

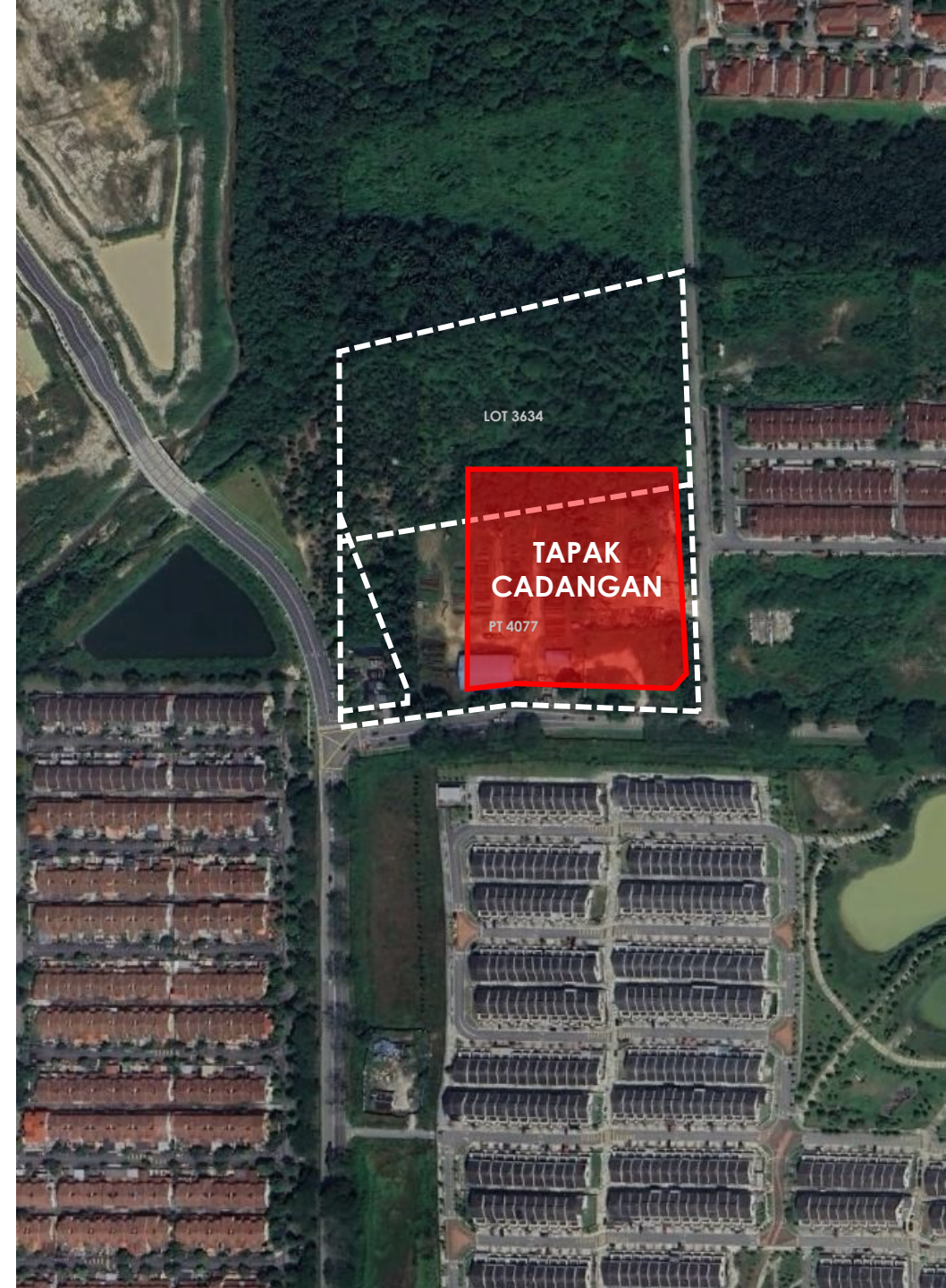
PERMOHONAN KEBENARAN MERANCANG PENDIRIAN BANGUNAN BAGI CADANGAN KEDAI PEJABAT BERSTRATA 28 UNIT YANG MENGANDUNGI:

- i. 4 UNIT KEDAI PEJABAT 5 TINGKAT (30'X75')**
- ii. 8 UNIT KEDAI PEJABAT 5 TINGKAT (27'X75')**
- iii. 16 UNIT KEDAI PEJABAT 4 TINGKAT (27'X75')**
- iv. 1 TINGKAT PENYEDIAAN TEMPAT KERETA SEPARA BESMEN**
- v. 1 UNIT PENCAWANG ELEKTRIK DI ARAS TANAH**
- vi. 1 UNIT RUMAH SAMPAH BERSERTA KEMUDAHAN BERKAITAN**

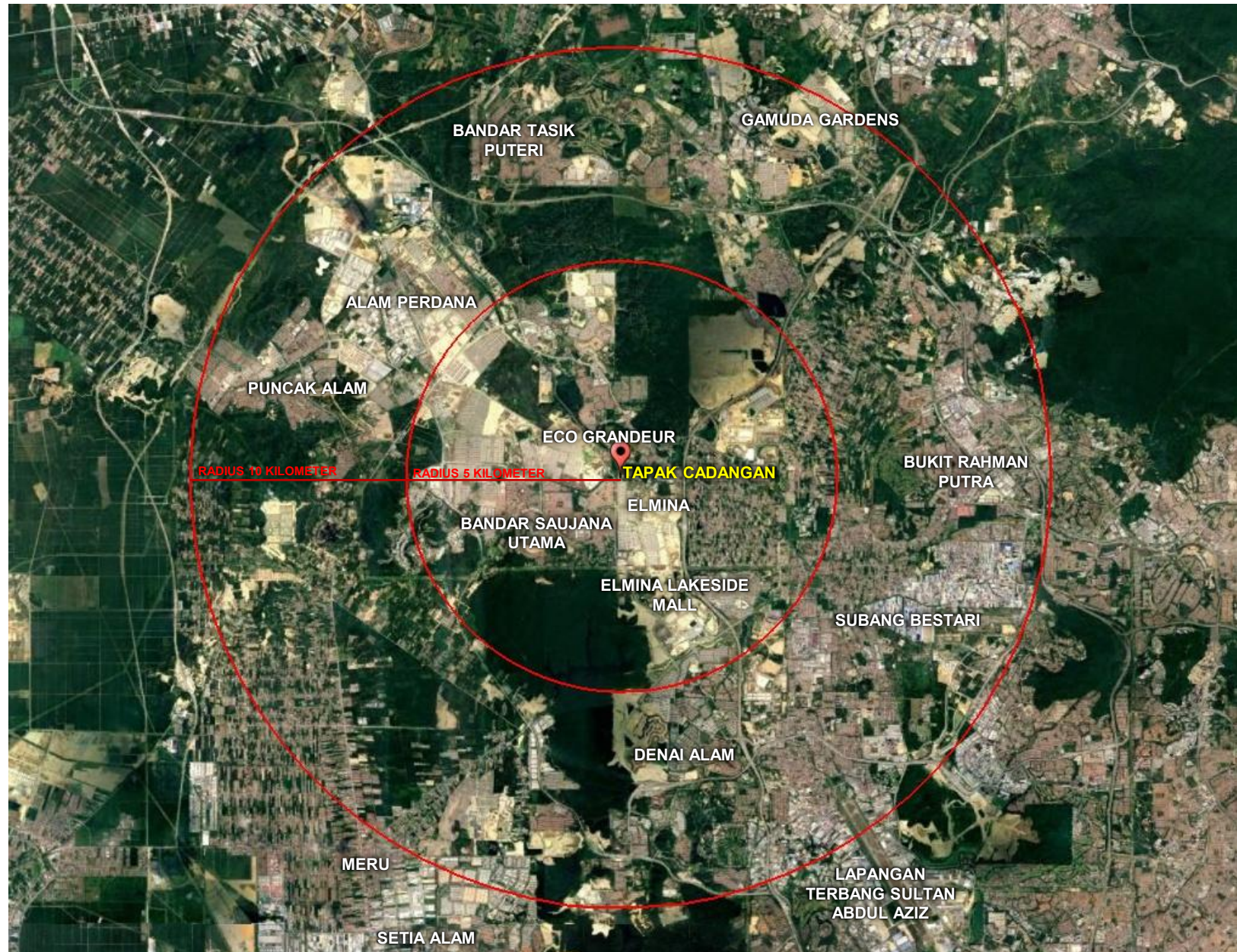
DI ATAS NO.4 (SEBAHAGIAN LOT 3634) DAN NO.2 (SEBAHAGIAN PT 4077), PERSIARAN SHOREA, SEKSYEN U17, MUKIM SUNGAI BULOH, DAERAH PETALING, SELANGOR DARUL EHSAN

UNTUK TETUAN MONT STONE DEVELOPMENT SDN BHD

TARIKH : 18 MAC 2026



LOKASI TAPAK



LOKASI TAPAK



Lokasi Tapak :

No. 4 (sebahagian Lot 3634) dan No. 2 (sebahagian PT 4077), Persiaran Shorea, Seksyen U17, Mukim Sungai Buloh, Daerah Petaling, Selangor Darul Ehsan.



LOT 3434

TAPAK
CADANGAN

PT 4077

KONSEP REKA
BENTUK

KONSEP REKA BENTUK

“The Pulse of Business”

Pusat Perniagaan NADI is envisioned as the **commercial heartbeat of Bandar Elmina**, bringing together **business, community, and contemporary architecture** into a vibrant commercial destination.



NADI / Pulse

The rhythm that represents **life, movement, and continuity.**

The development translates this idea into architecture through:

- **Rhythmic façade design**
- **Repeating shoplot modules**
- **Dynamic vertical fins inspired by ECG waveforms**

Creating a **strong and lively commercial identity.**



RETHINKING THE SHOPLOT: PUSAT PERNIAGAAN NADI INNOVATION

TYPICAL SHOPLOT (CONVENTIONAL DEEP LOTS)

BACK LANE →
DEAD SERVICE AREA
& CLUTTER

BACK LANE →
DEAD SERVICE AREA
& CLUTTER

FRONT LANE →
MAIN COMMERCIAL
ACTIVITY

NOT A TYPICAL SHOPLOT

PUSAT PERNIAGAAN NADI DUAL-ORIENTATION LOTS

Not a Typical Shoplot

BACK LANE →
SECONDARY ACTIVE
FRONTAGE

BOTH SIDES
CONTRIBUTE TO
URBAN RHYTHM

BACK LANE →
SECONDARY
ACTIVE FRONTAGE

BOTH SIDES
CONTRIBUTE TO
URBAN RHYTHM

Typical shoplots activate only the **front street**, while the **backlane** becomes a **dead service area**.

Pusat Perniagaan NADI introduces a **Dual-Orientation Shoplot Concept**:

Front Lane - **Main commercial activity**

Back Lane - **Secondary active frontage**

Both sides contribute to the **urban rhythm of the development**.

THE BACKLANE AS A SECOND FRONTAGE

The backlane is transformed from a service lane into a **safe and functional urban corridor**.

Design strategies include:

- Openings facing the backlane
- Continuous lighting
- Clear visibility and pedestrian access

DOUBLE FRONTAGE INNOVATION

ACTIVATED BACKLANE DESIGN STRATEGIES

✓ WELL-LIT

✓ Well-lit

✓ Safe

✓ Naturally monitored

✓ More functional for businesses

THE BACKLANE AS A SECOND FRONTAGE

✓ NATURALLY SURVEILLED

SERVICE-FRIENDLY

✓ A FUNCTIONAL PEDESTRIAN SPILLOVER ZONE

FRONT LANE PULSE



BACK LANE RHYTHMIC FLOW

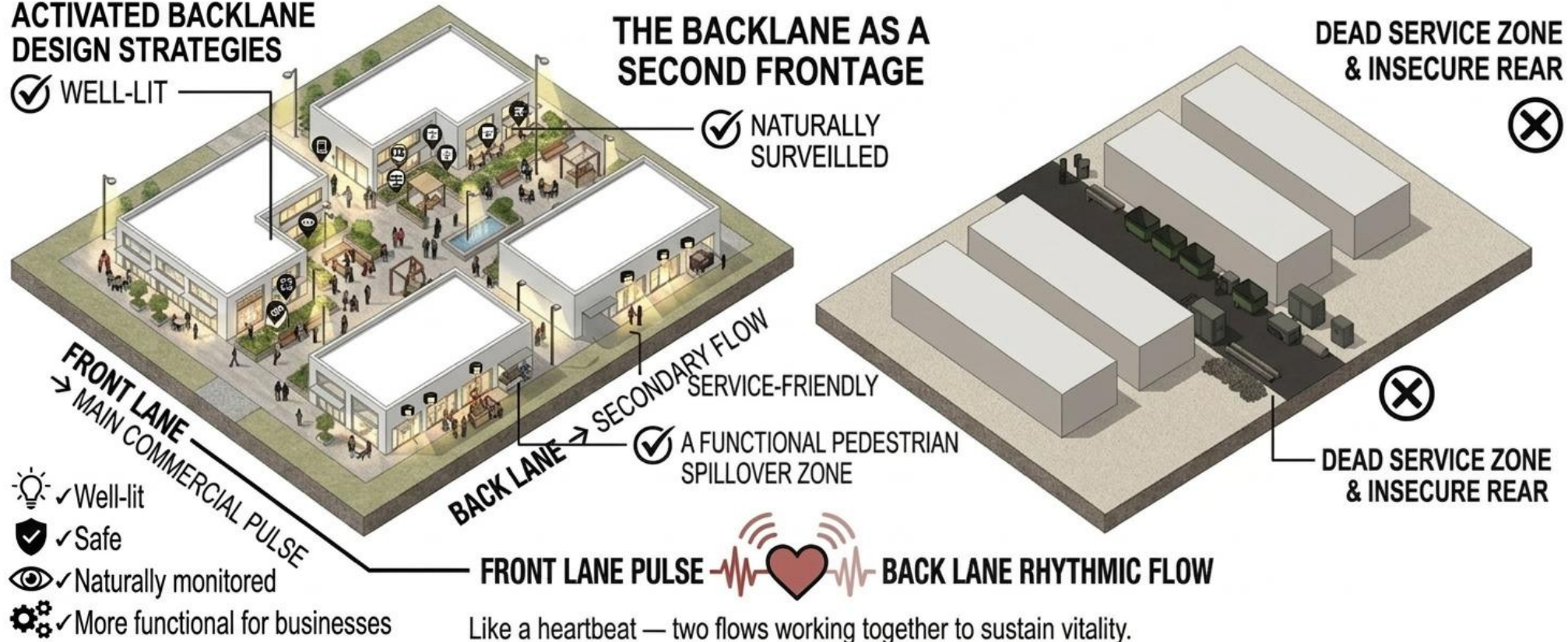
Like a heartbeat — two flows working together to sustain vitality.

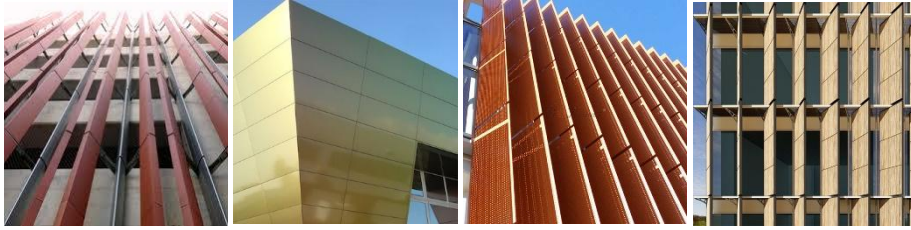
CONVENTIONAL SHOP LOTS

DEAD SERVICE ZONE & INSECURE REAR



DEAD SERVICE ZONE & INSECURE REAR





ARCHITECTURAL CHARACTER

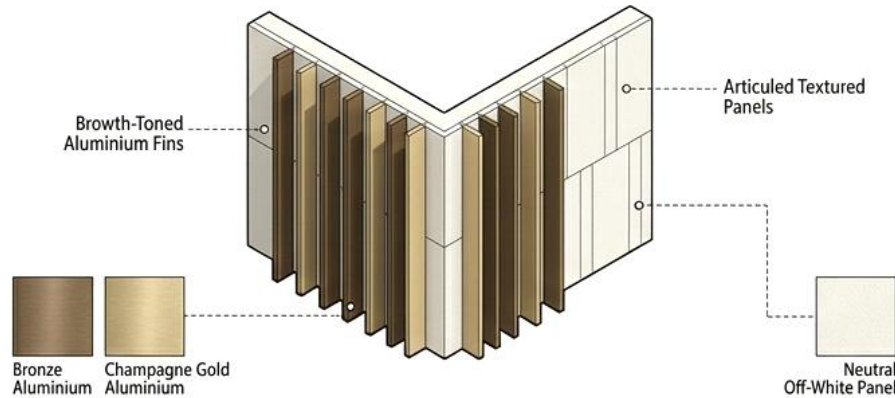
CONTEMPORARY TROPICAL DESIGN

The architecture reflects a **modern commercial identity** through:

- 4–5 storey commercial massing
- Strong corner block as a landmark
- Vertical fins for shading and façade rhythm
- Large glazing for transparency

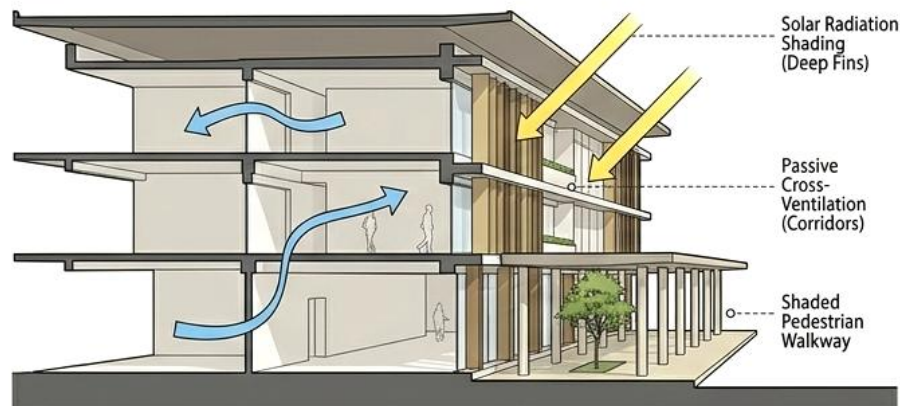
Designed to respond to the **tropical climate and urban context of Elmina.**

EARTH-TONED ALUMINIUM FINIS & NEUTRAL FAÇADE PANELS



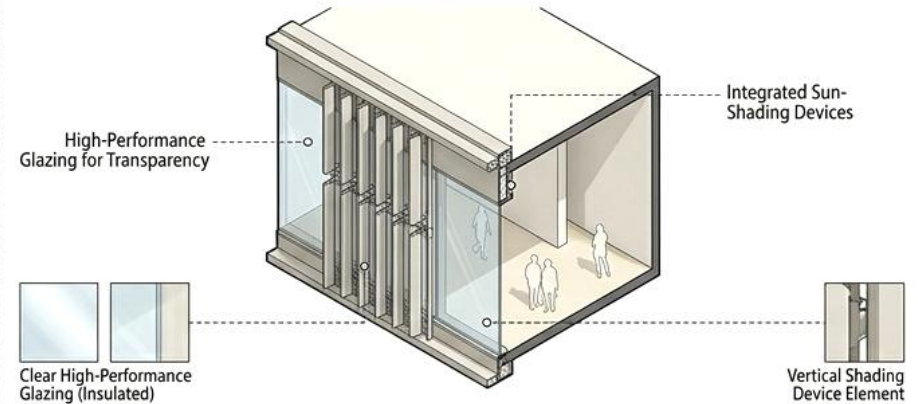
1.1 MATERIAL PALETTE - METALS & PANELS

PASSIVE STRATEGIES: DEEP SHADING & CROSS-VENTILATION



2.1 TROPICAL SUSTAINABILITY - PASSIVE STRATEGIES

TRANSPARENT HIGH-PERFORMANCE GLAZING & VERTICAL SHADING DEVICES



1.2 MATERIAL PALETTE - GLAZING & SHADING

ACTIVE GREENING: POCKET LANDSCAPING & TREE-LINED FRONTAGE



2.2 TROPICAL SUSTAINABILITY - ACTIVE GREENING

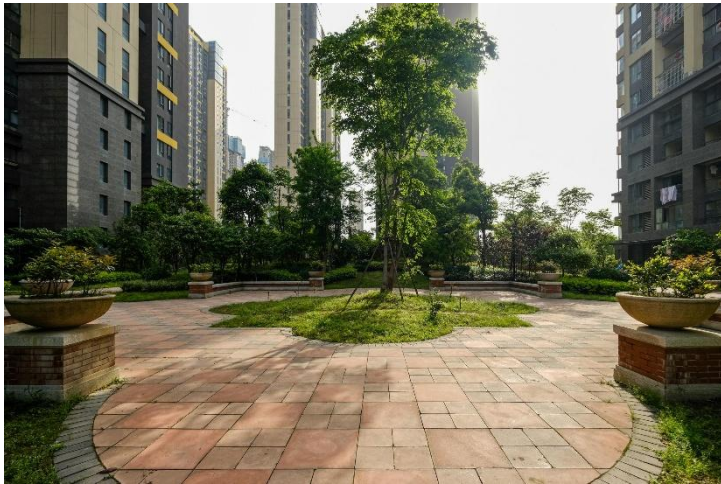
Pocket Landscaping

LANDSCAPE STRATEGY

Small landscape pockets are inserted between blocks and along pedestrian routes.

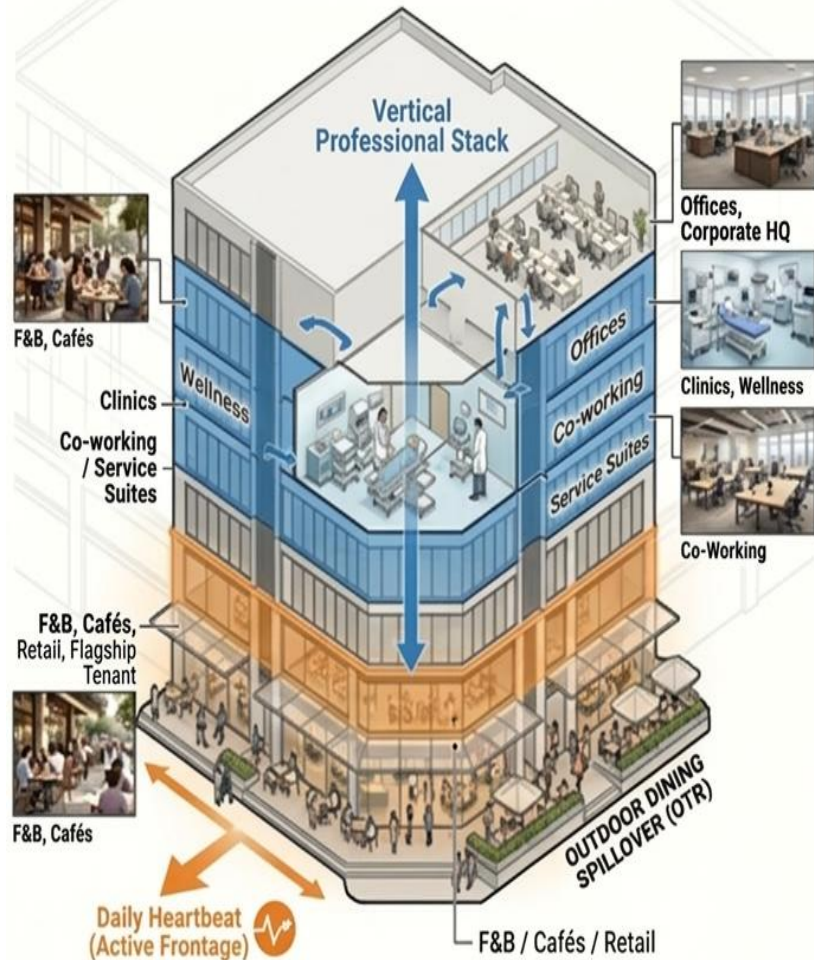
Urban Impact

- ✓ Reduce heat island effect
- ✓ Improve visual comfort
- ✓ Create resting nodes within commercial circulation



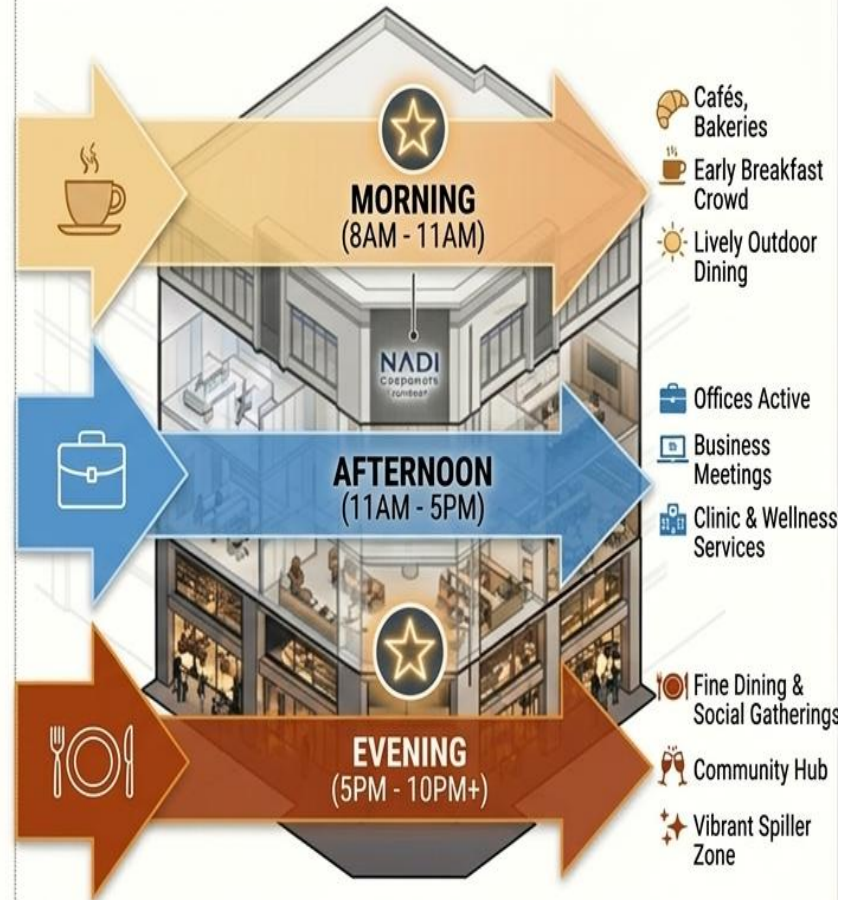
FUNCTIONAL DISTRIBUTION & VIBRANT DAILY DESTINATION

1. THE STRATEGY: STACKING FOR SUCCESS



MAXIMIZED COMMERCIAL VITALITY & HIGH DAYTIME OCCUPANCY (18h Malaysia)

2. DAILY RHYTHM VISUALIZATION



RESULT: A LIVELY COMMERCIAL & COMMUNITY HUB, SUSTAINING VITALITY THROUGHOUT THE DAY

A VIBRANT DAILY DESTINATION

NADI Business Park supports activity throughout the day:

The development becomes a **lively commercial and community hub**.

NADI OF ELMINA

Pusat Perniagaan NADI redefines the conventional shoplot by **activating both the front and back of the building**, creating a safer and more vibrant commercial environment.

Inspired by the rhythm of a **pulse**, the architecture expresses **movement, connectivity, and urban vitality**, establishing a **new commercial landmark for Bandar Elmina**.



PERSPEKTIF



PERSPEKTIF



PERSPEKTIF



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TERIMA KASIH

ANALISA PERNIAGAAN HADI