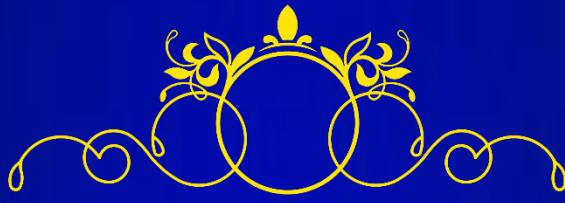


*Executive Summary*



درف رانچن كاوسن خاص كوتا راج - فاوه قوترا

*Special Area Plan Draft*  
*(Draf Rancangan Kawasan Khas)*

**KOTA RAJA – PAUH PUTRA**



درف رانچن كاوسن خاص كوتا راج - قاوه فوترا

*Special Area Plan Draft*  
*(Draf Rancangan Kawasan Khas)*  
KOTA RAJA – PAUH PUTRA

*Executive Summary*



STATE GOVERNMENT OF PERLIS



KANGAR MUNICIPAL COUNCIL

**PLAN Malaysia**  
(Department of Town and Country Planning)  
**DEVELOPMENT PLAN DIVISION**  
**NORTHERN ZONE PROJECT OFFICE**

**PLANMalaysia@Perlis**  
DEPARTMENT OF TOWN AND COUNTRY PLANNING  
STATE OF PERLIS

©All Rights Reserved

All rights reserved, no part of this publication may be reproduced or stored in a retrievable form or transmitted in any form by any means, whether electronic, mechanical, photocopying, recording or in any other manner without obtaining permission from Kerajaan Negeri Perlis, PLANMalaysia dan Majlis Perbandaran Kangar.

---

## Contents

---

### 1 INTRODUCTION

Definition And Provisions of Act 172	1
SAP Contents	2
SAP Purpose & Areas of Impact	3

### 2 SAP AREA PROFILE AND FINDINGS

SAP Area Profile	4
Current Landuse, 2021	5
Current Issues, Risks and Observations	6

### 3 PLANNING FRAMEWORK

Aim, Objectives & Planning Concept	8
------------------------------------	---

### 4 DEVELOPMENT MASTER PLAN

Landscape Master Plan	10
Urban Design Master Plan	11
Drainage And Irrigation Master Plan	12
Transportation & Traffic Master Plan	12
Tourism Master Plan	13

### 5 DEVELOPMENT PROPOSAL

Planning Strategies & Development Proposal for Kota Raja – Pauh Putra SAP	14
Development Proposal Summary	44



# *Kota Raja – Pauh Putra 2035*

## AN OVERVIEW

**1** AIM

**5**

OBJECTIVES

**6**

PLANNING  
STRATEGIES

**34**

PROPOSED  
PROJECTS

**13**

PROPOSED  
PROGRAMMES

**RM 200.92 million**  
ESTIMATED IMPLEMENTATION COST



## DEFINITION AND PROVISIONS OF ACT 172

“The Special Area Plan (SAP) is a detailed proposal plan that contains specific recommendations and actions for an area that has been identified by the State Authority / Local Planning Authority and has special importance for the following purposes

- *Special and detailed treatment by development*
- *Redevelopment and improvement*
- *Conservation or management practices*

”

**KOTA RAJA – PAUH PUTRA SPECIAL AREA PLAN** is prepared in accordance with the provisions of subsections 16B (1), (2) and (3) in the Town and Country Planning Act 1976 (Act 172).

### SUBSECTION 16B (1), ACT 172

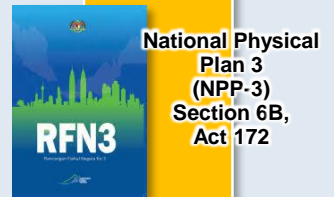
At any time during the preparation or upon the coming into effect of a structure plan or a local plan, the Director of the State Town and Country Planning Department (JPBD) of the Local Planning Authority (PBPT) may submit to the State Planning Committee (SPC) a proposal for the designation of a special area for special and detailed treatment by development, redevelopment, improvement, conservation or management practice, or partly by one and partly by another method, of the whole or part of such special area, and the nature of the treatment proposed.

### SUBSECTION 16B (2), ACT 172

The State Planning Committee (SPC) shall determine whether it is the Director of the State (JPBD) or the relevant Local Planning Authority (LPA) shall have the responsibility of preparing a plan for the special area (SAP).

### SUBSECTION 16B (3), ACT 172

- The SAP shall be prepared in the same manner as the preparation of a local plan.
- The SAP shall incorporate detailed guidance on its implementation and management.
- The SAP shall have the same effect of a local plan.



National Physical Plan 3 (NPP-3) Section 6B, Act 172



Perlis Structure Plan 2030 Section 8, Act 172



Kangar Municipal Council Local Plan for Perlis 2035 (Replacement) Section 12, Act 172



Kota Raja – Pauh Putra Special Area Plan Section 16B, Act 172

## SAP CONTENTS

The main purpose of the Kota Raja – Pauh Putra Special Area Plan (SAP) is to incorporate relevant policies and strategies and to outline the specific development plans for an area in line with the development plans proposed in the National Physical Plan 3 (NPP-3), the Perlis Structure Plan 2030 and the Kangar Municipal Council Local Plan for Perlis 2035 (Replacement)

### DEVELOPMENT PLANNING MASTER PLANS

- ❑ Master Plan by the Development District
- ❑ Landscape Master Plan
- ❑ Urban Design Master Plan
- ❑ Transportation and Traffic Master Plan
- ❑ Infrastructure and Utilities Master Plan
- ❑ Tourism Master Plan

### DEVELOPMENT ACTION PLANS

- ❑ Contains the location of action areas and components of the development proposal supported by the descriptions of the project proposal.
- ❑ Contains layout and illustrations of the development proposal.

### IMPLEMENTATION AND MANAGEMENT PLANS

- ❑ Contains details of phases, costs, implementing agencies and implementation approaches for each projects and programmes.
- ❑ Contains management plans and practices for an area that requires specific actions.

### SPECIFIC PLANNING GUIDELINES

- ❑ Development Surrounding the Palace Area
- ❑ Housing
- ❑ Commercial
- ❑ Industry
- ❑ Development on the River Corridor
- ❑ Urban Design
- ❑ Landscape
- ❑ Common Utility Trenching

## SAP PURPOSE AND AREAS OF IMPACT

The Kota Raja – Pauh Putra Special Area Plan (SAP) is an initiative that promotes the improvement and image of Bandar Arau as well as to support the policies and strategies outlined by the Local Plan of Kangar Municipal Council, Perlis 2035 (Replacement).

1



2

*Daulat Tuanku*



The main land use of the study area is agriculture. This SAP details out our recommendations on specific design practices to strengthen Bandar Arau as a town with modernizing agricultural sector and growing economy.

This SAP also emphasizes on persevering the image and identity of Bandar Arau as a royal town by incorporating distinctive design practices to heighten its potential as a heritage and cultural tourism location.

3



4



This SAP also outlines the potential development of Bandar Arau and Pauh Putra as educational centres with the development of learning institutions in collaboration with experts & entrepreneurs aligned with the Industrial Revolution 4 (IR4).

This SAP also recommends improvements on the traffic system, the public transportation facilities as well as the main connection system of the study area with surrounding areas.

5



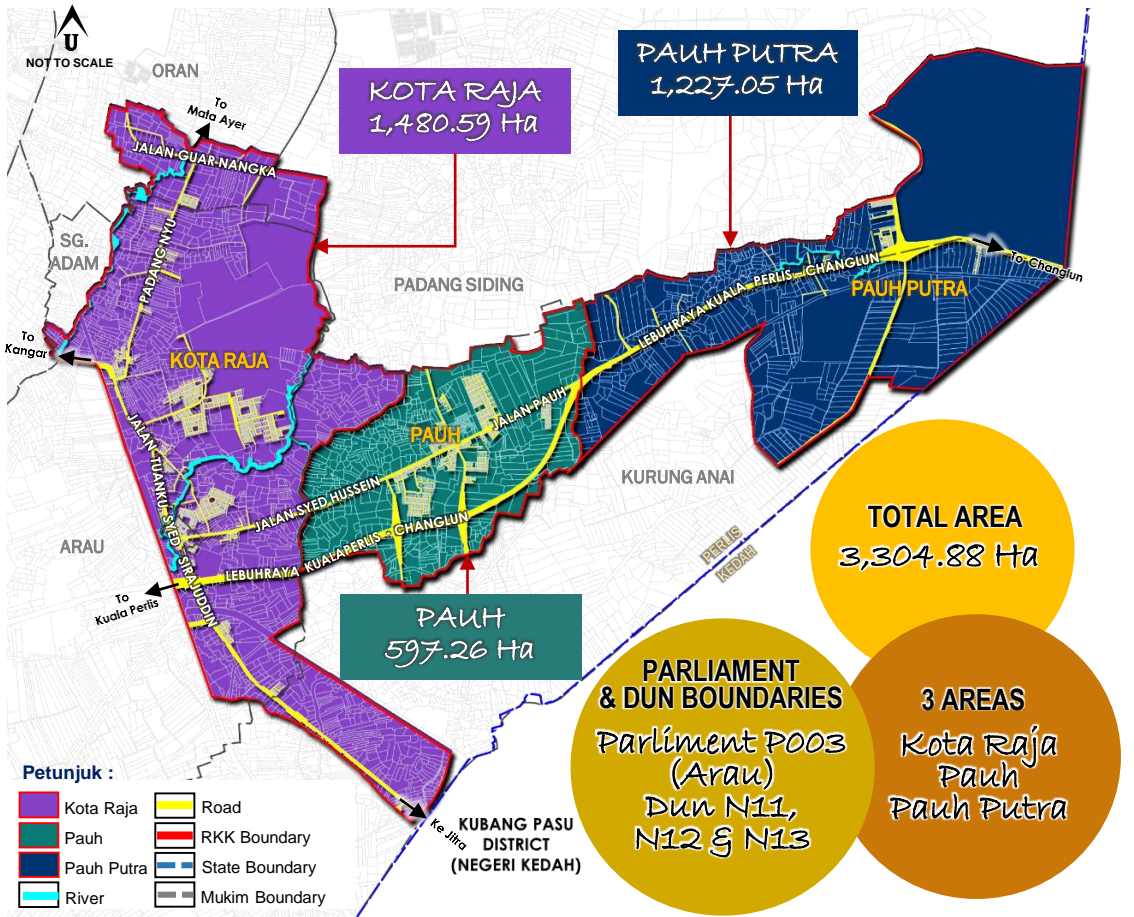
6

This SAP will also support the upgrading of infrastructure to improve access, accessibility and systematic utilities.

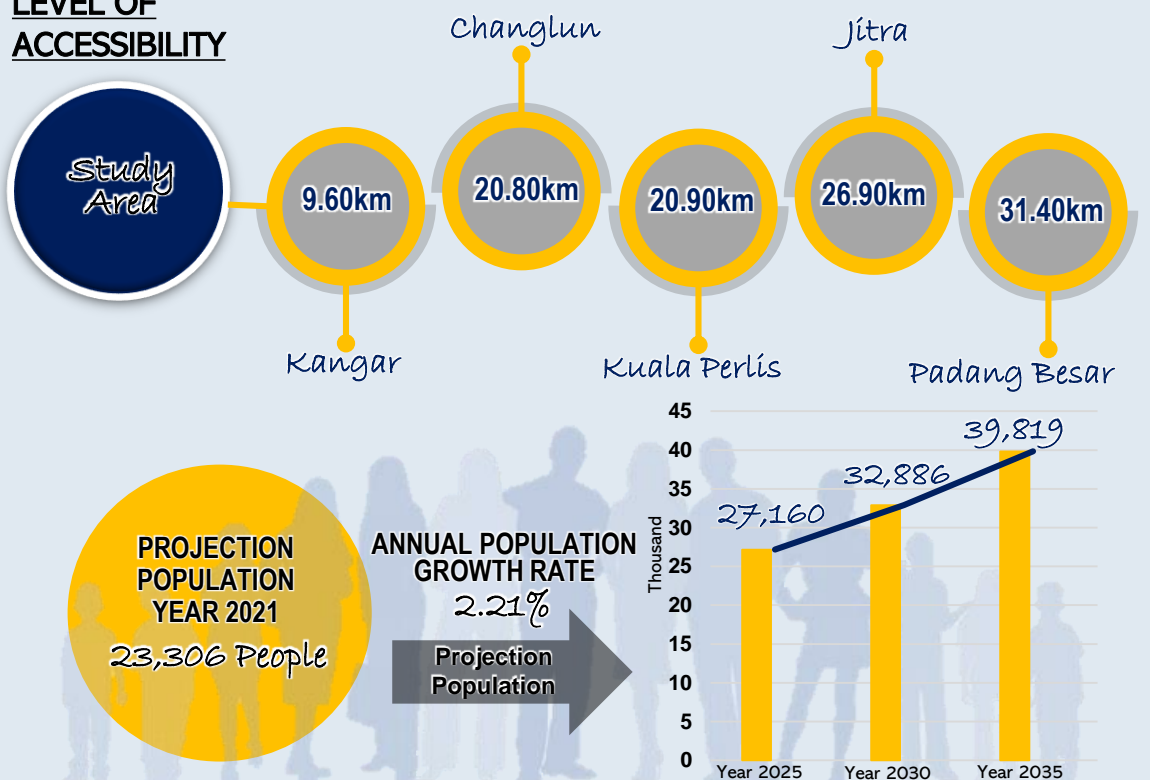
# SAP Area Profile And Findings

2

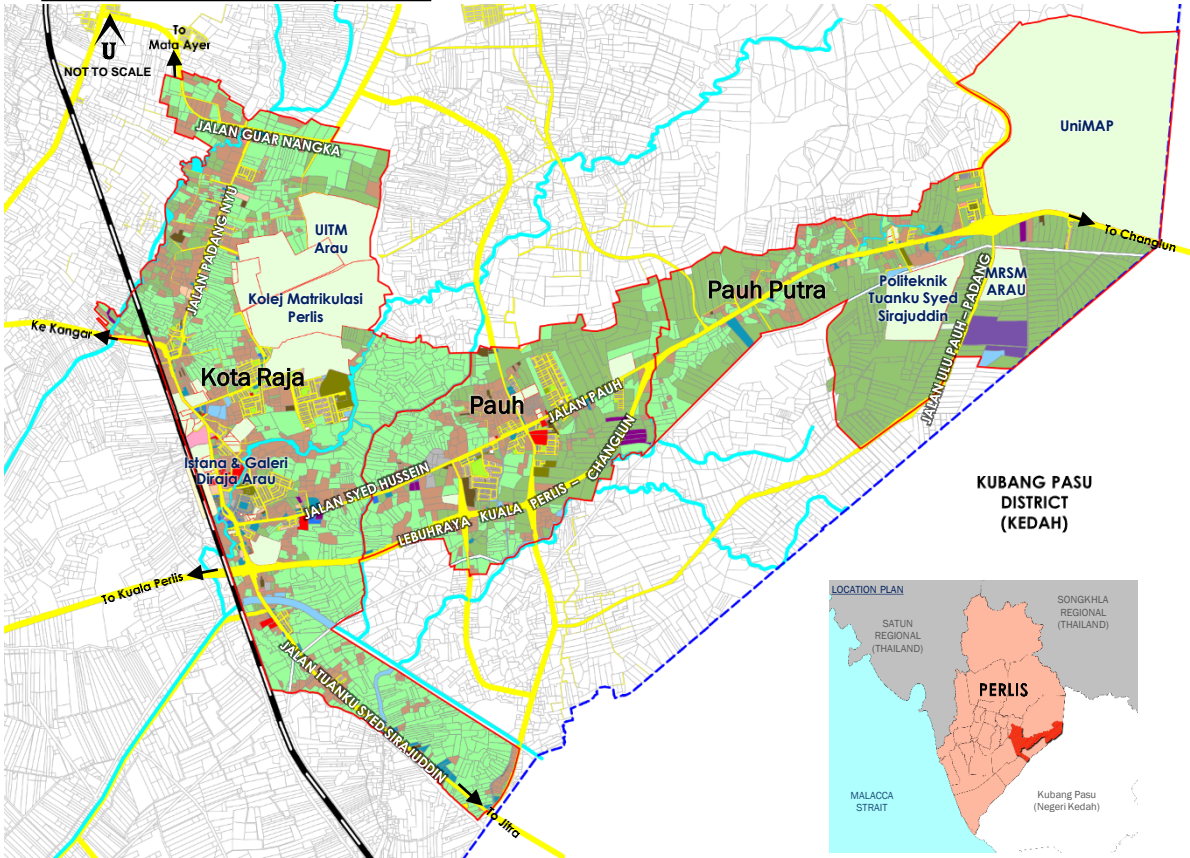
## SAP AREA PROFILE



## LEVEL OF ACCESSIBILITY



CURRENT LANDUSE, 2021



LEGEND

<b>HOUSING</b>	465.51 Ha	<b>INFRASTRUCTURE &amp; UTILITIES</b>	46.58 Ha
Planned Housing		Electric Supply	
Village		Gas / Petroleum Supply	
<b>COMMERCIAL</b>	39.99 Ha	Water Supply	
Terrace		Irrigation and Drainage	
Stand Alone Building		Telecommunication	
Specific Use		Sewerage	
<b>INDUSTRY</b>	32.60 Ha	<b>OPEN SPACE &amp; RECREATION</b>	11.81 Ha
Industry		Open Space	
<b>INSTITUTIONS &amp; PUBLIC FACILITIES</b>	805.01 Ha	Green Area	
Education		<b>VACANT LAND</b>	32.35 Ha
Health		Uncultivated Land	
Religion		Development Land	
Cemetery		<b>AGRICULTURE</b>	1,602.87 Ha
Security		Crops	
Government Use / Statutory Body		<b>WATER BODIES</b>	58.29 Ha
Public Facilities		Natural	
<b>TRANSPORTATION</b>	209.88 Ha		
Land Transport			
Road			



AGRICULTURE



↑ 48.50%

OPEN SPACE & RECREATION



↓ 0.36%

## CURRENT ISSUES, RISKS DAN OBSERVATIONS

### Landuse

- ❑ Inadequate open spaces and recreational facilities.
- ❑ Lack of organized hawker centres in strategic locations.
- ❑ Lack of well-planned community halls and sports centre facilities in Pauh.



### Urban Design

- ❑ Obvious electric and telecommunication cable routes along the roadside tarnishes the scenery of several main roads especially the protocol road of Jalan Tuanku Syed Sirajuddin and Jalan Raja.
- ❑ Lack of a clear public realm. There are no open spaces available to be used for public recreational activities and as a landmark to make the town more vibrant.
- ❑ No bicycle paths connecting main landmarks and areas of interest.



### Landscape

- ❑ Overall landscape along Jalan Tuanku Syed Sirajuddin and Jalan Raja does not vividly highlight their identity as a protocol road.
- ❑ Areas surrounding Kompleks Tok Arau commercial compound are not planted with suitable trees and plants to enhance its aesthetic value.
- ❑ Lack of hardscape and softscape around public transport hubs that require improvement with tree planting and suitable street furniture.
- ❑ Less attractive landscape along the bank of Sungai Arau due to the selection of tree species with mixed species.
- ❑ Jalan Syed Hussein-Jalan Pauh, Jalan Padang Siding and Jalan Guar Nangka are not planted with suitable trees in a planned manner.



# NAT POKOK GETAH

## Tourism

- ❑ No information centre facility available to provide information on tourist destinations.
- ❑ Lack of attractive tourist places to be visited by local and international tourists.



## Traffic And Transportation

- ❑ Road networks operating below acceptable road capacity level. Upon transfer and upgrade works, conflicts expected to arise in terms of road connections between local roads and JKR roads concerning maintenance boundaries, road reserves and also road functions.
- ❑ Obstacles to the expansion of intersections in the future due to the problems of infrastructure and utilities on road shoulders or sidewalks near intersections will likely create conflicts and affect daily public traffic movement.



## Infrastructures and Utilities

- ❑ Vulnerability to flash floods for several low-lying areas and riverbanks.
- ❑ Pollution leading to a decline in water quality along Sungai Arau affecting marine life and natural environment of Kota Raja – Pauh Putra.
- ❑ No efficient and systematic Regional Centralized Sewerage System. Existing sewerage and sewage treatment systems are dominated by low levels of treatment with use of unregulated septic tanks.
- ❑ Lack of recycling facilities to bring the community closer to recycling activities and economic sustainability.
- ❑ Inefficient digital infrastructure and telecommunication network resulting in low capacity, limited coverage and inconsistent stability.



## AIM, OBJECTIVES & PLANNING CONCEPT



### Aim

Planning development of Kota Raja – Pauh Putra with reinforcement on its **ROYAL IDENTITY, HERITAGE AND CULTURE** as well as an **INCLUSIVE, SUSTAINABLE** and **TRANQUILITY DEVELOPMENT** based on **URBAN ECONOMY** coupled with **MODERN AGRICULTURE**.



### Objectives

#### IMAGE & IDENTITY

Highlight and reinforce the image and identity of Bandar Raja Arau as a royal town with modern agriculture.

#### HERITAGE, CULTURE AND TOURISM

Strengthen and diversify supply of tourism assets at state, national and international levels.

#### RESILIENT URBAN ECONOMY

Strengthen the growth of urban micro – economy with the introduction of new economic sectors and explore the use of the latest technology in increasing agricultural productivity.

#### SMART CITY INITIATIVES

Implement smart city planning holistically for all areas of urban management and planning.

#### SUSTAINABLE INFRASTRUCTURE

Improve infrastructure for efficient public transportation, systematic road networks via sustainable facilities and utilities.



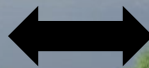
### Planning Concept

On the sheer belief that **THE KING IS THE PROTECTOR OF PEOPLE, HE IS THE KHALIFATULLAH FIL ARD (THE GUARDIAN ON EARTH).** AS THE STATE RULER, AND ISLAM AS THE RELIGION OF RAHMAH, HE RULES WITH MERCY AND COMPASSION

Planning and development based on:

#### 3 BASIC RELATIONSHIPS

- People With Its Creator
- People With Other People
- People With The Environment



#### 5 KEY PRINCIPLES

- Belief in God
- Urban Beauty
- Social Tranquility
- Economic Growth
- Sustainable Environment



6 Planning Strategies (SP)

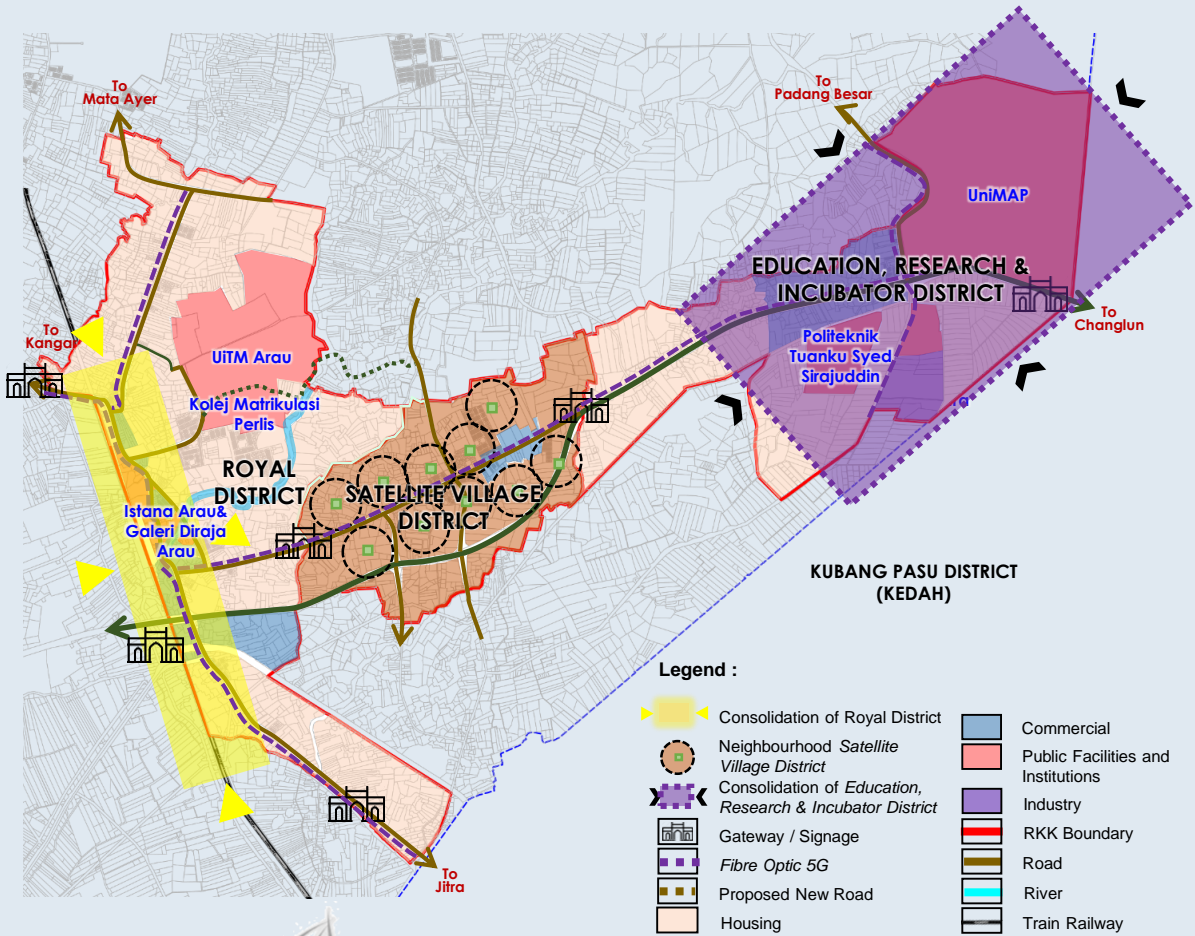
34 Proposed Projects



13 Proposed Programmes



## Planning Concept and Plan



### Royal District

**The ROYAL DISTRICT** comprises of the state palace and facilities used by the royal family. The district is also an area used for administrative, business, residential and agricultural purposes. Development in the Royal District area will be focused on improvement measures as well as new proposals for the royal town component to enhance the image, identity and create a sense of place of Kota Raja. Diversify the urban economy as well as strengthen the current agricultural economic base through the modernization of agricultural sector.

### Satellite Village District



**SATELLITE VILLAGE DISTRICT** is a planned residential area with a rural character. This district will be a flagship in the application of neighbourhood concepts and smart residential elements in accordance with its location in the Kota Raja-Pauh Putra area. The current landuse is majority for residential and agriculture.

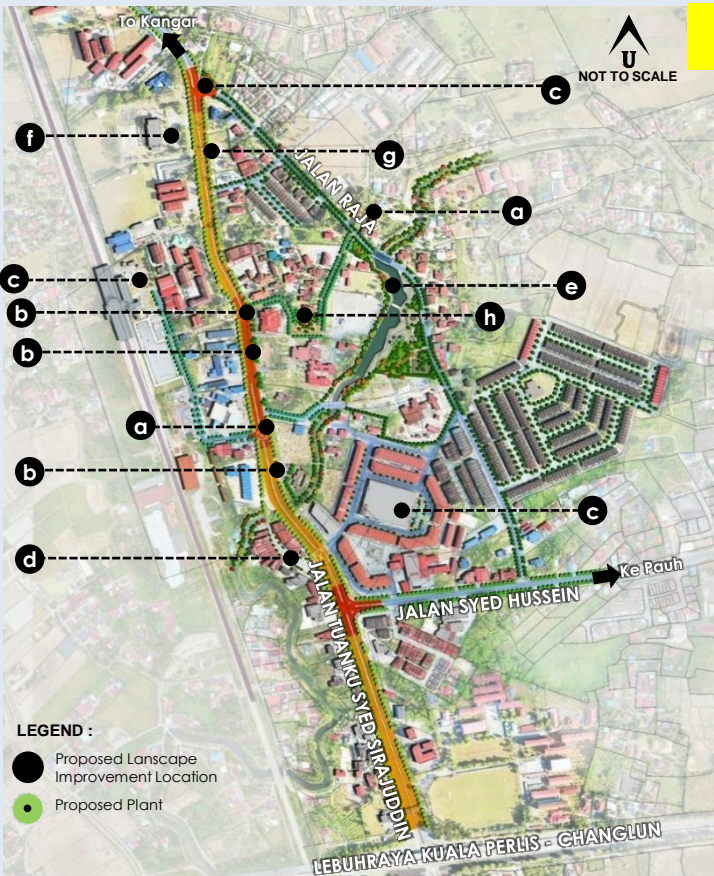


### Education, Research & Incubator District

**EDUCATION, RESEARCH & INCUBATOR DISTRICT** is a premier area which houses higher education institutions in Perlis. The Education, Research & Incubator District will be home to business and industry incubators in collaboration with and under the supervision of Universiti Malaysia Perlis (UniMAP) and Universiti Teknologi Mara (UiTM) Arau campus.

## LANDSCAPE MASTER PLAN

The Landscape Master Plan details softscapes (plant proposals) and hardscapes (components including streetlights, endowments, signage and information as well as dustbins) proposals for identified areas requiring landscaping improvements.



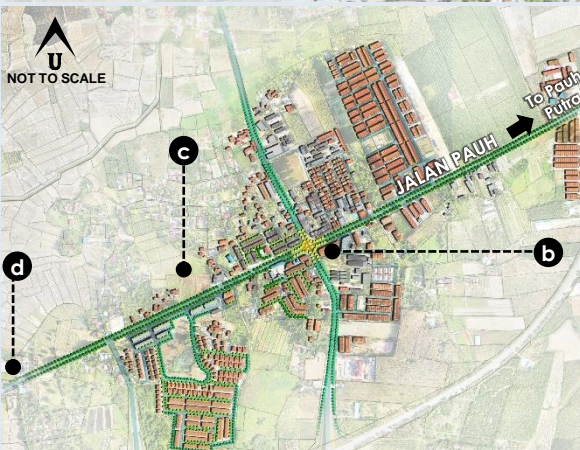
### Royal District

#### LANDSCAPE PLAN FOR EXISTING DEVELOPMENT :

- Protocol road and main roads including Jalan Tuanku Syed Sirajuddin, Jalan Raja, Jalan Padang Nyu, Jalan Rani Estate and Jalan Syed Hussein.
- Royal components comprising of Istana Arau, Galeri Diraja Arau, Makam Diraja Main Entrance and Bunga Emas Sculpture.
- Focal point locations consisting of public transportation hub and Kompleks Tok Arau.
- Heritage area comprising old shophouses.

#### LANDSCAPE PLAN FOR PROPOSED DEVELOPMENT :

- Plaza Kota Diraja Arau
- Dataran Kota Diraja Arau
- Arau Festival Market
- Taman Poket Diraja



### Satellite Village District

#### LANDSCAPE PLAN FOR EXISTING DEVELOPMENT :

- Main Roads
- Pekan Pauh Road Intersection

#### LANDSCAPE PLAN FOR PROPOSED DEVELOPMENT :

- Kompleks Sukan and Dewan Pauh
- Pekan Pauh Business and Recreation Square



### Education, Research & Incubator District

#### LANDSCAPE PLAN FOR EXISTING DEVELOPMENT :

- Jalan Ulu Pauh – Padang Besar

#### LANDSCAPE PLAN FOR PROPOSED DEVELOPMENT :

- Hub Bas Pauh Putra

# URBAN DESIGN MASTER PLAN

The Urban Design Master Plan comprises of the physical urban design components targeted to enhance the image and identity of the study area.

### Royal District

The proposed design elements are as follows:

- Gateway arch leading from the main road
- Royal monuments and sculptures
- Public open space areas
- Architecture and building design
- Signage and billboards
- Green Corridor

**LEGEND :**

- Gateway
- Monument
- Billboard
- Signage
- Public Spaces & Focal Point
- Green Corridor

- Dataran Kota Diraja Arau
- Arau Festival Market
- Plaza Kota Diraja Arau
- Arau Waremart
- Kompleks Tok Arau & Place Making

### Satellite Village District

**LEGEND :**

- Gateway
- Monument
- Billboard
- Signage
- Public Spaces & Focal Point
- Green Corridor

- Pekan Pauh Business and Recreation Square
- Kompleks Sukan and Dewan Pauh

### Education, Research & Incubator District

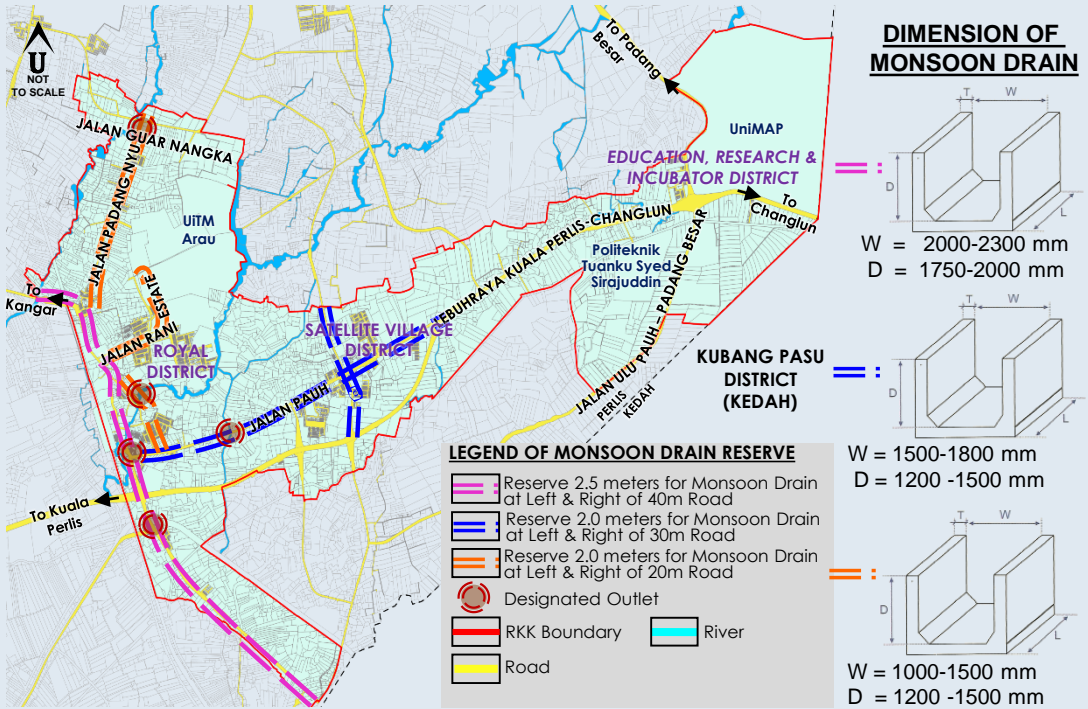
- Hub Bas Pauh Putra

Signage

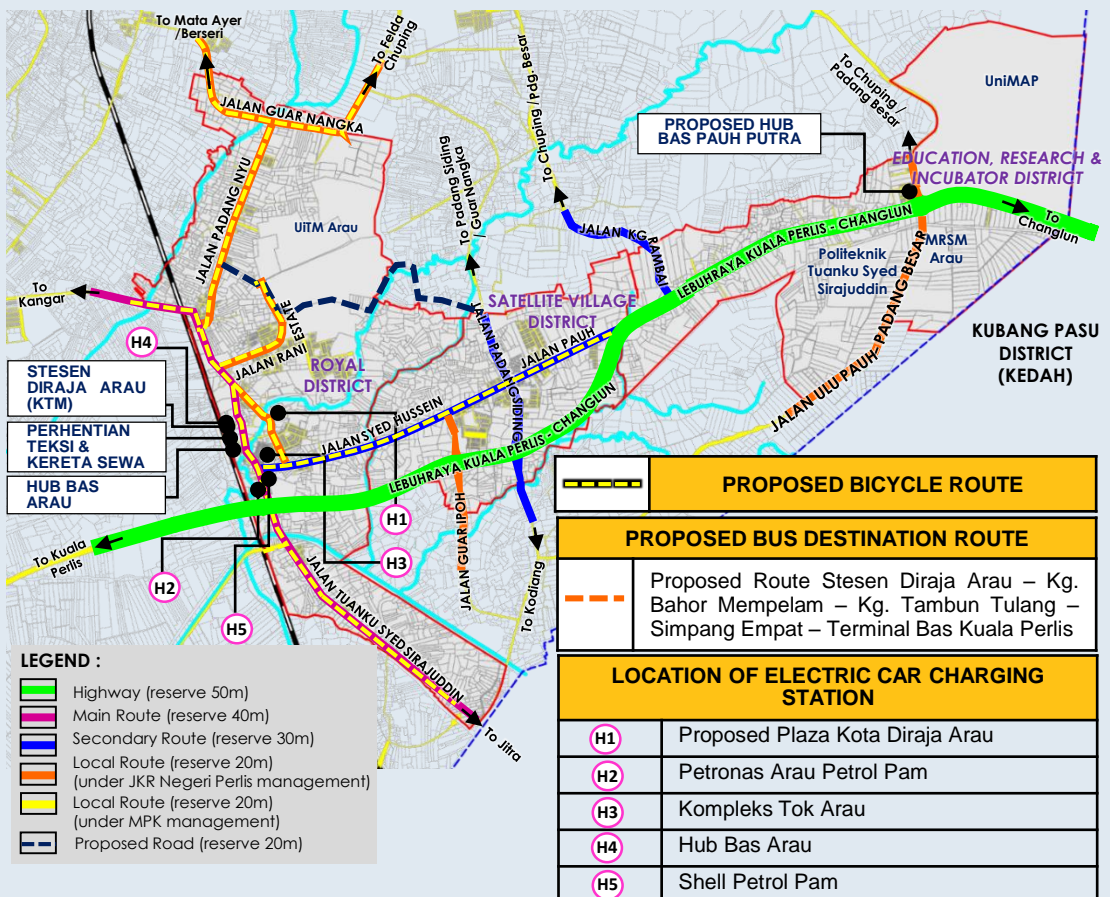
Selamat Datang ke  
**Bandar Pauh Putra**

# ROYAL DISTRICT & SATELLITE VILLAGE DISTRICT IRRIGATION AND DRAINAGE MASTER PLAN

The Irrigation and Drainage Master Plan for the Royal District and Satellite Village District will comprise of the construction of reserve alignment and building of monsoon drains. Provisions of drain reserves are proposed along main roads namely Jalan Tuanku Syed Sirajuddin, Jalan Arau – Pauh, Jalan Raja, Jalan Rani Estate and Jalan Padang Nyu.



# TRANSPORTATION AND TRAFFIC MASTER PLAN



# TOURISM MASTER PLAN



## ECO TOURISM PRODUCT

- 1 Bukit Tok Dun

## FOOD & SHOPPING PRODUCT

- 2 Nat Pokok Getah
- 3 Proposed Arau Festival Market
- 4 Proposed Arau Waremart

## HISTORICAL, HERITAGE, ARTS & CULTURAL TOURISM PRODUCT

- 5 Arau Old Shophouses
- 6 Monument and Heritage House
- 7 Proposed Dataran Kota Diraja Arau & Galeri Budaya Perlis
- 8 Istana Arau and Galeri Diraja Arau
- 9 Homestay Paya Guring

## SPORT & RECREATION TOURISM PRODUCT

- 10 Proposed Taman Poket Diraja Arau
- 11 Proposed Plaza Kota Diraja Arau (River Of Life)
- 12 Proposed Pekan Pauh Business And Recreation Square
- 13 Litar Go-Kart UniMAP
- 14 Kompleks Sukan Tuanku Syed Sirajuddin Areeb Putra
- 15 Extreme Bicycle & Motocross Bukit Mas, Pauh

## EDUCATION TOURISM PRODUCT

- 16 Universiti Malaysia Perlis (UniMAP)
- 17 Universiti Teknologi Mara Cawangan Perlis, Kampus Arau
- 18 Politeknik Tuanku Syed Sirajuddin
- 19 Kolej Matrikulasi Perlis

## SPIRITUALITY TOURISM PRODUCT

- 20 Masjid Negeri Arau
- 21 Centre of Sunnah (MAIPs)

## TOURISM FACILITIES

- 22 Stesen Diraja Arau
- 23 Taxi Stands
- 24 Hub Bas Arau
- 25 Tourism Information Kiosk
- 26 Proposed Hub Bas Pauh Putra
- 27 Proposed Motel Butik Arau

## PLANNING STRATEGIES & DEVELOPMENT PROPOSAL KOTA RAJA – PAUH PUTRA SAP



### SP1 ISLAMIC ELEMENTS AND CULTURAL HERITAGE TO STRENGTHEN THE IMAGE OF KOTA RAJA

#### 10 PROPOSALS SP 1

- SP1\_PT01** Proposed Main Road Upgrading And Improvement Of Landscape and Street Furniture
- SP1\_PT02** Proposed Improvement Of Bunga Emas Sculpture Image
- SP1\_PT03** Proposed Image Improvement Of Istana Arau And Makam Diraja Main Entrance
- SP1\_PT04** Proposed Gateway Arch And Monument
- SP1\_PT05** Proposed Dataran Kota Diraja Arau, Galeri Budaya Perlis, Refurbishment Of Dewan Sivik (Kompleks Arena Arau) And Proposed Astaka
- SP1\_PT06** Proposed Arau Festival Market
- SP1\_PT07** Proposed Taman Poket Diraja
- SP1\_PT08** Proposed Improvement Of Centre Of Sunnah MAIPs Main Entrance Image
- SP1\_PT09** Proposed Improvement Of Building, Landscape, Street Furniture And Bridge In The Old Shophouse Area
- SP1\_PT10** Proposed Public Transportation Hub Landscape Improvement

### SP2 SUSTAINABLE AND COMPREHENSIVE DEVELOPMENT

#### 12 PROPOSALS SP 2

- SP2\_PT01** Proposed Plaza Kota Diraja Arau (Sungai Arau River of Life)
- SP2\_PT02** Proposed Pekan Pauh Landscape Improvement
- SP2\_PT03** Proposed Pauh Putra Signage
- SP2\_PT04** Proposed Kompleks Sukan Pauh And Dewan Pauh
- SP2\_PT05** Proposed Safe City Elements – Closed Circuit Cameras, Crime Warning Signs And Spotlight
- SP2\_PT06** Proposed Cycling Encouragement Programme
- SP2\_PT07** Proposed Safe City Programme
- SP2\_PT08** Proposed Solar Panel Application
- SP2\_PT09** Proposed Rain Water Harvesting System Application (SPAH)
- SP2\_PT10** Proposed Tree Replanting Programme In Residential Areas
- SP2\_PT11** Proposed Playground Adopted Programme
- SP2\_PT12** Proposed Extreme Cycling And Motorcross Programme

**SP3** STRENGTHENING THE URBAN ECONOMY AND SUSTAINABLE MODERN AGRICULTURE

**9 PROPOSALS SP 3**

- SP3\_PT01** Proposed Kompleks Tok Arau Image Improvement And Place Making
- SP3\_PT02** Proposed Arau Waremart
- SP3\_PT03** Proposed Motel Butik Arau
- SP3\_PT04** Proposed Medan Arau, Kota Raja
- SP3\_PT05** Proposed Tourism Information Centre
- SP3\_PT06** Proposed Pekan Pauh Business And Recreation Square
- SP3\_PT07** Proposed Business And Industry Incubator Programme
- SP3\_PT08** Proposed Young Agropreneur Incubator Programme
- SP3\_PT09** Proposed Larger-Scale Smart Paddy Field Programme (SMART SBB)

**SP4** SMART CITY DEVELOPMENT

**7 CADANGAN SP 4**

- SP4\_PT01** Proposed Implementation Of Smart Parking, Smart Council Services And Smart Public Bas
- SP4\_PT02** Proposed Implementation Of Smart Business, Smart Mosque And Smart Tourism
- SP4\_PT03** Proposed Data Centre Control
- SP4\_PT04** Proposed Smart Traffic Lights, Solar Street And Park Lights And Electric Vehicle (EV) Charging Stations
- SP4\_PT05** Proposed Rolling Plan Of Digital Capabilities According To Importance Cluster
- SP4\_PT06** Proposed To Create Free Wifi Area
- SP4\_PT07** Proposed Common Utility Trench (CUT)

**SP5** EFFICIENT AND CONVENIENT PUBLIC TRANSPORTATION AND ROAD SYSTEM

**2 PROPOSALS SP 5**

- SP5\_PT01** Proposed New Road
- SP5\_PT02** Proposed Hub Bas Pauh Putra

**SP6** COMPREHENSIVE AND SUSTAINABLE INFRASTRUCTURE AND UTILITIES

**7 PROPOSALS SP 6**

- SP6\_PT01** Proposed Gazettement Of Sungai Arau Reserve (Section 62, KTN) and Sungai Arau Maintenance
- SP6\_PT02** Proposed Love The River Campaign Programme
- SP6\_PT03** Proposed Flood Mitigation Plan (RTB) Kota Raja
- SP6\_PT04** Proposed Use Of Permeable Pavement In Small Roads, Aisles And Parking Lots
- SP6\_PT05** Proposed Construction of a Regional Centralized Sewage Treatment Plant For Kota Raja and Sewage Effluent Storage Facility
- SP6\_PT06** Proposed Community Recycling Center And Campaigns
- SP6\_PT07** Proposed Installation Of Trash Trap Type Log Boom Debris System And Trash Screen

SP1\_PT01 LONG TERM (2022-2035)

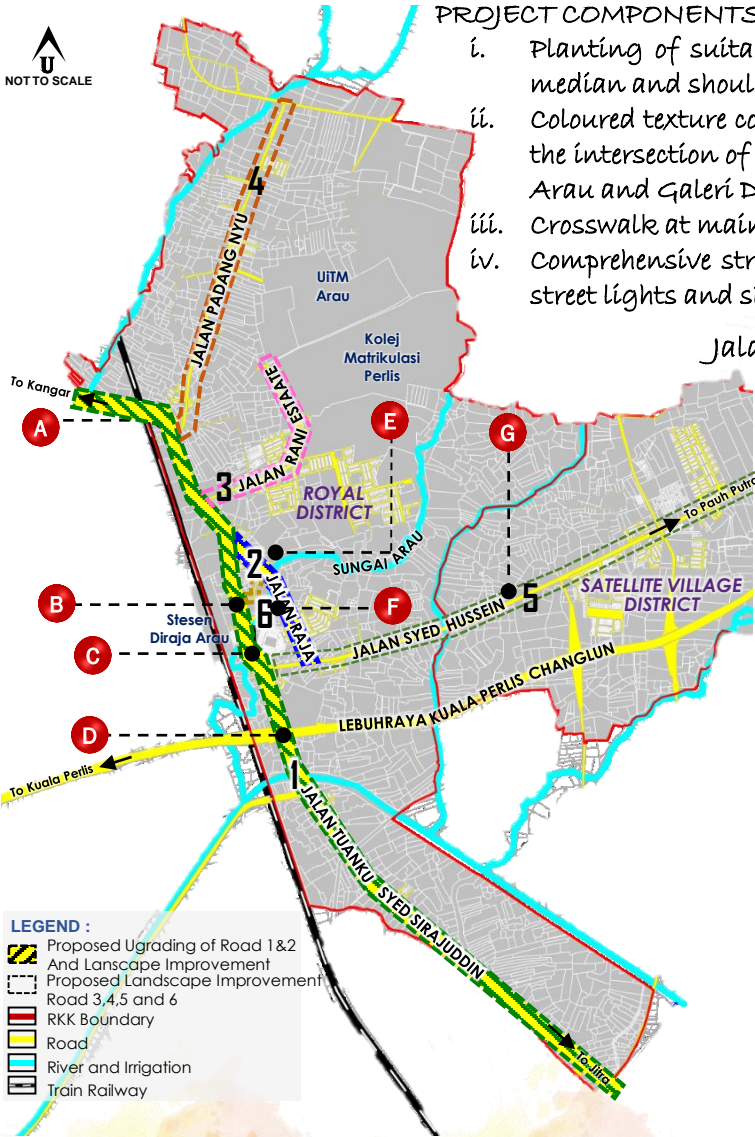
ISLAMIC ELEMENTS AND CULTURAL HERITAGE TO STRENGTHEN THE IMAGE OF KOTA RAJA

PROPOSED MAIN ROAD UPGRADING AND IMPROVEMENTS OF LANDSCAPE AND STREET FURNITURE



PROJECT COMPONENTS

- i. Planting of suitable ornamental trees in the median and shoulder of the road.
- ii. Coloured texture concrete (concrete imprint) at the intersection of Kompleks Tok Arau, Istana Arau and Galeri Diraja Arau.
- iii. Crosswalk at main areas.
- iv. Comprehensive street furniture comprising of street lights and signages.



Jalan Tuanku Syed Sirajuddin

Upgrade From 30m To 40m  
Land Acquisition Area 4.44ac  
Length 6.22km  
Estimated Cost RM41.76mil



Road To Centre of Sunnah MAIPs  
Road & Landscape Improvement  
Current Reserve 20m  
Length 0.14km  
Estimated Cost RM0.56mil

Jalan Syed Hussein – Jalan Pauh (R6)  
Upgrade To 4 Lanes  
Current Reserve 30m  
Length 4.86km  
Estimated Cost RM29.16mil



Jalan Raja

Upgrade From 18m To 20m  
Land Acquisition Area 0.63ac  
Length 1.20km  
Estimated Cost RM5.30mil



Jalan Rani Estate

Road & Landscape Improvement  
Current Reserve 20m  
Length 1.68km  
Estimated Cost RM6.72mil

Jalan Padang Nyu

Road & Landscape Improvement  
Current Reserve 20m  
Length 2.72km  
Estimated Cost RM 10.88mil

SP1\_PT02 QUICK WIN (2022-2026)

ISLAMIC ELEMENTS AND CULTURAL HERITAGE TO STRENGTHEN THE IMAGE OF KOTA RAJA

PROPOSED IMPROVEMENTS OF BUNGA EMAS SCULPTURE IMAGE



Bunga Emas Sculpture Landmark area located at the intersection of Jalan Tuanku Syed Sirajuddin and Jalan Raja

Land Ownership Status :  
Government Land Reserve  
Area 0.07ac

Estimated Cost :  
RM1.00mil

# Dataran BUNGA EMAS



SP1\_PT03 SHORT TERM (2022-2030)

ISLAMIC ELEMENTS AND CULTURAL HERITAGE TO STRENGTHEN THE IMAGE OF KOTA RAJA

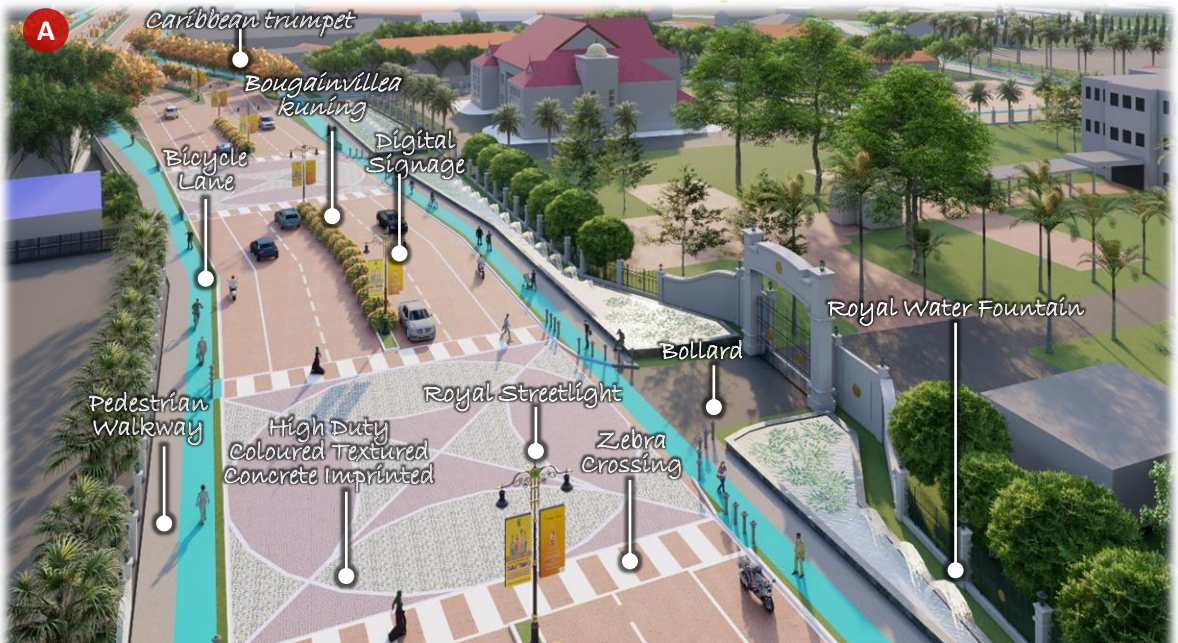
PROPOSED IMAGE IMPROVEMENTS OF ISTANA ARAU AND MAKAM DIRAJA MAIN ENTRANCE



Total Estimated Cost :  
RM1.9mil

ISTANA ARAU AND GALERI DIRAJA ARAU MAIN ENTRANCE AREA

The provision of an automatic decorative water fountain that will give special effects including water color changing features and background sound rhythms.



MAKAM DIRAJA MAIN ENTRANCE AREA  
Planting of ornamental trees and palms



SP1\_PT04 LONG TERM (2022-2035)

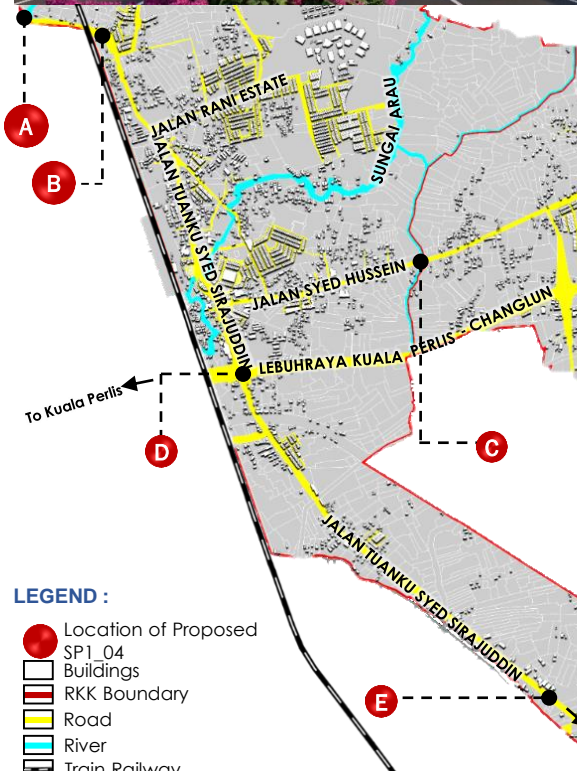
ISLAMIC ELEMENTS AND CULTURAL HERITAGE TO STRENGTHEN THE IMAGE OF KOTA RAJA

PROPOSED GATEWAY ARCH AND MONUMENT

Project Justifications :

- Creating a welcome atmosphere or Sense of hospitality.
- Unique features and identity that can only be found in the Royal District area.
- Highlight the image of the Royal District.
- Serve as the entrance landmark to the Royal District with a variety of designs for each main road.

Total Estimated Cost :  
RM2.21mil

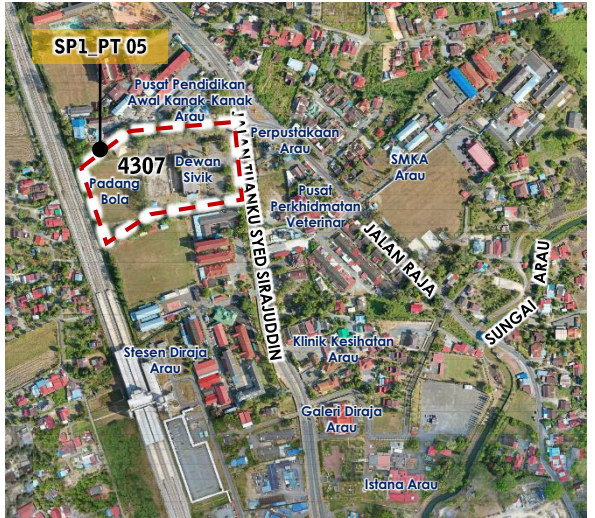


Improvement of the existing gateway as well as the provision of digital signage at Jalan Tuanku Syed Sirajuddin from Jitra

SP1\_PT05 LONG TERM (2022-2035)

ISLAMIC ELEMENTS AND CULTURAL HERITAGE TO STRENGTHEN THE IMAGE OF KOTA RAJA

PROPOSED DATARAN KOTA DIRAJA ARAU, GALERI BUDAYA PERLIS, REFURBISHMENT OF DEWAN SIVIK (KOMPLEKS ARENA ARAU) AND PROPOSED ASTAKA



Location :  
Existing Dewan Sivik Area  
Lot 4307 (9.21ac)  
State Government Land

Estimated Cost :  
RM6.64mil



ASTAKA

DEWAN SIVIK (KOMPLEKS ARENA ARAU)

GALERI BUDAYA PERLIS

Signage (LED)

Coloured Tempered Glass

DATARAN KOTA DIRAJA ARAU

Ballard

Bicycle Sculpture

Bougainvillea spp. (Bunga Kertas)

Cassia fistula (Golden shower)

Livistonia rotundifolia (Serdang)

Coloured Textured Concrete Imprint

SP1\_PT06 LONG TERM (2022-2035)

ISLAMIC ELEMENTS AND CULTURAL HERITAGE TO STRENGTHEN THE IMAGE OF KOTA RAJA

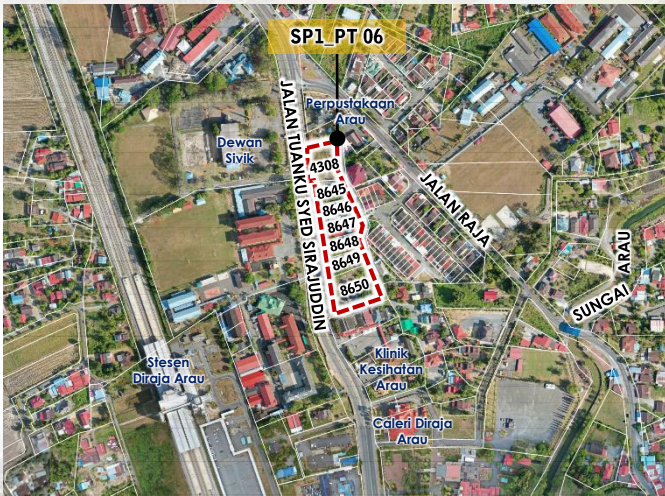
PROPOSED ARAU FESTIVAL MARKET

Location :

In front of Jalan Tuanku Syed Sirajuddin  
Involving 7 lots of private land  
Total lot area is 2.94 acres

Estimated Cost :

RM13.41mil



The interior design of the Arau Festival Market will be equipped with food and beverage kiosks, souvenir kiosks, women and men's accessories, flea market and street paintings.



The Arau Festival Market building will come with a classic architecture concept integrated with contemporary interior design. Semi-open building design to improve lighting, ventilation and visual quality.

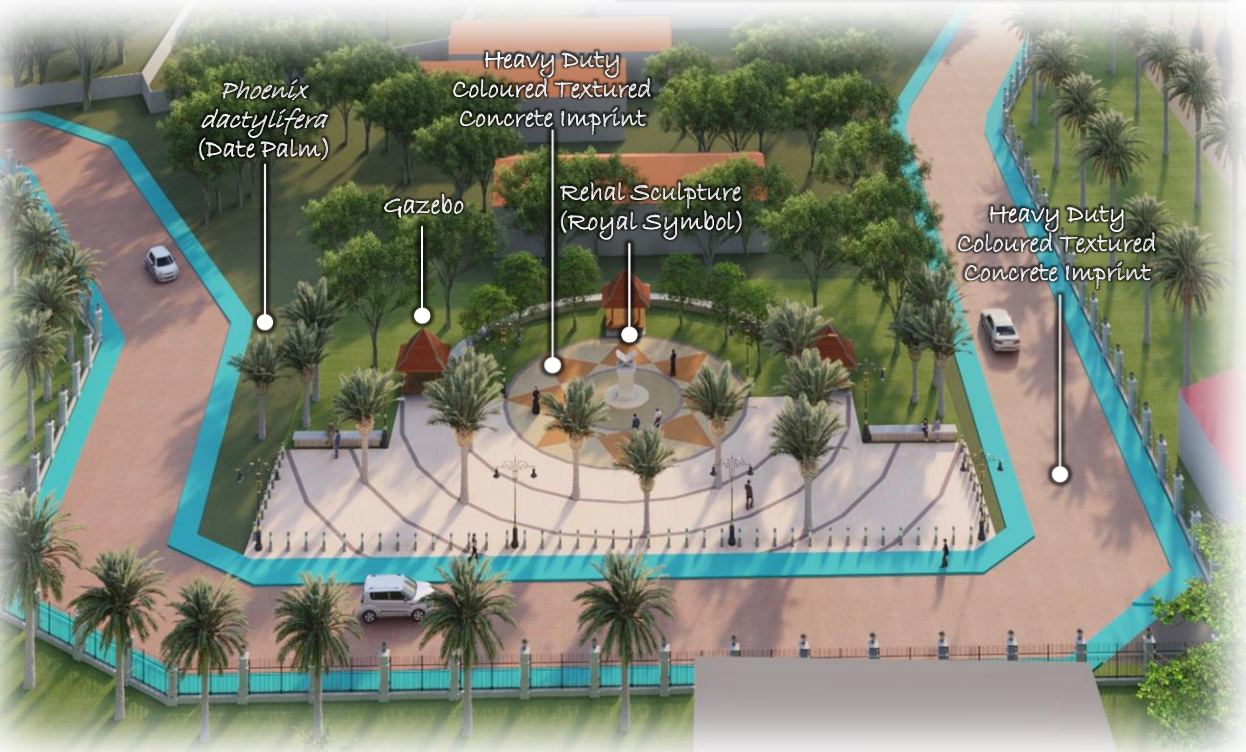
SP1\_PT07 LONG TERM (2022-2035)

ISLAMIC ELEMENTS AND CULTURAL HERITAGE TO STRENGTHEN THE IMAGE OF KOTA RAJA

PROPOSED TAMAN POKET DIRAJA

Location:  
Adjacent To Istana Arau

Land Ownership Status:  
Government Reserve Land  
Lot 698  
(0.34 Acre)



Provision of facilities consisting of waqafs, walkways, garden lights, rehal sculptures, other garden outdoor furniture as well as the planting of trees in accordance with the theme of the Royal District.

Estimated Cost:  
RM 1.56mil

SP1\_PT08 LONG TERM (2022-2035)

ISLAMIC ELEMENTS AND CULTURAL HERITAGE TO STRENGTHEN THE IMAGE OF KOTA RAJA

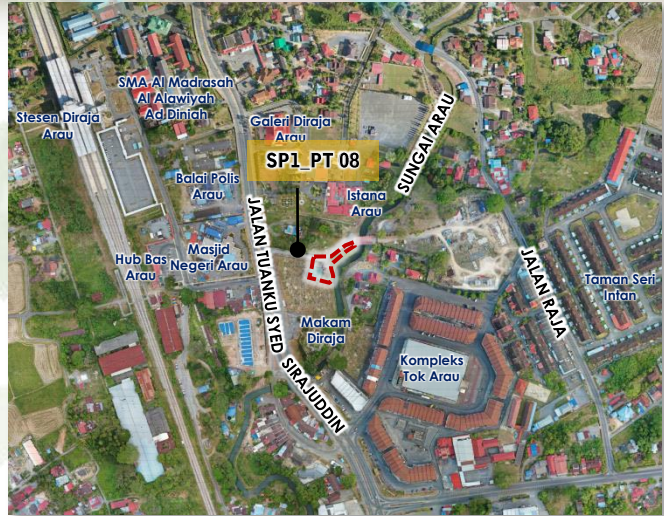
PROPOSED IMPROVEMENT OF CENTRE OF SUNNAH MAIPs MAIN ENTRANCE IMAGE



Provision of facilities consisting of waqafs, footpaths, streetlights, Centre of Sunnah MAIPs signboard, information board and parking lots, as well as improved landscaping with plants in line with the Royal District theme.

Location:

In front of the Centre Of Sunnah MAIPs entrance and adjacent to the Arau Islamic Cemetery



Land Ownership Status:  
Government Reserve Land

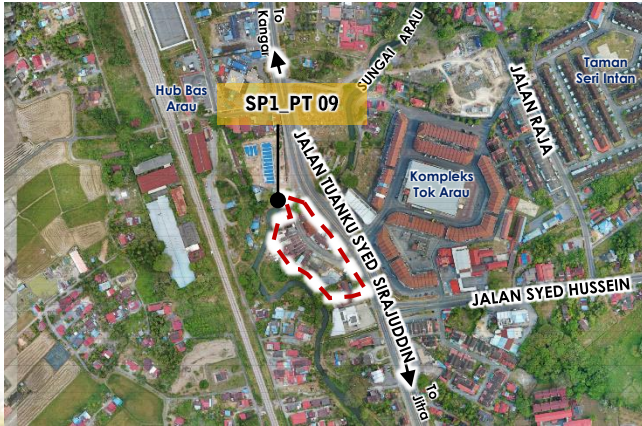
Estimated Cost:  
RM 1.20mil



**SP1\_PT09** SHORT TERM (2022-2030)

ISLAMIC ELEMENTS AND CULTURAL HERITAGE TO STRENGTHEN THE IMAGE OF KOTA RAJA

**PROPOSED IMPROVEMENT OF BUILDING, LANDSCAPE, STREET FURNITURE AND BRIDGE IN THE OLD SHOPHOUSE AREA**



Components :

- Improvement of shophouse building façade without implementing changes to the architecture of building
- Street furniture such as decorative lights, benches and dustbins
- Use of permeable pavement (interlocking pavement)
- Improvements to the bridge connecting to the old shophouse area

Land Ownership Status :  
Government Reserve & Private  
(Owner of Shophouse)

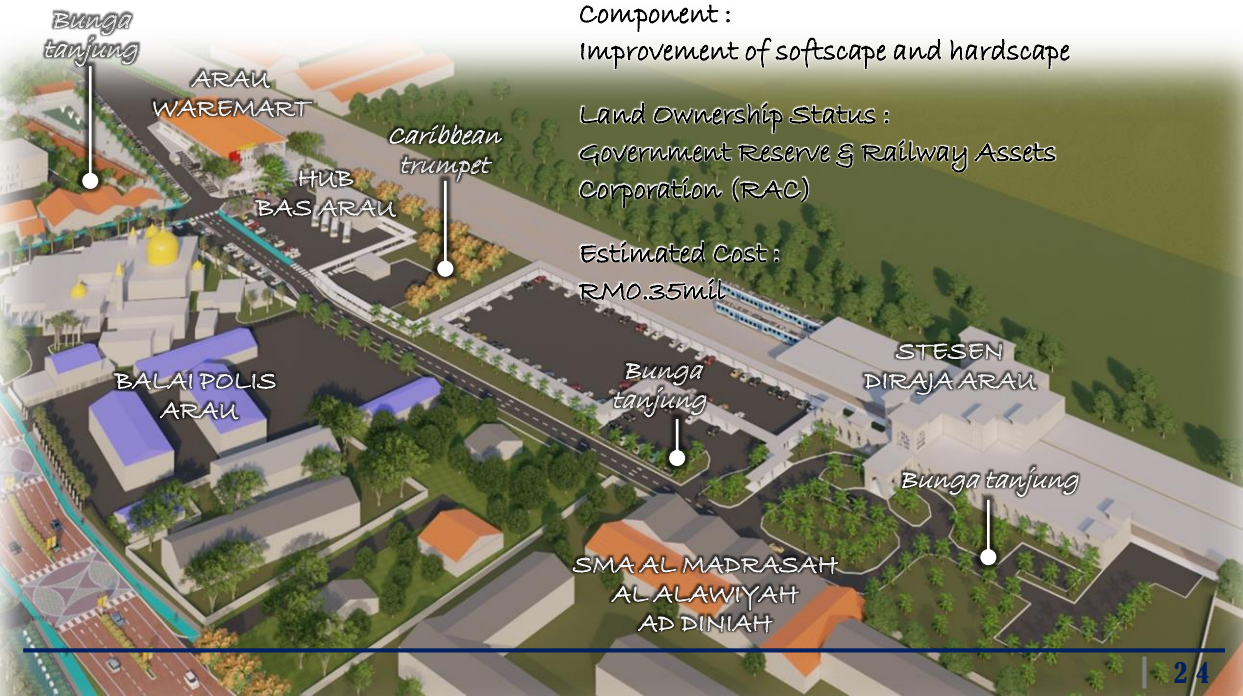
Estimated Cost :  
RM0.80mil



**SP1\_PT10** SHORT TERM (2022-2030)

ISLAMIC VALUES AND CULTURAL HERITAGE TO STRENGTHEN THE IMAGE OF KOTA RAJA

**PROPOSED PUBLIC TRANSPORTATION HUB LANDSCAPE IMPROVEMENT**



Component :

Improvement of softscape and hardscape

Land Ownership Status :

Government Reserve & Railway Assets Corporation (RAC)

Estimated Cost :

RM0.35mil

**SP2\_PT01** LONG TERM (2022-2035)  
SUSTAINABLE AND COMPREHENSIVE DEVELOPMENT

**PROPOSED PLAZA KOTA DIRAJA ARAU (SUNGAI ARAU RIVER OF LIFE)**

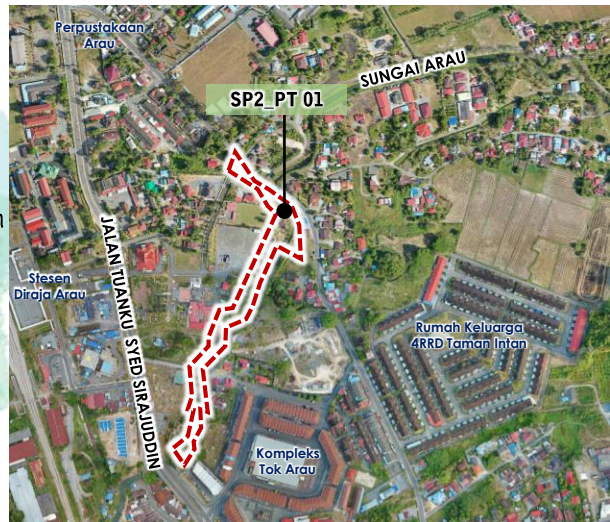


Location :  
Sungai Arau

Plaza equipped with the following elements:

- Plaza Kota Diraja Arau Gateway Arch
- Playground, pedestrian walkway and jogging track
- Garden cafe
- Others garden furniture

Plant ornamental and shade trees that are suitable for the environment



Land Ownership Status :

- Department of Irrigation and Drainage reserve (6.92 acres)
- The length of the river reserve involved is 600 meters
- Private land (3.08 acres)
- Total area : 10.00 acres

Estimated Cost :  
RM18.00mil

**SP2\_PT02** QUICK WIN (2022-2026)  
SUSTAINABLE AND COMPREHENSIVE DEVELOPMENT

**PROPOSED PEKAN PAUH LANDSCAPE IMPROVEMENT**



Location:  
Pekan Pauh

Components:  
Suitable hardscape  
and softscape

Estimated Cost:  
RM0.15mil

**SP2\_PT03** QUICK WIN (2022-2026)  
SUSTAINABLE AND COMPREHENSIVE DEVELOPMENT

**PROPOSED PAUH PUTRA SIGNAGE**



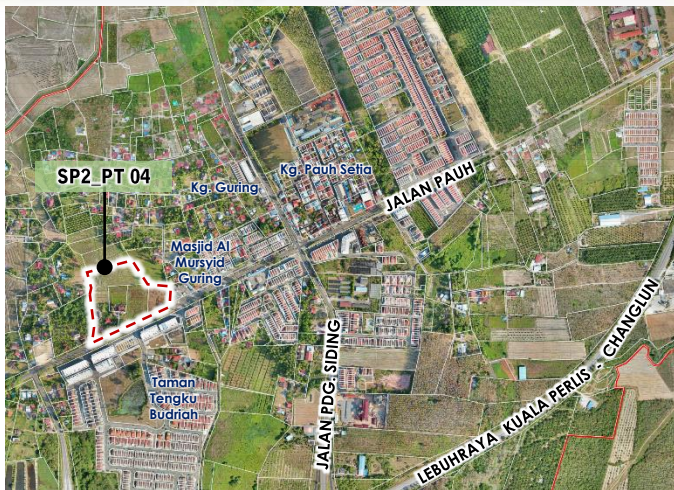
Location:  
Kuala Perlis – Changlun  
Highway

Components:  
New signage and softscape  
improvement on the  
Kuala Perlis – Changlun  
Highway reserve

Estimated Cost:  
RM0.06mil

**SP2\_PT04** LONG TERM (2022-2035)  
SUSTAINABLE AND COMPREHENSIVE DEVELOPMENT

**PROPOSED KOMPLEKS SUKAN PAUH AND DEWAN PAUH**



Location :  
Kampung Kubang  
(in front of Jalan Pauh (R6)) and  
adjacent to Masjid Al Mursyid

Land Ownership Status :  
Private Land  
Lot 3721, 3722, 3723, 2240 and 530  
Area : 8.72 acres

Estimated Cost :  
RM39.64mil



The combination of ornamental flowers and evergreen shrubs for a charming and attractive landscape



Proposed Dewan Pauh



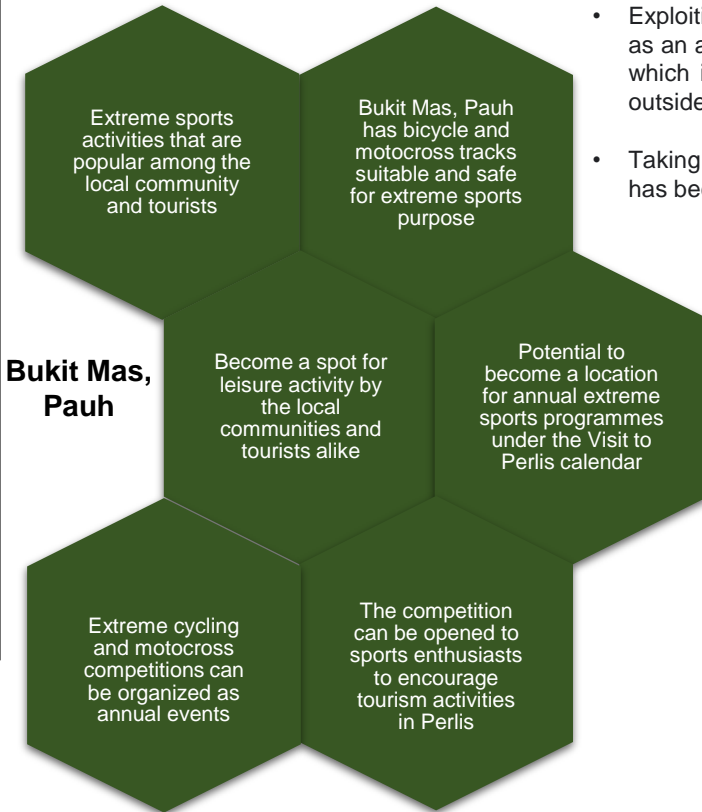
Proposed Kompleks Sukan Pauh

**Components :**

- Kompleks Sukan Pauh equipped with sports and recreational activities facilities at indoor and outdoor area
- Dewan Pauh
- Food and beverage kiosks and open-air dining area

PROPOSED EXTREME CYCLING AND MOTORCROSS PROGRAMMES

DETAILS



JUSTIFICATION

- Exploiting the uniqueness of Bukit Mas, Pauh as an area for extreme cycling and motocross which is one of the tourist attractions in and outside the country.
- Taking advantage of extreme sports which has become today's trend for healthy lifestyle



SP3\_PT01 SHORT TERM (2022-2030)

STRENGTHENING THE URBAN ECONOMY AND SUSTAINABLE MODERN AGRICULTURE

PROPOSED KOMPLEKS TOK ARAU IMAGE IMPROVEMENT AND PLACE MAKING



Components :

- unique, cheerful and harmonious with the environment landscape
- Ornamental and shaded tree planting
- Provision of 3-dimensional pedestrian walkways and street art murals

Location :

Kompleks Tok Arau

Land Ownership Status :

Government Reserve

Estimated Cost :

RM1.30mil



Proposed Street Art (Mural)



SP3\_PT02 LONG TERM (2022-2035)

STRENGTHENING THE URBAN ECONOMY AND SUSTAINABLE MODERN AGRICULTURE

PROPOSED ARAU WAREMART



Arau Waremart completed with shopping kiosks.

Land Ownership Status:  
Railway Assets Corporation (RAC)

Location:  
Opposite Hub Bas Arau

Estimated Cost:  
RM 3.59mil



SP3\_PT03 LONG TERM (2022-2035)

STRENGTHENING THE URBAN ECONOMY AND SUSTAINABLE MODERN AGRICULTURE

PROPOSED MOTEL BUTIK ARAU



Location :

Near Hub Bas Arau and  
Medan Selera Arau

Land Ownership Status :

Railway Assets Corporation (RAC)

Redevelopment of the dilapidated  
KTMB Quarters (brownfield area) to  
new conducive accommodation  
facilities, namely Motel Butik Arau

Estimated Cost :

RM1.72mil



The boutique motel is expected to benefit the growth of the local economy as well as enhance the image of the Royal District area.



SP3\_PT04 SHORT TERM (2022-2030)

STRENGTHENING THE URBAN ECONOMY AND SUSTAINABLE MODERN AGRICULTURE

PROPOSED MEDAN ARAU, KOTA RAJA



Location :  
Adjacent to Medan Selera Arau and  
In front of Masjid Negeri, Arau

Land Ownership Status :  
Government Land  
(0.294 acre)

Estimated Cost :  
RM1.78mil

Components :

- Garment business kiosk
- Pocket garden / relaxing yard equipped with softscape and hardscape elements including garden benches, stage / platform, water fountain and other garden furniture.
- Toilet facilities

A new breath to the existing business area by providing planned business facilities and equipped with various facilities for visitors. Convenient and tranquilizing shopping facilities. Visitors will be entertained with a live band that can enliven the atmosphere.



SP3\_PT05 LONG TERM (2022-2035)

STRENGTHENING THE URBAN ECONOMY AND SUSTAINABLE MODERN AGRICULTURE

PROPOSED TOURISM INFORMATION CENTRE



Location :  
Nearby Hub Bas Arau

Land Ownership Status :  
Railway Assets Corporation (RAC)

Estimated Cost :  
RMO.30mil



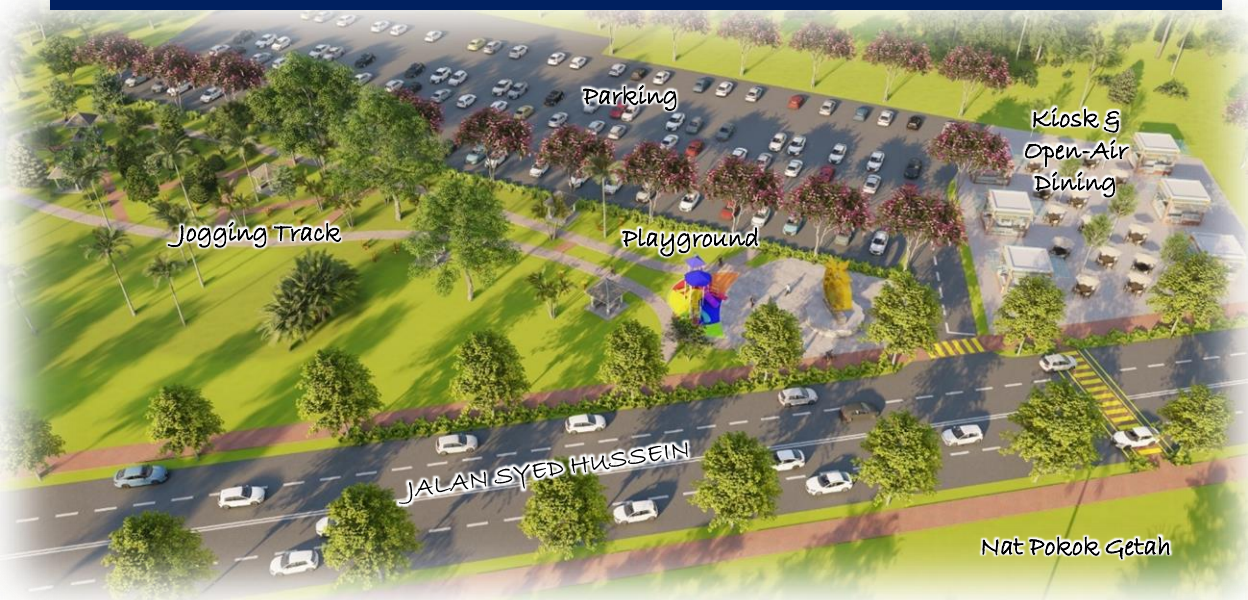
- Tourism information booth
- Hardscape and softscape improvements surrounding booth area



SP3\_PT06 LONG TERM (2022-2035)

STRENGTHENING THE URBAN ECONOMY AND SUSTAINABLE MODERN AGRICULTURE

PROPOSED PEKAN PAUH BUSINESS AND RECREATION SQUARE

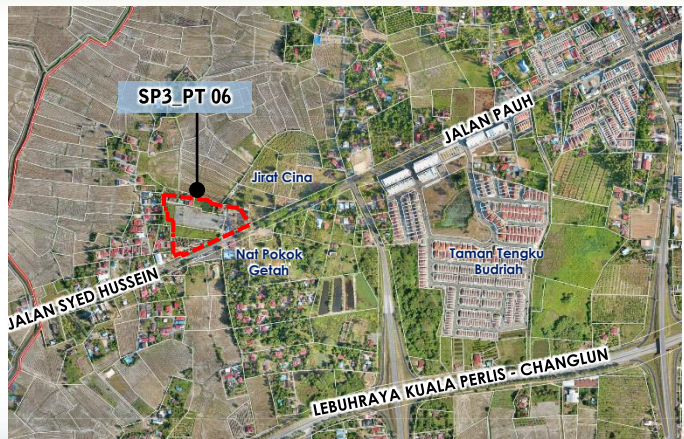


**Location :**  
In front of Jalan Syed Hussein (R6),  
Kampung Hutan and adjacent with  
the Nat Pokok Getah area

**Land Ownership Status :**  
Private Land  
Part of Lot 502, Lot 246,  
Lot 249 and Lot 250

**Components :**  
Well planned recreational and  
business area and equipped with  
various facilities including kiosks  
and open-air dining, parking, jogging  
tracks and playground in order to  
support the morning market activities  
at Nat Pokok Getah area.

**Estimated Cost :**  
RM11.66mil



**SP3\_PT07** LONG TERM (2022-2035)

STRENGTHENING THE URBAN ECONOMY AND SUSTAINABLE MODERN AGRICULTURE

**PROPOSED BUSINESS AND INDUSTRY INCUBATOR PROGRAMME**

The aim of the incubator programme is to create businesses that are independent and have reached financial stability. Businesses that have completed the incubator programme are able to operate independently and able to create job opportunities, boost local economy and commercialize the latest technology.

**Business & Industry Incubator Programme at UniMAP & UiTM Arau**

The economic development programme is aimed to enhance success and growth in businesses. To realize this aim, a start-up company will be equipped with facilities, resources, equipment, funds and service assistance to help them position themselves in the first phase of development.

**Business & Industrial Incubator Facilities**

Focus will be at selected sectors such as information technology which focuses on the Internet of Things, Virtual Reality and Artificial Intelligence. UniMAP and UiTM Arau are targeted to become the facilitators for these businesses and industry incubators according to the field of entrepreneurship and expertise of UniMAP and UiTM in the field of engineering information technology.



**SP3\_PT08** LONG TERM (2022-2035)

STRENGTHENING THE URBAN ECONOMY AND SUSTAINABLE MODERN AGRICULTURE

**PROPOSED YOUNG AGROPRENEUR INCUBATOR PROGRAMME**

**DETAILS**

Encourage young agro-preneurs to be active in modern agriculture who is able to provide professional services to farmers. Agricultural technology are proposed at UniMAP and UiTM Arau to provide exposure to modern technology.

**FOCUS FIELDS**

Automation in the plantation sector will introduce smart farming features, allowing efficient farm management and automation on crop or livestock production.

The use of big data analysis can be expanded with sensor technologies such as sensors planted in the soil to record moisture and the level of fertilization required.

Use of cloud-based technology enabling farm climate monitoring automation. Operators will receive triggers upon changes of climate signals at the farm.

The integration of the above technology is aimed to build an agricultural ecosystem based on digital technology, namely smart agriculture. Operators can control soil humidity and temperature to ensure consistent production of quality produce.



SP3\_PT09 LONG TERM (2022-2035)

STRENGTHENING THE URBAN ECONOMY AND SUSTAINABLE MODERN AGRICULTURE

PROPOSED LARGER-SCALE SMART PADDY FIELD PROGRAMME (SMART SBB)

DETAILS

- The programme consolidates paddy land to form a centralized farm management system.
- This system can optimize the use of existing resources as well as increase the efficiency of cultivation activities and rice production.



Farmers as the government main partner

The programme is to be implemented in collaboration between government agencies / private sectors and the Malaysian Department of Agriculture & the Farmers' Organization Authority



Larger-Scale Smart Paddy Field Implementation Method (SMART SBB)

**1** Small-scale of paddy field and vacant areas will be the main target for this program. Appointed government / private sector agencies will collaborate with field owners and provide exposure to the best agricultural practice techniques for large-scale field management.

Vacant and small-scale paddy fields will be identified and Smart SBB implemented based on agreement with the landlord through the coordination of the Department of Agriculture, Farmers' Organisation Authority. These paddy fields will be combined and made into large-scale paddy fields with sizes more than 100 hectares.

**2**

**3** The concept of modern agriculture through smart agricultural land profiling system, new technological methods of IoT internet used in line with Industrial Revolution 4.0 (IR 4.0) will be adopted in managing Smart SBB to increase yield per hectare.

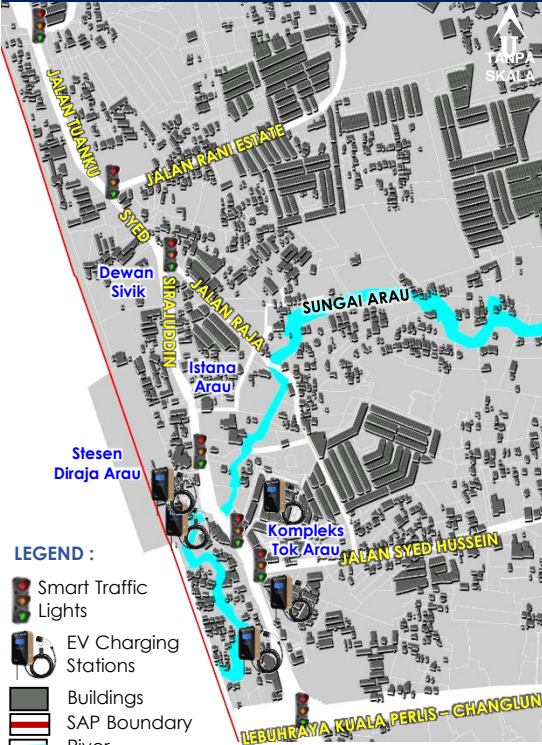
JUSTIFICATION

- Encouragement to farmers to increase income through participation in Smart SBB programme
- Encourage the development of large-scale paddy fields by using the latest technology and reduce vacant and abandoned paddy fields issue.
- Increase the productivity of paddy productions.



**SP4\_PT04** LONG TERM (2022-2035)  
SMART CITY DEVELOPMENT

**PROPOSED SMART TRAFFIC LIGHTS, SOLAR STREET AND PARK LIGHTS AND ELECTRIC VEHICLE (EV) CHARGING STATIONS**



• Smart Traffic Lights

This system allows the existing traffic light system to be modified by automatically distributing the time period of green traffic light.



• Street And Garden Solar Lights

LED bulbs are proposed to be used for street and garden solar lights in new development and existing streetlights for energy saving.



• Electric Vehicle Charging Stations (EV)

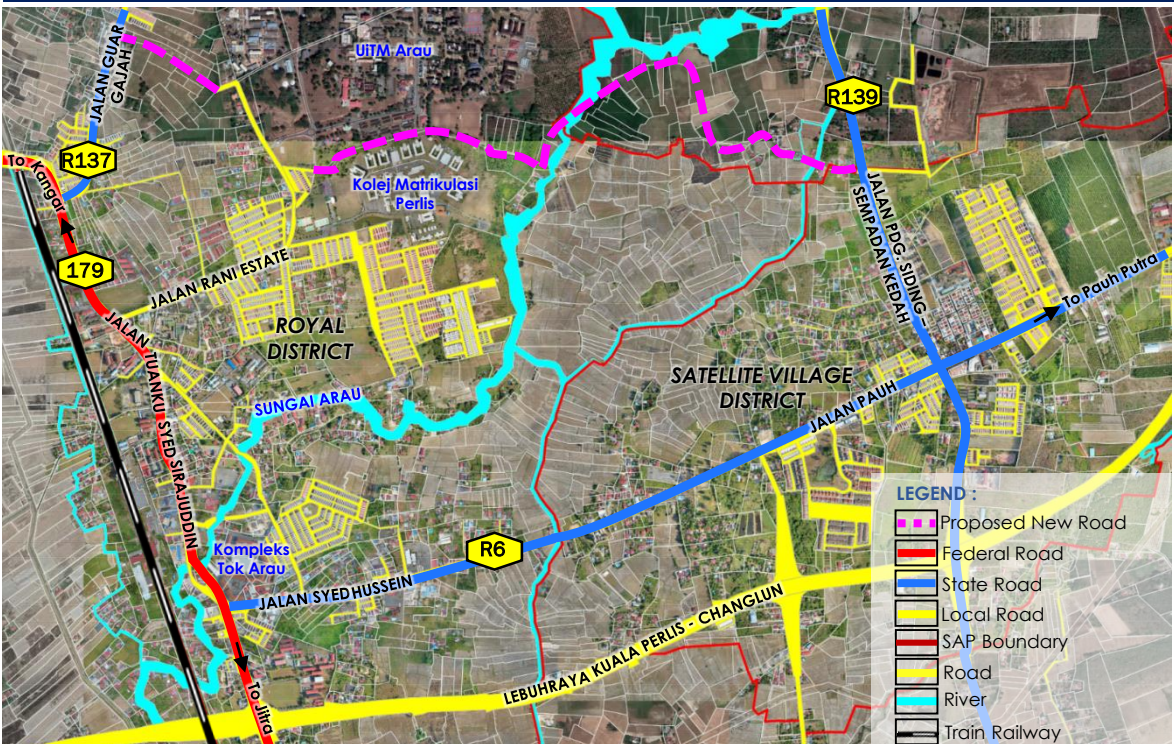
Provision of several charging station units at petrol stations, public transport hubs and Kompleks Tok Arau.



**SP5\_PT01** SHORT TERM (2022-2030)

EFFICIENT AND CONVENIENT PUBLIC TRANSPORTATION AND ROAD SYSTEMS

**PROPOSED NEW ROAD**



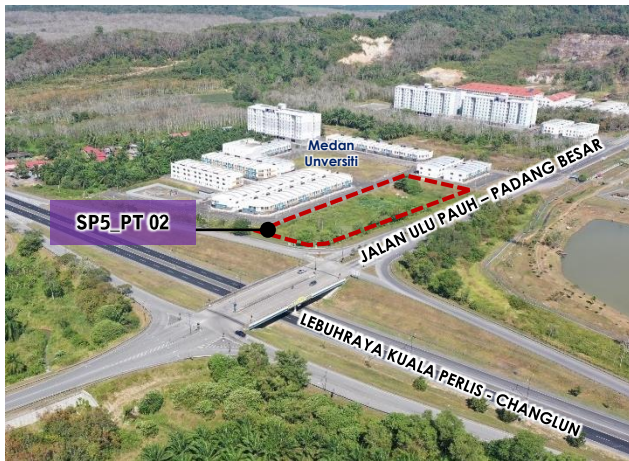
Location :

The new road will connect Jalan Guar Gajah (R137) through Jalan Rani Estate (R143) to Jalan Padang Siding (R139) which is a rural road status (JKR R2 standard) as far as 3.5km.

Estimated Cost : Provisions of a new road has been determined by JKR

SP5\_PT02 SHORT TERM (2022-2030)  
EFFICIENT CONVENIENT PUBLIC TRANSPORTATION AND ROAD SYSTEMS

PROPOSED HUB BAS PAUH PUTRA



The bus hub to be equipped with parking facilities, shelters, seatings and electronic passenger information systems. The main building will be made from iron.

Location :  
Nearby the commercial area (Medan Universiti) and located in front of Jalan Ulu Pauh - Padang Besar

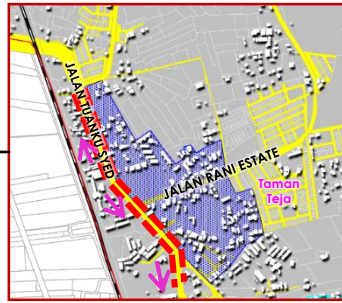
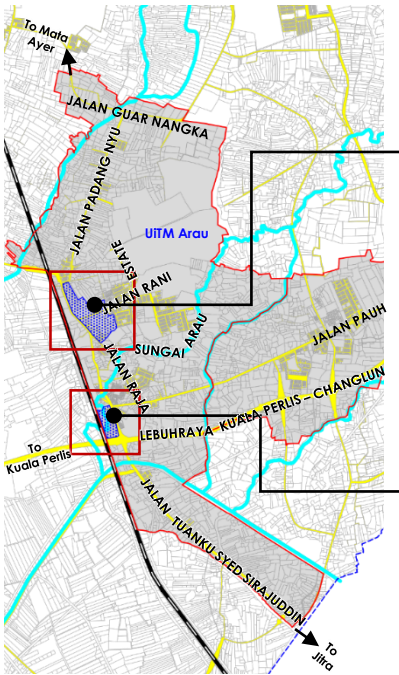
Land Ownership Status :  
Private Land  
Lot 8325 (1.82 acres)

Estimated Cost :  
RM 1.91mil



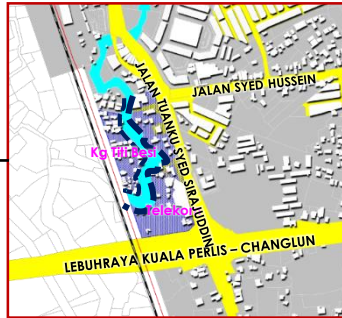
**SP6\_PT03** SHORT TERM (2022-2030)  
COMPREHENSIVE AND SUSTAINABLE INFRASTRUCTURE AND UTILITIES

**PROPOSED FLOOD MITIGATION PLAN (RTB) KOTA RAJA**



Location :  
Area nearby LRA Arau and  
Taman Bersatu

The proposed monsoon drain  
network serves to drain surface  
run-off



Location :  
Kg. Titi Besi and the  
surrounding areas

The proposal is to raise the river  
bank of Sungai Arau until the  
meeting point at Terusan Utara

**LEGEND :**

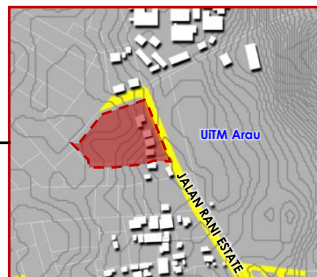
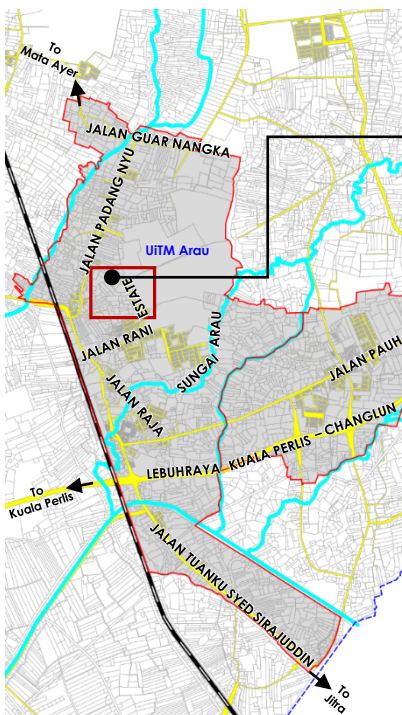
- Monsoon Drain
- River Fortress : 1.0 meter
- Direction Flow
- SAP Boundary
- Road
- River and Drainage
- Railway Train

The focus of RTB Kota Raja is to reduce the impact and intensity of flash flood experienced in two (2) areas, namely;

- The area near Arau Water Treatment Plant (LRA) and Taman Bersatu
- Kg. Titi Besi and the surrounding areas

**SP6\_PT05** LONG TERM (2022-2035)  
COMPREHENSIVE AND SUSTAINABLE INFRASTRUCTURE AND UTILITIES

**PROPOSED CONSTRUCTION OF A REGIONAL CENTRALIZED SEWAGE TREATMENT PLANT FOR KOTA RAJA AND SEWAGE EFFLUENT STORAGE FACILITY**



Location :  
Nearby UTM Arau

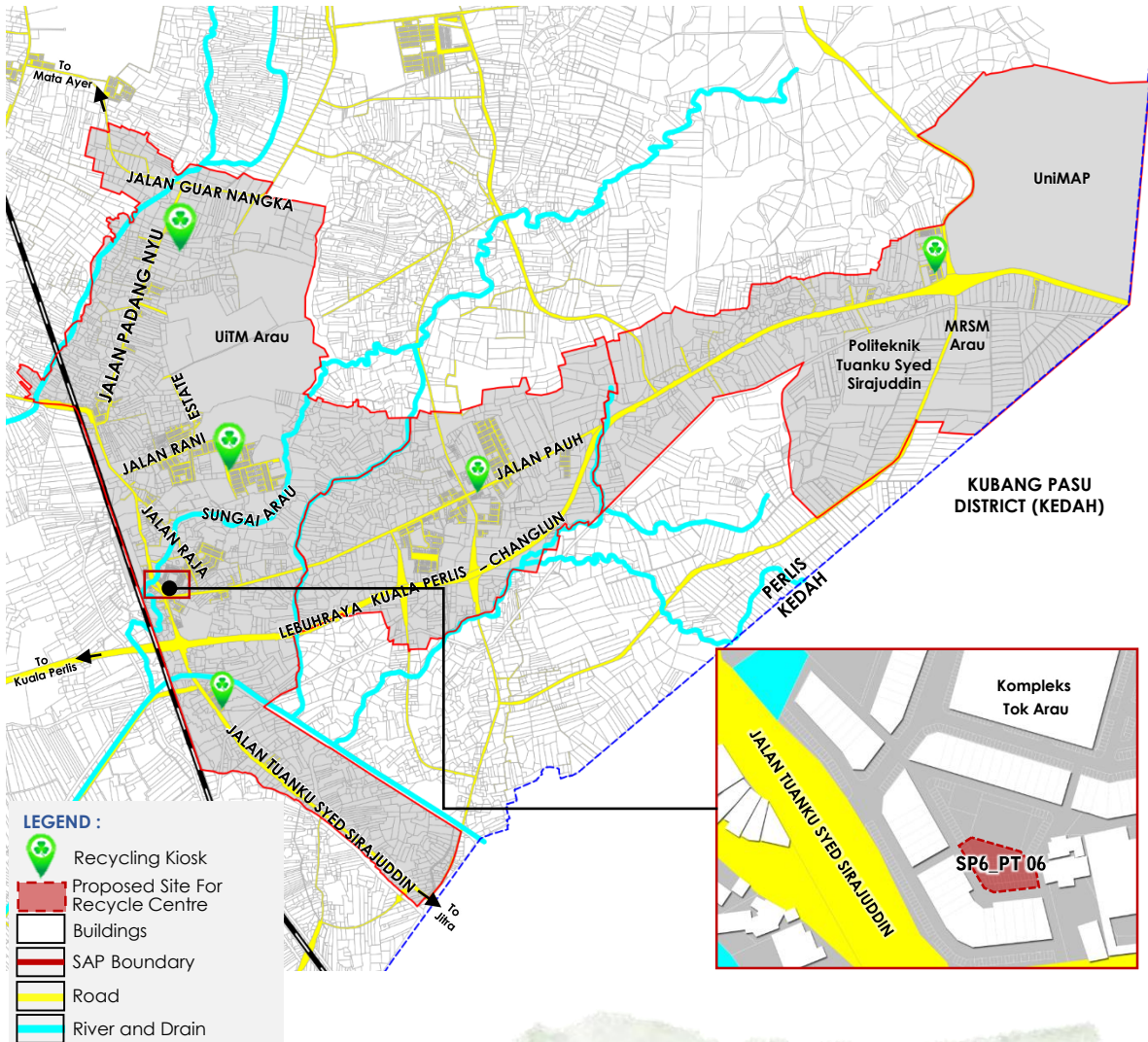
Land Ownership Status:  
Private Land  
Lot 6427, Mukim Arau  
Area 4.646 acres

- Improving the capacity of sustainable and green sewerage systems by prioritizing centralized sewerage practices and connected service distribution and is expected to be able to accommodate the projected Population Equivalent (PE) of 36,025PE until year 2045.
- Additional facilities which is sewage effluent water storage facilities for non-portable use such as watering activities, landscaping, cleaning and fire prevention.

Estimated Cost : RM11.66mil

SP6\_PT06 LONG TERM (2022-2035)  
COMPREHENSIVE AND SUSTAINABLE INFRASTRUCTURE AND UTILITIES

PROPOSED COMMUNITY RECYCLING CENTER AND CAMPAIGNS



Current Condition Of Proposed Site



Example Of A Community Recycling Centre

Project Profile :

Creating a community recycling center at strategic business centers to enhance and encourage locals to undertake recycling activities.

Justification :

- Operates as a one stop center to facilitate the public to recycle related materials and be rewarded with appropriate cash compensation.
- The establishment of this center can bring the community closer to the infrastructure and recycling facilities as well as increase awareness on the importance of recycling.

## DEVELOPMENT PROPOSAL SUMMARY

CODE	PROJECT	QUICK WIN PROJECT	IMPLEMENTATION PHASE			AGENCIES INVOLVED		PROJECT COST (RM/MILLION)	FINANCIAL SOURCE
			2022 – 2026	2022– 2030	2022 – 2035	INITIATOR	IMPLEMENTOR		
SP1_PT01	Proposed Main Road Upgrading And Improvement Of Landscape and Street Furniture					BPEN	JKR	75.06	Federal / State Government
SP1_PT02	Proposed Improvement Of Bunga Emas Sculpture Image					MAIPs / MPK	MPK / JKR	1.00	MPK / State Government
SP1_PT03	Proposed Image Improvement Of Istana Arau And Makam Diraja Main Entrance					MAIPs / MPK / BPEN	MPK / JKR	1.90	Federal / State Government
SP1_PT04	Proposed Gateway and Monument					MPK	MPK /JKR	2.21	Federal / State Government
SP1_PT05	Proposed Dataran Kota Diraja Arau, Galeri Budaya Perlis, Refurbishment Of Dewan Sivik (Kompleks Arena Arau) And Proposed Astaka					BKT / MPK	MPK	6.64	Federal / State Government
SP1_PT06	Proposed Arau Festival Market					BPEN	Kerajaan Negeri / Swasta	13.41	State Government / Private
SP1_PT07	Proposed Taman Poket Diraja					MAIPs / MPK	MPK	1.56	Federal / State Government / Private
SP1_PT08	Proposed Improvement Of Centre Of Sunnah MAIPs Main Entrance Image					MAIPs / MPK	MPK	0.20	Federal / State Government / Private
SP1_PT09	Proposed Improvement Of Building, Landscape, Street Furniture And Bridge In The Old Shophouse Area					MPK / Building Owner	MPK / Building Owner	0.80	MPK
SP1_PT10	Proposed Public Transportation Hub Landscape Improvement					MPK / RAC	MPK / JLN / RAC	0.35	MPK / State Government
SP2_PT01	Proposed Plaza Kota Diraja Arau (Sungai Arau River of Life)					BPEN / MPK / JPS	Federal Government / JLN / JPS / MADA	18.00	Federal / State Government / JLN
SP2_PT02	Proposed Pekan Pauh Landscape Improvement					MPK	MPK	0.15	MPK / Federal Government
SP2_PT03	Proposed Pauh Putra Signage					MPK	MPK	0.06	MPK
SP2_PT04	Proposed Kompleks Sukan Pauh And Dewan Pauh					BPEN / MPK	MPK / JKR / State Sports Council	39.64	Federal / State Government
SP2_PT05	Proposed Safe City Elements – Closed Circuit Cameras, Crime Warning Signs And Spotlight					MPK	MPK	0.40	MPK
SP2_PT06	Proposed Cycling Encouragement Programme					MAIPs / MPK	MAIPs / MPK	0.10	Federal Government
SP2_PT07	Proposed Safe City Programme					MPK	MPK / Private	0.10	MPK
SP2_PT08	Proposed Solar Panel Application					Building Owner	Building Owner	-	Building Owner
SP2_PT09	Proposed Rain Water Harvesting System Application (SPAH)					Building Owner	Building Owner	-	Building Owner
SP2_PT10	Proposed Tree Replanting Programme In Residential Areas					MPK / Private	MPK / Private	0.10	MPK / Private
SP2_PT11	Proposed Playground Adopted Programme					MPK / Residents	MPK / Residents	0.20	MPK / Private
SP2_PT12	Proposed Extreme Cycling And Motorcross Programme					MPK / Private	MPK / Private	0.10	MPK / Private
SP3_PT01	Proposed Kompleks Tok Arau Image Improvement And Place Making					MPK / Building Owner	MPK / Building Owner / Private	1.30	MPK / Building Owner

CODE	PROJECT	QUICK WIN PROJECT	IMPLEMENTATION PHASE			AGENCIES INVOLVED		PROJECT COST (RM/MILLION)	FINANCIAL SOURCE
			2022 – 2026	2022 – 2030	2022 – 2035	INITIATOR	IMPLEMENTOR		
SP3_PT02	Proposed Arau Waremart					MPK / RAC	RAC / Private	3.50	RAC / Private
SP3_PT03	Proposed Motel Butik Arau					MPK / RAC	RAC / Private	1.72	RAC / Private
SP3_PT04	Proposed Medan Arau, Kota Raja					MPK / MAIPs	MPK / MAIPs / Private	0.85	State Government / Private
SP3_PT05	Proposed Tourism Information Centre					MOTAC / MPK	MOTAC	0.30	Federal / State Government
SP3_PT06	Proposed Dataran Perniagaan And Rekreasi Pekan Pauh					BPEN / MPK	MPK	11.66	Federal / State Government
SP3_PT07	Proposed Business And Industry Incubator Programme					Individual Entrepreneur / UniMAP / UiTM Arau	Individual Entrepreneur / UniMAP / UiTM Arau	-	Federal Government / MEDAC
SP3_PT08	Proposed Young Agropreneur Incubator Programme					Individual Entrepreneur / UniMAP / UiTM Arau	Individual Entrepreneur / UniMAP / UiTM Arau	-	Federal Government / Department of Agriculture Perlis
SP3_PT09	Proposed Lager – Scale Smart Paddy Field Programme (SMART SBB)					Department Of Agriculture / Farmers' Organization Authority / Bernas / Private Companies	MADA / Private With The Supervision Of The Department Of Agriculture And Farmers' Organization Authority	-	Private
SP4_PT01	Proposed Implementation Of Smart Parking, Smart Council Services And Smart Public Bas					MPK / MARA LINER SDN BHD	MPK / MARA LINER SDN BHD	0.70	MPK / Federal Government
SP4_PT02	Proposed Implementation Of Smart Business, Smart Mosque And Smart Tourism					MOTAC / MPK / MAIPs / BPEN	MAIPs / MOTAC / MPK	0.6	Federal / State Government
SP4_PT03	Proposed Data Centre Control					SKMM / MPK	SKMM / MPK	1.00	Federal / State Government
SP4_PT04	Proposed Smart Traffic Lights, Solar Street And Park Light And Electric Vehicle (EV) Charging Stations					MPK / JKR	MPK / JKR	1.22	MPK / JKR
SP4_PT05	Proposed Rolling Plan Of Digital Capabilities According To Importance Cluster					SKMM / MPK	SKMM / MPK	-	Federal / State Government
SP4_PT06	Proposed To Create Free Wifi Area					SKMM / MPK	SKMM / MPK	0.16	SKMM / MPK
SP4_PT07	Proposed Common Utility Trench (CUT)					JKR	JKR	-	Federal Government
SP5_PT01	Proposed New Road					JKR	JKR	-	JKR
SP5_PT02	Proposed Hub Bas Pauh Putra					BPEN	JKR	1.91	State Government
SP6_PT01	Proposed Gazettement Of Sungai Arau Reserve (Section 62, KTN) and Sungai Arau Maintenance					JPS	JPS	-	JPS
SP6_PT02	Proposed Love The River Campaign Programme					MPK / JPS	MPK / JPS	0.05	MPK / Private
SP6_PT03	Proposed Flood Mitigation Plan (RTB) Kota Raja					JPS / JKR	JPS / JKR	0.75	JPS / JKR
SP6_PT04	Proposed Use Of Permeable Pavement In Small Roads, Aisles And Parking Lots					MPK	MPK / Private	0.06	MPK
SP6_PT05	Proposed Construction of a Regional Centralized Sewage Treatment Plant For Kota Raja and Sewage Effluent Storage Facility					SPAN / JPP	SPAN / JPP	3.80	SPAN / JPP
SP6_PT06	Proposed Recycling Campaign Program And Community Recycling Center					MPK	MPK	0.15	MPK
SP6_PT07	Proposed Installation Of Trash Trap Type Log Boom Debris System And Trash Screen					JPS / MPK	JPS	0.17	JPS / MPK

