman Ibu Kota | 4003, 4003-1 |
| 4 | Taman Setapak | 4004, 4004-1 |
| 5 | Taman Sri Segambut | 4005 |
| 6 | Taman City & Perumahan PKNS | 4006 |
| 7 | Taman Kok Doh | 4007 |
| 8 | Taman Overseas Union | 4008, 4008-1, 4008-2 |
| 9 | Taman Mutiara | 4009 |
| 10 | Taman Cheras | 4010 |
| 11 | Taman Taynton | 4011, 4011-1 |
| 12 | Taman Salak South | 4012 |
| 13 | Taman Salak South Timur | 4012-1 |
| 14 | Taman Lian Hoe | 4013 |
| 15 | Taman Midah | 4014, 4014-1 |
| 16 | Taman Lee Yan Lian & Bangsar Park | 4016 |
| 17 | Taman Kok Lian | 4017, 4017-1 |
| 18 | Taman Bunga Raya | 4018, 4018-1 |
| 19 | Susunatur bagi Kawasan Ampang Hilir | 4019 |
| 20 | Jalan Tun Mohd Fuad | 4022 |
| 21 | Taman Tun Dr. Ismail | 4022-1, 4022-2, 4022-5 |
| 22 | Sungai Penchala di Utara | 4022-3, 4022-6 |
| 23 | Jalan Burhanuddin Helmi di Utara | 4022-4 |
| 24 | Bekalan Lektrik di Utara | 4023-1 |
| 25 | Bukit Maluri | 4024-1 |
| 26 | Sebahagian dari Peringkat 1A dan kawasan perusahaan | 4024-2 |
| 27 | Bukit Bangsar | 4025 |
| 28 | Jalan Ara di Utara | 4025-1, 4025-2 |
| 29 | Jalan Maarof di Utara | 4025-3, 4025-5 |
| 30 | Taman Maluri | 4027, 4027-1 |
| 31 | Taman Melewar | 4028 |
| 32 | Lot 7544 di Utara Lebuhraya KL-Karak di Timur | 4029 |
| 33 | Taman Sentul Jaya (Datuk Senu) | 4029 |
| 34 | Taman Yarl | 4032, 4032-1 |
| 35 | Taman Goodwood, Taman Gembira, Taman Centimental & Tmn Bukit Indah | 4034, 4034-1, 4034-2, 4034-3 |
| 36 | Taman Rampai | 4035, 4035-1 |
| 37 | Taman Eastern | 4036 |

Gazetted Plans

| No | List | Plan No. |
|----|----------------------|----------|
| 38 | Taman Batu | 4037 |
| 39 | Taman Cuepacs | 4038 |
| 40 | Taman Setapak Jaya | 4039 |
| 41 | Taman Batu View | 4040 |
| 42 | Taman Wahyu | 4042 |
| 43 | Taman Beringin | 4043 |
| 44 | Taman Nanyang | 4044-1 |
| 45 | Taman Petaling | 4045 |
| 46 | Taman Rowther | 4046 |
| 47 | Taman Pelangi | 4047 |
| 48 | Sykt Kerjasama Polis | 4048 |

Source:- City Hall Kuala Lumpur

Heritage Buildings

Attachment 2



Table 1 - Category 1 Conservation Buildings

| No. | House No. | Street's Name | Section | Building's Name | Building Type |
|-----|-----------|-----------------------------|---------|---|-------------------|
| 1 | - | Bukit Nanas | 49 | S.K. ST John 1 & 2 | School |
| 2 | - | Bukit Nanas | 49 | S.M.K. ST. John | School |
| 3 | - | Bukit Nanas | 49 | R.C. Church | Church |
| 4 | - | Damansara | 55 | Mahkamah Syariah Wilayah | Persekutuan Court |
| 5 | - | Damansara | 59 | Muzium Negara | Museum |
| 6 | - | Hang Jebat | 56 | Stadium Negara | Stadium |
| 7 | - | Maharajalela | 69 | Dewan Perhimpunan Cina | Assembly Hall |
| 8 | - | Raja | 59 | Pustaka Peringatan KL | Institution |
| 9 | - | Raja | 04 | Mahkamah Tinggi Jenayah | High Court |
| 10 | - | Raja | 01 | Bangunan Sultan Abdul Samad | High Court |
| 11 | 29 | Raja | 59 | Muzium K. Lumpur | Museum |
| 12 | - | Raja | 03 | Mahkamah Tinggi | High Court |
| 13 | - | Raja Muda Abdul Aziz | 42 | Institut Penyelidikan Perubatan | Institution |
| 14 | - | Stadium | 56 | Stadium Merdeka | Stadium |
| 15 | - | Sultan Hishamuddin | 59 | Balai Seni Negara | Vacant |
| 16 | - | Sultan Hishamuddin | 55 | Bangunan KTMB | Railway Station |
| 17 | - | Sultan Hishamuddin | 59 | Rumah Persekutuan, BPR, J. Tanah & Galian | Land Office |
| 18 | - | Sultan Hishamuddin | 55 | Mahkamah Tinggi KL | High Court |
| 19 | - | Sultan Hishamuddin | 59 | Hotel Keretapi Tanah Melayu | Hotel |
| 20 | - | Tun Perak | 04 | Masjid Jamek | Mosque |
| 21 | - | Parlimen | - | Bangunan Parlimen | Institution |
| 22 | - | Persiaran Mahameru | - | Bangunan Carcosa Dan Seri Negara (King's House) | Hotel |
| 23 | - | Persiaran Sultan Salahuddin | - | Tugu Negara | Monumen |
| 24 | - | Raja | - | Tapak Tiang Bendera Negara Dinaikkan Dan Union Jack Diturunkan Di Padang Kelab Selangor (Dataran Merdeka) | Square |

Table 2 - Category 2 Conservation Buildings

| No. | House No. | Street's Name | Section | Building's Name | Building Type |
|-----|-----------|---------------|---------|--|----------------------|
| 1 | - | Rozario | - | Asrama Vivekananda | Hostel |
| 2 | 235 | TAR | 37 | - | Shophouse |
| 3 | 357 | TAR | 37 | - | Shophouse |
| 4 | 355 | TAR | 37 | - | Shophouse |
| 5 | 353 | TAR | 37 | - | Shophouse |
| 6 | 351 | TAR | 37 | - | Shophouse |
| 7 | 349 | TAR | 37 | - | Shophouse |
| 8 | 347 | TAR | 37 | - | Shophouse |
| 9 | 197 | TAR | 37 | - | Shophouse |
| 10 | 237 | TAR | 37 | - | Shophouse |
| 11 | 229 & 331 | TAR | 37 | - | Shophouse |
| 12 | - | TAR | 37 | - | Shophouse |
| 13 | - | TAR | 37 | - | Shophouse |
| 14 | - | TAR | 37 | - | Shophouse |
| 15 | 362 | TAR | 37 | - | Shophouse |
| 16 | 360 | TAR | 37 | - | Shophouse |
| 17 | 359 | TAR | 37 | - | Shophouse |
| 18 | 13 | TAR | 06 | - | Shophouse |
| 19 | 15 | TAR | 06 | - | Shophouse |
| 20 | 17 | TAR | 06 | - | Shophouse |
| 21 | 19 | TAR | 06 | - | Shophouse |
| 22 | 1 | TAR | 06 | - | Shophouse |
| 23 | 5 | TAR | 06 | - | Shophouse |
| 24 | - | Masjid India | 40 | Masjid India | Mosque |
| 25 | 7 | TAR | 06 | - | Shophouse |
| 26 | 9 | TAR | 06 | - | Shophouse |
| 27 | 11 | TAR | 06 | - | Shophouse |
| 28 | - | Bukit Nanas | 49 | Asrama Cahaya, Infant Jesus Convent | Hostel |
| 29 | - | Bukit Nanas | 49 | S.K.Convent Bkt.Nenas 1 &2 | School |
| 30 | - | Bukit Nanas | 49 | SMK Convent Bukit Nanas | School |
| 31 | - | Raja Chulan | 49 | Muzium Telekom | Museum |
| 32 | - | Hang Kasturi | 31 | Central Market | Handicraft Centre |
| 33 | - | Tun H. S. Lee | 30 | - | Temple |
| 34 | - | Medan Pasar | 14 | - | Monument |
| 35 | - | Raja | 51 | Gereja ST. Mary | Church |
| 36 | - | Raja | 59 | Royal Selangor Club | Private Club |

Table 2 - **Category 2 Conservation Buildings**

| No. | House No. | Street's Name | Section | Building's Name | Building Type |
|-----|-----------|-----------------------|---------|--|----------------------|
| 37 | - | Perdana | 59 | Masjid Negara | Mosque |
| 38 | - | Tun Sambathan | 55 | Arkib Negara Malaysia | Institution |
| 39 | - | Tun Sambathan | 55 | Gereja Katolik Holy Rosary | Church |
| 40 | 6 | Balai Polis | 26 | Gudwara Sahib Polis | Police Station |
| 41 | - | Tun H. S. Lee | 27 | Taman Budaya (Old Victorian Institute) | Theatre |
| 42 | - | Maharajalela | 56 | - | Temple |
| 43 | - | Tun H. S. Lee | 22 | - | Temple |
| 44 | 163 | Tun H. S. Lee | 29 | Sri Mariamman Temple | Temple |
| 45 | - | Hang Tuah | 56 | Sekolah Victoria | School |
| 46 | - | Changkat Stadium | 56 | Persatuan Sukan Chin Woo | Stadium |
| 47 | 3 | Hang Jebat | 56 | Gereja Gospel Hall | Church |
| 48 | - | Maharajalela | 56 | - | Temple |
| 49 | - | Raja Laut | 46 | SK Lelaki Jln Batu / SRK Pendidikan Khas (Penglihatan) | School |
| 50 | - | Persiaran Raja Chulan | 19 | Istana Pahang | Residential |
| 51 | - | Persiaran Raja Chulan | - | Gereja St. Andrew | Church |
| 52 | - | Robertson | 56 | - | Church |
| 53 | - | Lorong Raja Chulan 1 | - | - | Residential |
| 54 | 5 | Wisma Putra | 69 | Dewan Bahasa | Institution |
| 55 | - | Kg Attap | 69 | Dewan Badminton Selangor | Badminton Stadium |
| 56 | 10 | Thambipillay | - | - | Temple |
| 57 | - | Wesley | 56 | Sekolah Menengah Methodist | School |
| 58 | - | Sultan Abdul Samad | - | S.R.K (P) Methodist 1 & 2 | School |
| 59 | - | Berhala | - | Buddhist Maha Vihara | Temple |
| 60 | - | Scott | - | - | Temple |
| 61 | - | Sultan Abdul Samad | - | Gereja Lutheran | Church |