

KL's new 15-year plan sets building size and height limits, adds plot ratio incentive

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KUALA LUMPUR (June 24): Kuala Lumpur's new 15-year development plan allows more space for projects with affordable housing or near transit and sets size and height limits to protect the city and low-rise areas.

Under the plan, KL will introduce a new plot ratio incentive — allowing developers to build more floor space than usual if they meet certain conditions to help manage city density and improve old areas.

The incentive is for redevelopment, land lot amalgamation, transit-oriented projects, and those that incorporate affordable housing — according to the newly launched Kuala Lumpur Local Plan 2040 (PTKL 2040).

The plan, which will guide the city's physical development for the next 15 years, also caps the plot ratio for city centre commercial areas at 1:10, while main commer-



(From left) Federal Territories Department director general Datuk Seri Noridah Abdul Rahim, Communications Minister Datuk Fahmi Fadzil, Kuala Lumpur mayor Datuk Seri Maimunah Mohd Sharif, Minister in the Prime Minister's Department (Federal Territories) Datuk Seri Dr Zaliha Mustafa, Prime Minister Datuk Seri Anwar Ibrahim, Tun Razak MP Datuk Seri Wan Azizah Wan Ismail, Housing and Local Government Minister Nga Kor Ming and Chief Secretary to the Government Tan Sri Shamsul Azri Abu Bakar at the official launch of PTKL 2040.

cial, commerce, and mixed-use zones will be limited to a maximum of 1:8.

Kuala Lumpur mayor Datuk Seri Maimunah Mohd Sharif said about 74 million sq m of commercial floor space is targeted to support urban economic growth and generate up to 1.2 million job opportunities.

While a total of 139 areas have been identified as having redevelopment potential, with a focus on ageing public housing areas.

She said DBKL also envisions the development of 305,000 affordable housing units by 2040.

Maimunah said PTKL 2040 will serve as a reference for Kuala Lumpur City Hall

(DBKL), investors, planners, developers, and the public.

"We want to create a city that is not only comfortable to live in but also trusted as a destination for investment and growth," she said during the launch ceremony held here on Tuesday.

Maimunah added that DBKL is planning to develop a virtual city model, Urban Digital Twin Kuala Lumpur, which will enable real-time data updates, ensure fact-based policymaking, and reinforce accountability and governance reform.

PTKL 2040 was officially gazetted on May 28 and came into effect on June 11.