



NEGERI SELANGOR

Warta Kerajaan

DITERBITKAN DENGAN KUASA

GOVERNMENT OF SELANGOR GAZETTE

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AKTA PERANCANGAN BANDAR DAN DESA 1976

**KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM) (SELANGOR)
(PINDAAN) 2025**

PADA menjalankan kuasa yang diberikan oleh seksyen 58 Akta Perancangan Bandar dan Desa 1976 [*Akta 172*], Pihak Berkuasa Negeri membuat kaedah-kaedah yang berikut:

Nama, pemakaian dan permulaan kuat kuasa

1. (1) Kaedah-kaedah ini bolehlah dinamakan **Kaedah-Kaedah Pengawalan Perancangan (Am) (Selangor) (Pindaan) 2025**.

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

(3) Kaedah-Kaedah ini hendaklah mula berkuat kuasa mulai dari tarikh ia disiarkan dalam *Warta*.

Penggantian Jadual Ketiga

2. Kaedah–Kaedah Pengawalan Perancangan (Am) (Selangor) 2001 [Sel. P.U. 9/2001] dipinda dengan menggantikan Jadual Ketiga dengan jadual yang berikut:

“JADUAL KETIGA

KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM) (SELANGOR) 2001

(Kaedah 4)

(A) FI PERMOHONAN UNTUK KEBENARAN MERANCANG

BIL.	JENIS DAN KOMPONEN PEMAJUAN	KADAR FI
1.	PERUMAHAN	
	Rumah Mampu Milik/Rumah di Kawasan Rizab Melayu	
(a)	100 unit pertama	RM50/unit
(b)	101 hingga 201 unit	RM45/unit
(c)	202 unit dan ke atas	RM40/unit
	Perumahan Harga Bebas	
(a)	100 unit pertama	RM100/unit
(b)	101 hingga 201 unit	RM90/unit
(c)	202 unit dan ke atas	RM80/unit
	Susun atur perumahan dalam bentuk Pelan Induk, Pelan Konsep dan yang berkaitan	RM500/hektar
2.	PERNIAGAAN	
(a)	Kedai Teres/Kedai Pejabat/Kedai Berkembar/ Kedai Sesebuah	RM100/ 100 meter persegi
(b)	Kedai Teres Mampu Milik	RM100/ 100 meter persegi
(c)	Kompleks Perniagaan/Pusat Pameran/ Pusat Konvensyen	RM100/ 100 meter persegi
(d)	Pasar Raya	RM100/ 100 meter persegi
(e)	Stesen Minyak	RM100/ 100 meter persegi
(f)	Bazar/Arked	RM100/ 100 meter persegi

BIL.	JENIS DAN KOMPONEN PEMAJUAN		KADAR FI
	(g)	Hentian Rehat & Rawat (R&R)	RM100/ 100 meter persegi
	(h)	Medan Selera/Pusat Penjaja	RM100/ 100 meter persegi
	(i)	<i>Small Office Home Office</i> (SOHO)	RM100/ 100 meter persegi
	(j)	Pangsapuri Perkhidmatan	RM100/ 100 meter persegi
	(k)	Hospital Swasta/Klinik Swasta	RM100/ 100 meter persegi
	(l)	Institusi/Sekolah/Universiti/Kolej/Tadika/ Pusat Tuisyen Swasta	RM100/ 100 meter persegi
	(m)	Pusat Sukan & Rekreasi Swasta (Gimnasium, Stadium, Gelanggang Futsal, Tenis, Badminton, Rumah Kelab dan lain-lain)	RM100/ 100 meter persegi
	(n)	Padang Golf/Taman Tema	RM500/hektar
	(o)	Dewan Dalam Bangunan Perniagaan	RM50/ 100 meter persegi
	(p)	Kolam Pancing	RM100/ 100 meter persegi
	(q)	Tapak Semaian	RM100/ 100 meter persegi
	Susun atur perniagaan dalam bentuk Pelan Induk, Pelan Konsep dan yang berkaitan		RM500/hektar
3.	PERINDUSTRIAN		
	(a)	Kilang, Bengkel, Stor, Gudang (<i>Keluasan lantai kasar atau yang sekadar dengannya</i>)	RM100/ 100 meter persegi
	(b)	Tempat Penyimpanan Kenderaan	RM100/ 100 meter persegi
	Susunatur perindustrian dalam bentuk Pelan Induk, Pelan Konsep dan yang berkaitan		RM500/hektar
4.	PERUBAHAN MATERIAL		
	(a)	Perubahan Material Bangunan Kediaman	RM200/unit
	(b)	Perubahan Material Bangunan Perdagangan	RM100/ 100 meter persegi
	(c)	Perubahan Material Bangunan Perindustrian	RM100/ 100 meter persegi
	(d)	Perubahan Material Tanah	RM100/ 100 meter persegi

BIL.	JENIS DAN KOMPONEN PEMAJUAN		KADAR FI
5.	LAIN-LAIN PEMAJUAN		
	(a)	Marina	
		(i) Perhentian Jeti	RM200/permohonan
		(ii) Dalam Kawasan Bangunan	RM50/100 meter persegi
		(iii) Dalam Kawasan 20 meter Kiri dan Kanan Marina	RM250/hektar
		(iv) Tempat Letak Bot	RM250/tempat letak bot
	(b)	Tapak Perkuburan Swasta	RM500/hektar
	(c)	Krematorium/Palor/Kolaborium Swasta	RM100/100 meter persegi
	(d)	Tempat Letak Kenderaan Swasta	RM100/100 meter persegi
	(e)	Merobohkan bangunan	RM100/100 meter persegi
	(f)	Kuari	RM500/hektar
	(g)	Pusat Bancuhan Simen	RM1,000/permohonan
	(h)	Papan Iklan Luaran	RM1,000/unit
	(i)	Struktur Pemancar Telekomunikasi	RM1,000/permohonan
	(j)	Penternakan	RM1,000/permohonan
	(k)	Ladang Solar	RM1,000/permohonan
	(l)	Kerja Kejuruteraan/Kerja Tanah	RM1,000/hektar

(B) PINDAAN KEBENARAN MERANCANG

BIL.	JENIS DAN KOMPONEN PEMAJUAN		KADAR FI (RM)
1.	PINDAAN KEBENARAN MERANCANG		
	(a)	Tiada penambahan ruang lantai	RM500/permohonan
	(b)	Sekiranya melibatkan penambahan ruang lantai/unit/perubahan kegunaan	Fi permohonan adalah merujuk Butiran 1, 2, 3, 4, 5 dan 6
2.	PEMAJUAN TANAH RIZAB MELAYU		
	(a)	Semua pemaajuan di Tanah Rizab Melayu	50% dari Fi Kebenaran Merancang

BIL.	JENIS DAN KOMPONEN PEMAJUAN	KADAR FI (RM)
3.	HAL BERKAITAN TANAH	
	(a) Pecah sempadan tanah	RM250/lot
	(b) Penyatuan tanah	RM250/permohonan

(C) FI PERMOHONAN UNTUK PELANJUTAN KEBENARAN MERANCANG

BIL.	JENIS DAN KOMPONEN PEMAJUAN	KADAR FI (RM)
1.	Untuk semua jenis dan komponen pemajuan	RM500/permohonan

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Dibuat 24 Disember 2025

[JPBD.Sel.100-1/1/1 Jld.3 (40) / PU.SEL. ADV.PS(S)05/2/8]

MOHD REIZAL BIN SUMAIRI
Setiausaha
Majlis Mesyuarat Kerajaan
Selangor

TOWN AND COUNTRY PLANNING ACT 1976

PLANNING CONTROL (GENERAL) (SELANGOR) (AMENDMENT) RULES 2025

In exercise of the powers conferred by section 58 of the Town and Country Planning Act 1976 [*Act 172*], the State Authority makes the following rules:

Citation, application and commencement

1. (1) These rules may be cited as the **Planning Control (General) (Selangor) (Amendment) Rules 2025**.

(2) These Rules shall apply in all areas of local planning authorities in the State of Selangor.

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

Substitution of the Third Schedule

2. The Planning Control (General) (Selangor) Rules 2001 [*Sel. P.U. 9/2001*] are amended by substituting for the Third Schedule with the following schedule:

“THIRD SCHEDULE

PLANNING CONTROL (GENERAL) (SELANGOR) RULES 2001

[Rule 4]

(A) APPLICATION FEES FOR PLANNING PERMISSION

NO.	CATEGORIES AND COMPONENTS OF DEVELOPMENT		FEE RATE
1.	HOUSING		
	Affordable Housing/Housing in Malay Reserved Areas		
	(a)	The first 100 units	RM50/unit
	(b)	101 units until 201 units	RM45/unit
	(c)	202 units and above	RM40/unit
	Free Market Housing		
	(a)	The first 100 units	RM100/unit
	(b)	101 units until 201 units	RM90/unit
	(c)	202 units and above	RM80/unit
	Housing layout in the form of Master Plan, Concept Plan and connected therewith		RM500/hectare
2.	COMMERCIAL		
	(a)	Terrace Shop/Shop Office/Semi-Detached Shop/ Detached Shop	RM100/ 100 square metres
	(b)	Affordable Terrace Shop	RM100/ 100 square metres
	(c)	Business Complex/Exhibition Centre/ Convention Centre	RM100/ 100 square metres
	(d)	Supermarket	RM100/ 100 square metres
	(e)	Petrol Station	RM100/ 100 square metres
	(f)	Bazar/Arcade	RM100/ 100 square metres
	(g)	Rest and Relaxation Stop (R&R)	RM100/ 100 square metres

NO.	CATEGORIES AND COMPONENTS OF DEVELOPMENT		FEE RATE
	(h)	Food Court/Hawker Centre	RM100/ 100 square metres
	(i)	Small Office Home Office (SOHO)	RM100/ 100 square metres
	(j)	Service Apartment	RM100/ 100 square metres
	(k)	Private Hospital/Private Clinic	RM100/ 100 square metres
	(l)	Institution/School/University/College/ Kindergarten/Private Tuition Centre	RM100/ 100 square metres
	(m)	Private Sports & Recreation Centre (Gymnasium, Stadium, Futsal Court, Tennis, Badminton, Clubhouse and others)	RM100/ 100 square metres
	(n)	Golf Course/Theme Park	RM500/hectare
	(o)	Hall Within Commercial Building	RM50/ 100 square metres
	(p)	Fishing Pond	RM100/ 100 square metres
	(q)	Nursery Site	RM100/ 100 square metres
	Commercial layout in the form of Master Plan, Concept Plan and connected therewith		RM500/hectare
3.	INDUSTRIAL		
	(a)	Factory, Workshop, Store, Warehouse. (<i>Gross floor area or equivalent</i>)	RM100/ 100 square metres
	(b)	Vehicle Storage	RM100/ 100 square metres
	Industrial layout in the form of Master Plan, Concept Plan, and related		RM500/hectare
4.	MATERIAL CHANGE		
	(a)	Material Change of Residential Building	RM200/units
	(b)	Material Change of Commercial Building	RM100/ 100 square metres
	(c)	Material Change of Industrial Building	RM100/ 100 square metres
	(d)	Material Change of Land	RM100/ 100 square metres

NO.	CATEGORIES AND COMPONENTS OF DEVELOPMENT		FEE RATE
5.	OTHERS DEVELOPMENT		
	(a)	Marina	
		(i) Jetty Terminal	RM200/application
		(ii) <i>Yard Building</i>	RM50/100 square metres
		(iii) Within 20 metre on the left and right of the Marina area	RM250/hectare
		(iv) Boat Parking Area	RM250/boat parking area
	(b)	Private Cemetery Site	RM500/hectare
	(c)	Private Crematorium/Funeral Parlor/Columbarium	RM100/100 square metres
	(d)	Private Parking Place	RM100/100 square metres
	(e)	Demolition of building	RM100/100 square metres
	(f)	Quarry	RM500/hectare
	(g)	Batching Plant	RM1,000/application
	(h)	Outdoor Billboard	RM1,000/units
	(i)	Telecommunication Transmission Structure	RM1,000/application
	(j)	Farming	RM1,000/application
	(k)	Solar Farm	RM1,000/application
	(l)	Engineering Works/Earthwork	RM1,000/hectare

(B) AMENDMENT OF PLANNING PERMISSION

NO.	CATEGORIES AND COMPONENTS OF DEVELOPMENT		FEE
1.	AMENDMENT OF PLANNING PERMISSION		
	(a)	No additional floor space	RM500/application
	(b)	If involving additional floor space/units/change of use	The application fees refer to Item 1, 2, 3, 4, 5 and 6
2.	MALAY RESERVE LAND DEVELOPMENT		
	(a)	All developments on Malay Reserve Land	50% from Planning Permission Fee

NO.	CATEGORIES AND COMPONENTS OF DEVELOPMENT		FEE
3.	LAND MATTERS		
	(a)	Subdivision of land	RM250/lot
	(b)	Amalgamation of land	RM250/application

(C) APPLICATION FEE FOR EXTENSION OF PLANNING PERMISSION

NO.	TYPES AND COMPONENTS OF DEVELOPMENT		FEE
1.	For all types and components of development		RM500/application

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Made 24 December 2025

[JPBD.Sel.100-1/1/1 Jld.3 (40) / PU.SEL.ADV.PS(S)05/2/8]

MOHD REIZAL BIN SUMAIRI
Secretary
State Executive Council
Selangor

Hakcipta 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)**.



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