

INDUSTRIAL PROPERTY · SPEC SHEET

Single-storey factory, two-storey office

PT 49665 (No. 3) · No. 3, Jalan Eko Perindustrian 5/2A, Eco Business Park V, 42300 Bandar Puncak Alam, Mukim Ijok, Daerah Kuala Selangor, Selangor [1/9·p01](#) [SB·p10](#)

A detached single-storey factory with a two-storey office, a guard house, a refuse chamber and a compact TNB substation, on a 1.128-acre lot with one road frontage. Steel portal frames span 44.8 m with no internal columns; a covered loading bay holds 2 lorry bays.

[1/9·p01](#) [SB·p10](#) [2/9·p02](#) [6/9·p06](#) [8/9·p08](#)

Every figure is read from the building-plan drawing set JPLKSB/49665-2026 (JUN 2026) and cites its sheet. Where the drawings are silent, this sheet says **owner to confirm**.



Contoh Realty (DEMO)

Firm reg. E (3) DEMO (fictional)

Aina Rahman (DEMO) · REN DEMO-A

+60 00-000 0001 [demo number, not in service](#)

Wei Jie Tan (DEMO) · REN DEMO-B

+60 00-000 0002 [demo number, not in service](#)

Demo: in a live listing, enquiries go to the registered estate agent named here. Listing IDY-PT49665-DEMO. Not offered through this sheet; agency, agents and numbers are fictional. Idyra is not an estate agent.

LAND AREA

4,565 m²

49,137 sq ft · 1.128 acres

[1/9·p01](#)

BUILT-UP (GFA)

2,616 m²

28,158 sq ft · factory and office

[1/9·p01](#)

FACTORY HALL, NET FLOOR

1,940 m²

20,880 sq ft · single storey

[1/9·p01](#) [2/9·p02](#)

OFFICE, TWO STOREYS

641 m²

6,900 sq ft · ground and first floor

[1/9·p01](#) [5/9·p05](#)

EAVE HEIGHT

12.0 m

ridge 14.9 m · 7° duo-pitch roof

[6/9·p06](#) [5/9·p05](#) [4/9·p04](#)

COLUMN-FREE SPAN

44.8 m

grid A to G, no internal columns

[2/9·p02](#) [6/9·p06](#)

BIG VEHICLE DOORS **COUNTED**

5

all 4.9 m high · 2 lorry bays

[2/9·p02](#) [1/9·p01](#) [5/9·p05](#)
[6/9·p06](#)

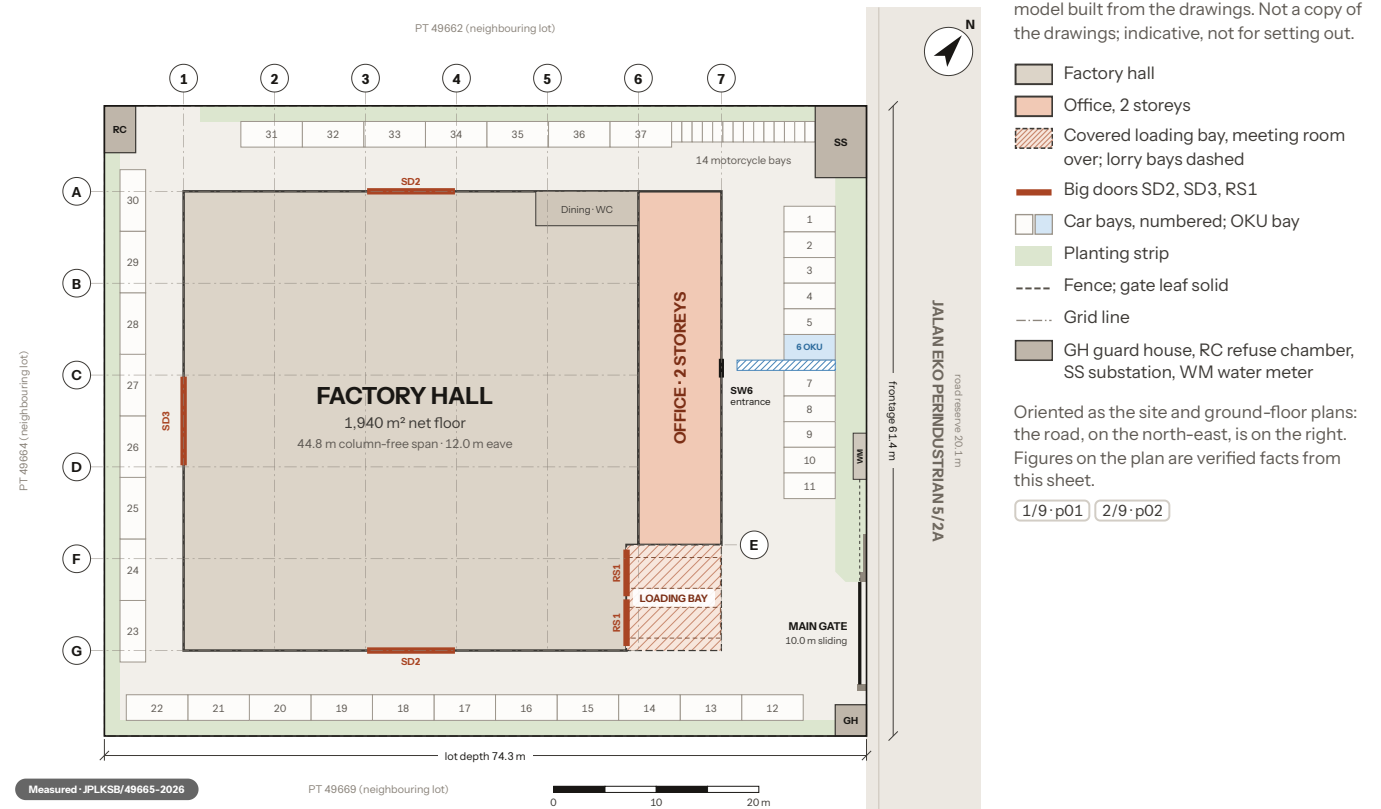
CAR BAYS

37

incl. 1 OKU · 14 motorcycle bays

[1/9·p01](#) [SB·p10](#) [8/9·p08](#)
[2/9·p02](#)

Key plan · ground floor and site



Plan-checked by Idyra

Building-plan drawing set JPLKSB/49665-2026 · JUN 2026 · 10 sheets

Model geometry checked by Idyra against building-plan drawing set JPLKSB/49665-2026 (JUN 2026; submitted, not yet approved).

Furnishing, equipment and people are illustrative (modelled or AI-visualised, as labelled). Not as-built, not a survey, and not a certification or approval by any authority, architect or engineer.

Model check passed on 29 Sep 2026: 103 of 103 checks passed (101 dimensions within 0.1 m, 2 counts). It checks the model, not the building.

Printed

Written on a sheet (no tag); mm quoted as printed.

Derived

Calculated from printed figures; the sum is shown.

Scaled, counted

Measured or counted off the drawings: verify on site.

Owner to confirm

Not on the drawings: ask the agent.

Sheet ref

Title-block no. · page of the set (2/9 · p02).

Precision

0.1 m and 1 m²; sq ft calculated from m².

01 Land

Land area	4,565 m ² 49,137 sq ft
1.128 acres · 4,565.00 m ² as printed 1/9·p01	
Road frontage	61.4 m
201.6 ft · 61437 mm as printed 1/9·p01 2/9·p02	
Lot depth, away from the road	74.3 m
243.8 ft · 74308 mm as printed 1/9·p01 2/9·p02	
Road frontage faces	READ OFF PLAN North-east
About 051°; the long sides run NE-SW 1/9·p01 SB·p10	
Access road	Jalan Eko Perindustrian 5/2A
Along the north-east boundary; road reserve printed as 66 with no unit, read as 66 ft: it scales to about 20.1 m 1/9·p01 9/9·p09	
Building setback, road side	12.2 m
40 ft · 12192 mm as printed 1/9·p01 2/9·p02	
Building setback, sides and rear	7.6 m
25 ft · 7620 mm as printed, each 1/9·p01 2/9·p02	
Building to boundary, as drawn	14.1 m
Road side; sides 8.3 m, rear 7.7 m · 14148, 8334 and 7724 mm as printed 1/9·p01 2/9·p02	
Site coverage	49.3%
2,253.78 m ² of 4,565.00 m ² , as printed 1/9·p01	
Plot ratio	1:0.57
As printed 1/9·p01	
Green / landscape area	399 m ²
8.7% of the land · 398.54 m ² as printed 1/9·p01	

02 Building and floor areas

From the floor-area schedule and the room labels. Square feet are calculated from the printed m ² .	
Total gross floor area (built-up)	2,616 m ² 28,158 sq ft
2,615.96 m ² as printed 1/9·p01	
Ground floor / building footprint	2,254 m ² 24,259 sq ft
2,253.78 m ² as printed 1/9·p01	
Factory (Kilang), per the area schedule	1,975 m ² 21,258 sq ft
1,974.93 m ² as printed 1/9·p01	
Factory hall, net floor	1,940 m ² 20,880 sq ft
1,939.8 m ² as printed 1/9·p01 2/9·p02	
Office, ground floor (Pejabat 1)	279 m ² 3,002 sq ft
278.85 m ² as printed 1/9·p01	
Office, first floor (Pejabat 2)	362 m ² 3,898 sq ft
362.18 m ² as printed 1/9·p01	
Office, both floors	641 m ² 6,900 sq ft
641.03 m ² as printed 1/9·p01	
Office share of total floor area	24.5%
Drawing limit: office not more than 30% of the total floor area 1/9·p01	
Office 1: ground-floor open plan, with lobby	228 m ² 2,451 sq ft
227.67 m ² as printed 2/9·p02 1/9·p01	
Office 2: first-floor open plan	195 m ² 2,101 sq ft
195.16 m ² as printed 3/9·p03	
Meeting room, first floor, over the loading bay	83 m ² 897 sq ft
83.32 m ² as printed 3/9·p03 1/9·p01	

Building dimensions

Overall length, rear wall to office front	52.4 m
172.0 ft · 52436 mm as printed 2/9·p02 1/9·p01	
Overall width, grid A to grid G	44.8 m
146.9 ft · 44769 mm as printed 2/9·p02 1/9·p01	
Factory hall length, grid 1 to grid 6	44.3 m
145.5 ft · 44346 mm as printed 2/9·p02	

Building dimensions

continued

Office block depth, grid 6 to grid 7	8.1 m
26.5 ft · 8090 mm as printed 2/9·p02 1/9·p01	
Office block length, ground floor	34.5 m
Grid A to E, 34469 mm as printed; the first floor runs A to G, 44.8 m (44769 mm), over the loading bay 2/9·p02 3/9·p03	

03 Heights and levels

Above the factory floor unless stated.	
Factory eave, roof-beam level	12.0 m
39.4 ft · 12000 mm as printed 6/9·p06 5/9·p05	
Factory ridge, highest point	DERIVED 14.9 m
49.0 ft · 12000 + 2921± mm as printed 6/9·p06 5/9·p05	
Clear height at the side walls, under the frame haunch	SCALED ≈ 11.1 m
36.3 ft · scaled from section B-B 6/9·p06	
Clear height at the centre, under the apex tie	SCALED ≈ 13.7 m
44.8 ft · between grids C and D 6/9·p06	
Roof pitch	7°
Factory duo-pitch (gable); office 3° mono-pitch behind the parapet 4/9·p04 6/9·p06	
Brick wall base (dado)	3.0 m
9.8 ft · 3000 mm as printed; metal cladding above 5/9·p05 6/9·p06	
High-level ventilation band, BRC mesh	750 mm band
As printed; about 10.1–10.9 m above the floor, along both long walls 5/9·p05 6/9·p06 1/9·p01	
Floor above the outside yard	150 mm
As printed, with a 150 mm ramp up at every door 5/9·p05 6/9·p06 2/9·p02	
Existing ground around the lot	RL 14.25–14.72 m
Road about RL 13.93–14.32 m (spot levels as printed); the floor level (RL) is not printed 1/9·p01 SB·p10 2/9·p02	
Office first floor, floor to floor	6.1 m
20.0 ft · 6096 mm as printed; no suspended ceiling drawn 5/9·p05 6/9·p06	
Office roof-beam level	DERIVED 9.8 m
32.0 ft · 6096 + 3658 mm as printed 5/9·p05 6/9·p06	
Office block, top of the 3.0 m parapet	DERIVED 12.8 m
41.8 ft · 6096 + 3658 + 3000 mm as printed 5/9·p05 6/9·p06 4/9·p04	

04 Structure and grid

Main frame	Steel portal frames
On grids 1–6; a single span A to G with no internal columns 2/9·p02 6/9·p06 8/9·p08	
Column-free span, grid A to G	44.8 m
146.9 ft · 44769 mm as printed 2/9·p02 6/9·p06	
Clear width between column faces	SCALED ≈ 43.5 m
142.9 ft, taking the printed 610 mm stanchions; up to about 43.9 m as drawn at 1:100. Not printed: confirm on site before planning racking 2/9·p02 6/9·p06 8/9·p08	
Grid lines	1–7 and A–G
Numbers from the rear wall (1) to the office front (7); letters across the building. See the key plan 2/9·p02 1/9·p01	
Column spacing	8.9 m
Frames along the hall (8869 mm as printed); 9.0 m on the rear gable (8956 mm) 2/9·p02 1/9·p01	
Columns (stanchions)	610 × 229 × 125 kg/m UB
Universal-beam stanchions 8/9·p08	
Roof frame	Steel rafters
On the portal frames (section B-B); the detail sheet also shows an SHS truss. The engineer's final choice is not stated 6/9·p06 8/9·p08	
Foundations	R.C. footings on piles
To the engineer's detail; pile type and capacity not stated 6/9·p06	

04 Structure and grid

continued

Factory floor	Power-float concrete
With hardener, on a BRC-reinforced slab over consolidated hardcore; thickness and load rating not stated 6/9·p06 1/9·p01 2/9·p02	
Fire wall, factory to office (grid 6)	230 mm brick
Fire-rated, rising 230 mm above the roof 4/9·p04 2/9·p02 5/9·p05	
Office structure	Reinforced concrete
Beams, first-floor slab and columns 6/9·p06 5/9·p05	
Factory walls	Brick, then cladding
Plastered and painted 100 mm brick up to 3.0 m, then metal wall cladding on steel C-channel framing 5/9·p05 6/9·p06	
Factory roof	Colour-coated metal deck
Fibreglass insulation on double-sided aluminium foil; U-value 0.757 W/m²K 4/9·p04 9/9·p09	
Skylights / roof lights	READ OFF PLAN None drawn
No skylights, translucent sheets or roof ventilators on any sheet 4/9·p04	
Gutters and downpipes	450 × 380 mm box gutter
Galvanised iron, each long eave; 8 × 150 mm uPVC downpipes, 4 per eave (counted) 4/9·p04 6/9·p06	
Office front	Curtain walls to 9.2 m
Full-height glazing in natural anodised aluminium frames across both floors (9154 mm as printed); R.C. hoods and a 3 m parapet 1/9·p01 5/9·p05	

Windows and ventilation

Factory louvre windows (W12)	22
2.4 × 1.2 m, sill 0.9 m (2440 × 1220 mm, sill 915 mm as printed) 1/9·p01 2/9·p02 5/9·p05 6/9·p06	
Tall glazed strip windows	COUNTED 30
About 0.6 m wide, 10 on each of three walls, from 3.0 m up to about 10.1 m (side walls) or 10.9 m (rear wall) 5/9·p05 6/9·p06	
Ventilation and lighting openings	236 m²
235.69 m² as printed, against 194 m² required (10% of the hall). The natural-ventilation sums: louvres 65 m² air in, mesh band 63 m² air out 1/9·p01	

05 Doors, shutters and loading

Width × height. Metres to 0.1 m; millimetres as printed in the door schedule.	
SD2 · 2 steel bi-parting sliding doors	8.6 × 4.9 m
On the two long walls, facing each other · 8564 × 4880 mm 1/9·p01 2/9·p02 5/9·p05 6/9·p06	
SD3 · 1 steel bi-parting sliding door	8.7 × 4.9 m
On the rear wall · 8650 × 4880 mm 1/9·p01 2/9·p02 5/9·p05 6/9·p06	
RS1 · 2 steel roller shutters	4.6 × 4.9 m
With chain box, at the loading bay · 4550 × 4880 mm 1/9·p01 5/9·p05 2/9·p02 6/9·p06	
Wicket door in each sliding door	0.9 × 2.1 m
915 × 2100 mm in the schedule; 2135 mm high on the elevations 1/9·p01 5/9·p05 6/9·p06	
SW6 · office main entrance	1.8 × 2.4 m
Double tinted-glass door with a 915 mm high fixed glass panel above · 1830 × 2440 mm 1/9·p01 5/9·p05	
FD5, FD4 · fire doors	0.9 × 2.1 m
One 2-hour door, factory to office; 5 one-hour doors at the stairs (counted) · 915 × 2135 mm 1/9·p01 2/9·p02 3/9·p03	
D7 · 2 glass exit doors	COUNTED 0.9 × 2.4 m
Aluminium-framed, at the foot of each staircase · 915 × 2440 mm 1/9·p01 2/9·p02 5/9·p05	

Loading

Drive-through line	READ OFF PLAN Yes
The two 8.6 m SD2 doors face each other in the same bay (grid 3–4) 2/9·p02	
Covered loading bay	8.1 × 10.3 m
8090 × 10300 mm as printed; under the first-floor meeting room 2/9·p02 1/9·p01 SB·p10	

Loading

continued

Lorry bays	2
About 3.0 × 9.0 m each (scaled; not dimensioned), in the covered loading bay 1/9·p01 2/9·p02	
Loading level	At grade
Hall floor 150 mm above the yard, via a 1.5 m R.C. ramp; no raised dock or dock levellers drawn 2/9·p02 5/9·p05	
Headroom over the lorry bays	DERIVED 5.1 m
16.7 ft above floor level; about 5.2 m above the lorry-bay surface 6/9·p06 5/9·p05	
Ramps at the big doors	1.5 m deep
1524 mm, rising 150 mm, at every sliding door and along the loading-bay shutters 2/9·p02 1/9·p01	
Canopies over the sliding doors	1.5 m deep
10° metal deck, 9.8 m (SD2) and 9.9 m (SD3) long; underside 5.2 m 3/9·p03 5/9·p05	

06 Parking and site

Car bays	37
36 standard + 1 OKU (36 required): 11 in front of the office, 11 on the south-east side, 8 at the rear, 7 on the north-west side 1/9·p01 SB·p10	
Car-bay size	5.0 m long
Front bays 5000 mm long as printed × about 2.5 m wide (scaled); side and rear bays 2500 mm deep as printed × about 6.0 m long (scaled) 1/9·p01 2/9·p02	
OKU (accessible) bay	1
Bay 6, front row, with a 1.0 m hatched walkway to the office entrance ramp 1/9·p01 8/9·p08 2/9·p02	
Motorcycle bays	14
14 required; about 1.0 × 2.0 m each (scaled) 1/9·p01 2/9·p02	
Driveway widths	6.1 m
In front of the office; sides 4.3 m, rear 3.7 m · 6100, 4310 and 3700 mm as printed 1/9·p01 2/9·p02	
Yard surface	Concrete
Falls 1:40 away from the building towards the perimeter drains 1/9·p01	
Perimeter planting	1.5 m and 3.0 m
Sides and rear 1524 mm; road side 3048 mm (as printed) 1/9·p01 2/9·p02	
Main gate	10.0 × 1.7 m
Mild-steel sliding gate that slides behind the signboard wall; in-lane south half, out-lane north half; no motor shown · 10000 × 1700 mm 1/9·p01 9/9·p09	
Pedestrian gate	0.9 × 1.7 m
Beside the guard house, with a letter-box pillar; 3.7 m signboard wall with 2 spotlights at the gate · 915 × 1650 mm 1/9·p01 9/9·p09 7/9·p07	
Boundary fence	1.7 m
Anti-climb galvanised wire mesh on a 100 × 75 mm concrete kerb, all round 1/9·p01 9/9·p09	
Guard house	3.1 × 3.1 m
2.6 m high (3050 × 3050 × 2550 mm as printed); guard room 7 m² with a toilet, at the east corner beside the gates 1/9·p01 7/9·p07 SB·p10 2/9·p02	
Refuse chamber	3.1 × 4.6 m
At the west corner; 4270 × 4000 mm roller shutter; space for 2 × 1,100-litre bins 1/9·p01 7/9·p07 2/9·p02	
TNB compact substation plot	5.0 × 7.0 m
North corner, road side, 2.1 m fence. The unit and its rating are in the M&E drawings, not this set 1/9·p01 8/9·p08	

Drains	600 × 600 mm
R.C. box-culvert drain in the planting strips all round; proposed 1.5 m entrance culvert (a section says 900 mm) 1/9·p01 2/9·p02 9/9·p09	
Sewer and water meter	COUNTED 5 inspection chambers
IC-1 to IC-5 to the public sewer manhole in the road reserve; 4.5 × 1.3 m water-meter compartment on the road boundary 1/9·p01 2/9·p02	

Fire services, as drawn

Fire hydrant	1 pillar hydrant
Two-way, 1,135 litres/min, with a hose cabinet (2 × 64 mm × 30 m hoses) and a breeching inlet 1/9·p01	
Hose reels	COUNTED 5
25 mm × 30 m; break-glass alarm with bell, 9 kg ABC dry-powder extinguishers, emergency lights, exit signs 2/9·p02 3/9·p03 1/9·p01	
Sprinklers	Listed in the notes
The Bomba notes list an automatic sprinkler system to MS 1910, but no layout or equipment is drawn: whether it is installed is for the owner to confirm 1/9·p01	
Fire-engine access	At least ¼ of the perimeter
Building volume 28,170 m³; access road ≥ 6 m wide for 30 t, gradient ≤ 1:15, headroom ≥ 4.5 m 1/9·p01	

07 Amenities: toilets, surau, pantry

WCs (toilet pans)	COUNTED 9
6 on the ground floor (incl. 2 squat pans and 1 OKU WC), 2 on the first floor, 1 in the guard house 9/9·p09 7/9·p07	
OKU (accessible) toilet, ground floor	8 m²
7.67 m² as printed 2/9·p02 9/9·p09	
Office toilets T1 (M) and T1 (F), ground floor	3 m² each
2.78 m² as printed 2/9·p02 9/9·p09	
Office toilets T3 (M) and T3 (F), first floor	3 m² each
2.78 m² and 3.06 m² as printed 3/9·p03 9/9·p09	
Factory toilet (Toilet 2), in the hall	13 m²
13.33 m² as printed 2/9·p02 9/9·p09	
Prayer rooms (surau), male and female	2 × 14 m²
3.0 × 4.6 m each (3048 × 4572 mm), carpeted, with ablution corners· 13.93 m² each as printed 3/9·p03 1/9·p01	
Pantry, first floor	12 m²
12.05 m² as printed 3/9·p03 9/9·p09	
Staff dining room (Ruang Makan), in the hall	20 m²
20.24 m² as printed 2/9·p02 9/9·p09	
Floor finishes	Tiles and render
Ceramic tiles in the toilets and pantry, full-height wall tiles in the toilets; cement render in the offices and stairs 1/9·p01 2/9·p02	
Staircases	COUNTED 2
Reinforced concrete, 36 risers each; flights 1.2 m and 1.3 m (1242 and 1265 mm as printed) 2/9·p02 3/9·p03 6/9·p06	
Wheelchair (OKU) ramp at the entrance	1.8 m wide
1830 mm; non-slip R.C., rising 150 mm over 1.5 m at the main door 2/9·p02 9/9·p09	
Water	200-gallon SPAH tank
Rainwater harvesting (effective volume) for the factory WC; 4 poly storage tanks on the office roof, capacity not stated 2/9·p02 9/9·p09 6/9·p06 4/9·p04	

08 Drawing set

Every figure here is read from this set, and each line cites its sheet: the title-block number, then the page of the set (2/9·p02). The drawings themselves are not reproduced.	
Building-plan drawing set	JPLKSB/49665-2026
Drawing number in the title block, dated JUN 2026 1/9·p01	
Sheet 1/9 — Site plan (Pelan Tapak) 1:200, key & location plans, area/parking/ventilation tables, schedules, notes 1/9·p01	
Sheet 2/9 — Ground floor plan (Pelan Tingkat Bawah) 1:100 2/9·p02	
Sheet 3/9 — First floor plan (Pelan Tingkat Satu) 1:100 3/9·p03	
Sheet 4/9 — Roof plan (Pelan Bumbung) 1:100 4/9·p04	
Sheet 5/9 — Front, rear and right side elevations 1:100 5/9·p05	
Sheet 6/9 — Left side elevation, sections A-A and B-B 1:100 6/9·p06	
Sheet 7/9 — Guard house 1:50 and refuse chamber 1:25 7/9·p07	

08 Drawing set

continued

Sheet 8/9 — Details: TNB compact substation, roof truss, OKU bay, drainage fittings 8/9·p08	
Sheet 9/9 — Details: main gate, entrance culvert, fence, ramp, toilets, rainwater harvesting (SPA), roof U-value 9/9·p09	
Sheet SB — Site plan and project signboard SB·p10	

09 Not on the drawings: owner to confirm

All 10 sheets were checked and none of them answers the topics below, so this sheet states nothing about them: owner to confirm , through the registered agent. Where a sheet shows something related, it is cited.	
Power supply capacity (kVA, amps, TNB supply)	Owner to confirm
1/9·p01 8/9·p08	
Floor loading capacity	Owner to confirm
1/9·p01 6/9·p06	
Land tenure (freehold / leasehold)	Owner to confirm
all 10 sheets checked	
Title type, land category and restrictions	Owner to confirm
all 10 sheets checked	
CCC / CFO (completion and occupation certificates)	Owner to confirm
all 10 sheets checked	
Whether the building has been built	Owner to confirm
1/9·p01	
Building-plan approval status	Owner to confirm
1/9·p01	
Completion / handover date	Owner to confirm
all 10 sheets checked	
Age of the building	Owner to confirm
all 10 sheets checked	
Fire protection installation and Bomba certification	Owner to confirm
1/9·p01	
Overhead crane / gantry	Owner to confirm
6/9·p06	
Water supply capacity and tank sizes	Owner to confirm
1/9·p01 4/9·p04	
Sewerage connection status (IWK)	Owner to confirm
1/9·p01	
Internet / fibre / telephone lines	Owner to confirm
all 10 sheets checked	
Zoning and permitted uses (title conditions, planning approval)	Owner to confirm
1/9·p01	
Quit rent and assessment	Owner to confirm
all 10 sheets checked	
Service, maintenance or park charges	Owner to confirm
all 10 sheets checked	
Condition, defects and warranties	Owner to confirm
all 10 sheets checked	
M&E: electrical layout, lighting and power points	Owner to confirm
1/9·p01	
Lift / elevator	Owner to confirm
2/9·p02 3/9·p03	
Air-conditioning	Owner to confirm
2/9·p02 3/9·p03	
CCTV, alarm and access control	Owner to confirm
1/9·p01 9/9·p09	
Environmental permits, factory licences, noise and emissions	Owner to confirm
all 10 sheets checked	
Gas supply and compressed air	Owner to confirm
all 10 sheets checked	
Flood risk and platform level (RL)	Owner to confirm
1/9·p01 5/9·p05	
Pile type, pile capacity and soil investigation	Owner to confirm
6/9·p06	
External lighting	Owner to confirm
9/9·p09	
Mezzanine floors and extensions	Owner to confirm
3/9·p03	
Dock equipment, racking and fit-out	Owner to confirm
2/9·p02	
Solar PV and green-building features	Owner to confirm
9/9·p09	
Generator / backup power	Owner to confirm
all 10 sheets checked	
Travel distances, highways and nearby amenities	Owner to confirm
1/9·p01 2/9·p02 9/9·p09	
40-ft container trailer access and turning	Owner to confirm
1/9·p01 2/9·p02 9/9·p09	