



NEGERI TERENGGANU DARUL IMAN

Warta Kerajaan

DITERBITKAN DENGAN KUASA

GOVERNMENT OF TERENGGANU DARUL IMAN GAZETTE

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PERUNDANGAN

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AKTA PERANCANGAN BANDAR DAN DESA 1976

KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM) (TERENGGANU)
(PINDAAN) 2026

PADA menjalankan kuasa yang diberikan oleh subseksyen 58(1) dan (2) Akta Perancangan Bandar dan Desa 1976 [*Akta 172*], Pihak Berkuasa Negeri Terengganu membuat kaedah-kaedah yang berikut:

Nama, pemakaian dan permulaan kuat kuasa

1. (1) Kaedah-kaedah ini bolehlah dinamakan **Kaedah-Kaedah Pengawalan Perancangan (Am) (Terengganu) (Pindaan) 2026**.

(2) Kaedah-Kaedah ini hendaklah terpakai bagi semua kawasan pihak berkuasa perancang tempatan dalam Negeri Terengganu.

(3) Kaedah-Kaedah ini mula berkuat kuasa pada tarikh ianya disiarkan dalam *Warta*.

Pindaan kaedah 2

2. Kaedah-Kaedah Pengawalan Perancangan (Am) (Terengganu) 2012 [*Tr. P.U. 2*], yang disebut “Kaedah-Kaedah ibu” dalam Kaedah-Kaedah ini, dipinda dalam kaedah 2—

- (a) dengan memasukkan selepas takrif “Akta” takrif yang berikut:
“ ‘pemohon’ ertinya orang yang disebut dalam Jadual Kaedah-Kaedah Kelayakan Orang Yang Boleh Menyedia Atau Mengemuka Pelan Serta Dokumen Untuk Kebenaran Merancang (Terengganu) 2016;’ dan
- (b) dengan memasukkan selepas takrif baharu “pemohon” takrif yang berikut:
“ ‘perlombongan’ ertinya menjalankan apa-apa kerja perlombongan atau apa-apa kerja yang disebut di bawah subseksyen 2(1) Akta Perancangan Bandar dan Desa 1976.’

Pindaan kaedah 3

3. Kaedah 3 Kaedah-Kaedah ibu dipinda—

- (a) dengan memasukkan selepas subkaedah (2) subkaedah yang berikut:
“(3) Suatu permohonan bagi kebenaran merancang boleh dikemukakan secara kebenaran merancang biasa atau kebenaran merancang khas untuk permohonan yang telah ditetapkan, dan fi permohonan kebenaran merancang hendaklah sebagaimana yang ditetapkan dalam Bahagian A Jadual Ketiga.”;
- (b) dengan menomborkan semula subkaedah (3) sedia ada sebagai subkaedah (4);
- (c) dengan menomborkan semula subkaedah (4) sedia ada sebagai subkaedah (5); dan
- (d) dalam subkaedah (5), dengan menggantikan perkataan “tempoh tiga puluh hari atau suatu tempoh yang dilanjutkan” dengan perkataan “suatu tempoh yang ditetapkan oleh pihak berkuasa perancang tempatan.”.

Kaedah baharu 5A

4. Kaedah-Kaedah ibu dipinda dengan memasukkan selepas kaedah 5 kaedah yang berikut:

“Fi khidmat nasihat perancangan

5A. (1) Seseorang pemohon boleh mendapatkan khidmat nasihat perancangan daripada pihak berkuasa perancang tempatan sebelum mengemukakan kebenaran merancang di bawah kaedah 5.

(2) Fi khidmat nasihat perancangan hendaklah dikenakan pada kadar tiga puluh peratus (30%) daripada fi yang ditetapkan dalam Bahagian A dan Bahagian B Jadual Ketiga.”.

Pindaan kaedah 22

5. Kaedah 22 kaedah-kaedah ibu dipinda dengan menggantikan perkataan “tempat letak kereta” di mana-mana jua terdapat termasuk dalam nota bahu dengan perkataan “tempat letak kenderaan”.

Pindaan Jadual Pertama

6. Jadual Pertama Kaedah-Kaedah ibu dipinda dengan menggantikan Borang A dengan borang yang berikut:

JADUAL PERTAMA

AKTA PERANCANGAN BANDAR DAN DESA 1976

KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM)
(TERENGGANU) 2012

BORANG A

PERMOHONAN UNTUK KEBENARAN MERANCANG

[Subkaedah 3(1)]

Subseksyen 21(1) Akta Perancangan Bandar dan Desa 1976

Kepada pihak berkuasa perancang tempatan,

.....
.....
.....

Saya/Kami

(Nama penuh pemohon dengan huruf besar)

beralamat

No. K/P dengan ini memohon untuk kebenaran merancang berkenaan dengan pemajuan yang berikut:

- ☐ (a) untuk memecah sempadan atau mencantumkan tanah mengikut pelan susun atur yang disertakan;
- ☐ (b) untuk membuat perubahan material dalam penggunaan tanah mengikut pelan yang disertakan;
- ☐ (c) untuk *mendirikan/membina/menjalankan di atas tanah suatu *bangunan/bangunan-bangunan/kerja-kerja termasuk pendirian struktur atau binaan melibatkan ruang udara mengikut pelan yang disertakan termasuk rupa di luar bangunan (fasad);
- ☐ (d) untuk membuat *tambahan/perubahan ke atas suatu bangunan mengikut pelan yang disertakan termasuk rupa di sebelah luar bangunan (fasad);
- ☐ (e) untuk menjalankan kerja meroboh ke atas sesuatu bangunan mengikut proses, tatacara dan pelan yang disertakan;

- ☐ (f) untuk membuat perubahan material dalam penggunaan *bangunan/bangunan-bangunan di atas tanah mengikut pelan yang disertakan;
- ☐ (g) untuk menjalankan apa-apa kerja seperti kejuruteraan, perlombongan, perindustrian atau apa-apa kerja seumpamanya pada, di atas, di sebelah atas atau di bawah tanah, mengikut pelan yang disertakan;
- ☐ (h) untuk membuat pindaan kepada kebenaran merancang yang dibuat di bawah perenggan (a) hingga (g) yang telah diluluskan.

Penggunaan tanah yang sedia ada:

Penggunaan bangunan yang sedia ada (jika ada) di atas tanah:

Kepentingan pemohon pada tanah: pemunya/penduduk/bakal pembeli/kepentingan lain:

2. Seperti yang dikehendaki oleh subkaedah 3(2), Kaedah-Kaedah Pengawalan Perancangan (Am) (Terengganu) 2012, saya/kami sekarang menyerahkan semua dokumen dan pelan yang relevan sebagaimana yang dinyatakan dalam Jadual Kedua.

3. Seperti yang dikehendaki oleh kaedah 5, Kaedah-Kaedah Pengawalan Perancangan (Am) (Terengganu) 2012, saya/kami dengan ini menyerahkan fi sebanyak RM (Ringgit Malaysia:)

sebagaimana yang ditetapkan dalam Jadual Ketiga.

+ Tanda (x) pada petak yang berkenaan

* Polong mana yang tidak berkenaan

PERIHAL TANAH

No. Lot:

*No. Pajakan/No. Hakmilik:

Alamat Tanah (jika ada):

Kategori Penggunaan Tanah (bangunan, pertanian, perusahaan atau nil/tiada):

Bandar/Pekan/Mukim

Status pemajuan di tapak 30 hari sebelum permohonan:

☐

Belum dimajukan

☐

Telah dimajukan

MAKLUMAT PIHAK BERKEPENTINGAN

1. Nama : 2. Nama :
 Alamat : Alamat :

 No.Tel : No.Tel :

Tarikh:

 (Tandatangan Pemohon)

(Jika permohonan melibatkan lebih daripada satu lot, lampirkan satu perihal sama bagi tiap-tiap lot lain itu)

PERSETUJUAN PEMUNYA TANAH

Saya/kami
 (Nama pemunya tanah)

beralamat
 (Alamat)

.....
 No. K/P nombor telefon/telefon bimbit/faks/
 emel pemunya tanah yang diperihalkan di atas, bersetuju
 dengan pemajuan yang dicadangkan sebagaimana kebenaran merancang yang
 dipohon.

Tarikh:

 (Tandatangan Pemunya Tanah)

(Jika ada pemunya lain, lampirkan persetujuan yang sama bagi tiap-tiap satu)

****NAMA PEMUNYA-PEMUNYA TANAH BERJIRAN**

- | | |
|---------------------------|---------------------------|
| 1. Nama: | 2. Nama: |
| No. Lot: | No. Lot: |
| Alamat: | Alamat: |
| | |
| | |
| | |
| No. telefon bimbit: | No. telefon bimbit: |
| Faks/Emel: | Faks/Emel: |
| 3. Nama: | 4. Nama: |
| No. Lot: | No. Lot: |
| Alamat: | Alamat: |
| | |
| | |
| | |
| No. telefon bimbit: | No. telefon bimbit: |
| Faks/Emel: | Faks/Emel: |

***Jika permohonan adalah berkaitan dengan permohonan pindaan kepada kebenaran merancang, butir-butir berkaitan pemunya tanah berjiran tidak diperlukan.*

UNTUK KEGUNAAN RASMI SAHAJA

No. Pendaftaran Kebenaran Merancang:

Tarikh terima:

Nombor rujukan fail:

Tarikh diakui terima:

AKUAN TERIMA PERMOHONAN

Pihak berkuasa perancang tempatan, MAJLIS

Negeri Terengganu dengan ini mengaku terima permohonan

.....

bertarikh untuk kebenaran merancang berkenaan dengan

pemajuan tanah yang mempunyai nombor hakmilik

nombor lot dalam Bandar/Pekan/Mukim

..... dalam Daerah

.....

No. Permohonan Kebenaran Merancang:

Nombor Rujukan:

Tarikh:

METERAI

.....
*(Nama dan Tandatangan Pengesahan
 Pegawai Berkuasa)*

Penggantian Jadual Kedua

7. Kaedah-Kaedah ibu dipinda dengan menggantikan Jadual Kedua dengan jadual yang berikut:

JADUAL KEDUA**AKTA PERANCANGAN BANDAR DAN DESA 1976****KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM)
(TERENGGANU) 2012****DOKUMEN DAN PELAN BAGI PERMOHONAN KEBENARAN MERANCANG
[Subkaedah 3(2)]**

1. Menyediakan salinan tiap-tiap satu yang dikehendaki oleh pihak berkuasa perancang tempatan, akan pelan tapak atau pelan susun atur sebagaimana bilangan dan saiz yang ditetapkan.
2. Menyediakan salinan tiap-tiap satu yang dikehendaki oleh pihak berkuasa perancang tempatan, akan pelan bangunan dan pelan kejuruteraan termasuk pelan tapak, pelan lantai, pelan keratan dan pelan pandangan pemajuan yang dicadangkan atau tambahan-tambahan yang dicadangkan atau perubahan-perubahan kepada bangunan yang sedia ada, yang menunjukkan aras, bahagian dan kegunaan-kegunaan yang dicadangkan bagi tiap-tiap tingkat dan ukuran masing-masing sebagaimana bilangan dan saiz yang ditetapkan.
3. Pelan mestilah:
 - (a) dicetak berwarna mengikut format yang ditetapkan dengan jelas dan terang;
 - (b) ditandatangani oleh pemohon (perunding), pemunya tanah atau pihak berkepentingan menggunakan pen jenis mata bulat atau dicop jari dengan dakwat hitam;
 - (c) menunjukkan tajuk permohonan yang mengandungi jenis pemajuan yang dicadangkan, nombor lot, bandar, pekan, mukim, daerah dan negeri bagi tapak cadangan;
 - (d) dilukis mengikut skala yang sesuai beza antara 1:100 hingga 1:1500 atau yang setara dengannya;
 - (e) menunjukkan tanda utara dan arah kiblat;
 - (f) mengandungi pelan punca/pelan kunci yang dilukis mengikut skala tidak melebihi 1:50,000 meliputi kawasan dalam jarak lingkungan 5 km dan pelan lokasi yang dilukis mengikut skala tidak melebihi 1:10,000 dari pemajuan yang dicadangkan itu, dan ditunjukkan mercu tanda utama dan semua penanda batu jarak dilingkungan itu dengan jelas dan tepat;

-
- (g) dinamakan lukisan pelan berserta nombor pelan yang tidak melebihi lima (5) aksara;
 - (h) menunjukkan jadual komponen pemajuan mengikut nilai ukuran yang sesuai seperti berasaskan jenis, bilangan unit, luas dan peratusan;
 - (i) disediakan ruangan bagi kelulusan pihak berkuasa perancang tempatan, tandatangan/cop jari pemohon (perunding), pemilik tanah dan pihak berkepentingan bersaiz minimum 10cm x 15cm;
 - (j) menunjukkan akses/jalan yang sah ke tapak cadangan dari jalan awam;
 - (k) menunjukkan jenis dan komponen pemajuan mengikut warna-warna yang ditetapkan;
 - (l) menunjukkan cadangan sempadan pecahan plot baharu dan lot berdampingan termasuk jenis dan komponen pemajuan;
 - (m) menunjukkan maklumat topografi termasuk garisan kontur dengan sela maksimum tiga (3) meter mengikut format yang ditetapkan;
 - (n) menunjukkan cadangan akses keluar masuk setiap plot (jika berkaitan);
 - (o) menunjukkan kedudukan, hujung, persimpangan dan lebar semua jalan baharu yang hendak dicadangkan, dirizabkan, disusun atur atau dibina di atas tanah itu;
 - (p) menunjukkan sistem perparitan, sistem loji rawatan kumbahan, aliran permukaan dan sistem takungan yang keluar ke laut, sungai, tasik atau apa-apa badan air yang lain yang dicadangkan adalah tertakluk kepada syarat ianya tidak mengganggu saliran semula jadi di kawasan terbabit;
 - (q) menunjukkan jarak bagi terminal pengangkutan awam, kawasan sasaran penting, kawasan sensitif alam sekitar dan zon penampakan (jika berkaitan);
 - (r) menunjukkan garisan air perbani (pantai dan sungai) dan jarak anjakan dengan tapak cadangan pemajuan (jika berkaitan);
 - (s) menunjukkan aras ketinggian tanah sedia ada bagi tapak cadangan dan luar sempadan lot (jika berkaitan);
 - (t) menunjukkan cadangan aliran lalulintas (jika berkaitan);
 - (u) menunjukkan jadual kiraan keperluan tempat letak kenderaan, kawasan lapang, kawasan *plinth*, rumah mampu milik atau lain-lain kiraan yang diperlukan (jika berkaitan);

-
- (v) menunjukkan jadual intensiti pemajuan bagi kiraan nisbah plot dan kepadatan (jika berkaitan);
 - (w) menunjukkan fasa pemajuan (jika berkaitan);
 - (x) menunjukkan garisan bangunan dan anjakan bangunan dari sempadan lot dan bangunan yang berjiran (jika berkaitan);
 - (y) menunjukkan susun atur tempat letak kenderaan termasuk ditandakan nombor bilangan petak, simbol OKU dan lain-lain pengguna, ukuran saiz petak dan darjah sudut petak tempat letak kenderaan;
 - (z) menunjukkan cadangan ruang tanaman pokok, laluan pejalan kaki, basikal dan laluan mikromobiliti (jika berkaitan);
 - (aa) menunjukkan pelan lantai dan kegunaannya bagi setiap aras/tingkat termasuk pelan bumbung bagi setiap komponen pembangunan berserta keluasannya (kecuali untuk unit tipikal);
 - (bb) menunjukkan lukisan pandangan hadapan, sisi dan belakang (jika berkaitan);
 - (cc) menunjukkan cadangan ketinggian fizikal setiap tingkat bangunan atau apa-apa struktur termasuk aras ketinggian tanah sedia ada (jika berkaitan);
 - (dd) menunjukkan bilangan tingkat bangunan (bilangan tingkat diukur dari jalan masuk utama dan dimulakan kiraan dengan tingkat 1);
 - (ee) menunjukkan lukisan keratan secara potongan menegak dan mendatar (minimum dua (2) keratan) termasuk ketinggian aras tanah sedia ada dan cadangan baharu bagi tapak cadangan dan luar sempadan lot mengikut format yang ditetapkan (jika berkaitan);
 - (ff) menunjukkan kawasan cadangan pengukuhan tebing atau cerun termasuk jenis pengukuhan, ketinggian tebing atau cerun dan jarak anjakan dengan kawasan pemajuan (jika berkaitan);
 - (gg) menunjukkan minimum tiga (3) sudut pandangan bagi pelan perspektif iaitu depan, sisi dan belakang yang menggambarkan warna dan rupa bangunan (fasad) sebagaimana keadaan sebenar cadangan pemajuan termasuk perspektif waktu malam mengikut saiz perspektif yang bersesuaian (jika berkaitan); dan
 - (hh) dilipat dengan kemas dan ruangan kelulusan pihak berkuasa perancang tempatan hendaklah berada pada kedudukan muka hadapan.

-
4. Salinan surat hakmilik dan carian rasmi (tidak melebihi tempoh enam (6) bulan dari tarikh permohonan kebenaran merancang) atau dokumen-dokumen berkepentingan berkaitan pemilikan.
 5. Menyediakan carian persendirian bagi permohonan yang tertakluk kepada keperluan Pihak Berkuasa Tempatan (jika berkaitan).
 6. Menyediakan salinan pelan topografi yang menunjukkan maklumat profil fizikal tanah semasa seperti aras tanah (tapak cadangan, lot sekitar dan jalan masuk), laluan rentis, jalan, sungai, parit/alur, pokok matang (ukur lilit melebihi 0.8 meter), laluan utiliti bawah tanah dan bangunan sedia ada sebagaimana bilangan dan saiz yang ditetapkan (jika berkaitan).
 7. Gambar foto keadaan semasa tapak pemajuan dan sekitar sempadan tapak iaitu di bahagian utara, selatan, timur dan barat hendaklah ditunjukkan tarikh gambar foto diambil yang tidak melebihi tempoh tiga puluh (30) hari dari tarikh permohonan kebenaran merancang.
 8. Dokumen yang sah untuk pembuktian akses keluar masuk yang sah ke tapak (jika berkaitan).
 9. Laporan Cadangan Pemajuan disediakan oleh Perancang Bandar Berdaftar (jika berkaitan).
 10. Dokumen-dokumen sokongan seperti apa-apa kelulusan dasar atau permit daripada Pihak Berkuasa Negeri dan lain-lain agensi yang berkaitan.
 11. Dokumen-dokumen sokongan seperti penilaian impak sosial, penilaian impak lalu lintas, penilaian impak alam sekitar, penilaian impak warisan, laporan geoteknikal dan geologi, dan lain-lain kajian impak yang dirasakan perlu oleh pihak berkuasa perancang tempatan yang disediakan oleh profesional bertauliah dalam bidang berkaitan.

Penggantian Jadual Ketiga

8. Kaedah-Kaedah ibu dipinda dengan menggantikan Jadual Ketiga dengan jadual yang berikut:

JADUAL KETIGA**AKTA PERANCANGAN BANDAR DAN DESA 1976****KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM)
(TERENGGANU) 2012****BAHAGIAN A****A. FI MEMPROSES BAGI PERMOHONAN KEBENARAN MERANCANG
[Subkaedah 5(1)]**

Subseksyen 58(2) Akta Perancangan Bandar dan Desa 1976

No.	(1) Jenis Proses	(2) Fi (RM)
1.	Memproses permohonan kebenaran merancang untuk memecah sempadan atau mencantumkan tanah a) tidak melebihi 4 lot/petak b) melebihi 4 lot/petak	 100.00/permohonan 150.00/permohonan
2.	Memproses permohonan kebenaran kerja bangunan a) kediaman bertanah b) kediaman bertingkat/berstrata c) lain-lain (pembangunan bercampur, komersial, industri)	 100.00/permohonan 250.00/permohonan 500.00/permohonan
3.	Memproses permohonan kebenaran merancang untuk membuat perubahan material penggunaan tanah atau bangunan	100.00/permohonan
4.	Memproses permohonan kebenaran merancang untuk membuat pindaan kepada kelulusan kebenaran merancang a) kediaman b) lain-lain	 150.00/permohonan 250.00/permohonan
5.	Memproses permohonan untuk menjalankan apa-apa kerja operasi seperti kejuruteraan, perlombongan, perindustrian atau pertanian	500.00/permohonan
6.	Lain-lain permohonan	200.00/permohonan

B. FI MEMPROSES PERMOHONAN KEBENARAN MERANCANG KHAS

No.	(1) Jenis Proses	(2) Fi
1.	Memproses permohonan kebenaran merancang khas sebagaimana yang ditentukan oleh pihak berkuasa perancangan tempatan	Kadar fi adalah sebagaimana di ruang (2) Bahagian A dan Bahagian B Jadual Ketiga dengan tambahan 30% daripada fi tersebut

JADUAL KETIGA

AKTA PERANCANGAN BANDAR DAN DESA 1976

KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM)
(TERENGGANU) 2012

BAHAGIAN B

FI BAGI KEBENARAN MERANCANG

[Subkaedah 5(2)]

Subseksyen 58(2) Akta Perancangan Bandar dan Desa 1976

No.	(1) Jenis Pemajuan	(2) Fi (RM)
1.	Kebenaran Merancang bagi Susun Atur Penggunaan Tanah	
	A. Kediaman Bertanah Nota: Kediaman yang menempatkan satu (1) unit kediaman dalam satu plot untuk penginapan satu (1) unit isi rumah seperti rumah sesebuah, rumah berkembar dan rumah teres	
	i. Rumah kos rendah/mampu milik	30.00/plot
	ii. Lain-lain jenis kediaman	50.00/plot
	B. Kediaman Bertingkat/Berstrata	
	i. Rumah kos rendah/mampu milik	150.00/plot
	ii. Lain-lain jenis kediaman	300.00/plot

No.	(1) Jenis Pemajuan	(2) Fi (RM)
	C. Komersial	
	i. Kedai mampu milik/Tapak penjaja	50.00/plot
	ii. Kedai/Rumah kedai/Kedai pejabat	100.00/plot
	iii. Kedai/Rumah kedai/Kedai pejabat berstrata	500.00/plot
	iv. Stesen minyak	500.00/plot
	v. Stesen minyak dengan perkhidmatan dan lain-lain	1,000.00/plot
	vi. Gedung membeli belah, pasar raya besar, taman tema dan pembangunan bercampur	5,000.00/plot
	vii. Pusat pengajian	4,000.00/plot
	viii. Pasar raya, pangsapuri perkhidmatan, <i>Small Office Home Office</i> (SOHO), pusat pameran, galeri, hotel, resort dan kompleks pejabat	3,000.00/plot
	ix. Hospital/Klinik swasta	2,000.00/plot
	x. Padang golf	500.00/lubang
	xi. Rumah kelab/persatuan/pertubuhan	500.00/plot
	xii. Lapang sasar, tapak tempat letak kenderaan dan sekolah memandu	1,000.00/plot
	xiii. Restoran pandu lalu, <i>homestay</i> dan chalet	1,000.00/plot
	xiv. Tadika/Taska/Pusat jagaan	100.00/plot
	xv. Perkuburan swasta	100.00/plot
	xvi. Institusi swasta seperti madrasah dan sekolah tahfiz	100.00/plot
	xvii. Lain-lain komersial	200.00/plot
	D. Industri	
	i. Industri jenis teres	100.00/plot
	ii. Lain-lain industri	200.00/plot
	E. Pertanian	
	i. Plot pertanian biasa/Dusun	40.00/plot
	F. Cantuman Lot	100.00/lot asal

No.	(1) Jenis Pemajuan	(2) Fi (RM)
	G. Institusi dan kemudahan masyarakat	
	i. Kuil, gereja, tokong	100.00/plot
	H. Pengangkutan	500.00/plot
	I. Lain-lain seperti kawasan lapang, tapak pencawang elektrik, tapak tangki air, loji pembentungan dan lain-lain rizab utiliti/infrastruktur	100.00/plot
2.	Kebenaran Merancang bagi Pendirian Bangunan	
	A. Kediaman	
	i. Rumah kos rendah/mampu milik	30.00/unit
	ii. Lain-lain jenis kediaman	50.00/unit
	B. Komersial Nota: Kiraan fi berdasarkan luas lantai kasar dan tapak pemajuan	
	i. Kedai mampu milik	50.00/unit atau tingkat
	ii. Kedai/Rumah kedai/Kedai pejabat termasuk berstrata	100.00/unit atau tingkat
	iii. Stesen minyak	500.00/unit
	iv. Stesen minyak dengan perkhidmatan	1,000.00/unit
	v. Komersial utama seperti gedung membeli belah, pasar raya, hotel, resort, kompleks pejabat, kompleks sukan, pangsapuri perkhidmatan, panggung wayang, taman tema, <i>Small Office Home Office</i> (SOHO), pusat pameran, galeri dan pusat pengajian	1.00/meter persegi
	vi. Lain-lain komersial seperti hospital, klinik, <i>homestay</i> , chalet, rumah kelab, lapang sasaran, sekolah memandu, restoran pandu lalu, tadika, <i>extreme park</i> dan institusi seperti madrasah dan sekolah tahfiz, dan kemudahan rekreasi	1.00/meter persegi
	vii. Tempat letak kenderaan persendirian berpusat jenis terbuka atau kompleks di atas lot khusus termasuk tempat letak kenderaan berat	200.00/tapak atau 10.00/petak, mana-mana yang lebih tinggi
	viii. Kubur/Krematorium/Pusat peringatan	500.00/permohonan
	ix. Papan iklan luar (<i>Billboard/Digital Board</i>)	1,000.00/unit

No.	(1) Jenis Pemajuan	(2) Fi (RM)
	C. Industri Ringan dan Sederhana (termasuk kontena dan lain-lain kegunaan dalam tapak pemajuan) Nota: Kiraan fi berdasarkan luas lantai kasar termasuk tapak pemajuan	1.00/meter persegi
	D. Industri Berat dan Khas (termasuk kontena dan lain-lain kegunaan dalam tapak pemajuan) Nota: Kiraan fi berdasarkan luas lantai kasar termasuk tapak pemajuan	2.00/meter persegi
	E. Infrastruktur dan Utiliti	
	i. Talian Rentis Jajaran infrastruktur utama seperti lebuh raya, jalan raya utama, laluan rel, laluan kabel, paip dan laluan penghantar (konveyor)	500.00/kilometer
	ii. Struktur telekomunikasi a. Ketinggian kurang 30 meter b. Ketinggian 30 meter dan ke atas c. Di atas bangunan atau mana-mana struktur	500.00/unit 1,000.00/unit 100.00/unit
	iii. Pencawang masuk utama (termasuk lain-lain kegunaan dalam tapak pemajuan)	2,000.00/permohonan
	iv. Pencawang pembahagi utama (termasuk lain-lain kegunaan dalam tapak pemajuan)	1,000.00/permohonan
	v. Pencawang elektrik termasuk <i>compact sub</i> dan lain-lain	100.00/unit
	vi. Loji rawatan kumbahan berpusat	2,000.00/permohonan
	vii. Sistem rawatan kumbahan	100.00/unit
	viii. Menara tangki air	100.00/unit
	ix. Mesin komposit	100.00/unit
	x. Insinerator	500.00/unit
	xi. Tapak pengurusan sisa pepejal dan enap cemar termasuk <i>transfer station</i>	5,000.00/permohonan

No.	(1) Jenis Pemajuan	(2) Fi (RM)
	xii. Empangan Hidro	50,000.00/ permohonan
	xiii. Lain-lain infrastruktur dan utiliti	1,000.00/ permohonan
	F. Pengangkutan	
	i. Lapangan terbang	20,000.00/ permohonan
	ii. Pelabuhan/Marina	10,000.00/ permohonan
	iii. Stesen/terminal pengangkutan awam dan kenderaan berat	5,000.00/ permohonan
	iv. Jeti pelancongan/pengangkutan dan pelantar perikanan	1,000.00/unit
	v. Tambahan, naik taraf dan ubah suai	2.00/meter persegi
	vi. Lain-lain pengangkutan	500.00/permohonan
	G. Pertanian, Penternakan dan Perikanan	
	i. Ladang ternakan dan unggas	500.00/permohonan atau 100.00/ekar, mana-mana yang lebih tinggi
	ii. Tanaman/Tanaman kontan	
	iii. Aktiviti burung walit	
	iv. Kolam/Tangki/Sangkar ternakan	
	v. Tapak semaian dan lain-lain	
	H. Pemajuan Solar	1.00/meter persegi
3.	Kebenaran Merancang bagi Perobohan Nota: Kiraan fi berdasarkan luas lantai kasar termasuk tapak pemajuan	20.00/10 meter persegi
4.	Kebenaran Merancang Melibatkan Ruang Udara	500.00/permohonan
5.	Kebenaran Merancang bagi Kerja Kejuruteraan, Perlombongan dan Perindustrian	1.00/meter persegi atau 5,000.00/ permohonan, mana-mana yang lebih tinggi
6.	Kebenaran Merancang bagi Perubahan Material Penggunaan Tanah	500.00/permohonan atau 100.00/ekar, mana-mana yang lebih tinggi

No.	(1) Jenis Pemajuan	(2) Fi (RM)
7.	Kebenaran Merancang bagi Perubahan Material Penggunaan Bangunan	200.00/permohonan atau 1.00/meter persegi, mana-mana yang lebih tinggi
8.	Pindaan kepada Kelulusan Kebenaran Merancang	
	i. Tambahan dan pengurangan luas lantai/unit	Fi sebagaimana yang dinyatakan di ruang (2) Bahagian B Jadual Ketiga
	ii. Rupa bangunan (fasad) dan tidak melibatkan tambahan atau pengurangan ruang lantai/unit	500.00/permohonan

Nota: Semua fi di ruang (2) Bahagian B Jadual Ketiga adalah tertakluk kepada mana-mana yang lebih tinggi.

JADUAL KETIGA

AKTA PERANCANGAN BANDAR DAN DESA 1976

KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM) (TERENGGANU) 2012

BAHAGIAN C

FI BAGI MELANJUTKAN/MELANJUTKAN LAGI KEBENARAN MERANCANG [Subkaedah 5(3)]

Subseksyen 58(2) Akta Perancangan Bandar dan Desa 1976

(1)
Kategori

(2)
Fi (RM)

Kategori 1 hingga 8 di ruang (1)
Bahagian B Jadual Ketiga

100.00 bagi setiap permohonan atau 20% daripada fi terdahulu, mana-mana yang lebih tinggi

JADUAL KETIGA

AKTA PERANCANGAN BANDAR DAN DESA 1976

KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM)
(TERENGGANU) 2012**BAHAGIAN D**FI PERMOHONAN PEMAJUAN YANG DIJALANKAN TANPA MENDAPAT
KELULUSAN KEBENARAN MERANCANG TERLEBIH DAHULU DARIPADA
PIHAK BERKUASA PERANCANG TEMPATAN
[Subkaedah 5(5)]

Subseksyen 58(2) Akta Perancangan Bandar dan Desa 1976

(1)
Perkara(2)
FiPemajuan dijalankan tanpa kebenaran
merancang atau kelulusan pelan
bangunanLima (5) kali ganda tetapi tidak melebihi
dua puluh (20) kali ganda fi yang
dikenakan dalam ruang (2) Bahagian B
Jadual KetigaPerobohan bangunan dijalankan tanpa
kebenaran merancangLima (5) kali ganda tetapi tidak melebihi
dua puluh (20) kali ganda fi yang
dikenakan dalam ruang (2) Bahagian B
Jadual Ketiga

Pindaan Jadual Kelima

9. Jadual Kelima Kaedah-Kaedah ibu dipinda dengan menggantikan Borang D dengan borang yang berikut:

JADUAL KELIMA

AKTA PERANCANGAN BANDAR DAN DESA 1976

KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM)
(TERENGGANU) 2012

BAHAGIAN D

TUNTUTAN BAGI KERUGIAN YANG BERUPA KESUSUTAN NILAI TANAH
BAGI MEMATUHI NOTIS REKUISISI

[Subkaedah 20(2)]

Subseksyen 30(5) Akta Perancangan Bandar dan Desa 1976

Kepada pihak berkuasa perancang tempatan

.....
.....
.....

Sebagaimana yang diperakui oleh tuan dalam surat perakuan yang mempunyai nombor rujukan bertarikh saya/kami telah mematuhi notis rekuisisi yang mempunyai nombor rujukan bertarikh yang disampaikan kepada saya/kami.

Akibat daripada mematuhi notis tersebut, saya/kami telah menanggung kerugian yang berupa kesusutan nilai tanah yang berkaitan dengan notis itu. Saya/kami lampirkan suatu taksiran kerugian itu.

Saya/kami dengan yang demikian menuntut, di bawah subseksyen 30(5) Akta Perancangan Bandar dan Desa 1976, pampasan bagi kerugian.

Tarikh:

.....
(Tandatangan)

Nama:

No. K/P:

Alamat:

.....

Nota: Sesuatu tuntutan mestilah dibuat dalam tempoh enam (6) bulan dari tarikh surat perakuan dikeluarkan oleh pihak berkuasa perancang tempatan.

Penggantian Jadual Keenam

10. Kaedah-Kaedah ibu dipinda dengan menggantikan Jadual Keenam dengan jadual yang berikut:

JADUAL KEENAM

AKTA PERANCANGAN BANDAR DAN DESA 1976

KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM)
(TERENGGANU) 2012

KADAR SUMBANGAN TEMPAT LETAK KENDERAAN
[Kaedah 22]

- A. Kadar sumbangan = nilai Y x *saiz keluasan petak tempat letak kenderaan (meter persegi).
- B. Penentuan nilai Y adalah sebagaimana yang berikut:

No.	(1) Kategori	(2) Kadar (RM)
1.	Majlis Bandaraya	1,500.00
2.	Majlis Perbandaran	1,000.00
3.	Majlis Daerah	750.00

Nota:

**Saiz keluasan petak tempat letak kenderaan (dalam meter persegi) hendaklah ditentukan oleh pihak berkuasa perancang tempatan berdasarkan jenis-jenis kenderaan.*

Dibuat 26 Julai 2026

[JPBD.Tr.09/0134; PUN.TR.26/2024/7]

YM DR. TENGKU CHIK ABU BAKAR BIN TENGKU IBRAHIM

Setiausaha

Majlis Mesyuarat Kerajaan Negeri

Terengganu

TOWN AND COUNTRY PLANNING ACT 1976

PLANNING CONTROL (GENERAL) (TERENGGANU) (AMENDMENT)
RULES 2026

IN exercise of the powers conferred by subsection 58(1) and (2) of the Town and Country Planning Act 1976 [*Act 172*], the State Authority of Terengganu makes the following rules:

Citation, application and commencement

1. (1) These rules may be cited as the **Planning Control (General) (Terengganu) (Amendment) Rules 2026**.

(2) These Rules shall apply to all areas of the local planning authority in the State of Terengganu.

(3) These Rules come into operation on the date of its publication in the *Gazette*.

Amendment of rule 2

2. The Planning Control (General) (Terengganu) Rules 2012 [*Tr. P.U 2*], which is referred to as the “principal Rules” in these Rules, is amended in rule 2—

(a) by inserting after the definition of “Act” the following definition:

‘ “applicant” means the person referred to in the Schedule of the Qualification Of Person For Preparing Or Submitting Plan And Document For Planning Permission (Terengganu) Rules 2016;’ and

(b) by inserting after the new definition of “applicant” the following definition:

‘ “mining” means the carrying out of any mining or any works referred to under subsection 2(1) of the Town and Country Planning Act 1976.’.

Amendment of rule 3

3. Rule 3 of the principal Rules is amended—

(a) by inserting after subrule (2) the following subrule:

“(3) An application for planning permission may be submitted as normal planning permission application or special planning permission application for the application which has been determined, and the fee of the application for planning permission shall be as prescribed in Part A of the Third Schedule.”;

(b) by renumbering the existing subrule (3) as subrule (4);

(c) by renumbering the existing subrule (4) as subrule (5); and

(d) in subrule (5), by substituting for the words “a period of thirty days or any extended period” the words “such period as determined by the local planning authority.”.

New rule 5A

4. The principal Rules are amended by inserting after rule 5 the following rule:

“Planning advice services fee

5A. (1) An applicant may obtain planning advice services from the local planning authority before submitting the application for planning permission under rule 5.

(2) The planning advice services fee shall be charged at a rate of thirty percent (30%) of the fee prescribed in Part A and Part B of the Third Schedule.”.

Amendment of rule 22

5. Rule 22 of the principal Rules is amended by substituting for the words “parking place” wherever appearing including in the shoulder note the words “vehicle parking place”.

Amendment of First Schedule

6. The First Schedule to the principal Rules is amended by substituting for the Form A the following form:

FIRST SCHEDULE

TOWN AND COUNTRY PLANNING ACT 1976

PLANNING CONTROL (GENERAL) (TERENGGANU) RULES 2012

FORM A

APPLICATION FOR PLANNING PERMISSION

[Subrule 3(1)]

Subsection 21(1) of the Town and Country Planning Act 1976

To the local planning authority,

.....

I/We

(Full name of applicant in block letters)

address

NRIC No. hereby apply for planning permission
 in respect of the following development:

☐

(a) to subdivide or amalgamate the land in accordance with the accompanying layout plan;

☐

(b) to make material changes in the use of land in accordance with the accompanying plan;

- ☐ (c) to *erect/construct/carry out on the land a *building/buildings/works including the erection of structures or constructions involving airspace in accordance with the accompanying plan including the external appearance of the building (facade);
- ☐ (d) to make *additions/alterations to a building in accordance with the accompanying plan including the external appearance of the building (facade);
- ☐ (e) to carry out demolition works on a building in accordance with the process, procedure and accompanying plan;
- ☐ (f) to make material changes in the use of the *building/buildings on the land in accordance with the accompanying plan;
- ☐ (g) to carry out any works such as engineering, mining, industrial or any similar works on, in, over or under the land, in accordance with the accompanying plan;
- ☐ (h) to make amendments to the approved planning permission made under paragraphs (a) to (g).

Existing use of land:

Existing use of building (if any) on the land:

.....

Interest of applicant in the land: owner/occupier/prospective purchaser/other interest:

.....

2. As required by subrule 3(2) of the Planning Control (General) (Terengganu) Rules 2012, I/We now submit all relevant documents and plans as specified in the Second Schedule.

3. As required by rule 5 of the Planning Control (General) (Terengganu) Rules 2012, I/We hereby submit the fee of RM
(Ringgit Malaysia:) as prescribed in the Third Schedule.

+ Mark (x) in the appropriate box

* Delete whichever is inapplicable

DESCRIPTION OF LAND

Lot No.:

*Lease No./Title No.:

Land Address (if any):

Category of Land Use (building, agriculture, industry or nil)

.....

Town/Village/Mukim

Development status on site 30 days prior to application:

☐

Not yet developed

☐

Already developed

INFORMATION OF INTERESTED PARTIES

1. Name :

2. Name :

Address:

Address :

.....

.....

.....

.....

Tel No. :

Tel No. :

Date:

.....

(Signature of Applicant)

(If the application involves more than one lot, attach an identical description for each of those other lots)

CONSENT OF LAND OWNER

I/We
(Land owner name)

Address
(Address)

NRIC No. phone number/handphone number/fax/
email the owner of the land described above, consent to
the proposed development as the applied planning permission.

Date:
(Signature of Land Owner)

(If there are other owners, attach the same consent for each one of them)

**NAMES OF NEIGHBOURING LAND OWNERS

1. Name:
Lot No.:
Address:
.....
.....
.....
Phone No.:
Fax/Email:

2. Name:
Lot No.:
Address:
.....
.....
.....
Phone No.:
Fax/Email:
3. Name:
Lot No.:
Address:
.....
.....
.....
Phone No.:
Fax/Email:

4. Name:
Lot No.:
Address:
.....
.....
.....
Phone No.:
Fax/Email:

**If the application relates to an amendment to planning permission, details of neighbouring land owners are not required.

FOR OFFICIAL USE ONLY

Planning Permission Registration No.:

Date of receipt:

File reference number:

Date of acknowledgment receipt:

ACKNOWLEDGMENT OF RECEIPT OF APPLICATION

The local planning authority, MAJLIS
 of the State of Terengganu hereby acknowledges receipt of the application of

dated for planning permission in respect of the development
 of the land bearing title number
 lot number in Town/Village/Mukim
 within the District of

Planning Permission Application No.:

Reference No.:

Date:

SEAL

.....
*(Name and Authenticated Signature of
 Authorised Officer)*

Substitution of Second Schedule

7. The principal Rules are amended by substituting for the Second Schedule the following schedule:

SECOND SCHEDULE**TOWN AND COUNTRY PLANNING ACT 1976****PLANNING CONTROL (GENERAL) (TERENGGANU) RULES 2012****DOCUMENTS AND PLANS FOR APPLICATION FOR PLANNING
PERMISSION
[Subrule 3(2)]**

1. Provide copies of each one as the local planning authority may require, of the site plan or layout plan in the prescribed number and size.
2. Provide copies of each one as the local planning authority may require, of the building plan and engineering plan including site plan, floor plan, sections and elevation plan of the proposed development or the proposed additions or alterations to existing buildings, showing the levels, sections and the uses proposed for each floor and their respective measurements in the specified number and size.
3. The plans must:
 - (a) be printed in color according to the prescribed format clearly and legibly;
 - (b) be signed by the applicant (consultant), land owner or interested party using a ballpoint pen or thumbprint with black ink;
 - (c) indicate the title of the application including the type of proposed development, lot number, town, village, mukim, district and state of the proposed site;
 - (d) be drawn to an appropriate scale between the range of 1:100 to 1:1500 or its equivalent;
 - (e) indicate the north point and the Qibla direction;
 - (f) include a source/key plan drawn to a scale not exceeding 1:50,000 covering an area within 5 km radius and a location plan drawn to a scale not exceeding 1:10,000 from the proposed development, and indicating major landmarks and all boundary markers within the radius clearly and accurately;
 - (g) be titled with the plan name and plan number not exceeding five (5) characters;
 - (h) indicate the schedule of development components according to appropriate quantitative measurements such as type, number of units, area and percentage;
 - (i) provide a space for approval by the local planning authority, signature/thumbprint of the applicant (consultant), land owner and interested party with a minimum size of 10cm x 15cm;

-
- (j) indicate the legal means of access/road to the proposed site from public roads;
 - (k) indicate the type and components of the development using the prescribed colors;
 - (l) indicate the proposed boundaries of new plot subdivisions and adjacent lots including type and components of development;
 - (m) indicate the topographic information including contour lines with a maximum interval of three (3) meters according to the prescribed format;
 - (n) indicate the proposed access points for each plot (if applicable);
 - (o) indicate the location, ends, intersections and width of all new roads to be proposed, reserved, arranged or constructed on the land;
 - (p) indicate drainage system, sewerage treatment plant system, run off surface and retention system discharging to the sea, river, lake or any other proposed water bodies is subject to the condition that it does not disturb the natural flow in the area involved;
 - (q) indicate the distance to public transport terminals, key target areas, environmentally sensitive areas and buffer zones (if applicable);
 - (r) indicate the coastal and river setback lines and their distances from the proposed development site (if applicable);
 - (s) indicate existing ground levels for the proposed site and outside the lot boundaries (if applicable);
 - (t) indicate the proposed traffic flow (if applicable);
 - (u) indicate the schedule of calculation for parking spaces requirement, open areas, plinth areas, affordable housing or other necessary calculation (if applicable);
 - (v) indicate the schedule of development intensity for plot ratio and density calculations (if applicable);
 - (w) indicate the phases of development (if applicable);
 - (x) indicate the building lines and setbacks from lot boundaries and neighbouring buildings (if applicable);
 - (y) indicate the parking layout including numbered parking bays, symbols for persons with disabilities (OKU) and other users, bay dimensions and parking bay angles;
 - (z) indicate the proposed tree planting areas, pedestrian walkways, bicycle lanes and micromobility paths (if applicable);
 - (aa) indicate the floor plans and their intended uses for each level/floor including roof plans for each development component accompanied with the area (except for typical units);
 - (bb) indicate the elevation drawings of the front, side and rear (if applicable);

-
- (cc) indicate the proposed physical heights of each building floor or any structures including existing ground levels (if applicable);
 - (dd) indicate the number of building floors (building floors measured from the main entrance and starting the count at Level 1);
 - (ee) indicate the sectional drawings in vertical and horizontal cuts (minimum of two (2) sections), including existing and proposed ground levels for the site and outside the lot boundaries according to the prescribed format (if applicable);
 - (ff) indicate the proposed areas for slope or embankment stabilization including type of stabilization, slope/embankment height and distance from the development area (if applicable);
 - (gg) indicate a minimum of three (3) perspective views of front, side, and rear showing the color and appearance (facade) of the proposed development including night time perspective views in an appropriate scale (if applicable); and
 - (hh) be neatly folded and the approval space of the local planning authority shall be located at the front page.
4. Copies of land title documents and official searches (not exceeding the period of six (6) months from the date of application for planning permission) or other ownership-related documents.
 5. Provide private searches for the applications which subject to the requirement by the Local Authority (if applicable).
 6. Provide a topographic plan indicating physical profile information of the land, including existing ground levels (proposed site, surrounding lots and access roads), trails, roads, rivers, drains/channels, mature trees (circumference greater than 0.8 metres), underground utility routes and existing buildings in the specified number and size (if applicable).
 7. Photographs of the current site condition and surrounding lot boundaries of north, south, east and west shall indicate the date of photography taken which is not exceeding the period of thirty (30) days from the date of the application for planning permission.
 8. Valid documents proving legal access/egress to the site (if applicable).
 9. Development Proposal Report prepared by a Registered Town Planner (if applicable).
 10. Supporting documents such as policy approvals or permits from the State Authority and other relevant agencies.
 11. Supporting documents such as social impact assessments, traffic impact assessments, environmental impact assessments, heritage impact assessments, geotechnical and geological reports, and other impact studies deemed necessary by the local planning authority prepared by certified professionals in the relevant field.

Substitution of Third Schedule

8. The principal Rules are amended by substituting for the Third Schedule the following schedule:

THIRD SCHEDULE

TOWN AND COUNTRY PLANNING ACT 1976

PLANNING CONTROL (GENERAL) (TERENGGANU) RULES 2012

PART A

A. PROCESSING FEE FOR APPLICATION FOR PLANNING PERMISSION

[Subrule 5(1)]

Subsection 58(2) of the Town and Country Planning Act 1976

No.	(1) Type of Process	(2) Fee (RM)
1.	Processing an application for planning permission to subdivide or amalgamate land a) not exceeding 4 lots/plots b) exceeding 4 lots/plots	 100.00/application 150.00/application
2.	Processing an application for building work permission a) landed residential b) multi-storey/strata residential c) others (mixed development, commercial, industrial)	 100.00/application 250.00/application 500.00/application
3.	Processing an application for planning permission to make material changes to the use of land or buildings	100.00/application
4.	Processing an application for planning permission to amend the approval of planning permission a) residential b) others	 150.00/application 250.00/application
5.	Processing an application to carry out any operational works such as engineering, mining, industrial or agricultural	500.00/application
6.	Other application	200.00/application

B. PROCESSING FEE FOR APPLICATION FOR SPECIAL PLANNING
PERMISSION

No.	(1) Type of Process	(2) Fee
1.	Processing applications for special planning permission as ascertained by the local planning authority	The fee as in Part A and Part B of the Third Schedule with an additional 30% of the fee

THIRD SCHEDULE

TOWN AND COUNTRY PLANNING ACT 1976

PLANNING CONTROL (GENERAL) (TERENGGANU) RULES 2012

PART B

FEE FOR PLANNING PERMISSION

[Subrule 5(2)]

Subsection 58(2) of the Town and Country Planning Act 1976

No.	(1) Type of Development	(2) Fee (RM)
1.	Planning Permission for Land Use Layout	
	A. Landed Residential Note: Residential which housing one (1) residential unit per plot for the accommodation of one (1) household unit such as detached house, semi-detached and terrace house	
	i. Low-cost/affordable housing	30.00/plot
	ii. Other types of residential	50.00/plot
	B. Multi-storey/Strata Residential	
	i. Low-cost/affordable housing	150.00/plot
	ii. Other types of residential	300.00/plot

No.	(1) Type of Development	(2) Fee (RM)
	C. Commercial	
	i. Affordable shop/Hawker lot	50.00/plot
	ii. Shop/Shop-office/Office shop	100.00/plot
	iii. Strata shop/Shop-office/Office shop	500.00/plot
	iv. Petrol station	500.00/plot
	v. Petrol station with services and others	1,000.00/plot
	vi. Shopping mall, hypermarket, theme park, mixed development	5,000.00/plot
	vii. Educational institutions	4,000.00/plot
	viii. Supermarket, serviced apartment, Small Office Home Office (SOHO), exhibition centre, gallery, hotel, resort, office complex	3,000.00/plot
	ix. Private hospital/Clinic	2,000.00/plot
	X. Golf course	500.00/hole
	xi. Clubhouse/association/organization	500.00/plot
	xii. Shooting range, vehicle parking lot, driving school	1,000.00/plot
	xiii. Drive-through restaurant, homestay, chalet	1,000.00/plot
	xiv. Kindergarten/Daycare/Childcare centre	100.00/plot
	xv. Private cemetery	100.00/plot
	xvi. Private institutions such as madrasah and tahfiz school	100.00/plot
	xvii. Other commercial	200.00/plot
	D. Industry	
	i. Terrace-type industry	100.00/plot
	ii. Other industry	200.00/plot
	E. Agriculture	
	i. Standard agricultural plot/Orchard	40.00/plot
	F. Lot amalgamation	100.00/original lot

No.	(1) Type of Development	(2) Fee (RM)
	G. Institutions and community facilities	
	i. Temple, church, shrine	100.00/plot
	H. Transportation	500.00/plot
	I. Others such as open areas, electrical substation sites, water tank sites, sewage plants and other utility/infrastructure reserve	100.00/plot
2.	Planning Permission for Building Erection	
	A. Residential	
	i. Low-cost/affordable housing	30.00/unit
	ii. Other types of residential	50.00/unit
	B. Commercial Note: Fee calculation is based on gross floor area and development site	
	i. Affordable shop	50.00/unit or floor
	ii. Shop/Shop-office/Office shop including strata	100.00/unit or floor
	iii. Petrol station	500.00/unit
	iv. Petrol station with services	1,000.00/unit
	v. Major commercial such as shopping mall, hypermarket, hotel, resort, office complex, sports complex, serviced apartments, cinema, theme park, SOHO, exhibition centre, gallery and educational institutions	1.00/square metre
	vi. Other commercial such as hospital, clinic, homestay, chalet, clubhouse, shooting range, driving school; drive-through restaurant, kindergarten, daycare, extreme park and institutions such as madrasah and tahfiz schools, and recreational facilities	1.00/square metre
	vii. Private centralized or complex vehicle parking on dedicated lots including heavy vehicle parking	200.00/site or 10.00/bay, whichever is higher
	viii. Cemetery/Crematorium/Memorial centre	500.00/application
	ix. Outdoor advertising board (Billboard/Digital Board)	1,000.00/unit

No.	(1) Type of Development	(2) Fee (RM)
	C. Light and Medium Industry (including containers and other uses within the development site) Note: Fee calculation is based on gross floor area including the development site	1.00/square metre
	D. Heavy and Special Industry (including containers and other uses within the development site) Note: Fee calculation is based on gross floor area including the development site	2.00/square metre
	E. Infrastructure and Utilities	
	i. Wayleave/Right of Way (Utility Corridor Alignment of major infrastructure such as highways, main roads, railways, cable routes, pipelines and conveyor routes)	500.00/kilometre
	ii. Telecommunication structures a. Height less than 30 metres b. Height 30 metres and above c. On buildings or any structures	500.00/unit 1,000.00/unit 100.00/unit
	iii. Main intake substation (including other uses within the development site)	2,000.00/application
	iv. Main distribution substation (including other uses within the development site)	1,000.00/application
	v. Electrical substation including compact sub and others	100.00/unit
	vi. Centralised sewage treatment plant	2,000.00/application
	vii. Sewage treatment system	100.00/unit
	viii. Water tank tower	100.00/unit
	ix. Composite machine	100.00/unit
	x. Incinerator	500.00/unit
	xi. Solid waste and sludge management site including transfer station	5,000.00/application
	xii. Hydro Dam	50,000.00/application
	xiii. Other infrastructure and utilities	1,000.00/application

No.	(1) Type of Development	(2) Fee (RM)
	F. Transportation	
	i. Airport	20,000.00/application
	ii. Port/Marina	10,000.00/application
	iii. Public transport stations/terminals and heavy vehicles	5,000.00/application
	iv. Tourism/transport jetties and fishing platforms	1,000.00/unit
	v. Additions, upgrading and modifications	2.00/square metre
	vi. Other transportation	500.00/application
	G. Agriculture, Livestock and Fisheries:	
	i. Livestock and poultry farm ii. Farms crops/Cash crops iii. Swiftlet farming activities iv. Ponds/Tanks/Cages v. Nurseries and others	500.00/application or 100.00/acre, whichever is higher
	H. Solar Development	1.00/square metre
3.	Planning Permission for Demolition Note: Fee calculation is based on gross floor area including the development site	20.00/10 square metres
4.	Planning Permission Involving Airspace	500.00/application
5.	Planning Permission for Engineering, Mining and Industrial Works	1.00/square metre or 5,000.00/application, whichever is higher
6.	Planning Permission for Material Change of Land Use	500.00/application or 100.00/acre, whichever is higher
7.	Planning Permission for Material Change of Building Use	200.00/application or 1.00/square metre, whichever is higher
8.	Amendments to Approved Planning Permission	
	i. Addition or reduction of floor area/units	Fee as stated in column 2 of Part B of the Third Schedule
	ii. Building appearance (facade) and not involving addition or reduction of floor area/units	500.00/application

Note: All fee in column 2 of Part B of the Third Schedule are subject to whichever is higher.

THIRD SCHEDULE

TOWN AND COUNTRY PLANNING ACT 1976

PLANNING CONTROL (GENERAL) (TERENGGANU) RULES 2012

PART C**FEE FOR EXTENSION/FURTHER EXTENSION OF PLANNING PERMISSION
[Subrule 5(3)]**

Subsection 58(2) of the Town and Country Planning Act 1976

(1) Category	(2) Fee
Category 1 to 8 in column (1) of Part B of the Third Schedule	100.00 for each application or 20% of the previous fee, whichever is higher

THIRD SCHEDULE

TOWN AND COUNTRY PLANNING ACT 1976

PLANNING CONTROL (GENERAL) (TERENGGANU) RULES 2012

PART D**FEE FOR DEVELOPMENT CARRIED OUT WITHOUT PRIOR APPROVAL OF
APPLICATION FOR PLANNING PERMISSION FROM LOCAL PLANNING
AUTHORITY
[Subrule 5(5)]**

Subsection 58(2) of the Town and Country Planning Act 1976

(1) Subject	(2) Fee
Development carried out without planning permission or building plan approval	Five (5) times but not exceeding twenty (20) times of the fee imposed in column (2) of Part B of the Third Schedule
Demolition of buildings carried out without planning permission	Five (5) times but not exceeding twenty (20) times of the fee imposed in column (2) of Part B of the Third Schedule

Amendment of Fifth Schedule

9. The Fifth Schedule to the principal Rules is amended by substituting for the Form D the following form:

FIFTH SCHEDULE

TOWN AND COUNTRY PLANNING ACT 1976

PLANNING CONTROL (GENERAL) (TERENGGANU) RULES 2012

FORM D

CLAIM FOR DAMAGE IN FORM OF DEPRECIATION IN LAND VALUE
IN COMPLIANCE WITH REQUISITION NOTICE

[Subrule 20(2)]

Subsection 30(5) of the Town and Country Planning Act 1976

To the local planning authority

.....
.....
.....

As certified by you in the confirmation letter bearing reference number dated I/We have complied with the requisition notice bearing reference number dated which was served on me/us.

In consequence of compliance with the said notice, I/We have suffered damage in the form of a depreciation in the land value related to the notice. I/We attach an assessment of the damage.

I/We hereby claim, under subsection 30(5) of the Town and Country Planning Act 1976, compensation for the damage.

Date:
.....
(Signature)

Name:
NRIC:
Address:
.....

Note: Claim must be made within six (6) months from the date of the confirmation letter issued by the local planning authority.

Substitution of Sixth Schedule

10. The principal Rules are amended by substituting for the Sixth Schedule the following schedule:

SIXTH SCHEDULE

TOWN AND COUNTRY PLANNING ACT 1976

PLANNING CONTROL (GENERAL) (TERENGGANU) RULES 2012

CONTRIBUTION RATE FOR VEHICLE PARKING PLACE [Rule 22]

A. Contribution rate = value of Y x *size of vehicle parking space (square metres).

B. The determination of the value of Y is as follows:

No.	(1) Category	(2) Rate (RM)
1.	City Council	1,500.00
2.	Municipal Council	1,000.00
3.	District Council	750.00

Note:

**The size of the parking space (in square metres) shall be determined by the local planning authority based on the types of vehicles.*

Made 26 July 2026

[JPBD.Tr.09/0134; PUN.TR.26/2024/7]

YM DR. TENGKU CHIK ABU BAKAR BIN TENGKU IBRAHIM

Secretary to

Terengganu State Executive Council

Hak Cipta Pencetak (H)

PERCETAKAN NASIONAL MALAYSIA BERHAD

Semua Hak Terpelihara. Tiada mana-mana bahagian jua daripada penerbitan ini boleh diterbitkan semula atau disimpan di dalam bentuk yang boleh diperolehi semula atau disiarkan dalam sebarang bentuk dengan apa jua cara elektronik, mekanikal, fotokopi, rakaman dan/atau sebaliknya tanpa mendapat izin daripada Percetakan Nasional Malaysia Berhad (Pencetak kepada Kerajaan Malaysia yang dilantik).



DICETAK OLEH
PERCETAKAN NASIONAL MALAYSIA BERHAD,
CAWANGAN KUALA TERENGGANU
BAGI PIHAK DAN DENGAN PERINTAH KERAJAAN MALAYSIA