



BUPATI SUKOHARJO
PROVINSI JAWA TENGAH
PERATURAN BUPATI SUKOHARJO
SUKOHARJO REGENCY REGULATIONS
NOMOR 01 TAHUN 2020
TENTANG
BENCANA DETAIL TATA RUANG KAWASAN PERKOTAAN
SUKOHARJO DISTRICT YEAR 2020-2039
DENGAN RAHMAT TUHAN YANG MAHA ESA
BUPATI SUKOHARJO,
REGENT SUKOHARJO,

Menimbang : bahwa untuk melaksanakan ketentuan Pasal 18 ayat (3) Undang-Undang Nomor 26 Tahun 2006 tentang Penataan Ruang sebagaimana telah diubah dengan Undang-Undang Nomor 11 Tahun 2020 tentang Cipta Kerja, perlu membentuk Peraturan Bupati Sukoharjo tentang Rencana Detail Tata Ruang Kawasan Perkotaan Kecamatan Sukoharjo Tahun 2020-2039;

- Mengingat :**
1. Undang-Undang Nomor 13 Tahun 1950 tentang Pembentukan Daerah-Daerah Kabupaten Dalam Lingkungan Propinsi Jawa Tengah;
 2. Undang-Undang Nomor 17 Tahun 2007 tentang Rencana Pembangunan Jangka Panjang Nasional Tahun 2005-2025 (Lembaran Negara Republik Indonesia Tahun 2007 Nomor 33, Tambahan Lembaran Negara Republik Indonesia Nomor 4700);
 3. Undang-Undang Nomor 26 Tahun 2007 tentang Penataan Ruang (Lembaran Negara Republik Indonesia Tahun 2007 Nomor 68, Tambahan Lembaran Negara Republik Indonesia Nomor 4725) sebagaimana telah diubah dengan Undang-Undang Nomor 11 Tahun 2020 tentang Cipta Kerja (Lembaran Negara Republik Indonesia Tahun 2020 Nomor 245, Tambahan Lembaran Negara Republik Indonesia Nomor 6573);
 4. Undang-Undang Nomor 23 Tahun 2014 tentang Pemerintahan Daerah (Lembaran Negara Republik Indonesia Tahun 2014 Nomor 244, Tambahan Lembaran Negara Republik Indonesia Nomor 5587) sebagaimana telah diubah beberapa kali terakhir dengan Undang-Undang Nomor 11 Tahun 2020 tentang Cipta Kerja (Lembaran Negara Republik Indonesia Tahun 2020 Nomor 245, Tambahan Lembaran Negara Republik Indonesia Nomor 6573);



5. Government Regulation Number 26 of 2008 concerning National Regional Spatial Planning (State Gazette of the Republic of Indonesia of 2008 Number 48, Supplement to State Gazette of the Republic of Indonesia Number 4833) as amended by Government Regulation Number 13 of 2017 concerning Amendments to Government Regulation Number 26 of 2008 concerning Tata Plans National Regional Space (State Gazette of the Republic of Indonesia of 2017 Number 77, Supplement to the State Gazette of the Republic of Indonesia Number 6042);
6. Government Regulation Number 15 of 2010 concerning Implementation of Spatial Planning (State Gazette of the Republic of Indonesia of 2010 Number 21, Supplement to State Gazette of the Republic of Indonesia Number 5103);
7. Government Regulation Number 68 of 2010 concerning Forms and Procedures for Community Roles in Spatial Planning (State Gazette of the Republic of Indonesia of 2010 Number 118, Supplement to State Gazette of the Republic of Indonesia Number 5160);
8. 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);
9. Government Regulation Number 8 of 2013 concerning Accuracy of Spatial Planning Maps (State Gazette Republic of Indonesia Year 2013 Number 8, Supplement to the State Gazette of the Republic of Indonesia Number 5393);
10. Government Regulation Number 122 of 2015 concerning Drinking Water Supply Systems (State Gazette of the Republic of Indonesia of 2015 Number 345, Supplement to State Gazette of the Republic of Indonesia Number 5802);
11. Presidential Regulation Number 79 of 2019 concerning the Acceleration of Economic Development in the Kendal - Semarang - Salatiga - Demak - Grobogan Region, the Purworejo - Wonosobo - Magelang - Temanggung Region, and the Brebes - Tegal - Pemalang Region (State Gazette of the Republic of Indonesia of 2019 Number 224);
12. Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of the National Land Agency Number 16 of 2018 concerning Guidelines for Preparing Detailed Spatial Planning Plans and Regency/City Zoning Regulations (State Gazette of the Republic of Indonesia Number 1308);



13. Central Java Province Regional Regulation Number 6 of the Year 2010 concerning Central Java Province Regional Spatial Plan for 2009-2029 (Central Java Province Regional Gazette 2010 Number 6, Supplement to Central Java Province Regional Gazette Number 65) as amended by Central Java Province Regional Regulation Number 16 of 2019 concerning Amendments to Regulations Central Java Province Region Number 6 Years 2010 concerning Central Java Province Regional Spatial Plan for 2009-2029 (2019 Central Java Province Regional Gazette Number 16, Supplement to Central Java Province Regional Gazette Number 121); 14. Sukoharjo Regency Regional Regulation Number 9 of 2010 concerning Buildings in Sukoharjo Regency (2010 Sukoharjo Regency Regional Gazette Number 9, Supplement to Sukoharjo Regency Regional Gazette Number 227);
15. Sukoharjo Regency Regional Regulation Number 2 of 2016 concerning Border Lines (Sukoharjo Regency Regional Gazette of 2016 Number 2, Supplement to Sukoharjo Regency Regional Gazette Number 178);
16. Sukoharjo Regency Regional Regulation Number 7 of 2017 concerning the Arrangement and Development of People's Markets, Shopping Centers and Supermarkets (Sukoharjo Regency Regional Gazette of 2017 Number 7, Supplement to Sukoharjo Regency Regional Gazette Number 250);
17. Sukoharjo Regency Regional Regulation Number 14 of the Year 2011 concerning Sukoharjo Regency Spatial Planning Plan for 2011-2031 (2011 Sukoharjo Regency Regional Gazette Number 14, Supplement to Sukoharjo Regency Regional Gazette Number 192) as amended by Sukoharjo Regency Regional Regulation Number 1 of 2018 concerning Amendments to Sukoharjo Regency Regional Regulations Number 14 of 2011 concerning Sukoharjo Regency Regional Spatial Plan for 2011-2031 (2018 Sukoharjo Regency Regional Gazette Number 1, Supplement to Sukoharjo Regency Regional Gazette Number 262);
18. Sukoharjo Regency Regional Regulation Number 2 of 2018 concerning Regency Industrial Development Plans Sukoharjo 2018-2038 (Sukoharjo Regency Regional Gazette 2018 Number 2, Supplement to Sukoharjo Regency Regional Gazette Number 263);
19. Sukoharjo Regency Regional Regulation Number 18 of the Year 2018 concerning Development and Development Plans for Housing and Settlement Areas (2018 Sukoharjo Regency Regional Gazette Number 18, Supplement to Sukoharjo Regency Regional Gazette Number 276);



20. Sukoharjo Regency Regional Regulation Number 13 of the Year 2019 concerning Delivery of Housing Infrastructure, Facilities and Utilities (2019 Sukoharjo Regency Regional Gazette Number 13, Supplement to Sukoharjo Regency Regional Gazette Number 287);

DECIDE:

To stipulate: REGENT'S REGULATION CONCERNING DETAILED SPATIAL PLAN FOR THE URBAN AREA OF SUKOHARJO DISTRICT YEAR 2020-2039.

PIG

GENERAL REQUIREMENTS

article 1

In this Regent's Regulation what is meant by:

- 1. Regency 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. District is Sukoharjo District.**
- 5. Space is a container that includes land space, space
The sea and air space include space within the earth as a unified territory, where humans and other creatures live, carry out activities and maintain their survival.**
- 6. Spatial planning is a form of spatial structure and pattern room.**
- 7. Spatial Planning is the result of spatial planning room.**
- 8. Spatial Planning is a process system for spatial planning, space utilization and control of space utilization.**
- 9. Spatial Planning is a process for determining spatial structure and spatial patterns which includes the preparation and determination of spatial planning plans.**
- 10. Space Utilization is an effort to create a spatial structure and spatial pattern in accordance with the plan spatial planning through the preparation and implementation of programs and their financing.**
- 11. Controlling Space Utilization is an effort to create orderly spatial planning.**



12. Regency Regional Spatial Plan, hereinafter referred to as regency RTRW, is a general spatial plan for the regency area, which refers to the National Regional Spatial Plan, Island/ Archipelago Spatial Plan, National Strategic Area Spatial Plan, RTRW

Province, and Provincial Strategic Area Spatial Plan.

13. Detailed Spatial Planning Plan, hereinafter abbreviated as RDTR, is a detailed plan regarding the spatial layout of the district area which is accompanied by district zoning regulations.

14. Regency Zoning Regulations, hereinafter referred to as regency PZ, are provisions that regulate space utilization requirements and control provisions and are prepared for each block or allocation zone for which the zoning is determined in a detailed spatial planning plan.

15. Building and Environmental Planning Plan, hereinafter abbreviated as RTBL, is a design guide for an environment/ area which is intended to control space utilization, building and environmental arrangement, and contains the main material for building and environmental program provisions, general plans and design guidelines, investment plans, provisions for planning control, and guidelines for controlling the implementation of environmental/regional development.

16. Spatial Structure is the arrangement of residential centers and the network system of infrastructure and facilities which functions as a supporter of community socio-economic activities which hierarchically have functional relationships.

17. Space Pattern is the distribution of internal space designations an area that includes space allocation for protection functions and space allocation for cultivation functions.

18. Urban areas are areas that have non-agricultural primary activities with the composition of the area's functions as urban settlements, concentration and distribution of urban settlement services, concentration and distribution of government services, social services, and economic activities.

19. Territory is a space which is a geographical unit along with all related elements whose boundaries and systems are determined based on administrative and/or functional aspects.



20. Part of the Planning Area, hereinafter abbreviated as BWP, is the part of the district and/or district strategic area for which an RDTR will or needs to be prepared, in accordance with the directions or as stipulated in the RTRW of the district concerned.
21. Planning Area Subdivision, hereinafter referred to as Sub BWP, is a part of the BWP which is limited by physical boundaries and consists of several blocks.
22. Land is the land part of the earth's surface as a physical environment which includes land and all factors that influence its use such as climate, relief, geological and hydrological aspects that are formed naturally or as a result of human influence.
23. Network is the connection between one element and another element.
24. Infrastructure is the basic physical equipment of the environment housing that meets certain standards for the need for decent, healthy, safe and comfortable housing.
25. The service center development system is the distribution of service centers within the BWP that will serve sub-BWPs.
26. City/urban area service centers are urban areas that function to serve sub-district or several village scale activities.
27. City/urban area service sub centers are urban areas that function to serve sub-district or village scale activities on a smaller scale than city service centers but larger than neighborhood centers.
28. An environmental center is a city environmental economic, social and/or administrative service center.
29. A transportation network is a series of interconnected nodes and/or activity spaces for the movement of people and/or goods from one place to another.
30. Roads are land transportation infrastructure which includes all parts of the road, including complementary buildings and equipment intended for traffic, which are at ground level, above the surface, land, below the ground and/or water surface, and above the water surface, except for railways, lorry roads and cable roads.
31. The National Road Network is arterial roads and collector roads in the primary road network system that connects provincial capitals, and national strategic roads, as well as toll roads.



32. The Primary Arterial Road Network is a road network that efficiently connects national activity centers with regional activity centers, or between regional activity centers that it crosses.
33. The Provincial Road Network is an internal collector road primary network system that connects the provincial capital with the district capital, or between district capitals, and strategic provincial roads.
34. Primary Collector Road Three, hereinafter abbreviated as JKP-3 primary collector road which effectively connects district/city capitals.
35. Regency Road Network is a local road in the primary road network system which is not included in national roads and provincial roads, which connects the regency capital with the sub-district capital, between sub-district capitals, regency capital with local activity centers, between local activity centers, and public roads in the secondary road network system within the district area, and strategic district roads.
36. Regency Strategic Roads are roads that are prioritized to serve the interests of the regency based on considerations to generate economic growth, prosperity and security of the district.
37. Fourth Primary Collector Road, hereinafter abbreviated as JKP-4, is a primary collector road that effectively connects the district capital and the sub-district capital.
38. Secondary Collector Road is a road that connects the second secondary area with the second secondary area, or the second secondary area with a third secondary area.
39. Primary Local Roads are roads that efficiently connect national activity centers with environmental activity centers, regional activity centers with environmental activity centers, between local activity centers, or local activity centers with environmental activity centers, as well as between environmental activity centers.
40. Secondary Local Road is a road that connects the first secondary area with housing, the second secondary area with housing, the third secondary area and so on up to housing.
41. The village/subdistrict road network is a public road that connects areas and/or between settlements within a village/subdistrict, as well as environmental roads.



42. **Environmental roads** are roads in the environment settlements that connect settlements and support population activities in residential areas.
43. **An inter-city railway network** is a network of lines consisting of a series of railroad plots which include the useful space of the railway line, the space belonging to the railway line, and the control space of the railway line, including the upper and lower parts which are intended for train traffic. fire between cities.
44. **Passenger terminal** is a public motor vehicle base used to organize arrivals and departures, boarding and disembarking people and changing modes of transportation.
45. **The energy/electricity network** is a network that concerns the supply and utilization of energy, electrical power, and supporting businesses.
46. **High Voltage Air Lines**, hereinafter abbreviated as SUTT, are electric power lines that use conductor wires in the air which are used to distribute electric power from generating centers to load centers with voltages above 70 kV up to 278 kV.
47. **Medium Voltage Overhead Lines**, hereinafter abbreviated as SUTM, are electric power lines that use conductors in the air with nominal voltages above 1 kV up to 35 kV in accordance with standards in the electricity sector.
48. **A substation** is a part of the electricity generation, transmission and distribution system whose function is to change the electric voltage from high to low or vice versa or to carry out several other important functions.
49. **Telecommunications network** is a series of telecommunications equipment and its accessories used in telecommunications.
50. **Fixed Network** is a network for services fixed telecommunications intended for the operation of public telecommunications and leased circuits.
51. **Cellular Mobile Network** is a network that serves mobile telecommunications using cellular technology on the surface of the earth.
52. **Drinking Water Network** is a Drinking Water Network is a network of facilities and infrastructure needed for implementing a drinking water supply system (SPAM).
53. **Drinking Water Supply System**, hereinafter referred to as SPAM, is a unit of facilities and infrastructure for providing drinking water.



54. Buildings that take raw water are buildings that are used to take water from surface water sources, ground water, rain water and/or sea water that meet raw water quality standards for drinking water.
55. Production installations are installations that can be used to process Raw Water into Drinking Water through physical, chemical and/or biological processes.
56. Distribution unit pipes are pipes used to convey drinking water to service units, customers or consumers.
57. Drainage Network is infrastructure that functions to channel surface water to water receiving bodies and or to artificial absorption buildings.
58. Primary channels are drainage channels that receive water from secondary channels and distribute it to receiving water bodies.
59. Secondary channels are drainage channels that receive water from tertiary channels and channel it to primary channels.
60. Tertiary channels are drainage channels that receive water from catch channels and channel it to secondary channels.
61. Waste Water Management System, hereinafter abbreviated as SPAL, is a unit of waste water management facilities and infrastructure.
62. Local SPAL is a management system that is carried out by treating waste water at the source location, after which the processed sludge is transported by means of transport to the Faecal Sludge Processing Sub-system.
63. Centralized SPAL is a management system that is carried out by channeling waste water from sources collectively to the Centralized Treatment Sub-system for processing before being discharged into surface water bodies.
64. Wastewater Treatment Plant, hereinafter abbreviated as IPAL, is a structure designed to remove biological and chemical waste from water.
thus allowing the water to be used for other activities.
65. Fecal Sludge Treatment Installation, hereinafter abbreviated as IPLT, is a wastewater treatment installation designed to only receive and process fecal sludge originating from the Local Treatment Sub-system.
66. The Water Resources Network is a network of facilities and equipment infrastructure used to manage water, water sources and the water power contained therein.



67. Irrigation networks are channels, buildings and complementary structures which are a single unit necessary for the supply, distribution, delivery, use and disposal of irrigation water.
68. The primary irrigation network is part of the irrigation network which consists of the main building, main/primary channel, drainage channel, building for, tapping buildings, tapping buildings and complementary buildings.
69. Secondary irrigation network is part of the irrigation network which consists of secondary channels, canals disposal, sharing buildings, tapping-sharing buildings, tapping buildings, and complementary buildings.
70. Tertiary irrigation network is an irrigation network that functions as irrigation water service infrastructure in tertiary plots consisting of tertiary channels, quaternary channels and waste channels, tertiary boxes, quaternary boxes, and complementary buildings.
71. The waste network is a network of facilities and infrastructure for waste management activities.
72. Temporary waste storage is a place before waste is transported to a recycling, processing and/or integrated waste processing site.
73. An evacuation site is a place that is safe from disasters where disaster victims can be accommodated to receive further treatment measures.
74. An evacuation route is a route used to move disaster victims from the disaster location to a safe place and/or first shelter to receive further treatment measures.
75. The spatial pattern plan is a zone distribution plan in the BWP which will be arranged according to its function and designation.
76. Zone is an area or area that has specific functions and characteristics.
77. A subzone is a part of a zone that has certain functions and characteristics which are details of the functions and characteristics of the zone concerned.
78. A protected zone is an area designated with the main function of protecting environmental sustainability including natural resources and artificial resources.



79. **River Border Zone** is a spatial designation which is part of a protected area which has the main function of protecting, using and controlling the resources in the river which can be carried out in accordance with its objectives.
80. **Green Open Space Zone (RTH)** is an elongated/lane and/or clustered area, whose use is more open, a place for growing plants, both those that grow naturally and those that are deliberately planted.
81. **Buffer Zone** is a zone that is between two or several different functions, objects and/or zones with the aim of providing safety.
82. **Cultivation Zone** is an area designated with the main function of being cultivated based on conditions and the potential of natural resources, human resources and artificial resources.
83. **Housing Zone** is a space allocation that consists of on groups of residences that accommodate life and community livelihoods equipped with facilities.
84. **Medium density housing subzone** is a subzone with a planning area that has a building density of 40-100 houses/hectare.
85. **Low density housing subzone** is a subzone with a planning area that has a building density of 10-40 houses/hectare.
86. **Trade and Services Zone** is an allotment of space which is part of a cultivation area to function for the development of commercial business activities, work places, places of business, as well as entertainment and recreation places, as well as supporting public/social facilities.
87. **A city-scale trade and services subzone** is a space designation that is part of an area
Cultivation is used to develop groups of trade and/or service activities, places of work, places of business, places of entertainment and recreation with scale of city services.
88. **BWP scale trade and services subzone** is an allotment of space which is part of a cultivation area to function for the development of groups of trade and/or service activities, places work, places of business, places of entertainment and recreation with the BWP service scale.



89. Office Zone is an allotment of space which is part of a functional cultivation area for the development of government service activities and places of work/business, places of business, equipped with supporting public/social facilities.
90. Public Service Facilities Zone is an allotment of space developed to accommodate activity functions in the form of education, health, worship, social culture, sports and recreation, with facilities at the service scale specified in the Regency RTRW.
91. Sub zones for city scale public service facilities are allotment of space that is part of the area cultivation developed to serve city-scale residents.
92. Sub-zone of sub-district scale public service facilities is the allocation of space which is part of a cultivation area developed to serve the sub-district scale population.
93. Sub-zone for sub-district scale public service facilities is the allocation of space which is part of a cultivation area developed to serve the sub-district scale population.
94. Transportation zone is an allotment of space which is part of a cultivation area developed to accommodate transportation functions in an effort to support transportation system development policies.
95. An industrial designated area zone is an economic activity area that processes raw materials, raw materials, semi-finished goods, and/or finished goods into goods of higher value for uses include design and construction activities and industrial engineering.
96. Agricultural Zone is an allotment of space developed to accommodate activities related to the cultivation of certain plants, provision of food, cages, and keeping animals for personal or commercial purposes.
97. The food crop subzone is the allocation of space in the form of irrigated wetlands, tidal swamps and lowlands and non-irrigated wetlands as well as potential dry lands for the use and development of food crops.



98. A block is a plot of land that is limited by at least real physical boundaries such as a network of roads, rivers, ditches, irrigation canals, extra high voltage air lines, and beaches, or that has not yet been such as road network plans and other similar infrastructure network plans in accordance with city plans, and have the same meaning as allocation blocks.
99. Sustainable Food Agriculture Area, hereinafter abbreviated as KP2B, is a cultivation area agriculture, especially in rural areas which have stretches of Sustainable Food Agriculture Land and/or stretches of Sustainable Food Agriculture Reserve Land as well as supporting elements with the main function of supporting national food independence, resilience and sovereignty.
100. Regency Strategic Areas are areas whose spatial planning is prioritized because they have a very important influence within the regency scope on the economy, social, culture and/or environment.
101. Program Indications are instructions containing proposals main program, location, size, implementation time, funding sources, and implementing agencies in order to create Regency space in accordance with the spatial plan.
102. Basic Building Coefficient, hereinafter abbreviated KDB is the ratio coefficient between the ground floor area of the building and the plot/lot area.
103. Building Floor Coefficient, hereinafter abbreviated as KLB, is the ratio coefficient between the area of all building floors and the area of the parcel/lot.
104. Basic Green Coefficient, hereinafter abbreviated as KDH, is the percentage ratio between the area of all open spaces outside buildings designated for gardening/greening and the area of parcels/lots.
105. Building Boundary Line, hereinafter abbreviated to GSB, is the minimum distance between the fence line and the leading building wall.
106. Space utilization variances are provisions that provide leeway to adapt to certain conditions while still following the space mass provisions stipulated in zoning regulations.
107. *Transfer of Development Rights* is a zoning regulation technique that allows land owners to sell their rights to develop to other parties, so that the buyer can develop their property with greater intensity.



108. Space Utilization Permit is a permit required for space utilization activities in accordance with statutory provisions.
109. Licensing provisions are provisions which determined by the Regional Government according to its authority which must be fulfilled by each party before space utilization, which is used as a tool in carrying out orderly spatial development in accordance with the spatial plan that has been prepared and determined.
110. Incentives are devices or efforts to provide rewards for the implementation of activities that are in line with spatial planning plans.
111. Disincentives are devices or efforts to prevent, limit growth or reduce activities that are not in line with spatial plans.
112. Directions for the Imposition of Sanctions are directions to impose sanctions on anyone who commits a violation of space utilization that is not in accordance with the applicable spatial planning plan.
113. People are individuals and/or corporations.
114. Communities are individuals, groups of people including customary law communities, corporations, and/or other non-government stakeholders in the implementation of spatial planning.
115. The Regional Spatial Planning Coordination Team, hereinafter abbreviated as TKPRD, is an *ad-hoc* body formed to support the implementation of Law Number 26 of 2007 concerning Spatial Planning in the district and has the function of assisting the implementation of the Regent's duties in coordinating regional spatial planning.

Section 2

- (1) The scope of the RDTR for the Sukoharjo District Urban Area includes:
- a. objectives of spatial planning of sub-district urban areas;
 - b. sub-district urban area spatial structure plan;
 - c. sub-district urban area spatial pattern plan;
 - d. Sub BWP plans for priority handling;
 - e. provisions for spatial use of sub-district urban areas; And
 - f. sub-district urban area zoning regulations.



(2) Urban Area RDTR planning area

Sukoharjo District is referred to as BWP Sukoharjo covering land, sea, air and earth space throughout the administrative area of Sukoharjo District

which consists of 14 (fourteen) sub-districts, including:

- a. Banmati Subdistrict;
- b. Begajah Village;
- c. Bulakan Village;
- d. Bulakrejo Village;
- e. Combongan Village;
- f. Dukuh Village;
- g. Gayam Village; h. Jetis Village;
- i. Joho Village;
- j. Kenep Village;
- k. Kriwen Village;
- l. Mandan Village;
- m. Sonorejo Village; And
- n. Sukoharjo Village.

(3) BWP Sukoharjo as intended in paragraph (2) covers a land area of 4,678.81 (four thousand six hundred seventy eight point eight one) hectares, with the following boundaries: a. to the north it borders Grogol District;

b. to the east it borders Bendosari District;

**c. to the south it borders Nguter District and Tawang Sari District;
And**

d. To the west it borders Juwiring District, Klaten Regency.

(4) BWP Sukoharjo as intended in paragraph (2) consists of:

a. Sub BWP A with an area of 1,616.3 (one thousand six hundred sixteen point three) hectares includes Gayam Village, Sukoharjo Village, Jetis Village, Joho Village and Bulakrejo Village, divided into 15 (fifteen) Blocks, including: 1. Block A. 1 (Bulakrejo Subdistrict) with an area of 52.84 (fifty two point eight four) hectares;

2. Block A.2 (Bulakrejo Subdistrict) with an area of 46.2 (forty six point two) hectares;



3. Block A.3 (Bulakrejo Subdistrict) with an area of 52.27 (fifty two point two seven) hectares; 4.
- Block A.4 (Bulakrejo Subdistrict) with an area of 87.08 (eighty seven point zero eight) hectares;
5. Block A.5 (Bulakrejo Subdistrict, Sonorejo Subdistrict) with an area of 93.72 (ninety three point seven two) hectares;
6. Block A.6 (Bulakrejo Village, Sonorejo Village, Sukoharjo Village) with an area of 180.16 (one hundred eighty point one six) hectares;
7. Block A.7 (Sukoharjo Subdistrict, Dukuh Subdistrict) with an area of 155.27 (one hundred fifty five point two seven) hectares;
8. Block A.8 (Sukoharjo Village, Combongan Village, Dukuh Village, and Jetis Village) with an area of 159.28 (one hundred fifty nine point two eight) hectares;
9. Block A.9 (Sukoharjo Village and Jetis Village) with an area of 101.3 (one hundred one point three) hectares;
10. Block A.10 (Gayam Village, Jetis Village, Sukoharjo Village) with an area of 113.55 (one hundred thirteen point five five) hectares;
11. Block A.11 (Gayam Village, Begajah Village, Joho Village) with an area of 126.52 (one hundred twenty six point five two) hectares;
12. Block A.12 (Begajah Village, Gayam Village, Jetis Village, Joho Village, Mandan Village) with an area of 149.79 (one hundred forty-nine point seven nine) hectares;
13. Block A.13 (Jetis Village, Joho Village, Banmati Village, Mandan Village, Sukoharjo Village) with an area of 172.01 (one hundred seventy two point zero one) hectares; 14. Block A.14 (Jetis Subdistrict, Sukoharjo Subdistrict) with an area of 51.36 (fifty one point three six) hectares; And
15. Block A.15 (Jetis Village, Banmati Village, Joho Village, Sukoharjo Village) with an area of 74.95 (seventy four point nine five) hectares.



b. Sub BWP B with an area of 1,470.72 (one thousand four hundred seventy point seven two) hectares includes Banmati Village, Begajah Village, Combongan Village, Dukuh Village, Gayam Village, Jetis Village, Joho Village, Kenep Village, Kriwen Village, Mandan Village, Sukoharjo Village is divided into 10 (Ten) Blocks, between

other:

1. Block B.1 (Combongan Village, Dukuh Village, Sukoharjo Village) with an area of 67.86 (sixty seven point eight six) hectares; 2. Block B.2 (Combongan Village,

Jetis Village, and Sukoharjo Village) with an area of 86.72 (eighty six point seven two) hectares;

3. Block B.3 (Combongan Village, Kenep Village, Kriwen Village) with an area of 142.67 (one hundred forty two point six seven) hectares;

4. Block B.4 (Banmati Village, Combongan Village, Jetis Village) with an area of 118.05 (one hundred eighteen point zero five) hectares;

5. Block B.5 (Banmati Village, Combongan Village, Kenep Village, Kriwen Village, Mandan Village) with an area of 263.78 (two hundred sixty three point seven eight) hectares;

6. Block B.6 (Banmati Subdistrict, Kenep Subdistrict) with an area of 163.06 (one hundred sixty three point zero six) hectares;

7. Block B.7 (Banmati Village, Joho Village, Mandan Village) with an area of 35.54 (thirty five point five four) hectares;

8. Block B.8 (Banmati Village, Mandan Village, Joho Village) with an area of 127.09 (one hundred twenty seven point zero nine) hectares;

9. Block B.9 (Begajah Village, Mandan Village, Joho Village) with an area of 192.83 (one hundred ninety two point eight three) hectares; And

10. Block B.10 (Begajah Village, Mandan Village, Gayam Village) with an area of 273.11 (two hundred seventy three point one one) hectares.

c. Sub BWP C with an area of 1,591.79 (one thousand five hundred ninety one point seven nine) hectares includes Bulakan Village, Bulakrejo Village, Combongan Village, Dukuh Village, Kenep Village, Kriwen Village, Sonorejo Village, Sukoharjo Village divided into 7 (Seven) Block,

among others:



1. Block C.1 (Sonorejo Village, Bulakrejo Village, Sukoharjo Village) with an area of 312.23 (three hundred twelve point two three) hectares;
2. Block C.2 (Sonorejo Subdistrict) with an area of 104.84 (one hundred four point eight four) hectares;
3. Block C.3 (Bulak Village, Combongan Village, Dukuh Village, Sonorejo Village, Sukoharjo Village) with an area of 325.41 (three hundred twenty five point four one) hectares;
4. Block C.4 (Bulak Village, Dukuh Village, Sonorejo Village) with an area of 247.07 (two hundred forty seven point zero seven) hectares;
5. Block C.5 (Bulak Village, Combongan Village, Dukuh Village, Kriwen Village) with an area of 85.05 (eighty five point zero five) hectares;
6. Block C.6 (Bulak Village, Kenep Village, Kriwen Village) with an area of 377.55 (three hundred seventy seven point five five) hectares; And
7. Block C.7 (Bulak Village, Combongan Village, Dukuh Village, Kriwen Village) with an area of 139.64 (one hundred thirty-nine point six four) hectares.

CHAPTER II

BWP SPACE PLANNING OBJECTIVES**Article 3**

The aim of the BWP Spatial Planning for the Sukoharjo District Urban Area is to create the District space as a center for government services and settlements while maintaining agriculture.

CHAPTER III

SPACE STRUCTURAL PLAN**Part One****General****Article 4**

- (1) The urban area spatial structure plan consists of:
- a. service center development system;
 - b. transportation network system; And
 - c. infrastructure network system.



- (2) The spatial structure plan for the Sukoharjo District Urban Area as intended in paragraph (1) is depicted on a map with a minimum level of accuracy of 1:5000 as stated in the Attachment

I which is an inseparable part of this Regent's Regulation.

The second part
Service Center Development System
Article 5

- (1) The Service Center Development System as intended in Article 4 paragraph 1 letter a consists of:
- a. city/urban area service centers; b. city/urban area service sub centers;
 - c. environmental service center;
- (2) City/urban area service centers as intended in paragraph (1) letter a are located in urban centers in Sub BWP A.
- (3) City/urban area Service Sub Centers as intended in paragraph (1) letter b include:
- a. Urban center in Sub BWP B; And
 - b. Urban center in Sub BWP C.
- (4) The Environmental Service Center as intended in paragraph (1) letter c is directed as the Village Environmental Center, including:
- a. Begajah Village Center;
 - b. Bulakrejo Village Center;
 - c. Combongan Village Center;
 - d. Mandan Village Center; And
 - e. Sonorejo Village Center.

Part Three
Transportation Network System
Article 6

- The transportation network system as intended in Article 4 paragraph (1) letter b includes:
- a. national road network;
 - b. provincial road network;
 - c. district road network;
 - d. village/sub-district road network;
 - e. inter-city railway network; And



f. supporting facilities for transportation networks.

Article 7

The national road network as referred to in Article 6 letter a is the construction of a primary arterial road in the form of the Surakarta South Ring Road via Block A.1 and Block A.2 (Bulakrejo Subdistrict).

Article 8

The provincial road network as referred to in Article 6 letter b is the JKP-3 network, which includes:

- a. Sukoharjo – Wonogiri road starting from Sukoharjo city to Nguter/Wonogiri Regency boundary via Block A.11 (Gayam Village), Block A.12 (Joho Village) Block B.9, and B.10 (Begajah Village);
- b. Dr. Street Soetomo via Blocks A.10, A.11, and A.12 (Gayam Village);
- c. Jalan Pahlawan via Blocks A.10 and A.11 (Kelurahan Gayam);
- d. Jalan Surakarta – Sukoharjo via Blocks A.2 and A.4 (Bulakrejo Subdistrict); And
- e. Sukoharjo-Weru-Watukelir Road via Block A.13 (Joho Village), Block A.15 (Jetis Village), Blocks B.4, B.5, B.6, and B.7 (Banmati Village).

Article 9

(1) Regency road network as referred to in Article 6 letter c, includes:

- a. district strategic roads;
- b. JKP-4;
- c. secondary collector roads;
- d. primary local roads;
- e. secondary local roads; And
- f. primary neighborhood road.

(2) Regency strategic roads as referred to in paragraph (1) letter a takes the form of the construction of the Sukoharjo West Ring Road via Blocks B.1, B.2, B.3, B.4 (Combongan Village), Block B.7 (Banmati Village), Blocks B.8, B. 9, B.10 (Mandan Subdistrict), Block C.1 (Sonorejo Subdistrict), Block C.3 (Dukuh Subdistrict).

(3) JKP-4 as intended in paragraph (1) letter b takes the form of optimizing the JKP-4 section, including:



- a. Jalan Sukoharjo – Klaten starts from Carikan – Bulakan to the border of Klaten Regency in the form of Jalan Carikan – Bulakan and Jalan Veteran via Blocks I.8, I.9 (Sukoharjo Subdistrict), Blocks A.10, A.13, A.14, A .15 (Jetis Subdistrict), Block B.1, B.2, (Combongan Subdistrict), Block C.4, C.5, C.6 (Bulak Subdistrict), Block C.7 (Kriwen Subdistrict);
- b. Jalan Telukan-Cuplik via Blocks C.1, C.2, C.3 (Sonorejo Village), Block C.4, C.5 (Dukuh Village).
- c. Jalan Sukoharjo-Mulur via Block A.11 (Kelurahan Gayam).
- (4) The secondary collector road network as referred to in paragraph (1) letter c takes the form of optimizing secondary collector roads, including:
- a. Jalan Jenderal Sudirman via Blocks A.4, A.5 (Bulakrejo Subdistrict). Block A.10 (Sukoharjo Village), Block A.11 (Gayam Village);
- b. Jalan Slamet Riyadi via Block A.12 (Gayam Village and Joho Village);
- c. Jalan Veteran via Block A.10 and Block A.13 (Jetis Subdistrict)
- d. Dr. Street Moewardi via Blocks A.10, A.11, A.12 (Gayam Village); e. Jalan Rajawali via Blocks A.12, A.13 (Kelurahan Joho);
- f. Jalan Attorney General R. Soeprapto via Blocks A.7, A.9, A.10 (Sukoharjo Subdistrict);
- g. Jalan Samanhudi via Block A.13 (Joho Subdistrict) Block A.13, Block A.14, Block A.15 (Jetis Subdistrict); And
- h. Jalan Jenderal Gatot Subroto via Block A.10 (Jetis Subdistrict) Block A.9 (Sukoharjo Subdistrict).
- (5) The primary local road network as intended in paragraph (1) letter d takes the form of optimizing primary local road sections, including:
- a. Jalan Kriwen – Corner via Blocks C.6 and C.7 (Kriwen Subdistrict);
- b. Kenep – Combongan Road via Blocks B.2 and B.3 (Combongan sub-district), B.3 and B.5 (Kenep sub-district);
- c. Jalan Kenep – Tangkisan via Block B.6 (District Kenep);
- d. Jalan Bekerja – Kenep Block B.5 and B.6 (Kenep Subdistrict) B.5 and B.6 (Banmati Subdistrict);
- e. Bejadi – Combongan Road via Blocks B.2, B.3, B.4 (Combongan Subdistrict), Block B.4 (Banmati Subdistrict);



- f. Jalan Mandan – Bedengan via Blocks B.5, B.8 (Banmati Subdistrict) Block B.5, B.8 (Mandan Subdistrict);
 - g. Begajah - Mandan Road via Block B.9 (Mandan Subdistrict) Block B.10 (Begajah Subdistrict);
 - h. Jalan Sukoharjo – Pondok via Block A.12, A.13 (Joho Subdistrict) Block B.8, B.9 (Mandan Subdistrict);
 - i. Jalan Gronong – Go through Block B.9 (Kelurahan Mandan and Begajah Villages);
 - j. Jalan Sengon – Go through Block B.9 (Begajah Subdistrict);
 - k. Jalan Begajah – Mulur via Block B.10 (Begajah Subdistrict);
 - l. Jalan Gayam - Mulur via Block A.11 (Kelurahan Gayam);
 - m. Jalan Gawan – Klaseman via Blocks A.9, A.8 (Sukoharjo Subdistrict);
 - n. Jalan Calen – Sonorejo via Block A.7 (Sukoharjo Village), Block C.1, C.3 (Sonorejo Village);
 - o. Jalan Klurahan – Krajan via Blocks A.6, A.7, (Sukoharjo Subdistrict) Block A.6, Block A.4, Block A.3, Block A.2, Block A.1 (Bulakrejo Subdistrict);
 - p. Jalan Dompilan – Setran via Block A.6, Block A.5 (Bulakrejo Subdistrict);
 - q. Jalan Ngaglik – Sonorejo via Blocks A.5, A.4, A.3 (Bulakrejo Village), Block C.1 (Sonorejo Village);
 - r. Bulakrejo – Setran Road via Blocks A.4, A.5 (Bulakrejo Subdistrict);
 - s. Parangjoro – Bulakrejo Road via Block A.4, Block A.3, Block A.2, Block A.1 (Bulakrejo Subdistrict); And
 - t. Jalan Sonorejo – Sidowarno via Block C.2 (Kelurahan Sonorejo).
- (6) Secondary local roads as intended in paragraph (1) letter d take the form of optimizing secondary local roads, including:
- a. Jalan Wandyo Pranoto via Blocks A.12, A.13 (Joho Village), A.13 (Jetis Village); b. Pemuda Street via Block A.10 (Jetis and Subdistricts Sukoharjo Village); c. Jalan Diponegoro via Block A.13 (Joho Village and Jetis Village);
 - d. Jalan H. Agus Salim via Block A.12 (Joho Subdistrict)
 - e. Prof. Street Dr. Supomo via Block A.10 (Kelurahan Sukoharjo);



- f. Jalan Mayor Sunaryo via Block A.10 (Jetis Village and Sukoharjo Village); And
- g. Jalan Brigjen Katamso via Block A.13 (Kelurahan Jetis).
- h. Jalan Sidoluhur via Block A.12 (Gayam Village).
- (7) Primary environmental roads as intended in paragraph (1) letter d take the form of optimizing primary environmental roads, including:
- a. Bulakan Village Axis Road – Dukuh via Block C.4 (Dukuh Village and Bulakan Village);
- b. Jalan Poros Village Ngiser – Seyegan via Block C.1 (Sonorejo Village); c. Poros Village Village Road – Bulakrejo via Block A.5 (Bulakrejo Subdistrict) and Block A.6 (Bulakrejo Subdistrict and Sukoharjo Subdistrict);
- d. Jalan Poros Dompilan Village - Gawan via Block A.5 (Bulakrejo Subdistrict);
- e. Jalan Poros Desa Gayam - Menjing via Block A.11 (Kelurahan Gayam);
- f. Jalan Poros Desa Jetis - Menjing via Block A.11 (Gayam Village);
- g. Jalan Poros Village Carikan - Krendetan via Block A.8 and Block A.9 (Sukoharjo Subdistrict);
- h. Jalan Poros Plumpung Village - Jati via Block B.10 (Begajah Village); i. Jalan Poros Kepuh Village - Plumpung via Block B.10 (Begajah Village);
- j. Jalan Poros Begajah Village - Dam via Block B.10 (Begajah Village);
- k. Jalan Poros Kepuh Village - Kedungdowo via Block B.10 (Begajah Subdistrict);
- l. Jalan Poros Kepuh Village - Rawagatel via Block B.10 (Begajah Village);
- m. Jalan Poros Gronong Village – Tambak Segaran via Block B.8 (Mandan Subdistrict);
- n. Jalan Poros Banmati Village – Bangkean via Block B.6 (Banmati Subdistrict);
- o. Jalan Poros Banmati Village – Kedunggudel via Block B.6 (Banmati Subdistrict);
- p. Jalan Poros Sidomakmur Village - Combongan via Block B.3 and Block B.3 (Combongan Village);
- q. Jalan Poros Desa Bangsalcilik – Bladon via Block C.7 (Kriwen Village);



- r. Jalan Poros Village Bladon – Bulakan via Block C.6
(Kriwen Village and Bulakan Village);
- s. Jalan Poros Cuplik Village - Gesingan via Block C.6
(Bulak Subdistrict);
- t. Jalan Poros Village Bedesan - Bulakan via Block C.4
(Bulak Subdistrict and Dukuh Subdistrict);
- u. Jalan Poros Brumbung Village - Dukuh via Block C.5 (Bulak
Subdistrict and Dukuh Subdistrict);
- v. Jalan Poros Tambakboyo Village - Tambakrejo via
Block C.6 (Kriwen Village);
- w. Jalan Poros Gesingan Village - Tambakboyo via Block
C.6 (Kriwen Village);
- x. Jalan Poros Luwang Village - Tambakboyo via Block C.6
(Kriwen Village);
- y. Jalan Poros Tegalrejo Village - Krecekan via Block B.5 (Kenep
Subdistrict);
- z. Jalan Poros Menur Village - Ngentak via Block A.1 (Bulakrejo
Village);
- a A. Jalan Poros Jomblang Village - Gelangan via Block C.2
(Sonorejo Village);
- bb. Poros Road Bedesan Village – Dukuh via Block C.4 (Dukuh
Subdistrict);
- cc. Jalan Poros Mantingan Village – Turen via Block C.3
(Dukuh Village); dd.
- Jalan Poros Brumbung Village – Bororejo via Block C.3 (Dukuh
Village) and Block C.7 (Kriwen Village);
- ee. Jalan Poros Desa Pasar Cuplik – Bangsri via Block C.6
(Bulak Village and Kriwen Village);
- ff. Jalan Poros Bangsri Gede Village – Blerong via Block C.6
(Kriwen Village);
- gg. Jalan Poros Bangsri Gede Village - Pond via Block
C.6 (Kriwen Village);
- hh. Jalan Poros Kriwen Village - Tambakboyo via Block C.6
(Kriwen Village);
- ii. Jalan Poros Krenen Village - Tambakrejo via Block C.6
(Kriwen Village);
- jj. Jalan Poros Sidorejo Village - Muningan via Block B.2 and
Block B.3 (Combongan Village);
- sis. Jalan Poros Samban Village - Mayungan via Block B.3
(Combongan Village and Kenep Village);
- II. Jalan Poros Mayungan Village – Perum Sri Sejahtera via
Block B.3 and Block B.5 (Kenep Subdistrict);



- mmm. Jalan Poros Desa Ponpes Lailatul Qodar – Perum Sri Sejahtera via Block B.5 (Kenep Subdistrict); nn. Jalan Poros Klenisan Village - Gajihan via Block B.6 (Banmati District);
- oo. Poros Road Bejadi Village - Banmati via Block B.6 (Banmati Subdistrict);
- pp. Jalan Poros Banmati Village - Samanhudi via Block B.6 (Banmati Village);
- qq. Jalan Poros Kebakan Village - Pundungrejo via Block B.4 (Combongan Village and Banmati Village);
- rr. Jalan Poros Bekerja Village - Jetakan via Block B.4 (Banmati District);
- ss. Jalan Poros Macanan Village - Distance through the Block B.8 (Mandan District);
- tt. Jalan Poros Tambak Village - Rowogatel via Block B.9 (Mandan Subdistrict);
- ugh. Jalan Poros Jalakan Village - Sengon via Block B.10 (Begajah Village);
- vv. Jalan Poros Sengon Village - Begajah via Block B.10 (Begajah Village);
- wow. Jalan Poros Begajah Village - Tegalrejo via Block B.10 (Begajah Village);
- xx. Jalan Poros Village Dompilan 1 – Dompilan 2 via Block A.5 (Bulakrejo Subdistrict); y Y. Poros Village Road to Kyai Langsur's Tomb via Block A.7 (Sukoharjo Subdistrict);
- zz. Jalan Java via Block A.10 (Sukoharjo Subdistrict);
- aaa. Jalan Sumba via Block A.10 (Sukoharjo Subdistrict);
- bbb. Kalimantan Road via Block A.10 (Sukoharjo Subdistrict);
- ccc. Jalan Sulawesi via Block A.10 (Sukoharjo Subdistrict);
- ddd. Jalan Timor via Block A.10 (Sukoharjo Subdistrict); ee. Jalan Flores via Block A.10 (Sukoharjo Subdistrict); fff. Jalan Seram via Block A.10 (Sukoharjo Subdistrict);
- ggg. Jalan Nias via Block A.10 (Sukoharjo Subdistrict);
- haha. Jalan Bawean via Block A.10 (Sukoharjo Subdistrict);



- iii. Jalan Pasar I via Block A.10 (Jetis Village and Sukoharjo Village); Jalan Pasar II
- jjj. via Block A.10 (Sukoharjo Village);
- kkk. Jalan Kartini via Block A.10 (Jetis Village and Sukoharjo Village);
- ll. Jalan Harjodiningrat via Block A.10 (Jetis Village and Sukoharjo Village);
- mmm. Jalan Lawu via Block A.10 (Jetis Village and Sukoharjo Village);
- nnn. Jalan Krakatau via Block A.10 (Jetis Subdistrict);
- ooo. Jalan Ki Hajar Dewantara via Block A.10 (Jetis Subdistrict);
- ppp. Jalan Merapi via Block A.10 (Jetis Subdistrict); qq. Jalan Merbabu via Block A.10 (Jetis Subdistrict); rrr. Jalan Semeru via Block A.10 (Jetis Subdistrict);
- sss. Jalan Agung via Block A.10 (Jetis Subdistrict);
- ttt. Jalan Abiyoso via Block A.10 (Gayam Village);
- uuu. Jalan Noyorono via Block A.10 (Gayam Village);
- vvv. Jalan Bismo via Block A.10 (Gayam Village);
- www. Jalan Bima via Block A.10 (Gayam Village);
- xxx. Jalan Puntodewo via Block A.10 (Gayam Village); yyy. Jalan Basudewo via Block A.10 (Gayam Village);
- zzz. Jalan Wiratsongko via Block A.10 (Gayam Village);
- aaaa. Jalan Bregulo via Block A.10 (Gayam Village);
- bbbb. Jalan Ismoyo via Block A.10 (Gayam Village);
- cccc. Jalan Kresno via Block A.10 (Gayam Village);
- dddd. Jalan Nakula via Block A.10 (Gayam Village);
- eeee. Jalan Kokrosono via Block A.10 (Gayam Village);
- ffff. Jalan Larasati via Block A.10 (Gayam Village); gggg. Jalan Untari via Block A.10 (Gayam Village);
- haha. Jalan Sadewo via Block A.10 (Gayam Village); iii. Jalan Harjuno via Block A.10 (Gayam Village);
- jjjj. Jalan Kunti via Block A.10 (Gayam Village);



kkkk. Jalan RA Serang via Block A.10 (Gayam Village); Jalan Gurami via Block

llll. A.10 (Gayam Village);

mmmm. Jalan Mujair via Block A.10 (Gayam Village);

nnnn. Jalan Brotojoyo via Block A.10 (Gayam Village);

oooo. Jalan Baratu Samiran via Block A.10 (Gayam Village);

pppp. Jalan Kakap via Block A.10 (Gayam Village);

qqqq. Jalan Lumba-Lumba via Block A.10 (Gayam Village); Jalan Tombro via Block A.10

rrrr. (Gayam Village);

ssss. Jalan Sili via Block A.10 (Gayam Village);

tttt. Jalan Delima via Block A.12 (Gayam Village);

UU UU. Jalan Nangka via Block A.12 (Gayam Village);

vvvv. Jalan Kawung via Block A.12 (Gayam Village);

www. Jalan Gringsing via Block A.12 (Gayam Village); Jalan Tawes via Block

xxxx. A.12 (Gayam Village);

yyyy. Jalan Durian via Block A.12 (Gayam Village);

zzzz. Jalan Tanto Pranoto via Block A.12 (Gayam Village);

aaaa. Jalan Nanas via Block A.12 (Gayam Village);

bbbbb. Avocado Road via Block A.12 (Gayam Village); ccccc. Jalan R.

Suwarno Honggopati via Block A.12 (Gayam Village); ddddd. Jalan Parang Kusumo via

Block A.12 (Gayam Village);

eeee. Jalan Truntum via Block A.12 (Gayam Village);

ffff. Jalan Sidomulyo via Block A.12 (Gayam Village);



ggggg. Jalan B explode via Block A.12 (Gayam Subdistrict);
hhhhh.

Jalan Pakujoyo via Block A.12 (Gayam Village);

iiiiii. Slope Road via Block A.12 (Gayam Village);

jjjjj. Jalan Sidomukti via Block A.12 (Gayam Village);

kkkkk. Jalan Gunung Batur via Block A.12 (Gayam Village);

lllll. Jalan Gede via Block A.12 (Gayam Village); mmmmm.
Mount

Bromo Road via Block A.12 (Gayam Village); nnnnn. Jalan Captain
Pattimura via Block

A.11 and
Block A.12 (Gayam Village);

ooooo. Jalan Sawo via Block A.11 (Gayam Village);

ppppp. Jalan Blimbing via Block A.11 (Gayam Village);

qqqqq. Jalan Gunung Slamet via Block A.11 (Gayam Village);

rrrrr. Jalan Gunung Kerinci via Block A.11 (Gayam Village);
Jalan Gunung Kelud

sssss. via Block A.11 (Gayam Village);

ttttt. Jalan Gunung Wilis via Block A.11 (Gayam Village);

uuuuu. Jalan Gunung Sumbing via Block A.11 (Gayam Village);

vvvvv. Jalan Gunung Muria via Block A.11 (Gayam Village);

wwwww. Jalan Gunung Kawi via Block A.11 (Gayam Village);

xxxxx. Jalan Gunung Rinjani via Block A.11 (Gayam Village);
Jalan Jeruk via Block

yyyyy. A.11 (Gayam Village); Jalan Jambu via Block A.11 (Gayam
Village);

zzzzz.

aaaaa. Jalan Pisang via Block A.11 (Gayam Village);

bbbbb. Jalan Mangga via Block A.11 (Gayam Village);



- cccccc. Jalan Merpati via Block A.12 (Joho Subdistrict); Gelatik Street
- dddddd. via Block A.12 (Joho Subdistrict);
- EE ee ee. Jalan Kutilang via Block A.12 (Joho Subdistrict);
- fffff. Jalan Prenjak via Block A.12 (Joho Subdistrict);
- gggggg. Jalan Kasuari via Block A.12 (Joho Subdistrict);
- hhhhh. Jalan Perkutut via Block A.12 (Joho Subdistrict); Jalan Mliwis via
- iiii. Block A.12 (Joho Subdistrict); Jalan Manyar via Block A.12
- jjjjj. (Joho Subdistrict);
- kkkkk. Jalan Nuri via Block A.12 (Joho Subdistrict);
- llll. Jalan Sriti via Block A.12 (Joho Subdistrict);
- mmmmm. Jalan Cendrawasih via Block A.12 (Joho Subdistrict);
- nnnnn. Jalan Kepodang via Block A.12 (Joho Subdistrict); Jalan Parkit
- ooooo. via Block A.12 (Joho Subdistrict);
- ppppp. Jalan Merak via Block A.12 (Joho Subdistrict);
- qqqqq. Jalan Kacer via Block A.12 (Joho Subdistrict);
- rrrrr. Jalan Madu via Block A.12 (Joho Subdistrict);
- sssss. Jalan Murai via Block A.12 (Joho Subdistrict);
- ttttt. Jalan Srikatan via Block A.12 (Joho Subdistrict);
- uuuuu. Jalan Belibis via Block A.12 (Joho Subdistrict); Jalan Blekok via
- vvvvv. Block A.13 (Joho Subdistrict);
- www www. Jalan Puyuh via Block A.13 (Joho Subdistrict);
- xxxxx. Jalan Elang via Block A.13 (Joho Subdistrict);



yyyyyy.	Jalan Bangau via Block A.13 (Joho Subdistrict); Jalan
zzzzzz.	Camar via Block A.13 (Joho Subdistrict);
aaaaaaa.	Jalan Beo via Block A.13 (Joho Subdistrict);
bbbbbbb.	Jalan Derkuku via Block A.13 (Joho Subdistrict);
ccccccc.	Jalan Srigunting via Block A.13 (Joho Subdistrict);
ddddddd.	Jalan Emprit I via Block A.13 (Joho Subdistrict); Jalan
eeeeeee.	Emprit II via Block A.13 (Joho Subdistrict); Tetengket Road via Block A.13
ffffff.	(Joho Subdistrict);
gggggg.	Jalan Pentet via Block A.13 (Joho Subdistrict);
hhhhhh.	Jalan Jalak via Block A.13 (Joho Village and Jetis Village);
iiiiii.	Jalan Kalkun via Block A.13 (Joho Village and Jetis Village);
jjjjjj.	Jalan Manggar via Block A.13 (Joho Village and Jetis Village); Jalan Kantil via Block A.13
kkkkkk.	(Joho Village and Jetis Village);
llllll.	Jalan Dahlia via Block A.13 (Joho Village and Jetis Village);
mmmmmm.	Jalan Pudak via Block A.13 (Joho Village and Jetis Village);
nnnnnn.	Jalan Bakung via Block A.13 (Joho Village and Jetis Village);
oooooo.	Jalan Nusa Indah via Block A.13 (Jetis Subdistrict);
pppppp.	Jalan Karuk via Block A.13 (Jetis Subdistrict); Jalan Bangah
qqqqqq.	via Block A.13 (Jetis Subdistrict); Jalan Mayang via Block
rrrrrr.	A.13 (Jetis Subdistrict);
ssssss.	Jalan Nusa Indah via Block A.13 (Jetis Subdistrict);
tttttt.	Jalan Menur via Block A.13 (Jetis Subdistrict);



- uuuuuuu. Jalan Teratai via Block A.13 (Jetis Subdistrict);
Jalan
- vvvvvvv. Kenanga via Block A.13 (Jetis Subdistrict);
- wwwwwww. Jalan Regulo via Block A.13 (Jetis Subdistrict);
- xxxxxxx. Jalan Bambu via Block A.13 (Jetis Subdistrict);
- yyyyyyy. Jalan Melati via Block A.13 (Jetis Subdistrict);
- zzzzzzz. Jalan Mawar via Block A.13 (Jetis Subdistrict); Jalan
Wijaya
- aaaaaaaa. Kusuma via Block A.13 (Jetis Subdistrict); Jalan
Cempaka via Block
- bbbbbbb. A.13 (Jetis Subdistrict);
- ccccccc. Jalan Anggrek via Block A.13 (Jetis Subdistrict);
- ddddddd. Jalan Seruni via Block A.13 (Jetis Subdistrict);
- EE ee ee ee. Jalan Projosonto via Block A.13 (Jetis Subdistrict);
- ffffff. Jalan Cempaka via Block A.13 (Jetis Subdistrict);
- ggggggg. Jalan Temulawak via Block A.14 (Jetis Subdistrict);
- hhhhhhh. Jalan Kencur via Block A.14 (Jetis Subdistrict);
- iiiiiii. Jalan Kunir via Block A.14 (Jetis Subdistrict);
- jjjjjjj. Jalan Celengan I via Block A.14 (Jetis Subdistrict);
- kkkk kkkk. Jalan Celengan II via Block A.14 (Jetis Subdistrict);
- lllllll. Jalan Celengan III via Block A.14 (Jetis Subdistrict);
- mmmmmmm. Jalan Polakan I via Block A.14 (Jetis Subdistrict);
- nnnnnnn. Jalan Polakan II via Block A.14
(Jetis District);
- oooooooo. Jalan Polakan III via Block A.14 (Jetis Subdistrict);
- ppppppp. Jalan Laos via Block A.14 and Block A.15 (Jetis
Subdistrict);



- qqqqqqqq.** Jalan Mangunagoro via Block A.9 (Sukoharjo Subdistrict); Jalan Citarum
rrrrrrrr. via Block A.9 (Sukoharjo Subdistrict);
ssssssss. Jalan Gawan I via Block A.9 (Sukoharjo Village);
ttttttt. Jalan Gawan II via Block A.9 (Sukoharjo Subdistrict);
uuuuuuu. Jalan Musi via Block A.9 (Sukoharjo Subdistrict);
vvvvvvvv. Jalan Taman Siswa I via Block A.9 (Sukoharjo Subdistrict);
wwwwwww. Jalan Taman Siswa II via Block A.9 (Sukoharjo Subdistrict); Jalan Brantas
xxxxxxx. via Block A.9 (Sukoharjo Village);
yyyyyyy. Jalan Kijilan I via Block A.9 (Sukoharjo Subdistrict);
zzzzzzz. Jalan Kijilan II via Block A.9 (Sukoharjo Subdistrict);
aaaaaaaa. Jalan Barito via Block A.9 (Sukoharjo Subdistrict);
bbbbbbbb. Jalan Bengawan Solo via Block A.9 (Sukoharjo Subdistrict); Jalan Karyono
cccccccc. via Block A.9 (Sukoharjo Subdistrict);
dddddddd. Jalan Pemuda Barat via Block A.9 (Sukoharjo District);
eeeeeeee. Jalan Kapuas via Block A.9 (Sukoharjo Subdistrict);
ffffffff. Jalan Serayu via Block A.9 (Sukoharjo Subdistrict).

Article 10

The village/kelurahan road network as intended in Article 6 letter d is local roads and environmental roads which are not included in the district road network as intended in Article 9 paragraph (5), paragraph (6), and paragraph (7).



Article 11

The inter-city railway network as referred to in Article 6 letter e is a single public railway line on the ground surface of the Solo – Sukoharjo – Wonogiri rail network via Blocks A.10, A.11, A.12 (Gayam Subdistrict) and Block B. 10 (Begajah Village).

Article 12

The supporting facilities for the transportation network as intended in Article 6 letter f are in the form of:

- a. Type B Passenger Terminal is in Block A.12 (Joho District);
- b. Type C Passenger Terminal is at Pasar Ir. Sukarno in Block A.10 (Sukoharjo Subdistrict);
- c. Plans for building bus stops to support Bus Rapid Transit or BRT Trans Jateng with distances between stops:
 1. Every 300 meters for trade and service zones;
 2. Every 400 meters for residential zones; And
 3. Every 1000 meters for agricultural zones.
- d. The small passenger station is in Block A.10 (Kelurahan Gayam).

Part Four

Infrastructure Network Systems

Paragraph 1

General

Article 13

Infrastructure network system as referred to in Article 4 paragraph (1) letter c includes:

- a. energy/electricity network systems;
- b. telecommunications network systems;
- c. drinking water network system;
- d. drainage network system;
- e. SPAL;
- f. water resources network system; g. waste network system; and h. other infrastructure network systems.



Paragraph 2
Energy/Electricity Network System
Article 14

- (1) The energy/electricity network system as intended in Article 13 letter a includes:
- a. Substation;
 - b. SUTT; And
 - c. SUTM.
- (2) The substation as referred to in paragraph (1) letter b is the Tawang Sari Main Substation (Sritex) with an indicative location in Block A.15 (Jetis Subdistrict).
- (3) High Voltage Air Lines (SUTT) as referred to in paragraph (1) letter b are Air Lines High Voltage (SUTT) with a capacity of 150 (one hundred and fifty) KVA stretches through Block A.12, Block A.13, Block A.15 (Jetis Subdistrict), Block B.1 (Combongan Subdistrict), Block B.2 (District Combongan), Block B.9 and Block B.10, Block C.2 (Sonorejo Village), Block C.3.
- (4) Medium Voltage Air Lines (SUTM) as referred to in paragraph (1) letter c are Air Lines Medium Voltage (SUTM) with a capacity of 220/380 (two hundred twenty or three hundred eighty) V which is spread along the local road network and environmental roads.

Paragraph 3
Telecommunication Network System
Article 15

- (1) Telecommunication network system as intended in Article 13 letter b includes:
- a. mobile mobile networks; And
 - b. Fixed network.
- (2) Cellular mobile network as referred to in paragraph (1) letter a in the form of a telecommunications tower for *Base Transceiver Station* (BTS) which is further regulated in other Regent Regulations.
- (3) The fixed network as referred to in paragraph (1) letter b is a fiber optic network that passes through Blocks A.1, A.2, A.3, A.4, A.5 (Bulakrejo Subdistrict), A.6, A.7, A.8, A.9, A.10 (Sukoharjo Subdistrict), A.11, A.12 (Gayam Subdistrict), A.13 (Joho Subdistrict), A.14, A.15 (Jetis Subdistrict), B.1, B.2 (Combongan Subdistrict), B.4, B.6, B.7 (Banmati Subdistrict), B.5, B.8 (Mandan Subdistrict), B.9, B.10 (Banmati Subdistrict Begajah), C.1, C.2, C.3, (Sonorejo Village), C.4, C.5 (Dukuh Village), C.6 (Bulak Village), and C.7 (Kriwen Village).



Paragraph 4
Drinking Water Network System
Article 16

- (1) The drinking water network system as intended in Article 13 letter c includes the pipe network serving SPAM in Sukoharjo District consisting of:
- a. raw water intake building;
 - b. raw water transmission pipe;
 - c. production installation; And
 - d. distribution unit pipe.
- (2) The raw water intake building as intended in paragraph (1) letter a is located in Block C.6 (Bulak Village).
- (3) Raw water transmission pipe as intended in paragraph (1) letter b Block C.6 (Bulak Village), Block A.10, A.11, A.12 (Gayam Subdistrict), and Blocks A.10, A.13 (Jetis Subdistrict).
- (4) The production installation as intended in paragraph (1) letter c is located in Block C.6 (Bulak Village).
- (5) The distribution unit pipe as intended in paragraph (1) letter d passes through Block A.1 – A.6 (Bulakrejo Subdistrict), Block A.7 – A.10 (Sukoharjo Subdistrict), Block A.11, A.12 (Gayam and Joho subdistricts), Block A.13 - A.15 (Jetis subdistrict), Block B.1 – B.4 (Combongan subdistrict), Block B.5, B.7 (Banmati subdistrict), Block B.8 - B.10 (Mandan Subdistrict), Block C.1 – C.4 (Sonorejo Subdistrict), Block C.5 (Dukuh Subdistrict), Block C.6 (Bulak Subdistrict), and Block C.7 (Bulak Subdistrict Kriwen).

Paragraph 5
Drainage Network System
Article 17

- (1) The drainage network system as referred to in Article 13 letter d includes:
- a. primary channel;
 - b. secondary channel; And
 - c. tertiary channel.
- (2) Primary channels as intended in paragraph (1) letter a include:
- a. Bengawan Solo River which passes through Block B.6 (Kenep Subdistrict and Banmati Subdistrict), Block C.6 (Kriwen Subdistrict and Bulakan Subdistrict), Block C.4 (Bulak Subdistrict); And



- b. Langsur River which passes through Blocks A.1, A.3, A.5, A.6 (Bulakrejo Subdistrict), Block A.11, A.12, (Gayam Subdistrict), Block A.13, A.15, B.2, B.4 (Jetis Subdistrict), Block A.12. A.13 (Joho Subdistrict), Block A.6-A.8 (Sukoharjo Subdistrict), Block B.4,B.7 (Banmati Subdistrict), Block B.1-B.4 (Combongan Subdistrict), Block B. 8, B.9 (Mandan Subdistrict), Block C.3 (Dukuh Subdistrict), Block A.3, C.1 (Sonorejo Subdistrict).
- (3) Secondary channels as intended in paragraph (1) letter b is in the form of a plan to improve the quality of the existing drainage network on the road section cuts through the river and is an arterial and collector road, including Blocks A.1 – A.6 (Bulakrejo Subdistrict), Block A.6 – A.10 (Sukoharjo Subdistrict), Block A.11 (Gayam Subdistrict), Block A. 12, A.13 (Joho Subdistrict), Block B.2, B.3, B.5 (Combongan Subdistrict), Block B.4 – B.6 (Banmati Subdistrict), Block B.5, B.8 (Banmati Subdistrict Mandan), Blocks B.9, B.10 (Begajah Subdistrict) and Blocks C.3, C.4 (Sonorejo Subdistrict) as well as plans to build a new channel in Block B.10 (Begajah Village).
- (4) The tertiary channel as referred to in paragraph (1) letter c is in the form of a plan to improve the quality of the existing drainage network located on every local and environmental road section in all blocks in BWP Sukoharjo District as well as a plan to construct a new channel in Block A.3- Block A.5 (Bulakrejo Subdistrict), Block A.6-Blok A.9 (Sukoharjo Subdistrict), Block A.13 (Joho Subdistrict), Block A.14-Blok A.15 (Jetis Subdistrict), Block B.2 (Combongan Village), Block B.4-Blok B.5 (Kelurahan Banmati), Block B.7 (Banmati Subdistrict), Block B.5 (Mandan Subdistrict), Block B.8-B.9 (Mandan Subdistrict), Block B.10 (Begajah Subdistrict), Block B.5 (Bagajah Subdistrict Kenep), Block C.4 (Dukuh Subdistrict), Block C.4-C.6 (Bulak Subdistrict), and Block C.6 (Kriwen Subdistrict).

Paragraph 6

SPAL

Article 18

- (1) The waste water management system (SPAL) as intended in Article 13 letter e includes:
- a. local SPAL; And
 - b. SPAL is centralized.
- (2) Local SPAL as intended in paragraph (1) letter a includes:



- a. The local processing subsystem is in the form of General MCK in Block C.4 Dukuh Village and MCK ++ in Block C.4 Dukuh Village and Block A.9 Sukoharjo Village; And
 - b. Transport subsystem via Blocks A.8, A.9 (Sukoharjo Subdistrict), A.10 (Jetis Subdistrict).
- (3) Centralized SPAL as referred to in paragraph (1) letter b includes residential area scale IPAL in the form of a communal Waste Water Management Installation (IPAL) in residential areas located in Block A.7, Sukoharjo Subdistrict and Block B.10, Begajah Subdistrict;

Paragraph 7

Water Resources Network System

Article 19

- (1) The water resources network system as intended in Article 13 letter f is in the form of an irrigation network system.
- (2) The irrigation network system as intended in paragraph (1) includes:
 - a. The primary irrigation network is the East Colo Irrigation Area (DI) and the Pepen Irrigation Area (DI) in Block B.10, Begajah Village;
 - b. Secondary irrigation network which includes Blocks A.3, A.4, A.5 (Bulakrejo Subdistrict), Blocks C.1, C.2, C.3 (Sonorejo Subdistrict), Blocks C.4, C.5, C. 13 (Dukuh Subdistrict) and Blocks C.4, C.5 (Bulak Subdistrict); And
 - c. Tertiary Irrigation Network in Blocks A.1, A.2, A.5, A.6, A.7 (Bulakrejo Subdistrict), Blocks A.6, A.7, A.8, A.9 (Sukoharjo Subdistrict), Block A.15 (Jetis Subdistrict), Block A.13 (Joho Subdistrict), Block A.11 (Gayam Subdistrict), Block B.10 (Begajah Subdistrict) B.9, B.8 (Mandan Subdistrict), Block B.6, B.4 (Banmati Subdistrict) , Block B.6, B.5, B.3 (Kenep Subdistrict), Block B.3, B.2, B.1 (Combongan Subdistrict), Block C.4, C.3, C.5 (Dukuh Village), Block C.4, C.5 (Bulak Village), Block C.2, C.1 (Sonorejo Village).
- (3) Irrigation canal borders can be used as
City green open space.

Paragraph 8

Waste Network System

Article 20

- (1) Waste Network System as intended Article 13 letter g includes:



- a. Temporary waste storage areas in the form of rubbish dumps located at:
 1. Block A.9, A.10 (Sukoharjo Subdistrict);
 2. Block A.12 (Gayam Village);
 3. Block A.12 (Joho District);
 4. Block B.8, B.9 (Mandan Subdistrict);
 5. Block B.10 (Begajah Subdistrict); And
 6. Block C.5 (Bulak Subdistrict).
 - b. Temporary waste storage areas in the form of deposit transfer located at:
 1. Block A.10 (Sukoharjo Subdistrict);
 2. Block A.11 (Gayam Village); 3. Block B.1 (Combongan Village); 4. Block B.5 (Kenep Subdistrict); and 5. Block B.8 (Mandan Subdistrict).
 - c. Temporary waste storage sites in the form of containers are located at:
 1. Block A.12 (Gayam Village); And
 2. Block A.12, A.13 (Joho District).
- (2) Development and improvement of operations of supporting facilities for Temporary Waste Storage Sites to become TPS3R.

Paragraph 9

Other Infrastructure Network Systems

Article 21

- (1) Other infrastructure network systems as intended in Article 13 letter h in the form:
 - a. Evacuation Place; And
 - b. Evacuation Route.
- (2) The evacuation places as intended in letter a are directed at public facilities that are adequate as disaster evacuation points, including:
 - a. Sukoharjo sub-district office located in Block A.12 (Joho Subdistrict);



b. Jetis subdistrict office located in Block A.13 (Jetis subdistrict), Joho subdistrict office located in Block A.12 (Joho subdistrict), Mandan subdistrict office located in Block B.8 (Mandan subdistrict), Banmati subdistrict office located in Block B.6 (Banmati Subdistrict), Kriwen Subdistrict Office which is in Block C.7 (Kriwen Subdistrict), Bulakan Subdistrict Office which is in Block C.6 (Bulakan Subdistrict), Bulakrejo Subdistrict Office which is in Block A.4 (Bulakrejo Subdistrict), and the Dukuh Subdistrict Office located in Block C.4 (Dukuh Subdistrict); and c. Other public facilities that can be used as evacuation points during emergencies

(3) The evacuation route as intended in paragraph (1) letter b is a disaster evacuation route directed at road routes leading to safe access when a disaster occurs to evacuation points.

CHAPTER IV

SPACE PATTERN PLAN

Part One

General

Article 22

- (1) The spatial pattern plan consists of:
- a. protected zone; And
 - b. cultivation zone.
- (2) The Sukoharjo District RDTR spatial pattern plan is depicted on a map with an accuracy level of 1 : 5,000 as stated in Appendix II which is an inseparable part of this Regent's Regulation.

The second part

Protected Zone

Paragraph 1

General

Article 23

The protected zone as intended in Article 22 paragraph (1) letter a includes:

- a. river border zone (SS);
- b. city green open space (RTH) zone; And
- c. buffer zone (PE).



Paragraph 2
River Border Zone
Article 24

- (1) The river border zone (SS) as intended in Article 23 letter a is directed towards its use as the provision of urban green open space.
- (2) River border zone (SS) as referred to in paragraph (1) is determined according to the determination of the boundary line rivers, including:
- a. The river border line with embankments in urban areas is determined to be at least 3 (three) meters from the outer edge of the embankment along the river channel;
 - b. The border line of an undamped river in an urban area is determined:
 1. At least 10 (ten) meters from the left and right edges of the riverbed along the river channel, in the event that the river depth is less than or equal to 3 (three) meters;
 2. At least 15 (fifteen) meters from the left and right banks of the riverbed along the river channel, in the event that the river depth is more than 3 (three) meters up to 20 (twenty) meters; And
 3. At least 30 (thirty) meters from the left and right banks of the riverbed along the river channel, in the event that the river depth is more than 20 (twenty) meters.
- (3) River border zone (SS) as referred to in paragraph (1) has an area of 116.37 (one hundred sixteen point three seven) hectares including:
- a. Sub BWP A with an area of 33.82 (thirty three point eight two) hectares includes Block A.1 (Bulakrejo Subdistrict), Block A.2 (Bulakrejo Subdistrict), Block A.3 (Bulakrejo Subdistrict), Block A.4 (Bulakrejo Subdistrict), Bulakrejo Subdistrict), Block A.5 (Bulakrejo Subdistrict and Sonorejo Subdistrict), Block A.6 (Bulakrejo Subdistrict, Sonorejo, Sukoharjo Village), Block A.7 (District Dukuh, Sukoharjo Subdistrict), Block A.8 (Combongan Subdistrict, Dukuh Subdistrict, Sukoharjo Subdistrict), Block A.10, Block A.11 (Gaam Subdistrict), Block A.12 (Gaam Subdistrict and Joho Subdistrict), Block A. 13 (Banmati Village, Joho Village, Mandan Village) Block I.15 (Banmati Village, Jetis Village, Sukoharjo Village);



- b. Sub BWP B with an area of 51.79 (fifty one point seven nine) hectares covers Block B.1 (District Combongan, Dukuh Subdistrict, Sukoharjo Subdistrict), Block B.2 (Combongan Subdistrict, Jetis Subdistrict), Block B.3 (Combongan Subdistrict, Kenep Subdistrict, Kriwen Subdistrict), Block B.4, (Banmati Subdistrict, Combongan Subdistrict) Block B .5 (Banmati Subdistrict, Combongan Subdistrict, Kenep Subdistrict, Mandan Subdistrict) Block B.6 (Banmati Subdistrict), Block B.7 (Banmati Subdistrict, Joho Subdistrict, Mandan Subdistrict), Block B.8 (Banmati Subdistrict, Joho Subdistrict, Mandan Subdistrict), Block B.9 (Joho Subdistrict, Mandan Subdistrict), Block B.10 (Begajah Subdistrict, Mandan Subdistrict); And
- c. Sub BWP C with an area of 30.76 (thirty point seven six) includes Block C.1 (Bulakrejo Village, Sonorejo Village, Sukoharjo Village), Block C.3 (Combongan Village, Dukuh Village, Sonorejo Village, Sukoharjo Village), Block C.4 (Bulak Subdistrict), Block C.5 (Bulak Subdistrict, Dukuh Village), Block C.6 (Bulak Village), Block C.7 (Combongan Village, Dukuh Village, Kriwen Village).

Paragraph 3

City Green Open Space Zone

Article 25

- (1) The City Green Open Space Zone (RTH) as intended in Article 23 letter b in the Urban Area of Sukoharjo District is directed to fulfill the proportion of RTH in urban areas which is
- amounting to at least 30 (thirty) percent consisting of 20 (twenty) percent public green open space and 10 (ten) percent consisting of private green open space.
- (2) Fulfillment of 20 (twenty) percent of green open space
The planned public area of the city green open space (RTH) zone as intended in paragraph (1) includes: a. City park subzone (RTH-2); b. Sub-district park subzone (RTH-3); And
c. Cemetery subzone (RTH-7).
- (3) City park subzone (RTH-2) as intended in paragraph (2) letter a is open land which has a social and aesthetic function as a means of recreational, educational or other activities aimed at serving the residents of a city or part of a city area by area of 131.25 (one hundred thirty one point two five) hectares includes:



- a. Sub BWP A with an area of 18.35 (eighteen point three five) hectares includes Block A.4 (Bulakrejo Subdistrict), Block A.6 (Bulakrejo Subdistrict), Block A.7 (Sukoharjo Subdistrict), Block A.8 (Bulakrejo Subdistrict Sukoharjo), Block A.9 (Sukoharjo Subdistrict), Block A.11 (Gayam Subdistrict), Block A.12 (Joho Subdistrict), Block A.13 (Jetis Subdistrict and Joho Subdistrict), and Block A.15 (Jetis Subdistrict);
- b. Sub BWP B with an area of 40.2 (forty point two) hectares includes Block B.1 (Combongan Village, Dukuh Village), Block B.2 (Combongan Village), Block B.3 (Combongan Village, Kenep Village), Block B.4 (Combongan Subdistrict, Banmati Subdistrict), B.5 (Banmati Subdistrict, Kenep Subdistrict, Mandan Subdistrict), Block B.6 (Banmati Subdistrict, Kenep Subdistrict), Block B.7 (Banmati Subdistrict), Block B.8 (Mandan Subdistrict), Block B.9 (Begajah Subdistrict, Mandan Subdistrict), and Block B.10 (Begajah Subdistrict); And
- c. Sub BWP C with an area of 72.7 (seventy two point seven) hectares includes Block C.1 (Sonorejo Subdistrict), Block C.2 (Sonorejo Subdistrict), Block C.3 (Dukuh Subdistrict), Block C.4 (Sonorejo Subdistrict Bulakan, Dukuh Village, Sonorejo Village), Block C.5 (Dukuh Village), Block C.6 (Bulak Village, Kenep Village, Kriwen Village) Block C.7 (Kriwen Village).
- (4) Sub-district park subzone (RTH-3) as intended in paragraph (1) letter b is open land which has a social and aesthetic function as a means of recreational, educational or other activities intended to serve the population of one sub-district with an area of 9.55 (nine point five five) hectares includes:
- a. Sub BWP A with an area of 3.55 (three point five five) hectares includes Block A.9 (Sukoharjo Village), Block A.12 (Gayam Village, Joho Village); b. Sub BWP B with an area of 2.75 (two point seven five) hectares Block B.10 (Begajah Village), Block B.3 (Combongan Village), B.6 (Banmati Village); And
- c. Sub BWP C with an area of 3.25 (three point two five) hectares includes Block C.4 (Dukuh Village), Block C.6 (Bulak Village), Block C.7 (Kriwen Village).
- (5) The cemetery subzone (RTH-7) as intended in paragraph (1) letter c with an area of 14.5 (fourteen point five) hectares includes:



- a. Sub BWP A with an area of 7.57 (seven point five seven) hectares includes Block A.4 (Bulakrejo Subdistrict), Block A.5 (Bulakrejo Subdistrict), Block A.6, Block A.9 (Sukoharjo Subdistrict), Block A .10, Block A.11, Block A.12 (Gayam Subdistrict), Block A.13, Block A.14 (Jetis Subdistrict), Block A.15 (Jetis Subdistrict);
 - b. Sub BWP B with an area of 4.9 (four point nine) includes Block B.2 (Combongan Village), Block B.3 (Combongan Village), Block B.5 (Kenep Village), Block B.6 (Banmati Village), Block B.8, Block B.9 (Mandan Village), Block B.10 (Begajah Village); And
 - c. Sub BWP C with an area of 2.03 (two point zero three) includes Block C.2 (Sonorejo Village), Block C.4 (Bulak Village), Block C.5 (Dukuh Village), Block C.6 (Kriwen Village) .
- (6) The development of city green open spaces is directed at road borders, river borders and green open spaces obtained from the Infrastructure Facilities and Utilities (PSU) plans for new housing development.

Paragraph 4

Buffer Zone

Article 26

The Buffer Zone (PE) as intended in Article 23 letter c is in the form of a buffer subzone (PE) covering an area of 22 (twenty two) hectares including:

- a. Sub BWP A with an area of 8.72 (eight point seven two) hectares includes Block A.10 (Gayam Subdistrict), Block A.11 (Gayama Subdistrict), Block A.12 (Gaam Subdistrict, Joho Subdistrict), Block A.13 (Jetis Subdistrict, Joho Subdistrict), Block A.9 (Sukoharjo Subdistrict), Block A.11 (Gaam Subdistrict), Block A.12 (Gaam Subdistrict, Joho Subdistrict), Block A.13 (Jetis Subdistrict, Joho Subdistrict), Block A.14 (Jetis Subdistrict), and Block A.15 (Jetis Subdistrict);
- b. Sub BWP B with an area of 7.91 (seven point nine one) hectares includes Block B.1 (Combongan Village, Dukuh Village), Block B.2 (Combongan Village), Block B.9 (Begajah Village, Joho Village, Mandan Village), and Block B.10 (Begajah Subdistrict); And
- c. Sub BWP C with an area of 5.38 (five point three eight) hectares includes Block C.2 (Sonorejo Village), Block C.3 (Dukuh Village, Combongan Village, Sonorejo Village).



Part Three
Cultivation Zone
Paragraph 1
General
Article 27

The cultivation zone as intended in Article 22 paragraph (1) letter b, includes:

- a. residential zone (R);
- b. trade and services zone (K);
- c. office zone (KT);
- d. transport zone (TR); e.
- public service facilities (SPU) zone; f.
- industrial designation zone (KPI); and g. agricultural zone (P).

Paragraph 2
Residential Zone
Article 28

(1) Residential zone (R) as intended in Article 27 letter a is developed according to the needs, social and economic conditions of the community as well as carrying capacity and environmental capacity, including:

- a. Medium density housing subzone (R-3); And
- b. Low density housing subzone (R-4); (2) The

medium density housing subzone (R-3) as referred to in paragraph (1) letter a is the allocation of space which is part of the area

Cultivation is used for residence or residence with a small ratio between the number of house buildings and the land area with an area of 1,577.55 (one thousand five hundred seventy seven point five five) hectares including:

- a. Sub BWP A with an area of 668.4 (six hundred sixty eight point four) hectares includes Block A.1, Block A.2, Block A.3, Block A.4, Block A.5, Block A.6 (Bulakrejo Subdistrict), Block A.12 (Begajah Subdistrict), Block A.10, Block A.11, Block A.12 (Gayam Village), Block A.10, Block A.12, Block A.13, Block A.14, Block A.14, Block A.15 (Jetis sub-district), Block A.12, Block A.13 (Joho sub-district), Block A.10, Block A.14, Block A.15, Block A.6, Block A.7, Block A.8, Block A.9 (Sukoharjo Subdistrict);



- b. Sub BWP B with an area of 442.46 (four hundred forty two point four six) hectares includes Block B.1, Block B.2, Block B.3, Block B.4, Block B.5 (Combongan Subdistrict), Block B.1 (Dukuh Village), Block B.10 (Gayam Village), Block B.9, Joho Village), Block B.5, Block B.6 (Kenep Village), Block B.10, Block B.5, Block B.7, Block B.8, Block B.9 (Mandan Subdistrict); And
- c. Sub BWP C with an area of 466.69 (four hundred sixty six point six nine) includes Block C.1, Block C.2, Block C.3, Block C.4 (Sonorejo Subdistrict), Block C.3, Block C.4, Block C.5, (Dukuh Subdistrict), Block C.3, Block C.4, Block C.5, Block C.6 (Bulak Subdistrict), Block C.6, and Block C.7 (Kriwen Subdistrict)
Block C.3, Block C.5, Block C.7 (Combongan Village).
- (3) The low density housing subzone (R-4) as referred to in paragraph (1) letter c is the allocation of space which is part of the area
Cultivation is used for residence or residence with a very small ratio between the numbers
house building with a land area of 309.39 (three hundred nine point three nine) hectares including:
- a. Sub BWP A with an area of 31.35 (thirty one point three five) hectares includes Block A.6, Block A.7, Block A.8 (Sukoharjo Subdistrict), Block A.6 (Bulakrejo Subdistrict), Block A.6 (Sonorejo District);
- b. Sub BWP B with an area of 135.51 (one hundred thirty five point five one) hectares includes Block B.3, Block B.4, Block B.5, (Combongan Village), Block B.3, Block B.5, Block B.6, (Kenep Village), Block B.3, Block B.5, (Kriwen Village); And
- c. Sub BWP C with an area of 142.46 (one hundred forty two point four six) includes Block C.1, Block C.2, Block C.4 (Sonorejo Village) Block C.4, Block C.6 (Bulak Village), Block C.6, Block C.7 (Kriwen Village), Block C.4 (Dukuh Village), Block C.6 (Kenep Village).
- (4) Housing development must be accompanied by the provision of public green open space in new housing areas and private green open space in yard areas by paying attention to the KDB, KLB and KDH implementation mechanisms in accordance with zoning regulations.



Paragraph 3
Trade and Services Zone
Article 29

- (1) The trade and services zone (K) as intended in Article 27 letter b, is developed according to the needs and carrying capacity and capacity of the environment, including
- a. City scale trade and services subzone (K-1); And
 - b. BWP scale trade and services subzone (K-2).
- (2) The city-scale trade and services subzone (K-1) as intended in paragraph (1) letter a is part of the cultivation area which functions to develop groups of trade and/or service activities, places of work, places of business, places of entertainment and recreation with a BWP service scale with an area of 80.63 (eighty point six three) hectares including:
- a. Sub BWP A with an area of 71.91 (seventy one point nine one) hectares includes Block A.2, Block A.4 (Bulakrejo Village), Block A.10, Block A.11, Block A.12 (Gayam Village) , Block A.10, Block A.12, Block A.13, Block A.14 (Jetis Subdistrict), Block A.12, Block A.13 (Joho Subdistrict), Block A.10, Block A.14, Block A.7 Block A.9 (Sukoharjo Subdistrict); And
 - b. Sub BWP B with an area of 8.72 (eight point seven two) is in Block B.9 and Block B.10 (Begajah Subdistrict).
- (3) The BWP scale services trade subzone (K-2) as referred to in paragraph (1) letter b is the allocation of space which is part of the area
 Cultivation is used to develop groups of trade and/or service activities, places of work,
 places of business, places of entertainment and recreation with BWP service scale with an area of 25.54 (twenty five point five four) hectares includes: a. Sub
 BWP A with an area of 0.05 (zero point zero five) hectares includes Block A.4 (Bulakrejo Village), Block A.10, Block A.12 (Gayam Village); and b. Sub BWP C
 with an area of 25.49 (twenty five point four nine) includes Block C.1, Block C.2 (Sonorejo Village) Block C.4, Block C.5, Block C.6 (Bulak Village), Block C.3, Block C.4, Block C.5 (Dukuh Village), Block C.6 (Kriwen Village).



Paragraph 4
Office Zone
Article 30

- (1) The office zone (KT) as intended in Article 27 letter c is in the form of government offices.
- (2) The office zone (KT) as intended in paragraph (1) with an area of 37.43 (thirty seven point four three) hectares includes:
- a. Sub BWP A with an area of 21.48 (twenty one point four eight) hectares includes Block A.4 (Bulakrejo Subdistrict), Block A.7, Block A.9, Block A.10 (Sukoharjo Subdistrict), Block A.10 , Block A.13 (Jetis Subdistrict), Block A.10, Block A.11, Block A.12 (Gaam Subdistrict), Block A.12, Block A.13 (Joho Subdistrict);
 - b. Sub BWP B with an area of 14.66 (fourteen point six) hectares includes Block B.3 (Combongan Village), Block B.5 (Kenep Village), Block B.6 (Banmati Village), Block B.8, Block B.9 (Mandan Village), Block B.10 (Begajah Village); And
 - c. Sub BWP C with an area of 1.29 (one point two nine) hectares includes Block C.2 (Sonorejo Village), Block C.4 (Dukuh Village), Block C.6 (Bulak Village), Block C.7 (Kriwen Village).

Paragraph 5
Transportation Zone
Article 31

The transportation zone (TR) as referred to in Article 27 letter d, with an area of 0.66 (zero point six six) hectares is in Block A.12 (Joho Subdistrict).

Paragraph 6
Public Service Facilities Zone
Article 32

- (1) The public service facilities (SPU) zone as intended in Article 27 letter e includes:
- a. City-scale public service facilities subzone (SPU-1);
 - b. Sub-zone of sub-district scale public service facilities (SPU-2); And
 - c. Sub-zone of public service facilities on a sub-district scale (SPU-3).



(2) City-scale public service facility sub-zone (SPU-1) is a space allocation that is part of a cultivation area developed to serve city-scale residents as intended in paragraph (1) letter a, including:

a. The city-scale educational facilities subzone (SPU-1.1) with an area of 2.2 (two point two) hectares is in Block B.5 (Kenep Subdistrict);

b. The city scale transportation subzone (SPU-1.2) with an area of 0.1 (zero point one) hectare is in Block A.10 (Gayam Subdistrict); c.

The city scale health facilities subzone (SPU-1.3) with an area of 4.47 (four point four seven) hectares is in Block A.10 (Gayam Village and Sukoharjo Village); And

d. The city-scale worship facilities subzone (SPU-1.5) with an area of 1.11 (one point eleven) hectares is located in Block A.12 (Gayam Village and Joho Village).

(3) Sub-zone of sub-district scale public service facilities (SPU-2) as intended in paragraph (1) letter b includes:

a. Sub-district scale educational facilities subzone (SPU-2.1) with an area of 23.59 (twenty three point five nine) hectares includes: 1. Sub

BWP A with an area of 17.41 (seventeen point four one) hectares covering Block A.2 , Block A.4 (Bulakrejo Subdistrict), Block A.7, Block A.9, Block A.14 (Sukoharjo Subdistrict), Block A.9 (Sukoharjo Subdistrict), Block A.10, Block A.11 (Gayama Subdistrict), Block A.10, Block A.13, Block A.14 (Jetis Subdistrict), Block A.12, Block A.13 (Joho Subdistrict);

2. Sub BWP B with an area of 4.59 (four point five nine) hectares is located in Block B.4 (Banmati Village), and Block B.10 (Begajah Village); and 3. Sub BWP C with an area

of 1.58 (one point fifty eight) hectares covering Block C.6 (Bulak Village).

b. Sub-district scale health facilities subzone (SPU-2.3) with an area of 0.6 (zero point six) includes Sub BWP A Block A.9 (Sukoharjo Subdistrict) with an area of 0.54 (zero point fifty four) hectares and SUB BWP B Block B.10 (Begajah Subdistrict) with an area of 0.06 (zero point zero six) hectares.

(4) Sub-zone of sub-district scale public service facilities (SPU-3) as intended in paragraph (1) letter c includes:



a. Sub-zone of sub-district scale educational facilities (SPU-3.1) with an area of 11.56 (eleven point five six) hectares includes:

1. Sub BWP A with an area of 4.99 (four point nine nine) hectares includes Block A.4, Block A.5 (Bulakrejo Subdistrict), Block A.9, Block A.10 (Sukoharjo Subdistrict), Block A.10 , Block A.11, Block A.12 (Gayam Subdistrict), Block A.9, Block A.10, Block A.13, Block A.14 (Jetis Subdistrict) Block A.12, Block A.13 (Joho Subdistrict);
2. Sub BWP B with an area of 3.57 (three point five seven) hectares includes Block B.3, Block B.4 (Combongan Village), Block B.5, Block B.6 (Kenep Village), Block B.6 Banmati Subdistrict), Block B.8, Block B.9 (Mandan Subdistrict), Block B.9, Block B.10 (Begajah Subdistrict), Block B.6 (Banmati Subdistrict); And
3. Sub BWP C with an area of 3 (three) hectares includes Block C.2 (Sonorejo Village), Block C.3, Block C.4, Block C.5 (Dukuh Village), Block C.5, Block C.6 (Bulak Subdistrict), Block C.6, Block C.7 (Kriwen Subdistrict).

b. Sub-zone of sub-district scale health facilities (SPU-3.3) with an area of 0.42 (zero point four two) hectares includes:

1. Sub BWP A with an area of 0.36 (zero point three six) hectares located in Block A.10, Block A.11 (Gayam Subdistrict) Block A.10 (Jetis Subdistrict) Block A.10 (Sukoharjo Subdistrict); And
2. Sub BWP B with an area of 0.06 (zero point zero six) hectares is located in Block B.10 (Begajah Subdistrict).

c. Sub-zone for sub-district scale worship facilities (SPU-3.5) with an area of 5.56 (five point five six) hectares includes:

1. Sub BWP A with an area of 2.74 (two point seven four) hectares covering Block A.1, Block A.2, Block A.3, Block A.4, Block A.5, Block A.6 (Bulakrejo Subdistrict), Block A.6, Block A.7, Block A.8, Block A.9, Block A.10 (Sukoharjo Subdistrict), Block A.10, Block A.11, Block A.12 (Gaam Subdistrict), Block A.10, Block A.13 (Jetis Subdistrict), Block A.12, Block A.13 (Joho District);



2. Sub BWP B with an area of 1.08 (one point zero eight) includes Block B.2, Block B.3, Block B.4 (Combongan Village), Block B.5 (Mandan Village), Block B.6 (Banmati Subdistrict), Block B.5, Block B.8, Block B.9 (Mandan Subdistrict), Block B.9, Block B.10 (Begajah Subdistrict) Block B.10 (Gaam Subdistrict) Block B.6 (Bagajah Subdistrict Kenep); And
3. Sub BWP C with an area of 1.74 (one point seven four) hectares includes Block C.1, Block C.2 (Sonorejo Village), Block C.3, Block C.4, Block C.5 (Dukuh Village) , Block C.4, Block C.5, Block C.6 (Bulak Subdistrict), Block C.6, Block C.7 (Kriwen Subdistrict).

Paragraph 7

Industrial Designated Area Zone

Article 33

- (1) The Industrial Designation Zone (KPI) as referred to in Article 27 letter f, is developed according to the carrying capacity and capacity of the environment, including the carrying capacity of water and the carrying capacity of protective functions.
- (2) The industrial designated zone (KPI) as intended in paragraph (1) with an area of 97.26 (ninety seven point two six) hectares includes:
 - a. Sub BWP A with an area of 49.97 (forty nine point nine seven) hectares includes Block A.8, Block A.15 (Sukoharjo Village), Block A.15 (Jetis Village);
 - b. Sub BWP B with an area of 45.59 (forty five point five nine) hectares includes Block B.2 (Combongan Village), Block B.4 (Banmati Village, Combongan Village), Block B.7 (Banmati Village, Mandan Village) ; and c. Sub BWP C with an area of 1.71 (one point seven one) hectares is located in Block C.1 (Sonorejo Village), Block C.6 (Bulak Village).
- (3) The development of industrial zones must be accompanied by the provision of an optimal industrial supporting infrastructure network system that is integrated with the urban infrastructure network system in accordance with applicable laws and regulations.



Paragraph 8

Agricultural Zone

Article 34

- (1) Agricultural zone (P) as intended in Article 27 letter g, is a food crops subzone (P-1) with an area of 2,047.77 (two thousand forty seven point seven seven) hectares, including:**
- a. Sub BWP A with an area of 607.34 (six hundred seven point three four) hectares includes Block A.1, Block A.2, Block A.3, Block A.4, Block A.5, Block A.6 (Bulakrejo Subdistrict), Block A.6, Block A.7, Block A.8 (Kelurahan Sukoharjo), Block A.10, Block A.11 (Gayam Subdistrict), Block A.15 (Jetis Subdistrict), Block A.12 (Joho Subdistrict);**
 - b. Sub BWP B with an area of 654.34 (six hundred fifty four point three four) hectares includes Block B.1, Block B.2, Block B.3, Block B.4, Block B.5 (Combongan Subdistrict), Block B.4, Block B.5, Block B.6, Block B.7, Block B.8 (Banmati Subdistrict), Block B.9, Block B.10 (Begajah Subdistrict), Block B.1 (Dukuh Subdistrict), Block B.10 (Gayam Village), Block B.9 (Joho Village), Block B.3, Block B.5, Block B.6 (Kenep Village), Block B.3 (Kriwen Village), Block B.5, Block B.7, Block B.8, Block B.9, Block B.10 (Mandan Subdistrict); And**
 - c. Sub BWP C with an area of 786.09 (seven hundred eighty six point zero nine) hectares includes Block C.1, Block C.3, Block C.4 (Sonorejo Subdistrict), Block C.3, Block C.4, Block C.5 (Dukuh Subdistrict), Block C.4, Block C.5, Block C.6 (Bulak Subdistrict), Block C.6, Block C.7 (Kriwen Subdistrict), Block C.6 (Kenep Subdistrict) Block C.1 (Sukoharjo District).**
- (2) The food crop subzone (P-1) as intended in paragraph (1) is planned to become Sustainable Food Agricultural Land (LP2B) in the Urban Area of Sukoharjo District.**

CHAPTER V

**PRIORITIZED SUB BWP DETERMINATION
HANDLING**

Article 35

- (1) Determination of the Sub BWP whose handling is prioritized includes strategic urban area development plans for economic growth with the theme of improving infrastructure, facilities and blocks/areas.**



- (2) Sub BWP whose handling is prioritized with the theme of improving infrastructure, facilities and blocks/areas as intended in paragraph (1) with an area of 112.12 (one hundred twelve point one two) hectares includes Block A.10 (Sukoharjo Subdistrict, Jetis and Joho), Block A.12 (Joho Subdistrict), and Block A.13 (Jetis Subdistrict).
- (3) The plan for determining the Sub BWP whose handling priority is in the Sukoharjo District Urban Area is depicted on a map with an accuracy level of 1:5000 as stated in Appendix III which is an inseparable part of this Regent's Regulation.

CHAPTER VI

PROVISIONS FOR SPACE USE

Article 36

- (1) The provisions for space utilization as intended in Article 2 paragraph (1) letter e are a reference in realizing spatial pattern plans and infrastructure network plans in accordance with the RDTR and Zoning Regulations.
- (2) Provisions for space utilization as intended in paragraph (1) are implemented with the development of a five-year medium-term main program containing:
- a. space utilization program;
 - b. location;
 - c. magnitude;
 - d. sources of funding;
 - e. implementing agency; And
 - f. time and stages of implementation.
- (3) Space utilization program as intended in paragraph (2) letter a includes:
- a. space structure plan realization program;
 - b. spatial pattern plan realization program; And
 - c. program for the realization of the Sub BWP determination priority treatment.
- (4) The program for realizing the spatial structure plan as intended in paragraph (3) letter a includes:
- a. Development of Transportation Network Systems
 1. Construction of new local roads and improvements to footpaths at new housing locations;



2. Maintenance and improvement of the quality of collector, local and environmental roads;
3. Increasing public transportation services to serve main roads;
4. Regulation of the obligation to provide parking spaces;
5. Construction of the western ring road;
6. Provision of cross-district public transportation with route cooperation;
7. Providing air pollution measuring instruments in high volume traffic areas; And
8. Providing green open space on road paths and islands.

b. Electrical Network System Development

1. Sufficient electricity network throughout the city;
2. Maintenance of existing networks and supporting infrastructure;
3. Increase in power according to projected needs;
4. Installation of street lighting in strategic places; And
5. Development of distribution substations, addition of transformers and development of other facilities.

c. Telecommunications Network System Development

1. Development of cable network infrastructure systems and Automatic Telephone Centers (STO) and construction of distribution boxes to serve telecommunications needs;
2. Development of a joint telecommunications tower system; And
3. Development of fiber optic networks.

d. Development of Drinking Water Network Systems

1. Construction and maintenance of PDAM pipeline networks;
2. Development of PAMSIMAS; And
3. Optimization of water treatment plants and reservoirs.

e. Development of Drainage Network Systems

1. Rehabilitation of existing drainage networks and construction of drainage networks along roads in new housing developments;



2. Optimizing drainage systems in flood-prone areas with adequate capacity; And

3. Construction of infiltration wells and biopore holes in residential areas.

f. Development of Waste Water Network Systems

1. Development of a centralized SPAL system in formal housing areas;

2. Development of local SPAL systems in settlements;

3. Development of a centralized SPAL system in industrial areas in the form of IPAL;

4. Development of Communal IPLT; and

5. Construction of Communal

IPAL. g. Development of a Waste Network System

1. Construction of Temporary Waste Storage Sites in the form of depot and container transfers; And

2. Control of pollution levels and impacts environment in the area around the waste.

h. Development of the Water Resources Network System in the form of improvement, rehabilitation and protection of the entire irrigation network

i. Development of Other Infrastructure Networks in the form of increasing Disaster Management

Capacity (5) The program for realizing spatial pattern plans as referred to in paragraph (3) letter b includes:

a. Realization of Protected Areas; And

b. Realization of Cultivation Areas.

(6) The protected area realization program as intended in paragraph (5) letter a includes:

a. River border zone (SS)

1. Conservation of green open space areas, river borders;

2. Controlling buildings in the area river border and restore its function as green open space;

3. Control of river border areas; and 4. Conservation and mitigation of flood-prone areas.

b. Green Open Space Zone (RTH)

1. Addition of regional green open space and green open space for education purposes;



2. Addition of burial plots;
3. Increasing the area of city parks; 4.

Fulfillment of green open space of 15% (fifteen percent) of the PSU for new housing development plans;

5. Construction of Green Open Space at Road Borders and Median Road;
6. Development and tourism development of Pakujoyo Park covering an area of 1.28 (one point two eight) hectares (existing) covering an area of 2.68 (two point six eight) hectares (plan); And
7. Development and Improvement of Facilities and Tourist Accommodation Infrastructure.

c. Buffer Zone (PE)

1. Conservation of green open space along railway borders; And
2. Arrangement of buildings around the rail border.

(7) The cultivation area realization program as intended in paragraph (5) letter b includes:

a. Residential Zone (R)

1. Construction of new housing;
2. Improving the quality of housing by repairing and refurbishing; And
3. Development and construction of flats covering an area of 1.95 (one point nine five) hectares.

b. Trade and Services Zone (K) in the form of Optimizing the service scale of the Ir Market. Soekarno, and Cuplik Market

c. Office Zone (KT)

1. Improving the quality of office buildings; And
2. Addition of government offices.

d. Public Service Facilities Zone (SPU)

1. Optimizing the development of superior school plans;
2. Maintenance of existing school buildings;
3. Increase in the number of schools in accordance with increased needs;
4. Maintenance of existing health facilities; 5. Procurement, improvement and improvement of Puskesmas/Pustu infrastructure and its network;
6. Maintenance of existing worship buildings
There is; And



7. Providing worship facilities for religious believers whose facilities are not yet served.

e. Industrial Designation Zone (KPI)

1. Development of environmentally friendly Industrial Designated Areas;
2. Provision of industrial waste gas (emission) processing installations; And
3. Implementation of *green industry*.

f. Agricultural Zone (P) in the form of sustainable food agricultural land conservation

(8) The realization program for determining Sub BWP for priority handling as intended in paragraph (3) letter c includes:

a. Improvements to infrastructure, facilities and blocks/areas

1. Development of parking areas;
2. Development of green open space;
3. Development of networks of other facilities and infrastructure (electricity, telecommunications, drinking water, drainage, waste and irrigation);

b. Environmental Management

1. Environmental Management in the form of RTBL Preparation; And
2. Environmental management in the form of building control.

(9) Funding sources as intended in paragraph (2) letter d, sourced from:

- a. National Revenue and Expenditure Budget (APBN);
- b. Regional Revenue and Expenditure Budget (APBD);
- c. private investment; and/or
- d. financing cooperation.

(10) The implementing agency as intended in paragraph (2) letter e, can be done by:

- a. Government;
- b. provincial government;
- c. District government;
- d. State-Owned Enterprises (BUMN) and/or Entities Regionally Owned Enterprises (BUMD);
- e. business world;
- f. Government Business Entity Cooperation (KPBU); And
- g. public.



(11) The time and stages of implementation as intended in paragraph (2) letter e are divided into 4 (four) stages as follows:

- a. first stage, 2020–2024;
- b. second stage, 2025–2029;
- c. third stage, 2030–2034; And
- d. fourth stage, 2035–2039.

(12) Cooperation in financing and implementation of space utilization as intended in paragraph (4) letter d and paragraph (5) letter f, is carried out in accordance with statutory regulations.

(13) Provisions for space utilization as intended in paragraph (1) are prepared based on indications of the 5 (five) year main program as listed in Appendix IV which is an inseparable part

from this Regent's Regulation.

CHAPTER VII

ZONING REGULATIONS

Paragraph 1

General

Article 37

(1) Zoning regulations function as:

- a. operational device for controlling utilization room;
- b. reference in providing incentives and disincentives; c. reference in granting space utilization permits including *water rights development* and underground space utilization
- d. reference for imposition of sanctions; And
- e. technical references in developing or utilizing land and determining investment locations.

(2) Zoning regulations consist of:

- a. basic rules; And
- b. zoning management techniques.

Paragraph 2

Basic Rules

Article 38

(1) Basic rules as intended in Article 37 paragraph

(2) letter a includes:



- a. provisions on activities and land use;
 - b. provisions on intensity of space utilization; c. building planning provisions;
 - d. provisions for minimum infrastructure and facilities;
 - e. implementation provisions; and/or
 - f. special provisions.
- (2) Basic rules as intended in paragraph (1) includes:
- a. basic rules of protected zones; And
 - b. basic rules of cultivation zones.
- (3) The basic rules as intended in paragraph (1) are equipped with:
- a. zoning map (*zoning map*); and
 - b. zoning regulations (*zoning text*).
- (4) The zoning map, as intended in paragraph (3) letter a, is in the form of a spatial pattern map depicted at a scale of 1:5,000 as stated in Appendix II, which is an inseparable part of this Regent's Regulation.

Article 39

- (1) Provisions for activities and land use as follows referred to in Article 38 paragraph (1) letter a is provisions for activities and land use in a zone or subzone, including:
- a. Category of activities and land use; And
 - b. Technical zoning provisions.
- (2) Categories of activities and land use as intended in paragraph (1) letter a, include types of activities and land use related to:
- a. housing area;
 - b. trade and services;
 - c. government;
 - d. industry;
 - e. public service facilities;
 - f. Green open space; g. non-green open space; h. special designation; and i. other designations.



- (3) The zoning technical provisions as intended in paragraph (1) letter b are grouped into 4 (four) classifications with the following codes:
- a. Classification I means permitted use;
 - b. Classification T means limited conditional use;
 - c. Classification B means certain conditional use;
And
 - d. Classification X means utilization is not permitted.
- (4) Classification I as intended in paragraph (3) letter a is a category of activities and land use in a zone or subzone that is in accordance with the spatial allocation plan.
- (5) The T classification as intended in paragraph (3) letter b is a category of activities and land use which is limited by the following provisions:
- a. operating restrictions, either in the form of limiting the operating time of an activity within a subzone or limiting the period of land use for certain proposed activities;
 - b. restrictions on space intensity, both KDB, KLB, KDH, free distance and building height, by lowering the maximum value and increasing the minimum value of space intensity in zoning regulations; And
 - c. limitation on the number of uses, if the proposed use already exists which is capable of serving needs, and does not require additional use, then the use must not be permitted or permitted to be limited with special considerations.
- (6) Classification B as intended in paragraph (3) letter c is a category of activities and land use that requires certain requirements, which can be in the form of general requirements and special requirements considering that the use of space has a major impact on the surrounding environment.
- (7) Classification
- (8) The activity and land use categories as intended in paragraph (1) are included in the activity and land use matrix which is detailed based on its types in each zone or subzone, listed in Appendix V, which is an inseparable part of this Regent's Regulation .



Article 40

- (1) Provisions on the intensity of space utilization as intended in Article 38 paragraph (1) letter b, are provisions regarding the amount of development permitted in a zone or subzone, including:
- a. KDB;
 - b. KLB;
 - c. KDH; And
 - d. Minimum land area.
- (2) Minimum area of land plot as referred to in paragraph (1) letter d is stipulated in the residential zone consisting of:
- a. The minimum area of land in the medium density housing subzone is 90 (ninety) square meters; And
 - b. The minimum area of low density residential sub zone land is 150 (one hundred and fifty) square meters
 - c. The provisions on the minimum area of land as referred to in letters a and b do not apply to certificate ruptures that occur due to:
 1. distribution of joint rights (gono-gini or inheritance);
 2. land acquisition for the public interest and/or the consequences that occur because of the public interest; and
 3. development of subsidized housing.
 - d. In the development of subsidized housing as referred to in letter c number 3, the minimum area of land is 60 (sixty) square meters.
- (3) The provisions on the intensity of space utilization as intended in paragraph (1) are further details of the intensity of space utilization as regulated in general provisions of zoning regulations in the Regency RTRW taking into account the environmental characteristics of each zone or subzone.
- (4) Provisions for the intensity of space utilization as intended in paragraph (1), are regulated in the zoning regulations as stated in Appendix VI, which is an inseparable part of this Regent's Regulation.



Article 41

- (1) Provisions for building layout as intended in Article 38 paragraph (1) letter c, is a provision that regulate the shape, size, placement and appearance of buildings in a zone or subzone, including:
- a. Building Boundary Line (GSB);
 - b. Minimum Clearance Between Buildings;
 - c. Building Height (TB); And
 - d. Building View.
- (2) Building layout provisions as intended in paragraph (1) can be regulated in more detail in the RTBL as an urban design guide *line*.
- (3) Building layout provisions as intended in paragraph (1), are regulated in zoning regulations as follows listed in Appendix VI which is an inseparable part of this Regent's Regulation.

Article 42

- (1) Provisions for minimum infrastructure and facilities as intended in Article 38 paragraph (1) letter d, include:
- a. pedestrian paths;
 - b. Green open space;
 - c. non-green open fight;
 - d. Urban utilities;
 - e. Environmental infrastructure;
 - and f. supporting utilities
- (2) The provision and management of minimum infrastructure and facilities as intended in paragraph (1), is regulated in the zoning regulations as stated in Appendix VI which is an inseparable part of this Regent's Regulation.

Article 43

- (1) The Special Provisions as intended in Article 38 paragraph (1) letter e, are the governing provisions utilization of zones that have special functions and apply special provisions according to the characteristics of the zone and its activities.
- (2) The special provisions as intended in paragraph (1), are regulated in the zoning regulations as stated in Appendix VI which is an inseparable part of this Regent's Regulation.



Article 44

- (1) Implementation Provisions as intended in Article 38 paragraph (1) letter f, includes:
 - a. space utilization variance;
 - b. providing incentives and disincentives;
 - c. activities and land use that do not comply with zoning regulations; and/or
 - d. transition rules.
- (2) Provisions for variances in space utilization as intended in paragraph (1) letter a, are provisions which provides flexibility to adapt to certain conditions.
- (3) Provisions for variances in space utilization as intended in paragraph (1) letter a, which relate to *transfer of development rights* (TDR) can be further regulated in other regent regulations.
- (4) Providing incentives and disincentives as referred to in paragraph (1) letter b, are provisions that provide incentives for space utilization activities that are in line with the spatial plan and have a positive impact on the community, as well as that provide disincentives for space utilization activities that are not in line with spatial planning and has a negative impact on society.
- (5) Activities and land use that are not in accordance with zoning regulations as intended in paragraph (1) letter c, is a provision that regulates activities and land use that already have valid permits but are not in accordance with zoning regulations after this Regent's Regulation is stipulated.
- (6) Transition rules as intended in paragraph (1) letter d is a provision that regulates the status of space utilization which is different from the function of the space zone for which it is designated.
- (7) The implementation provisions as intended in paragraph (1), are regulated in the zoning regulations as stated in Appendix VI which is an inseparable part of this Regent's Regulation.



CHAPTER VIII

**COMMUNITY RIGHTS, OBLIGATIONS AND ROLE,
INSTITUTIONAL AND ADMINISTRATIVE SANCTIONS****Paragraph 1****Rights, Obligations and Role of Community****Article 45**

In the spatial planning of BWP Subdistrict Urban Areas Sukoharjo, every community has the right to:

- a. participate in the spatial planning process, space utilization, and control of space utilization;**
- b. know the RDTR of the District Urban Area Sukoharjo;**
- c. enjoy the benefits of space and/or additional space value as a result of the spatial planning of the BWP Urban Area of Sukoharjo District; And**
- d. submit objections, lawsuits and demands for cancellation of permits, as well as obtain appropriate compensation for development activities related to implementation RDTR Urban Area Sukoharjo District.**

Article 46

To find out the RDTR for the Sukoharjo District Urban Area as intended in Article 45 letter b, the public can obtain it through: a. district regional news;

- b. notice boards in public places;**
- c. dissemination of information through brochures; And**
- d. agency that handles spatial planning.**

Article 47

- (1) To enjoy the benefits of space and/or increase in space value as intended in Article 45 letter c is based on rights based on election, control or granting of certain rights owned by the community in accordance with the provisions of statutory regulations, or on customary and customary laws regarding space in a particular society.**



- (2) The rules and regulations for space utilization that have been institutionalized in the community from generation to generation can be continued as long as they have taken into account the factors of environmental carrying capacity, aesthetics, structure of space utilization of the target area, and can guarantee harmonious, harmonious, balanced and sustainable use of s

Article 48

In terms of filing objections, lawsuits and demands for cancellation of permits, as well as the right to obtain compensation for development activities related to the implementation of the RDTR for the Sukoharjo District Urban Area, as intended

In Article 45 letter d, the public has the right to: a. submit

objections, demand cancellation of permits and cessation of activities to authorized officials regarding development that is not in accordance with the RDTR for the Sukoharjo District Urban Area;

b. filed a lawsuit for compensation against the government and/or permit holder in case of development activities which is not in accordance with the RDTR for the Urban Area of Sukoharjo District;

c. submit demands, cancel permits, and stop construction that is not in accordance with the RDTR for the Sukoharjo District Urban Area to the authorized officials; and/or

d. obtain adequate compensation for losses arising from the implementation of development activities in accordance with the RDTR for the Urban Area of Sukoharjo District.

Article 49

In the use of BWP space in Urban Areas Sukoharjo District, everyone is obliged to:

a. comply with the RDTR BWP for Subdistrict Urban Areas

Sukoharjo;

b. utilize the space according to the space utilization permit acquired;

c. comply with the provisions stipulated in the space utilization permit requirements;

d. provide access to areas that are considered public property by statutory provisions; And

e. provide infrastructure network access to land behind parcels/ land that has been built and has the potential to be covered by subsequent space use.



Article 50

- (1) Providing access as intended in Article 49 letters d and e are for public areas and others, for which accessibility meets the requirements:
- a. for the benefit of the general public; And
 - b. There is no other access to the area in question.
- (2) These public areas include water sources, public open spaces and public facilities others in accordance with provisions and laws.

Article 51

The role of the community in the process of spatial planning, space utilization and control of space utilization as intended in Article 45 letter a is accommodated by the regional government in the process:

- a. preparation of spatial plans;
- b. space utilization; And
- c. controlling space utilization.

Article 52

The form of community role in spatial planning takes the form of:

- a. input regarding:
 1. preparation of spatial planning;
 2. determining the direction of regional or regional development;
 3. identifying regional or regional development potential and problems;
 4. formulation of conceptual spatial plans; and/or
 5. determination of spatial plans.
- b. cooperation with the Government, regional governments, and/or fellow elements of society in spatial planning.

Article 53

The form of community role in space utilization can be in the form of:

- a. input regarding space utilization policies; b. cooperation with the government, regional government, and/or fellow elements of society in utilizing space;



- c. activities to utilize space in accordance with local wisdom and established spatial plans;
- d. increasing efficiency, effectiveness and harmony in the utilization of land space, sea space, air space and space within the earth by taking into account local wisdom and in accordance with the provisions of laws and regulations;
- e. activities to safeguard defense and security interests as well as maintain and improve the sustainability of environmental functions and natural resources; And
- f. investment activities in space utilization in accordance with statutory provisions.

Article 54

The form of community role in controlling space utilization can be:

- a. input regarding zoning directions and/or regulations, licensing, providing incentives and disincentives as well imposition of sanctions;
- b. participation in monitoring and supervising the implementation of established spatial planning plans;
- c. reporting to authorized agencies and/or officials in the event of finding suspected irregularities or violations of space utilization activities that violate the established spatial planning plan; And
- d. filing an objection to an official's decision has authority over development deemed not in accordance with the spatial plan.

Paragraph 2

Institutional

Article 55

- (1) The granting of permits for activities within the BWP Urban Area of Sukoharjo District is carried out by authorized officials in accordance with regulations BWP zoning for Sukoharjo District Urban Area.
- (2) The granting of permits as intended in paragraph (1) is carried out in a manner that is in accordance with statutory regulations.
- (3) In order to coordinate spatial planning and cooperation between sectors/between regions in the field of planning the space is formed by TKPRD or another name in accordance with statutory provisions.



- (4) The duties, organizational structure and work procedures of the TKPRD as referred to in paragraph (3) are determined by a Regent's Decree.

Paragraph 3

Penalty

Article 56

- 1) Every person who does not carry out the obligations as intended in Article 49 will be subject to administrative sanctions.
- 2) Administrative sanctions as intended in paragraph (1) in the form of:
- a. written warning;
 - b. temporary suspension of activities; c. temporary suspension of public services; d. location closure;
 - e. revocation of permits;
 - f. cancellation of permits;
 - g. demolition of buildings;
 - h. restoration of space function; and/or
 - i. administrative fines.
- 3) Form and mechanism for imposing administrative sanctions as intended in paragraph (2) is further regulated in other Regent Regulations.

CHAPTER IX

MISCELLANEOUS PROVISIONS

Article 57

- (1) RDTR for the Sukoharjo District Urban Area applies for 20 (twenty) years.
- (2) The RDTR for the Urban Area of Sukoharjo District is reviewed returns every 5 (five) years.
- (3) The RDTR for the Urban Area of Sukoharjo District can be reviewed in less than 5 (five) years if if there is a change in the strategic environment in the form of a large-scale natural disaster and changes in regional boundaries.



CHAPTER X

TRANSITIONAL PROVISIONS

Article 58

- (1) Regulations relating to the embodiment of this RDTR existing regulations remain valid as long as they do not conflict with this Regent's Regulation.
- (2) When this Regent's Regulation comes into force, then:
- a. space utilization permits that have been issued and are in accordance with the provisions of this Regent's Regulation remain valid according to their validity period;
 - b. Space utilization permits that have been issued but do not comply with the provisions of this Regent's Regulation apply to:
 1. For construction that has not yet been implemented, the permit shall be adjusted to the function of the area based on this Regent's Regulation;
 2. To ensure that construction has been implemented, adjustments are made to the transition period based on statutory provisions; And
 3. If construction has already been carried out and it is not possible to adjust it to the function of the area based on this Regent's Regulation, the permit that has been issued can be canceled and any losses arising as a result of the cancellation of the permit can be given appropriate compensation.
 - c. Space utilization in the Region that is carried out without permission and contrary to the provisions of this Regent's Regulation, will be disciplined and adjusted to this Regent's Regulation.
 - d. use of space in accordance with the provisions of this Regent's Regulation, so that it is accelerated to obtain the necessary permits.



BAB XI
CHAPTER XIKATA PENUTUP
CLOSING

Article 59

Peraturan Bupati ini mulai berlaku pada tanggal diundangkan.
This Regent's Regulation comes into force on the date of promulgation.

Agar setiap orang mengetahuinya, memerintahkan pengundangan Peraturan Bupati ini dengan penempatannya dalam Berita Daerah Kabupaten Sukoharjo.
So that everyone is aware, this Regent's Regulation is ordered to be promulgated, with its placement in the Regional Gazette of Sukoharjo Regency.

Ditetapkan di Sukoharjo
Set in Sukoharjo
pada tanggal 30 Desember 2020
on

BUPATI SUKOHARJO,
REGENT SUKOHARJO,

WARDOYO WIJAYA

Diundangkan di Sukoharjo
pada tanggal 30 Desember 2020

Pih. SEKRETARIS DAERAH
KABUPATEN SUKOHARJO
ASISTEN PEREKONOMIAN
DAN PEMBANGUNAN,

WIDODO

BERITA DAERAH KABUPATEN SUKOHARJO
TAHUN 2020 NOMOR 91

PARAF KOORDINASI	
Kepala DPUPR	
Kabag Hukum	