



**Transformation:** An artist's impression of the PJ Sentral Garden City project.

# A more vibrant city

Several facilities under proposed project for Section 52

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will have three accesses namely from Jalan Barat, Jalan Sultan and Persiaran Barat.



**Taking a good look:** (From left) Imran, PKNS business development senior manager Norzila Sidek and Halcrow Consulting transport planning manager Susan Teoh looking at the PJ Sentral Garden City project's artist's impression.

**E**ASY access, covered walkways and public parks are some of the infrastructure incorporated into the proposed project planned at the PKNS site in Section 52, Petaling Jaya.

The developer, Bistraya Construction Sdn Bhd, said this was to cater to the increase in demand that came with the urban regeneration effort.

Its director, Imran Salim, in a briefing to reporters at a hotel in Petaling Jaya, said the aim of the project was to revitalise Petaling Jaya city centre, which was showing signs of ageing and decaying with businesses draining out from the area.

In recognising the potential traffic problems highlighted by certain quarters, he outlined 11 points that could help improve the local and regional traffic condition.

Imran said the company would be doing more than what was required by the local authorities to improve existing infrastructure to meet the growth.

The project, PJ Sentral Garden City,

The 11 measures proposed are:

- An extra lane from Federal Highway to Jalan Barat;
- Signals at the junction along Lorong 8/1E and Jalan Barat removed;
- Signals at junction along Jalan Penchala and Jalan Sungai Jerneh 8/1 removed;
- Three-armed signalised junction for Persiaran Barat and Jalan Barat;
- Extra lane for U-turn into Jalan Penchala southbound;
- Extra lanes from Jalan Timur to Federal Highway;
- Extra lanes for Persiaran Barat;
- Dual (two) road for Taman Jaya LRT to proposed development;
- New left-in, left-out access to proposed development;
- Flyover across Jalan Penchala/Jalan Templer roundabout, 2km dual-3 urban main arterial road for Jalan Penchala; and
- Flyover in the form of a three-tier infrastructure for Jalan Penchala and NPE-KTM on the ground, NPE westbound and eastbound on tier 2 and 3 respectively.

Imran said the company had set aside RM14mil for the proposals, which would improve the local traffic situation.

"We would also contribute with the other developers the RM96mil required by the council for the last two proposals mentioned and which would improve the regional traffic condition.

"The developer has also paid RM11mil as required under the Development Order and another RM3mil for infrastructure.

"The Gross Development Value of this project is RM2bil. It is in our best interest to ensure that the traffic flows smoothly to make the development viable," he said.

The project that has been in the limelight recently is a joint venture between PKNS and Bistraya, owned by Gapurna Group that is also developing the 348 Sentral project in Jalan Tun Sambathan, Brickfields.

Phase One of the project covers the construction of Office Tower 1

and infrastructure at Lot 8.

Phase Two covers a podium for retail and restaurants, Office Tower 2, 3 and 4 as well as infrastructure on Lot 12.

On Lot 12, under Phase Three, there will be the construction of a business hotel and infrastructure, while Phase Four will see the construction of service apartments, central park and infrastructure — also on Lot 12.

The project — poised to transform the area into PJ's Central Business District — is estimated to take six years to complete.

"We are here to develop something for the use of all. In addition to ample parking space at affordable rates, we are building covered pedestrian walkways with security features to encourage the use of public transport as well as link bridges between buildings," he said, adding that the company would also contribute to shuttle services connecting to the KTM stations.

The project would provide 7,534 parking bays as required by the council, as well as an extra 235 for the comfort of the public, he said.

Imran also highlighted that the buildings were geared to be environment-friendly, with adherence to Green Building Index and other international requirements.

He said the status of Lot 8, which had the veterinary department now, had been re-zoned as commercial in RTPJ1 with the department to be relocated to a new facility in Sungai Buloh.

Asked about the forums for residents to give their views, he said that would be carried out in different sessions after the Hari Raya holidays.

"We would like to use this period to gather the design details and we will be bringing in experts from Hong Kong and Singapore who are familiar with urban regeneration to have the discussions with the public," he said.