

COPY

REGENT SUKOHARJO PROVINCE OF CENTRAL JAVA SUKOHARJO REGENCY REGULATIONS NUMBER 85 OF 2021

ABOUT

ORGANIZATION OF LAND DEVELOPMENT ACTIVITIES FOR DEVELOPMENT

BY THE GRACE OF GOD ALMIGHTY REGENT SUKOHARJO,

Considering:

- a. that land preparation activities for development are important activities in supporting development in Sukoharjo Regency;
- b. that in the context of guidance, control and supervision over space utilization activities, use of natural resources, infrastructure and certain facilities or facilities in order to protect public interests and preserve the environment in the Sukoharjo Regency area, regulations are required
 - regarding the implementation of land development activities;
- c. that based on the considerations as intended in letters a and b, it is necessary to stipulate a Regent's Regulation concerning the Implementation of Land Clearing Activities for Development;

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 Regional Formation - Regency areas 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 Structuring Space (State Gazette of the Republic of Indonesia of 2007 Number 68, Supplement to State Gazette of the Republic of Indonesia Number 4725) as amended by Law Number 11 of 2020 concerning Job Creation (State Gazette of the Republic of Indonesia of 2020 Number 245, Supplement to State Gazette of the Republic of Indonesia Number 6573);

- 3. Law Number 32 of 2009 concerning Environmental Protection and Management (State Gazette of the Republic of Indonesia of 2009 Number 140, Supplement to State Gazette of the Republic of Indonesia Number 5059) as amended by Law Number 11 of 2020 concerning Job Creation (State Gazette Republic of Indonesia 2020 Number 245, Supplement to the State Gazette of the Republic of Indonesia Number 6573);
- 4. Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic of Indonesia of 2014 Number 244, Supplement to State Gazette of the Republic of Indonesia Number 5587) as amended several times, most recently by Law Number 11 of 2020 concerning Job Creation (State Gazette Republic of Indonesia Year 2020 Number 245, Supplement to the State Gazette of the Republic of Indonesia Number 6573);
- Government Regulation Number 46 of 2016 concerning Procedures for Carrying out Strategic Environmental Studies (State Gazette of the Republic of Indonesia of 2016 Number 228, Supplement to the State Gazette of the Republic of Indonesia Number 5941);
- Government Regulation Number 21 of 2021 concerning Implementation of Spatial Planning (State Gazette of the Republic of Indonesia of 2021 Number 31, Supplement to State Gazette of the Republic of Indonesia Number 6633);
- Government Regulation Number 22 of 2021 concerning Implementation of Environmental Protection and Management (State Gazette of the Republic of Indonesia of 2021 Number 32, Supplement to State Gazette of the Republic of Indonesia Number 6634);

DECIDE:

To stipulate: REGENT'S REGULATIONS CONCERNING OPERATION LAND MAKING ACTIVITIES FOR DEVELOPMENT.

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 the 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. Every person is an individual or entity Law.
- 5. Land Clearing for Development is the activity of arranging land so that it can be used for building houses, housing, industry, trading services and providing urban infrastructure along with supporting facilities and infrastructure by cutting and/or taking or stockpiling or throwing away and/or move some existing materials.
- 6. Building Approval, hereinafter abbreviated as PBG, is a permit given to the building owner to build new, change, expand, reduce and/or maintain the building in accordance with building technical standards.
- 7. The One Stop Investment and Integrated Services Service, hereinafter abbreviated to the PM and PTSP Service, is the Sukoharjo Regency Capital Investment and One Stop Integrated Services Service.
- 8. The Department of Public Works and Spatial Planning, hereinafter abbreviated as DPUPR, is the Department of Works General and Spatial Planning of Sukoharjo Regency.
- 9. Civil Service Police Unit, hereinafter abbreviated
 Satpol PP is the Civil Service Police Unit of Sukoharjo Regency.
- 10. Regional Financial Agency, hereinafter abbreviated to BKD, is the Regional Financial Agency of Sukoharjo Regency.
- 11. Regional Tax, hereinafter referred to as Tax, is a mandatory contribution to the Region owed by an individual or entity which is coercive based on the Law, without receiving direct compensation and is used for Regional needs for the greatest prosperity of the people.

Section 2

The scope of this Regent's Regulation is as follows:

- a. Land Preparation activities for Development:
- b. permit for Land Clearing activities for Development;
- c. obligation; And
- d. control and supervision.

CHAPTER II

LAND MAKING ACTIVITIES FOR DEVELOPMENT

Article 3

- (1) Land Clearing Activities for Development include activity:
 - a. cutting a portion of material; And
 - b. move materials.
- (2) Land preparation for development as intended in paragraph (1) is not included in business activities in the mining sector.

Article 4

The activity of cutting part of the material as intended in Article 3 paragraph (1) letter a is the reduction of natural material in the form of soil, stone, sand or mixing the three on flat and/or contoured parts of the land to form the quality of the land surface which is part of the development activity stages.

Article 5

Activities to move materials as referred to in Article 3 paragraph (1) letter b is the activity of disposing of, and/or moving natural materials in the form of soil, stone, sand on land where the quality of the soil surface is being carried out to another location which is part of the development activity stages.

CHAPTER III

PERMIT FOR LAND DEVELOPMENT ACTIVITIES FOR DEVELOPMENT

Part One General

Article 6

- (1) Every land owner who will carry out Land Clearing for Development activities must have a Land Clearing for Development permit.
- (2) Land Clearing Permit for Development as intended in paragraph (1) is intended for land covering an area of at least 500 (five hundred) square meters.
- (3) Land Clearing Permit for Development as intended in paragraph (1) is issued by the Regent.
- (4) The Regent in issuing permits for Land Clearing for Development as intended in paragraph (3) is delegated to the Head of the PM and PTSP Service.

- (1) The Regional Government controls every Land Clearing activity for Development in the Region.
- (2) Land Clearing Activities for Development as intended in paragraph (1) is intended part and/or all of the land on which construction or buildings will be built.

The second part Condition

Article 8

- (1) The applicant submits a letter requesting permission for Land Clearing for Development as intended in Article 6 paragraph (1) to the head of the PM and PTSP Service.
- (2) The application letter for land clearing permission for development as intended in paragraph (1) must be accompanied by the following requirements:
 - a. administrative requirements, including:
 - 1. Applicant's Resident Identity Card (KTP);
 - 2. attach the land ownership certificate (certificate of ownership rights, building use rights and use rights) to the land where part of the material will be cut;
 - attach land ownership certificates (certificates of ownership rights, building use rights and use rights) to the land that will receive the materials;
 - 4. a letter of cooperation between the land owner who will carry out cutting activities and the land owner who will receive the material transfer, in the event that the land owner has different ownership:
 - 5. For legal entity applicants, attach a photocopy company deed or latest amendment to company deed; And
 - 6. Tax Notification Letter for Land and Building Tax (STTP PBB) and Deposit Receipt (STTS).
 - b. technical requirements, including:
 - 1. Attach a technical plan for land development for Development, including:
 - a. allotment of plannedately elopment maturation

For

- b. map of coordinate points and land topography;
- c. site plan or location drawing;

- d. land development method for development planned;
- e. quantity/volume calculations; And
- f. material transfer plans related to location and mobilization.
- 2. attach PBG documents for buildings or *Detail Engineering Design* (DED) for non-building buildings;
- attach environmental documents in accordance with statutory provisions in the field of environmental protection and management; And
- 4. pay taxes in accordance with applicable statutory provisions.

- (1) Format of application letter for land clearing permit for development as intended in Article 8 paragraph (1) listed in Appendix I which is an inseparable part of this Regent's Regulation.
- (2) Format of cooperation letter as intended in Article 8 paragraph (2) letter a number 4 is listed in Appendix II which is an inseparable part of this Regent's Regulation.

Part Three Application for Land Clearing Permit for Development Article 10

- (1) Application for land clearing permit for development as intended in Article 8 paragraph (1) is carried out online (on the network).
- (2) For permit application registration that has been carried out online (on the network), submit the required documents as intended in Article 8 paragraph (2) can be delivered in digital copy form.
- (3) If the application as intended in paragraph (2) cannot be made, then the application can be made manually.
- (4) The Head of the PM and PTSP Service submits a recommendation request to the Head of the DPUPR no later than 3 (three) working days after the submission of requirements for a Land Clearing permit application for Land Clearing Development declared complete.

Part Four Recommendations for Land Development for Development Article 11

- (1) Recommendations for Land Preparation for Development as intended in Article 10 paragraph (4) are issued by the Head of DPUPR based on a technical team review through the following stages:
 - a. assessment of completeness of administrative requirements;
 - b. site inspection; And
 - c. make the assessment results outlined in the minutes as the basis for issuing recommendations for Land Clearing for Development.
- (2) The technical team as intended in paragraph (1) is determined by the Regional Secretary's Decree.
- (3) The Head of the DPUPR Service issues the results of Recommendations for Land Clearing for Development based on the minutes as intended in paragraph (1) letter c, then submitted to the Head of the PM and PTSP Service and copied to the Head of BKD no later than 7 (seven) working days after the technical team study is completed.
- (4) The format of the recommendation letter for Land Clearing for Development as intended in paragraph (1) is listed in Appendix III which is an inseparable part of this Regent's Regulation.

Part Five Payment of taxes Article 12

- (1) Tax payments as intended in Article 8 paragraph (2) letter b number 4 are deposited by the applicant to BKD after receiving a copy of the Letter of Recommendation for Land Clearing for Development as intended in Article 11 paragraph (3).
- (2) BKD issues a bill for payment of Tax owed to the applicant for payment.
- (3) BKD provides information to the PM and PTSP Service regarding the applicant's Tax payments.
- (4) Tax payments as intended in paragraph (1) are imposed on every Land Clearing activity for Development which is carried out by moving materials to another location with different ownership.
- (5) The tax rate as intended in paragraph (4) is set at 25% (twenty five percent) of the sales value.

Part Six Granting Permits to Clear Land for Development Article 13

- (1) Land Clearing Permit for Development is determined by Decree of the Head of the PM and PTSP Service.
- (2) The Permit for Land Clearing for Development as intended in paragraph (1), is issued by the Head of the PM and PTSP Service no later than 3 (three) working days from the receipt of the Recommendation for Land Clearing for Development from the DPUPR and proof of Tax payment from BKD.
- (3) The validity period of a Land Clearing Permit for Development is determined for a maximum period of 12 (twelve) months and can be extended.
- (4) The application for extension as intended in paragraph (3) is submitted in writing to the Regent cq head of the PM and PTSP Service in accordance with the requirements as intended in Article 8 paragraph (1) and paragraph (2) no later than 15 (fifteen) days before the the permit expires.

Article 14

The format for the letter granting permission for Land Clearing for Development as intended in paragraph (1) is listed in Appendix IV which is an inseparable part of this Regent's Regulation.

CHAPTER IV

OBLIGATION

Article 15

Every person carrying out land clearing activities for development is obliged to:

- a. has a Land Clearing Permit for Development before cutting and moving a portion of material;
- b. pay attention to the existing hydrological flow at the location around the land clearing for development by installing culverts so that water is not blocked by material;
- c. provide parking space on site during the process material transfer mobilization;
- d. pay attention to the comfort and safety of road users by installing signs at the location of the Land Preparation for Development area;
- e. covering materials transported by material transport fleets to avoid material being spilled which could contaminate the roads;
- f. pay attention to the capacity of the material being transported use vehicles according to road class;

- g. clean the tires of the transport fleet carrying materials before leaving the land clearing site for construction;
- h. cleaning the road from dirt as a result of activities land preparation for development;
- i. implement the principles of Safety and Health Work (K3);
- j. responsible for security and safety during land clearing activities for development;
 And
- k. preserving the environment.

Every person who carries out Land Clearing activities for Development who does not fulfill the obligations as intended in Article 15 will be subject to administrative sanctions in the form of:

- a. reprimand letter;
- b. revocation of permits; And
- c. closure of activities.

Article 17

- (1) Satpol PP issues a warning letter as intended in Article 16 letter a in the form:
 - a. first warning letter;
 - b. second warning letter; And
 - c. third warning letter;
- (2) Satpol PP gives the first warning letter as intended in paragraph (2) letter a if the land owner does not carry out the obligations as intended in Article 15.
- (3) If the first warning letter as intended in paragraph (3) is not heeded within the 7 (seven) calendar day period, a second warning letter will be given.
- (4) If the second warning letter as intended in paragraph (4) is not heeded within the 3 (three) calendar day period, a third warning letter will be given.
- (5) If the third warning letter as intended in paragraph (5) is not heeded within the grace period of 3 (three) calendar days, the permit will be revoked.

- (1) The PM and PTSP Service shall revoke the permit as follows referred to in Article 17 paragraph (5).
- (2) If the permit revocation as intended in paragraph (1) has been issued, the Satpol PP will close the activity.

CHAPTER V

CONTROL AND SUPERVISION

Article 19

- (1) Land Clearing Activities for Development are controlled and supervised by a control and supervision team from the relevant agency as determined by the Decree of the Regional Secretary.
- (2) The control and supervision team reports every control and supervision activity to the Regent via the Regional Secretary with a copy from the Head of Satpol PP.

CHAPTER VI

CLOSING

Article 20

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

So that everyone knows, ordered promulgation of this Regent's Regulation with its placement in Sukoharjo Regency Regional News.

Set in Sukoharjo on December 30, 2021

REGENT SUKOHARJO,

signed.

ETIK SURYANI

Promulgated in Sukoharjo on December 30, 2021

REGIONAL SECRETARY SUKOHARJO DISTRICT,

signed.

WIDODO

REGIONAL NEWS SUKOHARJO DISTRICT YEAR 2021 NUMBER 86

APPENDIX I SUKOHARJO REGENCY REGULATION NUMBER 2021 ABOUT ORGANIZATION OF LAND DEVELOPMENT ACTIVITIES FOR DEVELOPMENT.

| | | | and Clearing Permit for | |
|--|--------|--|---|---|
| | | | | |
| No | : | | | |
| Attachment Regarding | : | Requirements Document Administration and Technical Permit application Land Development for Development | | Dear. REGENT SUKOHAR Cq. Head of DPMPTS Sukoharjo Regency |
| | | | | in - Place |
| | | · | | i idoc |
| The undersigned Name/Legal Entine Address Deed of establishment NPWP | ity: | OW: : : : | | |
| Intends to carry | out I | and Clear | ing activities for Developn | nent |
| | th thi | s, we here used as o | eby submit an application ne of the requirements for | for a Land Clearing for Develop |
| • | | | | ure there is information that is no applicable regulations. Thank Y |
| | | | | Best regards, |
| | | | | |
| | | | | |

ETIK SURYANI

signed.

APPENDIX II SUKOHARJO REGENCY REGULATION NUMBER 2021 ABOUT ORGANIZATION OF LAND DEVELOPMENT ACTIVITIES FOR DEVELOPMENT.

Format of Cooperation Letter for Land Expansion for Development

LETTER OF COOPERATION FOR MATERIAL TRANSFER MAKING LAND FOR DEVELOPMENT

| The undersigned below : | | |
|--|-----------------|--|
| Name / Legal Entity : Land | : | |
| Location Address | : | |
| Certificate No | : | |
| Hereinafter referred to as | the FIRST PARTY | |
| Name / Legal Entity : Land | : | |
| Location Address | : | |
| Certificate No | : | |
| Hereinafter referred to as T | HE SECOND PARTY | |
| - | - | intends to carry out the transfer of materials for location: |
| SECOND PARTY is a per Clearing activities for Dev | | ntends to receive the transfer of materials for Land on: |
| | | by enter into a Cooperation Agreement to carry out ng into account the applicable terms and regulations. |
| THE FIRST F | 'ARTY | THE SECOND PARTY |
| Stamp duty Rp | . 10,000,- | Stamp duty Rp. 10,000,- |
| (|) | () |
| | | REGENT SUKOHARJO |
| | | signed. |
| | | ETIK SURYANI |

APPENDIX III
SUKOHARJO REGENCY REGULATION
NUMBER 2021
ABOUT
ORGANIZATION OF LAND
DEVELOPMENT ACTIVITIES FOR
DEVELOPMENT.

Format of Recommendation Letter for Land Clearing for Development



SUKOHARJO REGENCY GOVERNMENT PUBLIC WORKS AND SPACE PLANNING DEPARTMENT

Jalan Rajawali No. 8 Sukoharjo, Postal Code: 57513 Tel. (0271) 593013

| Julian Rajawa | i No. o Gakonarjo, i v | | | | | |
|---|--|---|--|--|--|--|
| | | Sukoharjo, 20 | | | | |
| Number : 650 / | /20 | Dear. | | | | |
| Attachment : | | | | | | |
| Subject: Recommendations | _ | l | | | | |
| For Developm | ent | In - | | | | |
| | | Place | | | | |
| Integrated Services Service | number: | Sukoharjo Regency One Stop Investment and date cation for recommendations for Land Clearing | | | | |
| for Development for and on | | alion for recommendations for Land Gleaning | | | | |
| Applicant Name : | | | | | | |
| Activity Location : | | | | | | |
| Status & No. Land: Coordinate Point : | | | | | | |
| Current Use: Use Plan: | | | | | | |
| Land Area Material Volume | | | | | | |
| Tax Calculated : | | | | | | |
| Based on the : | | | | | | |
| results of the : | | | | | | |
| Technical Team regarding the Documents and site inspect | ne Administrative Req ion in the field, hereby an/Cannot be given in | Public Works and Spatial Planning Service uirements Documents, Technical Requirements it is conveyed that Recommendations for Land in order to obtain a Land Clearing Permit after ecified taxes. | | | | |
| This is how it should be implemented. | | | | | | |
| | | HEAD OF PUBLIC WORKS DEPARTMENT AND SPACE ARRANGEMENT SUKOHARJO DISTRICT | | | | |
| | | LIGHT NAME NIP. | | | | |
| | | REGENT SUKOHARJO, signed. | | | | |
| | | ETIK SURYANI | | | | |

APPENDIX IV
SUKOHARJO REGENCY REGULATION
NUMBER 2021
ABOUT
ORGANIZATION OF LAND
DEVELOPMENT ACTIVITIES FOR
DEVELOPMENT.

Format of Land Clearing Permit for Development



SUKOHARJO REGENCY GOVERNMENT ONE STOP DEPARTMENT OF CAPITAL INVESTMENT AND DEFENDANT SERVICES

Jalan Kyai Mawardi no. 1 Sukoharjo Postal Code 57521, Tel/Fax. (0271) 590244 Website: http://dpmptsp.sukoharjokab.go.id, Email: dpmptsp@sukoharjokab.go.id

DECISION OF THE HEAD OF THE DEPARTMENT OF CAPITAL INVESTMENT AND ONE DOOR INTEGRATED SERVICES SUKOHARJO DISTRICT

NUMBER:

ABOUT

Sukoharjo Regency;

b. Whereas based on the Recommendation for Land Clearing for Development from the Sukoharjo Regency Public Works and Spatial Planning Service Number:, date..... the application submitted by.... has fulfilled the requirements and is therefore worthy of consideration;

c. That based on the considerations as intended in letters a and b, it is necessary to stipulate a Decree of the Head of the One-Stop Integrated Services and Investment Service.

Remember : Regulation of the Regent of Sukoharjo Number... of 2021 concerning the

Implementation of Land Clearing Activities for Development (Sukoharjo

Regency Regional Gazette of 2021 Number...);

DECIDE

Determine:

FIRST : Providing Approval of Land Clearing Permit for Development to........

in the Village/Subdistrict..... District..... Sukoharjo Regency;

SECOND : The location of land clearing activities as intended in the FIRST dictum

is located on one plot of land HM No..... Village/Kelurahan..... covering

an area of.... m2;

THIRD

The recipient of approval as stated in the FIRST dictum must fulfill and carry out the following activities: a. comply with the provisions as stipulated in the

approval given and applicable laws and regulations;

- b. not misuse the agreement for purposes that are contrary to statutory regulations;
 c. carry out activities as requested within the specified time period.
- d. If the requirements of letters a, b and c are not heeded and in the future the requested activity does not comply with

the provisions, then this approval will be reviewed or revoked.

FOURTH : Approval as intended in the FIRST dictum is given within 12 (twelve)

months from the publication of this Decree.

FIFTH : If in the future it turns out that there are errors in this Decree, corrections

and changes as necessary will be made.

Set in Sukoharjo on date

HEAD OF PM AND PTSP SERVICES SUKOHARJO DISTRICT

LIGHT NAME

NIP

REGENT SUKOHARJO

signed.

ETIK SURYANI