



REGENT SUKOHARJO  
PROVINCE OF CENTRAL JAVA  
SUKOHARJO REGENCY REGULATIONS  
NUMBER 26 OF 2023

ABOUT

IMPLEMENTATION OF COMPATIBILITY OF SPACE USE ACTIVITIES

BY THE GRACE OF GOD ALMIGHTY

REGENT SUKOHARJO,

Weigh

- a. that the use of space in accordance with its designation as regulated in the regional spatial planning plan is necessary to maintain order in the implementation of spatial planning in Sukoharjo Regency;
- b. that in order to provide justice for all stakeholders in carrying out their duties and responsibilities, rights and obligations in spatial planning, it is necessary to have regulations regarding the implementation of the suitability of space utilization activities;
- c. that in order to provide a legal basis and certainty and so that the implementation of suitability of space utilization activities in Sukoharjo Regency is in line with the provisions of higher laws and regulations, it is necessary to regulate it in a Regent's Regulation;
- d. that based on the considerations as intended in letters a, b, and c, it is necessary to stipulate a Regent's Regulation concerning the Implementation of Suitability of Space Utilization Activities;

Remember

1. Law Number 13 of 1950 concerning the Establishment of Regency Regions within the Province of Central Java as amended by Law Number 9 of 1965 concerning the Establishment of the Batang Level II Region by amending Law No. 13 of 1950 concerning the Establishment of Regency Regions within the Province of Central Java (State Gazette of 1965 Number 52, Supplement to State Gazette Number 2757);
2. Law Number 26 of 2007 concerning Spatial Planning (State Gazette of the Republic Indonesia 2007 Number 68, Supplement State Gazette of the Republic of Indonesia Number 4725) as amended several times, most recently by Law Number 6 of 2023 concerning the Determination of Replacement Government Regulations  
Law Number 2 of 2022 concerning Copyright Work becomes Law (State Gazette Republic of Indonesia Year 2023 Number 41, Supplement to the State Gazette of the Republic of Indonesia Number 6856);
3. Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic Indonesia 2014 Number 244, Supplement State Gazette of the Republic of Indonesia Number 5587) as amended several times, most recently by Law Number 6 of 2023 concerning Stipulation of Replacement Government Regulations  
Law Number 2 of 2022 concerning Copyright Work becomes Law (State Gazette Republic of Indonesia Year 2023 Number 41, Supplement to the State Gazette of the Republic of Indonesia Number 6856);
4. Law Number 9 of 2018 concerning Non-Tax State Revenue (State Gazette Republic of Indonesia 2018 Number 147);
5. Government Regulation Number 21 of 2021 concerning Implementation of Spatial Planning (State Gazette Republic of Indonesia 2021 Number 31, Supplement to the State Gazette of the Republic of Indonesia Number 6633);

6. Sukoharjo Regency Regional Regulation Number 14 of 2011 concerning Sukoharjo Regency Regional Spatial Plan for 2011-2031 (Sukoharjo Regency Regional Gazette of 2011 Number 14, Supplement to Sukoharjo Regency Regional Gazette Number 192) as amended by Sukoharjo Regency Regional Regulation Number 1 of 2011 2018 concerning Amendments to Sukoharjo Regency Regional Regulations Number 14 of 2011 concerning Sukoharjo Regency Regional Spatial Plans for 2011-2031 (2018 Sukoharjo Regency Regional Gazette Number 1, Supplement to Sukoharjo Regency Regional Gazette Number 262);

DECIDE:

To stipulate: REGENT'S REGULATION CONCERNING THE IMPLEMENTATION OF CONFORMITY SPACE USE ACTIVITIES.

PIG

GENERAL REQUIREMENTS

article 1

In this Regent's Regulation what is meant by:

1. The region is Sukoharjo Regency.
2. Regional Government is the Regent as the organizing element of Regional Government which leads the implementation of government affairs which are the authority of the autonomous region.
3. The Regent is the Regent of Sukoharjo.
4. Regional Apparatus is the supporting element of the Regent and the Regional People's Representative Council in administering Government affairs which fall under the authority of the Region.
5. One Stop Investment and Integrated Services Service hereinafter abbreviated as PM and PTSP Service is the Sukoharjo Regency One Stop Investment and Integrated Services Service.
6. Head of the Investment and Integrated Services Service One Door, abbreviated as Head of PM and PTSP Service, is the head of the Investment and Integrated Services Service One Door Sukoharjo Regency.
7. The Public Works and Spatial Planning Service, hereinafter abbreviated as DPUPR, is the Sukoharjo Regency Public Works and Spatial Planning Service.
8. Spatial Planning, hereinafter abbreviated as RTR, is the result of spatial planning.

9. Space Utilization is an effort to realize Spatial Structure and Spatial Patterns in accordance with the RTR through the preparation and implementation of programs and their financing.
10. Conformity of Space Utilization Activities, hereinafter abbreviated to KKPR, is the compatibility between Space Utilization activities and RTR.
11. Detailed Spatial Planning Plan, hereinafter abbreviated as RDTR, is a detailed plan regarding the spatial layout of the Regency area which is accompanied by Regency zoning regulations.
12. Confirmation of the Conformity of Space Utilization Activities, hereinafter abbreviated to KKKPR, is a document stating the conformity between the Space Utilization activity plan and the RDTR.
13. Approval of the Conformity of Space Utilization Activities, hereinafter abbreviated to PKKPR, is a document stating the compatibility between the Space Utilization activity plan and RTR other than RDTR.
14. Regional Spatial Planning, hereinafter abbreviated as RTRW, is a general spatial planning plan for the Regency area, which contains objectives, policies, spatial planning strategies for the Regency area, spatial structure plan for the Regency area, spatial pattern plan for the Regency area, determination of strategic areas for the Regency, directions for the use of space in the Regency area, and provisions for controlling the use of space in the Regency area.
15. Micro and Small Enterprises, hereinafter abbreviated to UMK, are micro and small enterprises as intended in the Law concerning Micro, Small and Medium Enterprises.
16. Business Activities are Space Utilization activities that require business permits.
17. Non-business activities are space utilization activities whose implementation does not require a business permit.
18. The Spatial Planning Forum is a forum whose task is to assist the Regional Government by providing considerations in the implementation of Spatial Planning.
19. The Land Bank Agency, hereinafter referred to as the Land Bank, is a special agency (*sui generis*) which is an Indonesian legal entity established by the Central Government which is given special authority to manage land.
20. Electronically Integrated Business Licensing System (*Online Single Submission*), hereinafter referred to as the OSS System, is an integrated electronic system managed and organized by the OSS Institution for the implementation of Risk-Based Business Licensing.
21. Minister is the minister who administers affairs government in the field of Spatial Planning.

22. Non-Tax State Revenue, hereinafter abbreviated as PNBP, is a levy paid by an individual or entity by obtaining direct or indirect benefits from services or utilization of resources and rights obtained by the region, based on statutory regulations, which become the revenue of the Regional Government in outside tax revenues and grants and managed within the regional revenue and expenditure budget mechanism.

23. Day is a working day.

CHAPTER II  
IMPLEMENTATION OF KKPR

Part One  
General

Section 2

All Space Utilization activities must first have a KKPR.

Article 3

KKPR as intended in Article 2 consists of:  
a. KKPR for Business Activities; b. KKPR for Non-Business Activities; and c. KKPR for activities of a national strategic nature.

Article 4

- (1) KKPR is issued in the form of an electronic document accompanied by an electronic signature in accordance with the provisions of statutory regulations.
- (2) The electronic documents as intended in paragraph (1) are valid and binding and constitute valid evidence in accordance with the provisions of statutory regulations.
- (3) Electronic documents as intended in paragraph (2) can be printed.

The second part  
KKPR for Business Activities

Paragraph 1  
General

Article 5

KKPR for Business Activities as intended in Article 3 letter a includes:

- a. Business Activities for non-UMK; And
- b. Business Activities for MSEs.

Paragraph 2  
KKPR for non-UMK Business Activities

Article 6

- (1) Implementation of KKPR for non-UMK Business Activities done through:
  - a. KKKPR; And
  - b. PKKPR.
- (2) KKPR as intended in paragraph (1) is implemented through the OSS System in accordance with the provisions of statutory regulations.

Article 7

- (1) KKKPR for non-UMK business activities as intended in Article 6 paragraph (1) letter a is given based on the suitability of the location plan for Space Utilization activities with the RDTR which has been integrated with the OSS System.
- (2) KKKPR as intended in paragraph (1) is carried out in stages:
  - a. registration;
  - b. assessment of documents for proposed Space Utilization activities against RDTR; And
  - c. KKKPR publication.

Article 8

- (1) Registration as intended in Article 7 paragraph (2) letter a is equipped with at least:

- a. location coordinates;
  - b. land area requirements for Space Utilization activities;
  - c. land tenure information;
  - d. business type information;
  - e. plan for the number of building floors; And
  - f. building floor area plan.
- (2) Completeness regarding the plan for the number of building floors and plan for the floor area of the building as intended in paragraph (1) letter e and letter f is required in the event that building construction will be carried out during the implementation of the Space Utilization plan.
- (3) Location coordinates as intended in paragraph (1) letter
- a in the form of:
    - a. polygons that provide information on the area and shape of land or parcel identification numbers for land that has been certified;
    - b. point; and/or
    - c. line.

#### Article 9

- (1) Evaluation of documents for proposed Space Utilization activities for RDTR which have been integrated with the OSS System as intended in Article 7 paragraph (2) letter b is carried out by the OSS System.
- (2) The OSS System checks the suitability of business locations based on the RDTR which has been integrated with the OSS System.
- (3) Based on the examination as intended in paragraph (2), the OSS System issues a KKKPR in the form of a decision:
- a. Approved; or
  - b. rejected with a reason for rejection.
- (4) The decision approved as intended in paragraph (3) letter a is in the form of: a. fully approved; or b. partially approved.

#### Article 10

- (1) The issuance of KKKPR as intended in Article 7 paragraph (2) letter c, contains at least:
- a. location of activities;
  - b. type of Space Utilization activity;
  - c. basic building coefficient;
  - d. building floor coefficient;
  - e. building planning provisions; And
  - f. requirements for implementing Space Utilization activities.

- (2) The issuance of the KKKPR as intended in paragraph (1) shall be carried out no later than 1 (one) day after the application requirements have been received in full.
- (3) KKKPR is valid for 3 (three) years from publication.

#### Article 11

- (1) PKKPR for non-UMK Business Activities as intended in Article 6 paragraph (1) letter b is given if in the planned location of Space Utilization activities:
  - a. RDTR not yet available; or
  - b. The available RDTR is not yet integrated in the System OSS.
- (2) PKKPR as intended in paragraph (1) is carried out in stages:
  - a. registration;
  - b. assessment of documents for proposed Space Utilization activities towards RTRW; And
  - c. publication of PKKPR.

#### Article 12

- (1) Registration as intended in Article 11 paragraph (2) letter a must include a document for a proposed Space Utilization activity that contains at least:
  - a. location coordinates;
  - b. land area requirements for Space Utilization activities;
  - c. land tenure information;
  - d. business type information;
  - e. plan for the number of building floors;
  - f. building floor area plan; And
  - g. building technical plan and/or master plan area.
- (2) Completeness regarding the plan for the number of building floors and plan for the floor area of the building as intended in paragraph (1) letter e and letter f is required in the event that building construction will be carried out during the implementation of the Space Utilization plan.
- (3) In the event that registration is carried out by a Business Actor whose business activities have a major impact or influence on the availability and quality of raw water/clean water, they must include a document regarding the use of raw water/clean water.
- (4) Location coordinates as intended in paragraph (1) letter a in the form of:
  - a. polygons that provide information on the area and shape of land or parcel identification numbers for land that has been certified;
  - b. point; and/or
  - c. line.



- (5) If the application requirements have been received in full, the OSS System issues a deposit order to the applicant for payment of PNBP.
- (6) If the application requirements are not complete, the OSS System returns the registration application documents to the applicant.
- (7) The applicant pays the PNBP as intended in paragraph (5) in accordance with the provisions of statutory regulations.
- (8) After paying the PNBP as intended in paragraph (7), the applicant submits proof of payment to the OSS System.

### Article 13

- (1) Evaluation of documents for proposed Space Utilization activities as intended in Article 11 paragraph (2) letter b is carried out through studies based on the RTRW.
- (2) Evaluation of documents for proposed Space Utilization activities as intended in paragraph (1) is carried out through studies that are in line with the objectives of Spatial Planning Implementation to create safe, comfortable, productive and sustainable spaces.
- (3) Evaluation of documents for proposed Space Utilization activities through studies as intended in paragraph (1) and paragraph (2) may involve the Spatial Planning Forum.
- (4) The results of the discussion of the Spatial Planning Forum as intended in paragraph (3) do not reduce the authority of the Regent in issuing PKKPR.
- (5) If necessary, a field inspection can be carried out to assess the proposed documents for Space Utilization activities.

### Article 14

PKKPR is carried out without going through the assessment stages of documents for proposed Space Utilization activities in the event that the application is located at:

- a. industrial areas and tourism areas that already have business permits in accordance with statutory provisions;
- b. business location and/or Space Utilization activities that require expansion of an existing business and the location of the land borders the planned business location and/or Space Utilization activities with the following conditions:
  1. At the requested location, a KKPR has not been issued for Business Activities in the name of another business actor;

2. the planned Space Utilization activities are the same and/or 1 (one) production line is the same as the existing Space Utilization activities;
  3. the space allocation at the location of the planned Space Utilization activity is the same as the space allocation at the location of the Space Utilization activity that is already underway; And
  4. The area of land for the development of planned Space Utilization activities does not exceed the area of land that has been previously cultivated.
- c. the planned business location and/or Space Utilization activity is land that is already controlled by another business actor who has obtained a KKPR and will be used by the business actor by buying and selling, renting or other means in accordance with the provisions of statutory regulations, with the provisions of the Utilization activity The planned space is in accordance with the published KKPR.

#### Article 15

- (1) Issuance of PKKPR as intended in Article 11 paragraph (2) letter c is carried out by the Regent through the PM and PTSP Service by taking into account the results of the study as intended in Article 13 paragraph (3) and technical land considerations.
- (2) The issuance of PKKPR as intended in paragraph (1) can be given with the consideration of the Spatial Planning Forum.
- (3) Land technical considerations as intended in paragraph (1) regarding business locations are carried out by the land office.
- (4) The land office submits technical considerations on land as referred to in paragraph (3) to the Spatial Planning Forum no later than 10 (ten) days from the time the registration or payment of non-tax state revenue is received.
- (5) In the event that the land office does not submit technical considerations within the time period as intended in paragraph (4), the land office in question is deemed to have provided technical land considerations.
- (6) The Regent through the PM and PTSP Service issues the PKKPR as intended in paragraph (1) in the form of a decision:
  - a. Approved; or
  - b. rejected with a reason for rejection.

- (7) The decision approved as intended in paragraph (6) letter a is in the form of:
  - a. fully approved; or
  - b. partially approved.

Article 16

- (1) Issuance of PKKPR as intended in Article 11 paragraph (2) letter c contains at least:
  - a. location of activities;
  - b. type of Space Utilization designation;
  - c. basic building coefficient;
  - d. building floor coefficient;
  - e. indication of Space Utilization program; And
  - f. requirements for implementing Space Utilization activities.
- (2) The issuance of the PKKPR as intended in paragraph (1) shall be carried out no later than 20 (twenty) days after the application requirements have been received in full and non-tax state revenue payment is received as intended in Article 12 paragraph (8).
- (3) PKKPR is valid for 3 (three) years from publication.

Paragraph 3  
KKPR for MSE Business Activities

Article 17

KKPR for UMK business activities as intended in Article 5 letter b requires validation of Compliance with the Procedures  
Space in the form of a Certificate of Spatial Conformity.

Paragraph 4

Acquisition of Land in KKPR for Business Activities

Article 18

- (1) KKPR for Business Activities is issued to applicants who have not yet obtained land or to applicants who have obtained land for their business activities.
- (2) KKPR for Business Activities as intended in paragraph (1) is the basis for land administration for land acquired in the implementation of KKPR.

Article 19

In the event that the KKPR applicant for Business Activities has not obtained land for his business activities as intended in Article 18 paragraph (1), the KKPR is valid for a period of 3 (three) years.

Article 20

In the event that an applicant for KKPR for Business Activities has obtained land for his business activities as intended in Article 18 paragraph (1), the validity period of the KKPR follows the period of control over the land that has been acquired by the applicant and is in accordance with the area of land obtained and approved in the KKPR.

Article 21

- (1) In the event that the KKPR holder as intended in Article 19 has not been able to obtain the entire land in accordance with the issued KKPR, the KKPR holder can apply for: a. request for extension of KKPR for Activities  
Try; or b.  
collaboration with the Land Bank.
- (2) Submission of an application for extension of the KKPR for Business Activities as intended in paragraph (1) letter a shall be made no sooner than 3 (three) months before the end of the KKPR.
- (3) Application for cooperation with the Land Bank as intended in paragraph (1) letter b shall be made no later than 3 (three) months before the end of the KKPR.
- (4) In the event that cooperation is carried out with the Land Bank as intended in paragraph (3), the KKPR is updated.
- (5) Extension of the KKPR as intended in paragraph (1) letter a can only be carried out if land acquisition has reached at least 30% (thirty percent) of the approved land area in 1 (one) stretch in accordance with the assessment from the land office.
- (6) Application for extension of KKPR for Business Activities by KKPR holders as intended in paragraph (1) letter a must include the KKPR number for Business Activities previously owned through the OSS System.

- (7) KKPR for Business Activities that has been extended is valid for 2 (two) years and cannot be applied for another extension and can no longer apply for cooperation with the Land Bank.
- (8) Cooperation with the Land Bank as intended in paragraph (1) letter b is carried out in accordance with the provisions of statutory regulations.
- (9) In the event that the priority applicant for KKPR for Business Activities does not submit an application for an extension of the KKPR for Business Activities before the KKPR period ends or the KKPR extension period as intended in paragraph (7) ends, then the land that has not been acquired can be applied for KKPR for Business Activities by other applicants.

## Article 22

- (1) After the issuance of a KKPR that has not yet acquired land as intended in Article 18 paragraph (1), the KKPR holder must free the land from the rights and interests of other parties based on an agreement with the right holder or party who has such interests by means of sale and purchase, providing compensation. , land consolidation, or other methods in accordance with statutory provisions.
- (2) Before the land in question is released by the KKPR holder, all rights or interests of other parties whose existing rights to the land in question are not reduced and their rights are still recognized, including the authority which according to law is possessed by the holder of land rights to obtain proof of rights (certificate). ), and the authority to use and utilize the land for personal or business purposes in accordance with the applicable spatial plan, as well as the authority to transfer it to other parties.
- (3) The authority to transfer rights to other parties as intended in paragraph (2) is exercised at locations determined by the KKPR based on good faith, with priority to:
  - a. KKPR holder; and/or
  - b. Land Bank based on cooperation with holders KKPR.

- (4) KKPR holders must respect the interests of other parties in land that has not been acquired as intended in paragraph (2), not close or reduce the accessibility of the community around the location, and maintain and protect the public interest.
- (5) The KKPR holder reports periodically every 3 (three) months to the head of the land office regarding land acquisition that has been carried out based on the KKPR and the implementation of the use of the land.
- (6) Land that has been acquired within the 3 (three) year validity period of the KKPR is registered with the land office no later than 1 (one) year after the end of the KKPR.
- (7) The land office carries out periodic checks every 3 (three) months or at any time if necessary regarding the implementation of land acquisition by KKPR holders as intended in paragraph (1).

#### Article 23

- (1) For locations where KKPR for Business Activities has been issued for business actors who have not yet obtained land as intended in Article 18 paragraph (1), an application for KKPR may be submitted by: a. land owner; and/or b. KKPR applicant  
Business Activities in the  
basement  
or above ground space.
- (2) Application for KKPR by the land owner as intended in paragraph (1) letter a is carried out with the following provisions:
  - a. in accordance with land tenure information as contained in the technical considerations for land; and b. The proposed KKPR does not exceed the area of land he owns.
- (3) The KKPR application by the KKPR applicant as intended in paragraph (1) letter b is carried out in accordance with the land control information as contained in the technical land considerations.

Paragraph 5  
Updates to KKPR for Business Activities

Article 24

- (1) KKPR updates are carried out in the event of:
  - a. the business actor has not been able to complete the land acquisition and has not submitted an application for a KKPR extension;
  - b. the business actor has obtained a KKPR extension, but has not been able to complete the land acquisition in accordance with the issued KKPR extension;
  - c. business actors have carried out acquisition cooperation land with the Land Bank; or
  - d. there is a change in Business Actors as a result of actions law.
- (2) Updating of KKPR for Business Activities as intended in paragraph (1) is carried out through the OSS System based on land registration status.
- (3) Based on the update of the KKPR for Business Activities as intended in paragraph (2), the OSS System issues a KKPR for Business Activities with a period and land area according to the control over the land acquired.

Part Three  
KKPR for Non-Business Activities

Paragraph 1  
General  
Article 25

- (1) Implementation of KKPR for Non-Business Activities as intended in Article 3 letter b, includes:
  - a. KKKPR; And
  - b. PKKPR.
- (2) KKPR for Non-Business Activities as intended in paragraph (1) includes:
  - a. Space Utilization activities for private residences, places of worship, social foundations, religious foundations, educational foundations, or humanitarian foundations;

- b. Space Utilization activities that are not national strategic in nature are financed by the State Revenue and Expenditure Budget or Regional Revenue and Expenditure Budget; And
  - c. Space Utilization activities which are the implementation of social and environmental responsibility funded by limited liability companies or *Corporate Social Responsibility*.
- 3) Format of KKKPR for Non-Business Activities and PKKPR for Non-Business Activities as stated in Attachment I and Attachment II which are an inseparable part of this Regent's Regulation.

Paragraph 2  
KKKPR for Non-Business Activities

Article 26

- (1) KKKPR for Non-Business Activities as intended in Article 25 paragraph (1) letter a is given based on the suitability of the location plan for Space Utilization activities with the RDTR.
- (2) RDTR as intended in paragraph (1) is RDTR that has been integrated with the OSS System.
- (3) KKKPR as intended in paragraph (1) is carried out in stages: a. registration; b. assessment of documents for proposed Space Utilization activities against RDTR; And c. KKKPR publication.

Article 27

- (1) Registration as intended in Article 26 paragraph (3) letter a is carried out by the applicant through the DPUPR by including a document on a proposal for Space Utilization activities which is at least accompanied by: a. location coordinates; b. land area requirements for Space Utilization activities; c. land tenure information; d. information on type of activity; e. plan for the number of building floors; And



- f. building floor area plan.
- (2) Completeness regarding the plan for the number of building floors and plan for the floor area of the building as intended in paragraph (1) letter e and letter f is required in the event that building construction will be carried out during the implementation of the Space Utilization plan.
- (3) Location coordinates as intended in paragraph (1) letter a in the form of:
  - a. polygons that provide information on the area and shape of land or parcel identification numbers for land that has been certified;
  - b. point; and/or c. line.
- (4) Land control information as intended in paragraph (1) letter c is in the form of a map of land control areas.
- (5) In the event that the application requirements are not yet complete, the electronic held to return the registration system by Minister application documents to the applicant.

#### Article 28

- (1) Evaluation of documents for proposed Space Utilization activities for RDTR which have been integrated with the OSS System as intended in Article 26 paragraph (3) letter b is carried out by an electronic system organized by Minister who handles government affairs in the investment sector.
- (2) The electronic system organized by the Minister who administers government affairs in the investment sector carries out location suitability checks based on the RDTR which has been integrated with the OSS System.
- (3) Based on the examination as intended in paragraph (2), the electronic system organized by the Minister who carries out government affairs in the investment sector issues a KKKPR in the form of a decision:
  - a. Approved; or b. rejected with a reason for rejection.

- (4) The decision approved as intended in paragraph (3) letter a is in the form of: a. fully approved; or b. partially approved.

Article 29

- (1) Issuance of KKKPR as intended in Article 26 paragraph (3) letter c, contains at least:
- a. location of activities;
  - b. type of Space Utilization activity;
  - c. basic building coefficient; d. building floor coefficient; e. building planning provisions; and f. requirements for implementing Space Utilization activities.
- (2) The issuance of the KKKPR as intended in paragraph (1) shall be carried out no later than 1 (one) day after the application requirements have been received in full as intended in Article 27 paragraph (1).
- (3) KKKPR is valid for 3 (three) years from publication.

Paragraph 3  
PKKPR for Non-Business Activities

Article 30

- (1) PKKPR as intended in Article 25 paragraph (1) letter b is given in terms of the activity location plan  
Space Utilization:
- a. RDTR not yet available; or b. The available RDTR is not yet integrated in the System OSS.
- (2) PKKPR as intended in paragraph (1) is carried out in stages: a. registration; b. assessment of documents for proposed Space Utilization activities towards RTR; and c. publication of PKKPR.

## Article 31

- (1) Registration as intended in Article 30 paragraph (2) letter a is carried out by including a document for a proposal for Space Utilization activities which is accompanied by at least:
  - a. location coordinates;
  - b. land area requirements for Space Utilization activities; c. land tenure information; d. information on type of activity; e. plan for the number of building floors; f. building floor area plan; g. building technical plan and/or master plan area;
  - h. identity card; And
  - i. tax notification letter for land tax due newest building.
- (2) Completeness regarding the plan for the number of building floors and plan for the floor area of the building as intended in paragraph (1) letter e and letter f is required in the event that building construction will be carried out during the implementation of the Space Utilization plan.
- (3) In the event that registration is carried out by an applicant whose space utilization activities impact or influence the availability and quality of raw water/clean water, they must include a document regarding the use of raw water/clean water.
- (4) Location coordinates as intended in paragraph (1) letter a in the form of:
  - a. polygons that provide information on the area and shape of land or parcel identification numbers for land that has been certified;
  - b. point; and/or
  - c. line.
- (5) In the event that the application requirements are not complete, the electronic system organized by the Minister who administers government affairs in the investment sector returns the registration application documents to the applicant.
- (6) The applicant pays the PNBP as intended in paragraph (5) in accordance with the provisions of the laws and regulations.

- (7) After paying the PNBP as intended in paragraph (7), the applicant submits proof of payment to the electronic system organized by the Minister.

#### Article 32

- (1) Evaluation of documents for proposed Space Utilization activities as intended in Article 30 paragraph (2) letter b is carried out through studies using tiered and complementary principles based on:
  - a. RTRW;
  - b. Provincial Spatial Planning;
  - c. National Strategy Area Spatial Plan; d. Zoning Plan for Certain National Strategy Areas; e. Inter-Regional Zoning Plan; and/or
  - f. National Regional Spatial Plan.
- (2) Evaluation of documents for proposed Space Utilization activities as intended in paragraph (1) is carried out through studies that are in line with the objectives of Spatial Planning Implementation to create safe, comfortable, productive and sustainable spaces.
- (3) Evaluation of documents for proposed Space Utilization activities through studies as intended in paragraph (1) and paragraph (2) may involve the Spatial Planning Forum.
- (4) The results of the discussion of the Spatial Planning Forum as referred to in paragraph (3) do not reduce the authority of the Head of the PM and PTSP Service in issuing PKKPR.
- (5) If necessary, a field inspection can be carried out to assess the proposed documents for Space Utilization activities.

#### Article 33

- (1) Issuance of PKKPR as intended in Article 30 paragraph (2) letter c is carried out by the Head of the PM and PTSP Service taking into account the results of the study as intended in Article 32 paragraph (1) and technical land considerations.
- (2) The issuance of PKKPR as intended in paragraph (1) can be given with the consideration of the Spatial Planning Forum.

- (3) Land technical considerations as intended in paragraph (1) regarding the location of activities are carried out by the land office.
- (4) The land office submits the technical considerations for land as intended in paragraph (3) to the DPUPR no later than 10 (ten) days from the time the PNBP registration or payment is received.
- (5) In the event that the land office does not submit technical considerations within the time period as intended in paragraph (4), the land office is deemed to have provided technical land considerations.
- (6) The Head of the PM and PTSP Service issues the PKKPR as intended in paragraph (1) in the form of a decision:
  - a. Approved; or
  - b. rejected with a reason for rejection.
- (7) The decision approved as intended in paragraph (6) letter a is in the form of:
  - a. fully approved; or
  - b. partially approved.

#### Article 34

- (1) Issuance of PKKPR as intended in Article 30 paragraph (2) letter c contains at least:
  - a. location of activities;
  - b. type of Space Utilization designation; c. basic building coefficient; d. building floor coefficient; e. indication of Space Utilization program; and f. requirements for implementing Space Utilization activities.
- (2) Issuance of PKKPR as intended in paragraph (1) shall be carried out no later than 20 (twenty) days after the application requirements have been received in full and PNBP accepted as intended in Article 12 paragraph (8).
- (3) PKKPR is valid for 3 (three) years from publication.

Paragraph 4  
Acquisition of Land in KKPR for Non-Business Activities

Article 35

- (1) KKPR for Non-Business Activities is issued to applicants who have obtained land or to applicants who have not yet obtained land for their activities.
- (2) KKPR for Non-Business Activities as intended in paragraph (1) is the basis for land administration for land acquired in the implementation of KKPR.
- (3) KKPR for Non-Business Activities that have not obtained land as intended in paragraph (1) is a Space Utilization activity as intended in Article 25 paragraph (2) letter b.

Article 36

In the event that the KKPR applicant for Non-Business Activities has not obtained land for his activities as intended in Article 35 paragraph (1), the KKPR is valid for a period of 3 (three) years.

Article 37

In the event that the KKPR applicant for Non-Business Activities has obtained land for its activities as intended in Article 35 paragraph (1), the validity period of the KKPR follows the period of control over the land that has been acquired by the applicant and is in accordance with the land area that has been acquired and approved in the KKPR.

Article 38

In terms of the validity period of the KKPR for Non-Business Activities as intended in Article 25 paragraph (2) letter b has expired and the land acquisition process has not been completed, the KKPR is automatically extended according to the planning period in the land acquisition plan document.

Article 39

- (1) For locations that have been published by KKPR Activities  
Non-enterprise applicants who have not yet obtained land as intended in Article 35 paragraph (1) can submit a KKPR application by:

- a. land owner; and/or b. KKPR applicant for Non-Business Activities in the lower room land or above ground space.
- (2) The KKPR application as intended in paragraph (1) letter a is made with the following provisions:
  - a. in accordance with land tenure information as contained in the technical considerations for land; And
  - b. The proposed KKPR does not exceed the land area he has.
- (3) The KKPR application as intended in paragraph (1) letter b is carried out in accordance with land control information as contained in the technical land considerations.

#### Article 40

- (1) After the issuance of a KKPR that has not yet acquired land as intended in Article 35 paragraph (1), the KKPR holder must free the land from the rights and interests of other parties based on an agreement with the right holder or party who has such interests by means of sale and purchase, providing compensation. , land consolidation, or other methods in accordance with statutory provisions.
- (2) Before the land in question is released by the KKPR holder, all existing rights or interests of other parties in the land in question are not reduced and their rights are still recognized, including the authority which according to law is possessed by the holder of land rights to obtain proof of rights (certificate). , and the authority to use and exploit the land for personal or business purposes in accordance with the applicable spatial plan, as well as the authority to transfer it to other parties.
- (3) The authority to transfer rights to other parties as intended in paragraph (2) is exercised at locations determined by the KKPR based on good faith, with priority to:
  - a. KKPR holder; and/or b. Land Bank based on cooperation with holders KKPR.

- (4) KKPR holders must respect the interests of other parties in land that has not been acquired as referred to in paragraph (2), not close or reduce the accessibility of the community around the location, and maintain and protect the public interest.
- (5) The KKPR holder reports periodically every 3 (three) months to the head of the land office regarding land acquisition that has been carried out based on the KKPR and the implementation of the use of the land.
- (6) Land that has been acquired within the 3 (three) year validity period of the KKPR is registered with the land office no later than 1 (one) year after the end of the KKPR.
- (7) The land office carries out periodic checks every 3 (three) months or at any time if necessary regarding the implementation of land acquisition by KKPR holders as intended in paragraph (1).

Paragraph 5  
PKKPR Update for Non-Business Activities

Article 41

- (1) KKPR updates are carried out in the event of:
  - a. the applicant has not been able to complete the land acquisition and has not submitted an application for a KKPR extension;
  - b. the applicant has obtained a KKPR extension, but has not been able to complete the land acquisition in accordance with the issued KKPR extension; or
  - c. there is a change in the KKPR holder as a result of the action law.
- (2) In order to adjust the validity period of the KKPR with the land rights obtained, the applicant shall update the KKPR for Non-Business Activities in accordance with with the provisions of statutory regulations.
- (3) Regarding the results of updating the KKPR for Non-Business Activities as intended in paragraph (2), the electronic system will issue a KKPR for Non-Business Activities with a period and land area according to the control over the land acquired.



Part Four  
Provisions for the Implementation of the KKPR

Article 42

- (1) The Regent issues KKPR to:
  - a. PKKPR for Business Activities; b. KKKPR for Non-Business Activities; and c. PKKPR for Non-Business Activities.
- (2) Issuance of KKPR as intended in paragraph (1) for proposed Space Utilization activities within 1 (one) Regional administrative area is given to the Regent or appointed official.
- (3) The implementation of the KKPR by the Regent is carried out in accordance with the provisions of the legislation.

Part Five  
Implementation of KKPR Non-Electronically

Article 43

- (1) Non-electronic implementation of KKPR is carried out in conditions where the OSS System or electronic system organized by the Minister cannot serve the KKPR issuance process.
- (2) Non-electronic implementation of KKPR as intended in paragraph (1) applies to:
  - a. PKKPR for Business Activities;
  - b. KKKPR for Non-Business Activities;And
  - c. PKKPR for Non-Business Activities.
- (3) The non-electronic implementation of KKPR as intended in paragraph (2) is carried out in stages:
  - a. registration;
  - b. assessment of documents for proposed Space Utilization activities;And
  - c. publishing.
- (4) As long as the Electronic System organized by the Minister as intended in paragraph (1) cannot serve the KKPR issuance process, the implementation of the Non-Business KKPR is carried out through the Regional application.

## Article 44

- (1) Registration as intended in Article 43 paragraph (3) letter a is carried out by the applicant.
- (2) In the event that the implementation of PKKPR for Business Activities has been delegated to the Regent, the registration as intended in paragraph (1) is submitted to the PM and PTSP Service.
- (3) In the event that the implementation of KKKPR for Non-Business Activities and PKKPR for Non-Business Activities has been delegated to the Regent, the registration as intended in paragraph (1) is submitted to the PM and PTSP or DPUPR Services.

## Article 45

- (1) Assessment of documents for proposed Space Utilization activities as intended in Article 43 paragraph (3) letter b is carried out by the DPUPR through studies that are in line with the objectives of organizing spatial planning.
- (2) In carrying out the assessment as intended in paragraph (1) the Spatial Planning Forum may be involved.
- (3) Implementation of PKKPR for Business Activities, KKKPR for Non-Business Activities, and PKKPR for Non-Business Activities, assessment of documents as referred to in paragraph (1) is carried out by the Spatial Planning Forum through studies that are in line with the objectives of implementing spatial planning.

## Article 46

- (1) Issuance of KKKPR for Non-Business Activities is carried out by the Regent, taking into account the results of the study discussion as intended in Article 45 paragraph (3) by the Spatial Planning Forum.
- (2) Issuance of PKKPR for Business Activities and PKKPR for Non-Business Activities, carried out by the Regent taking into account the results of the study discussions as intended in Article 45 paragraph (3) and technical land considerations by the Spatial Planning Forum.

CHAPTER III  
TRANSITIONAL PROVISIONS

Article 47

- (1) Space Utilization Activities that are in accordance with the spatial planning plan and already have a Space Utilization permit prior to the enactment of this Regent's Regulation do not require KKPR until the validity period of the space utilization permit expires.
- (2) Approvals for changes in land use that were issued before this Regent's Regulation was promulgated are still valid until the expiration date.
- (3) Applications for land use change approval services that were submitted before this Regent's Regulation was promulgated and are still in process can be issued within 90 (ninety) days.

CHAPTER IV  
CLOSING

Article 48

When this Regent's Regulation comes into force:

- a. Sukoharjo Regent's Regulation Number 42 of 2017 concerning Approval of Changes in Land Use and Improvement of Land Use (Regional Gazette of Sukoharjo Regency of 2017 Number 43) as amended by Regent's Regulation Number 25 of 2018 concerning Amendments to Regent's Regulation Number 42 of 2017 concerning Approval of Changes in Land Use and Increasing Land Use (Sukoharjo Regency Regional Gazette 2018 Number 25); And
- b. Sukoharjo Regent Regulation Number 90 of 2018 concerning Procedures for Issuing Location Permit Approvals (Sukoharjo Regency Regional Gazette of 2018 Number 91), is revoked and declared invalid.

Article 49

This Regent's Regulation comes into force on the date of promulgation.

So that everyone can find out, this Regent's Regulation is ordered to be promulgated by placing it in the Regional Gazette of Sukoharjo Regency.

Stipulated in Sukoharjo on  
July 13 2023

REGENT SUKOHARJO,

signed.

ETIK SURYANI

Promulgated in Sukoharjo on  
July 13 2023

REGIONAL SECRETARY  
SUKOHARJO DISTRICT,

signed.

WIDODO

REGIONAL NEWS SUKOHARJO DISTRICT  
YEAR 2023 NUMBER 26

The copy corresponds to the original  
HEAD OF LEGAL SECTION,

signed

TEGUH PRAMONO, SH, MH NIP

Level I Advisor.

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APPENDIX I  
SUKOHARJO REGENCY REGULATIONS  
NUMBER 26 OF 2023  
ABOUT  
IMPLEMENTATION OF ACTIVITY FITNESS  
SPACE USE

FORMAT FOR CONFIRMATION OF SUITABILITY OF SPACE USE ACTIVITIES  
FOR NON-BUSINESS ACTIVITIES



**SUKOHARJO REGENCY GOVERNMENT**  
**ONE STOP INVESTMENT AND INTEGRATED SERVICES DEPARTMENT**

Jalan Abu Tholib Sastrotenoyo Sukoharjo, Postal Code 57521  
Tel./ Fax. (0271) 590244 Website: [www.dpmpptsp.sukoharjokab.go.id](http://www.dpmpptsp.sukoharjokab.go.id),  
Email: [dpmpptsp@sukoharjokab.go.id](mailto:dpmpptsp@sukoharjokab.go.id)

SUKOHARJO REGENCY GOVERNMENT

CONFIRM THE SUITABILITY OF SPACE USE ACTIVITIES  
FOR NON-BUSINESS ACTIVITIES  
NUMBER : .....

Based on Law Number 6 of 2023 concerning Determination  
Government Regulation in Lieu of Law Number 2 of 2022 concerning Job Creation becomes Law, at the  
request of business actors, the Head of the PM and PTSP Service issues a Confirmation of Conformity

Space Utilization Activities for Non-Business Activities to:

- 1. Applicant's Name 2. : .....
- NPWP 3. : .....
- Office Address : .....
- 4. No. Telephone 5. : .....
- Email 6. : .....
- Activity Location
  - a. Address b. : .....
  - Village/District c. Subdistrict : .....
  - : .....
  - d. Regency/City e. Province : .....
  - f. Geographical : .....
  - coordinates requested 7. Area of land requested 8. : x1y1; x2y2; x3y3; x4y4; etc
- Technical building plan and/or area master : ..... (ha or m2)
- plan : .....

declared fully approved/partially approved/completely rejected with the following conditions:

- 1. Approved geographic coordinates 2. : x1y1; x2y2; x3y3; x4y4; etc
- Approved land area 3. Type of : .....(ha or m2)
- Space Utilization designation 4. Maximum Building : .....
- Base Coefficient 5. Maximum Building Floor : .....
- Coefficient 6. Building Layout Provisions 7. : .....
- Requirements for Implementing : .....
- Space Utilization Activities : .....

8. Additional information (if available)

- a. Minimum Building Boundary Line: .....
- b. Minimum Building Clearance : .....
- c. Minimum Green Base Coefficient : .....
- d. Maximum Basement Tread Coefficient: .....
- e. Municipal Utilities Network : .....

Under the condition:

1. Confirmation of the Conformity of Space Utilization Activities is a statement that the activity location plan is in accordance with Sukoharjo Regency Regional Regulation Number 1 of 2018 concerning Amendments to Sukoharjo Regency Regional Regulation Number 14 of 2011 concerning Sukoharjo Regency Regional Spatial Planning for 2011 – 2031; and Sukoharjo Regent Regulation Number 91 of 2020 concerning RDTR for the Urban Area of Sukoharjo District for 2020-2039.
2. After obtaining this confirmation, the applicant can apply for a Non-Business Licensing as required by statutory regulations.
3. Holders of Confirmation of Conformity for Space Utilization Activities can only apply for a Non-Business Permit in accordance with the approved location.
4. Confirmation of the Suitability of Space Utilization Activities is the basis for acquiring the land required for the activity, and also applies as a permit for the transfer of land rights, as well as for processing further permits with the authorized agency.
5. Confirmation of Conformity of Space Utilization Activities is valid on the date of publication and is valid for 3 (three) years from publication.

6. In the event that an update has been carried out, the validity period of the Confirmation of Conformity for Space Utilization Activities follows the period of control over the land that has been acquired.
7. In the event that the applicant for Confirmation of Suitability of Space Utilization Activities for Non-Business Activities has obtained land for his activities, the validity period of the Confirmation of Conformity for Space Utilization Activities follows the period of control over the land that has been obtained by the applicant and is in accordance with the area of land that has been acquired and approved in the Confirmation of Conformity Space Utilization Activities.
8. This activity will be supervised by the Central Government or Regional Government in accordance with statutory provisions.
9. Holders of Conformity for Space Utilization Activities are required to comply with applicable laws and regulations.

Published date:

HEAD OF CAPITAL INVESTMENT SERVICE  
AND ONE STOP INTEGRATED SERVICE  
SUKOHARJO DISTRICT

REGENT SUKOHARJO,

signed.

ETIK SURYANI

APPENDIX II  
SUKOHARJO REGENCY REGULATIONS  
NUMBER 26 OF 2023  
ABOUT  
IMPLEMENTATION OF ACTIVITY FITNESS  
SPACE USE

FORM OF APPROVAL FOR CONFORMITY TO UTILIZATION ACTIVITIES  
SPACE FOR NON-BUSINESS ACTIVITIES



**SUKOHARJO REGENCY GOVERNMENT**  
**ONE STOP INVESTMENT AND INTEGRATED SERVICES DEPARTMENT**

Jalan Abu Tholib Sastrotenoyo Sukoharjo, Postal Code 57521  
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Email: [dpmpstsp@sukoharijakab.go.id](mailto:dpmpstsp@sukoharijakab.go.id)

SUKOHARJO REGENCY GOVERNMENT

APPROVAL OF COMPATIBILITY OF SPACE USE ACTIVITIES  
FOR NON-BUSINESS ACTIVITIES  
NUMBER :.....

Based on Law Number 6 of 2023 concerning Determination  
Government Regulation in Lieu of Law Number 2 of 2022 concerning Job Creation becomes Law, at the  
request of business actors, the Head of PM and PTSP Services issues a Conformity Approval

Space Utilization Activities for Non-Business Activities to:

- 1. Applicant's Name 2. : .....
- NPWP 3. : .....
- Office Address : .....
- 4. No. Telephone 5. : .....
- Email 6. : .....
- Activity Location
  - a. Address b. : .....
  - Village/District c. Subdistrict : .....
  - : .....
  - d. Regency/City e. Province : .....
  - f. Geographical : .....
  - coordinates requested 7. Area of land requested 8. : x1y1; x2y2; x3y3; x4y4; etc
  - Technical building plan and/or area master : ..... (ha or m2)
  - plan : .....

declared fully approved/partially approved/completely rejected with the following conditions:



1. Approved geographic coordinates 2. : x1y1; x2y2; x3y3; x4y4; etc  
 Approved land area 3. Type of : .....(ha or m2)  
 Space Utilization designation 4. Maximum Building : .....  
 Base Coefficient 5. Maximum Building Floor : .....  
 Coefficient 6. Building Layout Provisions 7. : .....  
 Requirements for Implementing : .....  
 Space Utilization Activities : .....

8. Additional information (if available)

- a. Minimum Building Boundary Line: .....
- b. Minimum Building Clearance : .....
- c. Minimum Green Base Coefficient : .....
- d. Maximum Basement Tread Coefficient: .....
- e. Municipal Utilities Network : .....

By considering:

1. Sukoharjo Regency Regional Regulation Number 14 of 2011 concerning Sukoharjo Regency Regional Spatial Planning for 2011-2031 as amended by Sukoharjo Regency Regional Regulation Number 1 of 2018 concerning Amendments to Sukoharjo Regency Regional Regulation Number 14 of 2011 concerning Regency Regional Spatial Planning Sukoharjo 2011-2031;
2. Sukoharjo Regency Land Technical Considerations Number...

Other conditions:

1. Approval for the Suitability of Space Utilization Activities is given with the considerations as stated in the attachment.
2. Approval of the Conformity of Space Utilization Activities is a document stating the compatibility between the Space Utilization activity plan and RTR other than RDTR, in accordance with the provisions of statutory regulations.
3. This Approval of Conformity for Space Utilization Activities is valid for 3 (three) years from issuance and can be extended in accordance with applicable laws and regulations.
4. If an update has been carried out, the validity period of the Approval for Conformity of Space Utilization Activities follows the period of control over the land that has been acquired.
5. In the event that the applicant for Approval of Suitability for Space Utilization Activities for Non-Business Activities has obtained land for

activities, the validity period of the Approval for Conformity of Space Utilization Activities follows the period of control over the land that has been acquired by the applicant and is in accordance with the area of land that has been acquired and approved in the Approval for Conformity of Space Utilization Activities.

6. Holders of Approval for Conformity of Space Utilization Activities can only carry out activities in accordance with the approved location.
7. Approval of the Suitability of Space Utilization Activities is the basis for acquiring the land required for the activity, and also applies as a permit for the transfer of land rights, as well as for processing further permits with the authorized agency.
8. Holders of Approval for Conformity of Space Utilization Activities are required comply with applicable laws and regulations.

Published date:

HEAD OF CAPITAL INVESTMENT SERVICE  
AND ONE STOP INTEGRATED SERVICE  
SUKOHARJO DISTRICT

REGENT SUKOHARJO,

signed.

ETIK SURYANI