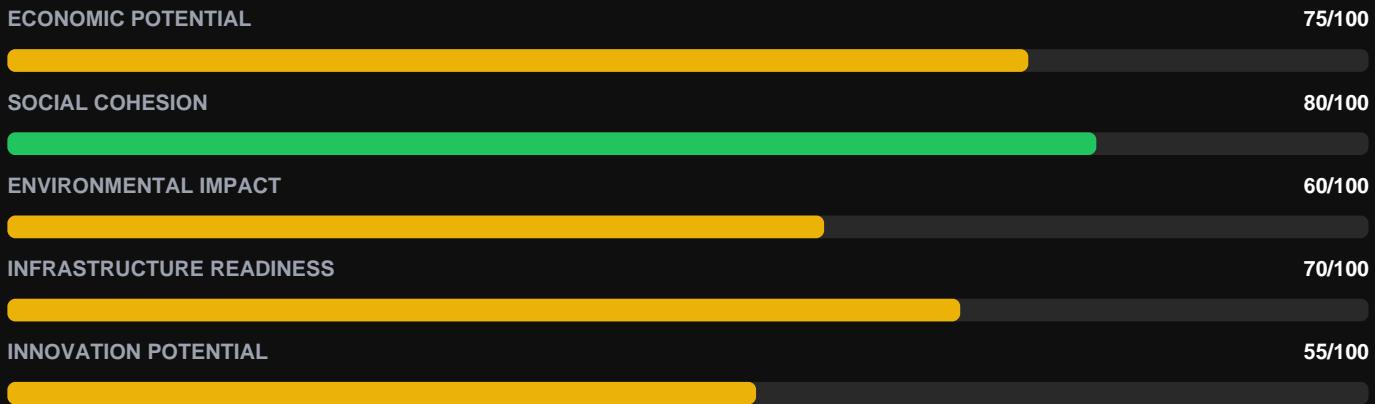


# kfT u kÔ Deep Analysis

## FEASIBILITY METRICS



## PLANNING FEASIBILITY



The area exhibits a blend of local commerce, educational institutions, and some light industrial/agricultural presence, indicating a semi-urban context. The explicit community proposal for a multi-story parking garage near a local coffee shop (Kheng Hai Kedai Kopi) strongly suggests a specific need related to commercial activity and accessibility. This indicates an active local economy that could benefit from strategic infrastructure development. Zoning is likely flexible enough to accommodate commercial or mixed-use projects, especially those addressing public utility like parking. The existing educational facilities ensure a stable population base and demand for local services, bolstering the economic potential for well-planned developments.

## AI SITE AUDIT



Within a 10km radius, the location is surrounded by a diverse set of establishments. Education is a prominent feature with multiple schools (SMA Shamsuddiniah, SK Penchu, SMK Tun Sri Lanang, SK Sawah Ring), suggesting a significant concentration of students and families. Commercial activity is robust with various retail outlets (clothing, beauty, general stores), food services, and professional businesses (accounting, consulting). Infrastructure includes gas stations (Caltex Grisek, G-Energy Trading) and light industrial presence (Maestro Laboratories, Sheng Hao Industry). A park (Kompleks Geliga Grisek) provides green space, while Sengkang farm 1 indicates some agricultural land use. The environment is a functional mix, catering to daily needs and local employment.

## SUITABLE FACILITIES



The most critical and immediately suitable facility, strongly supported by community input, is a multi-story parking garage. This would directly address the "critical demand" and "street parking congestion" near local commercial hubs like Kheng Hai Kedai Kopi. Beyond parking, the high concentration of schools suggests a need for youth-centric facilities such as a modern community center offering after-school programs, study spaces, or a multi-purpose sports court. Given the mix of local businesses and a farm, a community market or a small business incubation space could further stimulate local economic activity. Enhancements to pedestrian infrastructure around commercial areas and schools would also significantly improve safety and accessibility.

## USER SUGGESTION



The community has put forth a clear and specific proposal for the development of a multi-story parking garage. The primary motivation articulated is to alleviate the "critical demand for additional parking facilities" and mitigate "street parking congestion" within the vicinity of Kheng Hai Kedai Kopi. This initiative is framed as a solution to "optimize space utilization" and enhance accessibility for local businesses and residents. The sentiment is proactive and problem-solving, indicating a strong desire for improved urban functionality and support for local commerce.