

HOME •



BUNGALOW
SEMI DETACHED
TERRACE
SHOPLOT
RSKU (Jenis D)
RSKU (Jenis C)
RSKU (Jenis B)

@ TANJONG KARANG

PRESENTED BY



SEJATI INTI SDN BHD

CONTENTS

- Introduction
- Project Info
- Project Details
- Layout
- Design
- Surrounding Environment
- How to Apply
- Documents Required

INTRODUCTION

SEJATI Group of Companies is formed by a team of talented, passionate and experienced leaders who shared the same goal in property construction and development industry.

We bring together the creative, skilled and the courageous. We are together with the communities to create a positive and well living environment.

Our goal is to be a well-recognized property developer. We strive to create and deliver innovative, high quality and value property, and to commit passionately on delivering our promise with everyone we work with.

Our objective is to provide excellent professional service with our expertise in the field of the property development and management, and to build and serve our customers with life-long relationships.

SEJATI GROUP OF COMPANIES

- Sejati Inti Sdn Bhd
- Sejati Dinasti Sdn Bhd
- Sejati Tropika Sdn Bhd
- Sejati Elit Sdn Bhd
- Sejati Creation Construction Sdn Bhd
- CHKT Development Sdn Bhd
- CHKT Property Sdn Bhd
- Total Modern Engineering Sdn Bhd (Strategic Partner of Sejati Group)
- Jugra Mulia Development Sdn Bhd (Strategic Partner of Sejati Group)
- Atheneum Park Sdn Bhd (Strategic Partner of Sejati Group)



PROJECT INFO

GPS
3.411119, 101.186666

NUC FERA

PETRONAS - Tanjung
Karang 2 (Pt 25)

Beng Kee Seafood
Restaurant Tanjung...

Kukus Pot

Tire shop

Cendol Tapai Durian
Batu 9 (Kanang)

Tian Fong

Photo by GoogleMap (3.410862, 101.186805)

Google



2 ST SEMI D 40'X85' • 90
UNITS

2 ST BUNGALOW 60'X85' • 41
UNITS

2 ST RSKU JENIS D • 65 UNITS
2 ST RSKU JENIS C • 30 UNITS
1 ST RSKU JENIS B • 45 UNITS



2 ST TERRACE 24'X74' • 73
UNITS



2 ST SHOPLOT 22'X75' • 9
UNITS

ACCESS ROAD 66FT

Tian Fong Gong

Cendol Tapai Durian
Batu 9 (Kanang)

Tire shop

PETRONAS - Tanjung
Karang 2 (Pt 25)

Beng Kee Seafood
Restaurant Tanjung...

Kukus Pot

Photo by GoogleMap (3.410862, 101.186805)

Google



- 21 FT X 61 FT
- FREEHOLD
- TOTAL 65 UNITS

RUMAH SELANGORKU • Jenis D



RUMAH SELANGORKU • Jenis D



- 21 FT X 61 FT
- FREEHOLD
- BUILD UP @ 1400 FT²
- 4 ROOMS + 3 BATHROOMS
- TOTAL 65 UNITS
- RM250,000.00 ONLY

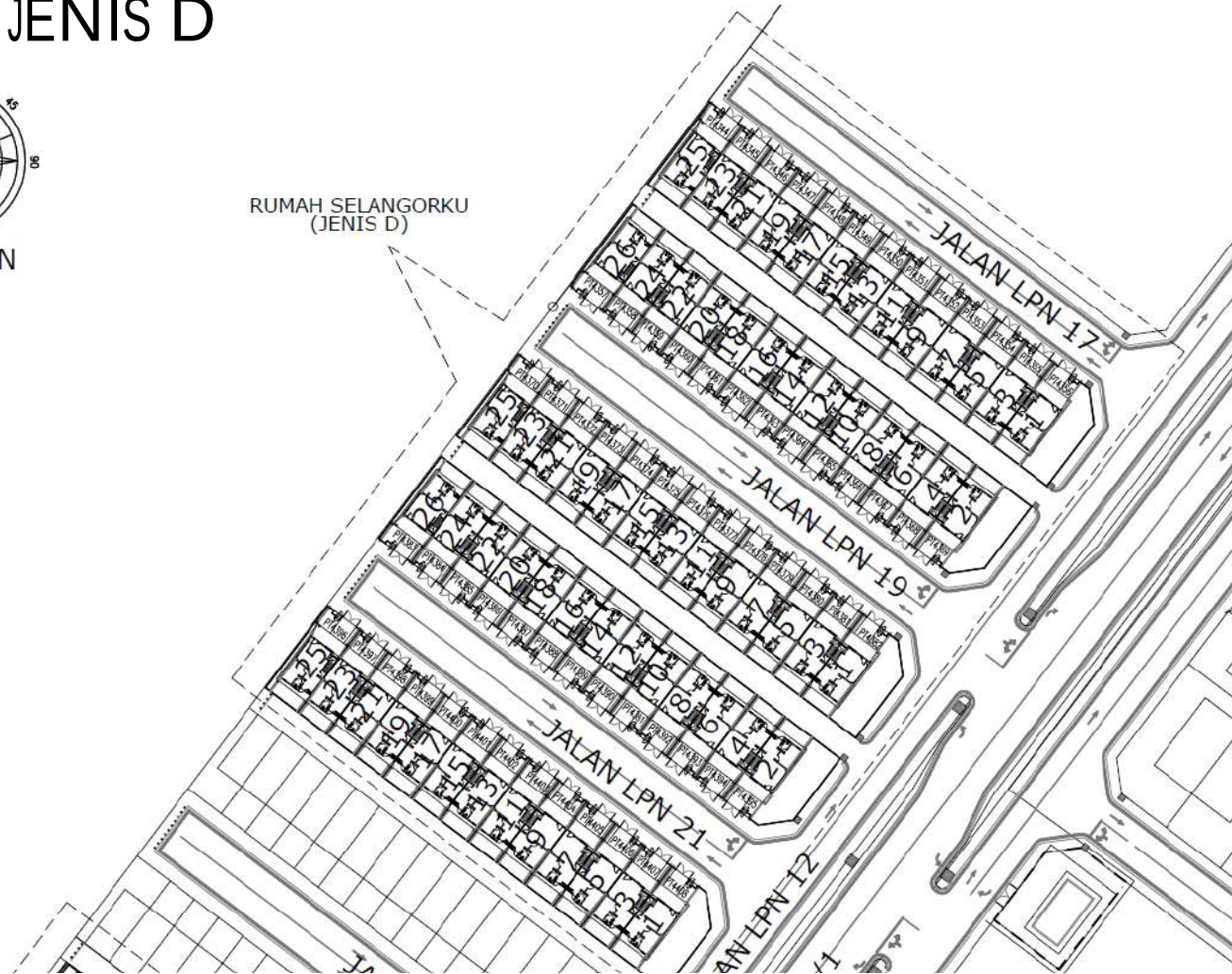
***All** Pictures shown are not at scale and for illustration purpose only. Actual product may vary due to product enhancement.

LAYOUT • RSKU JENIS D



RUMAH SELANGORKU
(JENIS D)

RUMAH SELANGORKU
(JENIS A)



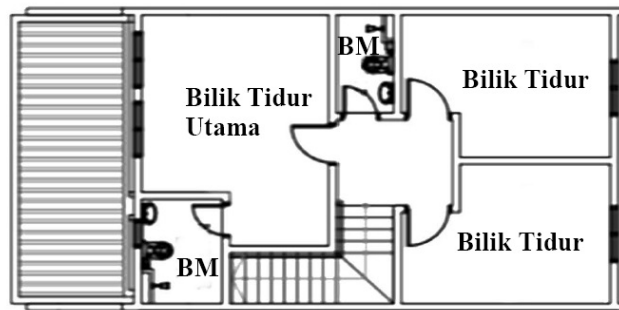
HOUSE NUMBER & TITLE NUMBER

No	PT No	HSD No	House No.	Road Name	Category	Teres (Jenis)
1	4356	292795	1	Jalan LPN 17	RSKU D	Teres 21' x 61'Coner Lot
2	4355	292794	3	Jalan LPN 17	RSKU D	Teres 21' x 61'Intermediate
3	4354	292793	5	Jalan LPN 17	RSKU D	Teres 21' x 61'Intermediate
4	4353	292792	7	Jalan LPN 17	RSKU D	Teres 21' x 61'Intermediate
5	4352	292791	9	Jalan LPN 17	RSKU D	Teres 21' x 61'Intermediate
6	4351	292790	11	Jalan LPN 17	RSKU D	Teres 21' x 61'Intermediate
7	4350	292789	13	Jalan LPN 17	RSKU D	Teres 21' x 61'Intermediate
8	4349	292788	15	Jalan LPN 17	RSKU D	Teres 21' x 61'Intermediate
9	4348	292787	17	Jalan LPN 17	RSKU D	Teres 21' x 61'Intermediate
10	4347	292786	19	Jalan LPN 17	RSKU D	Teres 21' x 61'Intermediate
11	4346	292785	21	Jalan LPN 17	RSKU D	Teres 21' x 61'Intermediate
12	4345	292784	23	Jalan LPN 17	RSKU D	Teres 21' x 61'Intermediate
13	4344	292783	25	Jalan LPN 17	RSKU D	Teres 21' x 61'End Lot
14	4382	292739	1	Jalan LPN 19	RSKU D	Teres 21' x 61'Coner Lot
15	4369	292726	2	Jalan LPN 19	RSKU D	Teres 21' x 61'Coner Lot
16	4381	292738	3	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
17	4368	292725	4	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
18	4380	292737	5	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
19	4367	292724	6	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
20	4379	292736	7	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate

No	PT No	HSD No	House No.	Road Name	Category	Teres (Jenis)
21	4366	292723	8	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
22	4378	292735	9	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
23	4365	292722	10	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
24	4377	292734	11	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
25	4364	292721	12	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
26	4376	292733	13	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
27	4363	292720	14	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
28	4375	292732	15	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
29	4362	292801	16	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
30	4374	292731	17	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
31	4361	292800	18	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
32	4373	292730	19	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
33	4360	292799	20	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
34	4372	292729	21	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
35	4359	292798	22	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
36	4371	292728	23	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
37	4358	292797	24	Jalan LPN 19	RSKU D	Teres 21' x 61'Intermediate
38	4370	292727	25	Jalan LPN 19	RSKU D	Teres 21' x 61'End Lot
39	4357	292796	26	Jalan LPN 19	RSKU D	Teres 21' x 61'End Lot
40	4408	292684	1	Jalan LPN 21	RSKU D	Teres 21' x 61'Coner Lot

No	PT No	HSD No	House No.	Road Name	Category	Teres (Jenis)
41	4395	292774	2	Jalan LPN 21	RSKU D	Teres 21' x 61'Coner Lot
42	4407	292683	3	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
43	4394	292773	4	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
44	4406	292682	5	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
45	4393	292772	6	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
46	4405	292681	7	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
47	4392	292771	8	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
48	4404	292680	9	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
49	4391	292770	10	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
50	4403	292679	11	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
51	4390	292769	12	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
52	4402	292781	13	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
53	4389	292768	14	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
54	4401	292780	15	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
55	4388	292767	16	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
56	4400	292779	17	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
57	4387	292766	18	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
58	4399	292778	19	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
59	4386	292765	20	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
60	4398	292777	21	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
61	4385	292764	22	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
62	4397	292776	23	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
63	4384	292763	24	Jalan LPN 21	RSKU D	Teres 21' x 61'Intermediate
64	4396	292775	25	Jalan LPN 21	RSKU D	Teres 21' x 61'End Lot
65	4383	292762	26	Jalan LPN 21	RSKU D	Teres 21' x 61'End Lot

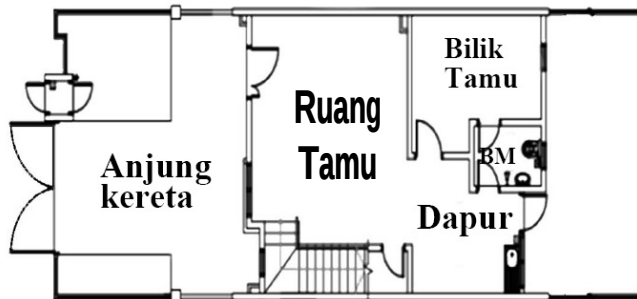
First Floor



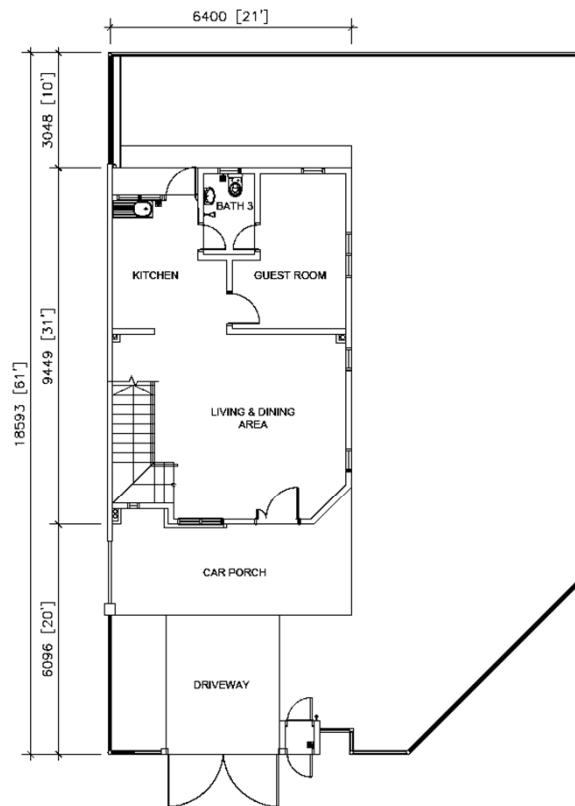
DESIGN

- Family time
- Individual space & privacy
- Additional land area for future extension
- Modern house concept

Ground Floor

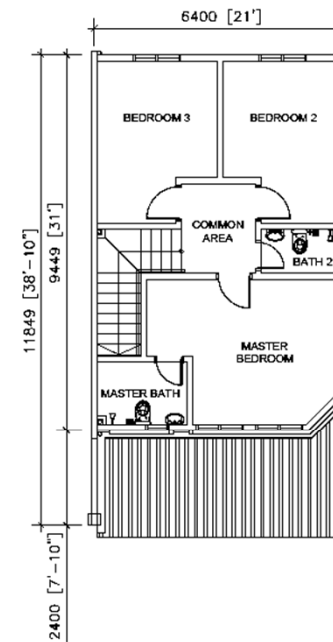


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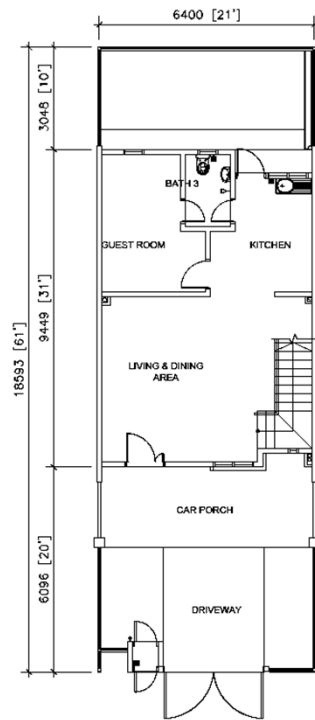
GROUND FLOOR PLAN

CORNER LOT TYPE D	PT 4408	PT 4369
	PT 4395	PT 4356
	PT 4382	



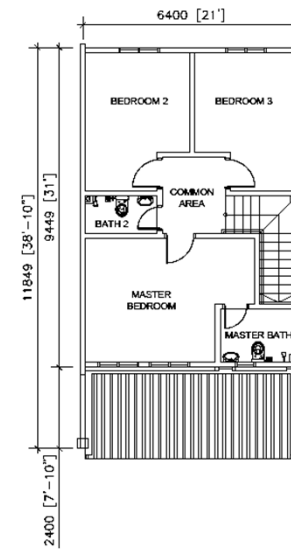
FIRST FLOOR PLAN

CORNER LOT TYPE D	PT 4408	PT 4369
	PT 4395	PT 4356
	PT 4382	



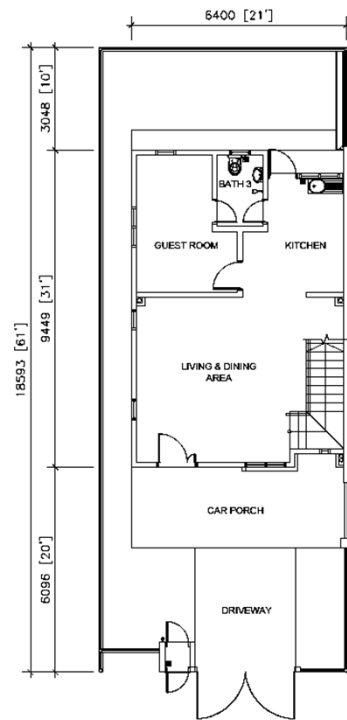
GROUND FLOOR PLAN

INTERMEDIATE LOT TYPE D	PT 4345	PT 4353	PT 4363	PT 4373	PT 4381	PT 4392	PT 4402
	PT 4346	PT 4354	PT 4364	PT 4374	PT 4384	PT 4393	PT 4403
	PT 4347	PT 4355	PT 4365	PT 4375	PT 4385	PT 4394	PT 4404
	PT 4348	PT 4358	PT 4366	PT 4376	PT 4386	PT 4397	
	PT 4349	PT 4359	PT 4367	PT 4377	PT 4387	PT 4398	
	PT 4350	PT 4360	PT 4368	PT 4378	PT 4389	PT 4399	
	PT 4351	PT 4361	PT 4371	PT 4379	PT 4390	PT 4400	
	PT 4352	PT 4362	PT 4372	PT 4380	PT 4391	PT 4401	



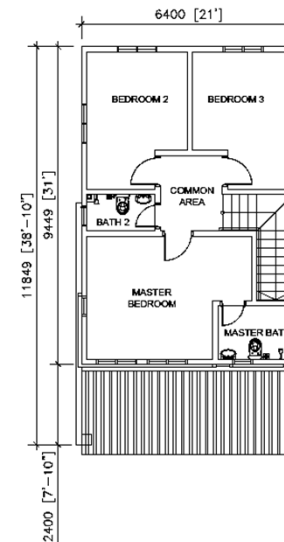
FIRST FLOOR PLAN

INTERMEDIATE LOT TYPE D	PT 4345	PT 4353	PT 4363	PT 4373	PT 4381	PT 4392	PT 4402
	PT 4346	PT 4354	PT 4364	PT 4374	PT 4384	PT 4393	PT 4403
	PT 4347	PT 4355	PT 4365	PT 4375	PT 4385	PT 4394	PT 4404
	PT 4348	PT 4358	PT 4366	PT 4376	PT 4386	PT 4397	
	PT 4349	PT 4359	PT 4367	PT 4377	PT 4387	PT 4398	
	PT 4350	PT 4360	PT 4368	PT 4378	PT 4389	PT 4399	
	PT 4351	PT 4361	PT 4371	PT 4379	PT 4390	PT 4400	
	PT 4352	PT 4362	PT 4372	PT 4380	PT 4391	PT 4401	



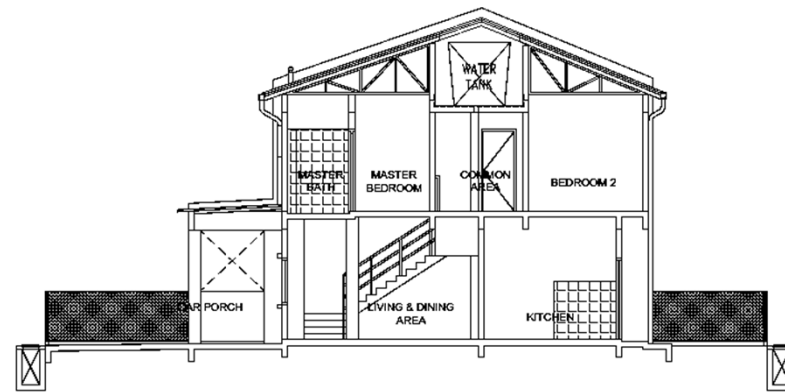
GROUND FLOOR PLAN

END LOT TYPED	PT 4344	PT 4383
	PT 4357	PT 4396
	PT 4370	

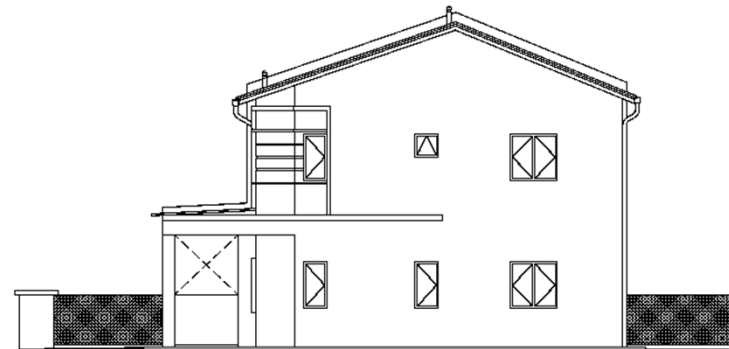


FIRST FLOOR PLAN

END LOT TYPED	PT 4344	PT 4383
	PT 4357	PT 4396
	PT 4370	



SECTION



SIDE ELEVATION

SURROUNDING ENVIRONMENT

- Nearby Facilities
- Nearby Townships
- Traffic Access

TJ KARANG
TOWN
2.36KM

BANKS ▪ 8 UNITS
PETROL STATION ▪ 7 UNITS
SEKOLAH ▪ 9 UNITS
RESTAURANTS & FAST FOOD
PASAR RAYA, PASAR PAGI & MALAM



NEW TJ KARANG
HOSPITAL ▪ 2021
3.19KM

Banks

- Agrobank
- RHB Bank
- Bank Rakyat
- Bank Islam
- Ambank
- Bank Simpanan Nasional
- Maybank
- Rakyat Xcess

Petrol Station

- Petron
- Shell
- Petronas x 2
- BHPetrol x 2
- Caltex

Sekolah

- Sekolah Agama Menengah Tanjong Karang

- Sekolah Kebangsaan Tanjong Karang
- Sekolah Menengah Kebangsaan Dato Harun
- Sekolah Jenis Kebangsaan (C) Tanjong Karang
- SK Sungai Terap
- Sekolah Kebangsaan Sri Tiram
- SJKC Bagan Pasir
- SJKC Tanjong Karang

Restaurants & Fast Food

- KFC
- Pizza Hut
- Secret Recipe
- Seafood Restaurants, etc.
- Pasar Raya, Pasar Pagi & Malam



HOSPITAL TANJUNG KARANG (NEW)

- Target to complete by November 2020
- Land size 16 ha
- “This new hospital will soon be a ‘minor specialist hospital’ with 150 beds and will have specialists in emergency medicine, general medicine, general surgery, orthopaedics, paediatrics, obstetrics and gynaecology, anaesthesiology and critical treatment, radiology and psychiatry,” said by Health Minister Dr Dzulkefly Ahmad (*By NewStraits Time*, [Suzaini Sulaiman](#) - June 15, 2018 @ 4:03pm)

EN BM 中文 தமிழ்

malaysiakini
terkini untuk anda

Terkini Pilihan Editor Global Kolum Surat Laporan Khas Ulasan Wawancara Lensa kini Sukan Seni & Hiburan

Penduduk Tanjung Karang kini mampu menarik nafas lega apabila projek pembinaan bangunan baharu Hospital Tanjung Karang dijangka disiapkan sepenuhnya menjelang November 2020.

Menteri Kesihatan Dr Dzulkefly Ahmad berkata kerja-kerja menanam cerucuk sudahpun bermula pada tapak projek pembinaan yang tertangguh sejak sedekad lepas.

“Dalam usaha memastikan rakyat mendapat perkhidmatan penjagaan kesihatan terbaik, Kementerian Kesihatan komited menaik taraf hospital ini sebagai sebuah hospital yang memiliki pakar (perubatan), selain menambah kapasiti katil pesakit.

“Hospital baharu ini bakal menjadi ‘hospital pakar minor’ dengan kapasiti 150 katil dan menawarkan sembilan kepakaran selain kecemasan dan perubatan am, iaitu pembedahan am, ortopedik, pediatrik, obstetrik dan ginekologi, anesthesiologi dan rawatan kritikal, radiologi dan psikiatri,” katanya.



LEBUHRAYA PESISIRAN PANTAI BARAT
WEST COAST EXPRESSWAY (WCE)



Laluan dua hala sepanjang 19.1KM itu juga tidak dikenakan tol

Seksyen 8 WCE dibuka semalam

Chair: MUHAMMAD FARUQUE MOHD. NOR

TELUK INTAN - Jaringan Sidorengr & Lohat Tiga Beradrian Pelayari Samudra (OWS) bermula dari Teluk Intan Melintang hingga ke Teluk Intan sepanjang 30 kilometer untuk mencari minyak yang telah dibuka kepada lima litar bermula pada 15 Februari semalam.

Terbuka Menteri Kerja Raya Mohd. Azhar Taib beriya dalam persembahan kepada para nelayan yang akan diarahkan ke litar-litar itu akan menjadi plus utama kepada penduduk setempat. Ia seluar Seluar-Bernam, Rapih Dabuk, Hutan Melintang, Teluk Intan dan Siliwangi.

"Berkas jurnal tersebut akan diserahkan kepada pimpinan dengan angsuran 100 miligram mingguan. Setelah itu akan jala hasil Kelang-Pelindri yang mengambil nama kira-kira dua jam."

"Tuan mau ini pembukuan jurnal di Sakayan 12 daripada semestrian 12 sakayan. Lebih Rayn W28 ini bersifat atemporal jadi memberi kemudahan kepada penduduk yang tinggal di kawasan berhampiran," katanya.

Beliau berhasrat demikian kepada pembantu pada sidang akhbar selepas merasmikan Majlis Pembukaan Jajanan Sakayan.

Salah satu proyek BACE yang menarik adalah dibangkitkan kepada kerdianan orang-orang.

WDE di Plaza Tol Teluk Anson, di sini akan.

Kita Mohd. Anwar lagi, juga akan Selayang 9 dan 10 dari Kampung Lela. Bolehkan kita pelepasan dari pada dia dengan akan dibantu oleh orang-orang yang lain.

Selanjutnya, kita bertanya, bagaimana perantara lain, sejauh 40 km bagi kedua-dua orang-orang yang akan datang. 95 persen tiap-tiap perantara lain, akan dibantu oleh orang-orang yang lain.

Salah satu projek BACE yang menarik adalah dibangkitkan kepada kerdianan orang-orang.

Tambah belah, apabila secepatnya diadakannya tol, kelancaran aliran pengangkutan trafik dan aliran alternatif kepada Lebuhraya Utara-Selatan tentamunya ketika dalam proses bagipenjarangan dari Lebuhraya Klang menuju ke utara Semenanjung.

Ingin pertanya WCI: samadikah kepada orang ramai ini tol akan dikenakan? adakah bayaran tol sehingga keputusan mengenai tol bayaran tol dan lain-lain dipertikaikan oleh kerajaan?

[illegible]

WEST COAST EXPRESSWAY

- **233km-long highway** across Selangor and Perak

- Connects Banting to Taiping

- **20 toll plazas**
— 9 in Selangor, 11 in Perak

- **21 interchanges**
— 10 in Selangor, 11 in Perak

- **Linked to existing highways,**
e.g. PLUS, SKVE, NKVE,
NNKSB, KKKSE, SAE

— West Coast Expressway
— North-South Expressway



HOW TO APPLY

- Online
 - <http://ehartanah.lphs.gov.my/lphs/>
 - http://ehartanah.lphs.gov.my/lphs/index.php?opt=newuser_new
- Manual
 - Form

DOCUMENTS REQUIRED

- I/C
- CCRIS report
- 3 / 6 months Pay Slip / *surat akuan from Pesuruhjaya Sumpah (if self-employed or without work)
- 3 / 6 months bank statement
- Any letter to identify your marital status
 - (*Salinan surat nikah / *sijil daftar perkahwinan / *surat cerai / *surat kematian **OR** *surat pengesahan bujang)
- EPF Statement
- DSR Calculation
- S&P and Loan Agreement (*not first house buyer)