

# Setapak folk say no to new condo

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TAMAN P. Ramlee Residents Association (TPPRA) is considering legal action to stop a high-density condominium project that it foresees will worsen traffic in the area.

TPPRA chairman KK Tai said two 48-storey blocks, totalling 840 units, would have a plot ratio of 1:7 and one parking bay per unit.

He said the gazetted plot ratio for the land in Kuala Lumpur City Plan 2020 was between 1:2 and 1:4.

“We learned about the project for the first time in June 2022 and more than 200 of us emailed our objections to Kuala Lumpur City Hall (DBKL).

“Two town halls were held by the developer, one in September 2022 and another in July 2023, when the plot ratio was brought down to 1:6, which was still unacceptable,” Tai said at a press conference at the site.

He said DBKL called for a meeting with the residents and developer in November 2023, and explained that a higher plot ratio was allowed for “rejuvenation” projects.

“The term ‘rejuvenation’ is vague,” he said, adding that residents had requested further clarification on its parameters.

“The site is located between a mature residential area and a thriving commercial area. Why does the area need rejuvenation?” Tai asked.

“We also highlighted that a new traffic impact assessment report was needed because the one prepared a year ago was obsolete due to the approval of several major developments afterwards.

“We wrote letters to DBKL, the Prime Minister and Minister in

## Taman P. Ramlee Residents Association says change of gazetted plot ratio in local plan unacceptable



Taman P. Ramlee residents in Setapak fear a new high-rise condominium project will contribute to congestion in the area. — Photos: AZMAN GHANI/The Star

the Prime Minister’s Department (Federal Territories) Dr Zaliha Mustafa on the matter.

“Suddenly, we received news from Wangsa Maju MP Zahir Hassan’s office that the development order for the project had been approved,” he said.

Tai claimed that there were 29 condominiums and low-cost flats within a 2km radius of the project site and the project would be the tallest, if it went through.

Long-time resident Dr Tan Guat Ming alleged that there were many high-rise residential buildings in the vicinity but no new schools.

“Schools are scarce and the

facilities overburdened.

“Traffic congestion is bad along Jalan Genting Klang, which is the main road connecting to the area,” she said.

Another resident, Muhammad Hazim Mohamed Azmi, said roads around the area were already congested during peak hours.

Based on every unit having two cars, he said there would be more than 1,600 vehicles added to the roads.

“So much is said about sustainable development but a high-density project has been approved next to one of the busiest roads in the city,” he said.

Also present to support the

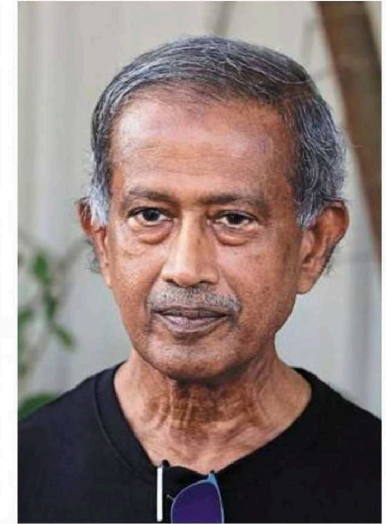
residents were Save Kuala Lumpur coalition chairman Datuk M. Ali and Kuala Lumpur Residents Action For Sustainable Development chairman Tan Booi Charn.

“The social, traffic and environmental assessment reports must be given to the people who are going to be affected by the development,” said Ali.

Booi Charn said the maximum plot ratio must be followed.

“Any development must take into account existing stakeholders who will be affected by it, to make sure the area will be liveable,” she said.

DBKL could not be reached at press time.



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