

EVALUASI KETERATURAN BANGUNAN PADA PERMUKIMAN PESISIR DESA UJONG BLANG

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ABSTRAK

Permukiman pesisir Desa Ujong Blang di Kota Lhokseumawe mengalami perkembangan bangunan yang cukup pesat sehingga berpotensi memengaruhi keteraturan bangunan pada kawasan permukiman. Kondisi tersebut perlu dievaluasi untuk mengetahui kesesuaian bangunan terhadap ketentuan tata bangunan yang berlaku. Penelitian ini bertujuan mengevaluasi keteraturan bangunan pada permukiman pesisir Desa Ujong Blang berdasarkan aspek besaran bangunan dan perletakan bangunan. Metode yang digunakan adalah kuantitatif melalui observasi lapangan, dokumentasi, dan pengukuran bangunan. Analisis Koefisien Dasar Bangunan (KDB), Koefisien Lantai Bangunan (KLB), dan Koefisien Dasar Hijau (KDH) dilakukan menggunakan AutoCAD, sedangkan analisis Garis Sempadan Bangunan (GSB) dan Jarak Bebas Samping (JBS) dilakukan menggunakan ArcGIS terhadap 291 bangunan hunian pada kawasan penelitian. Hasil penelitian menunjukkan bahwa nilai KDB berkisar antara 20,37%–28,15%, nilai KLB berkisar antara 0,20–0,28, dan nilai KDH berkisar antara 59,95%–79,40%. Pada aspek perletakan bangunan, tingkat kepatuhan GSB mencapai 75,26%, sedangkan tingkat kepatuhan JBS hanya 29,55%. Berdasarkan hasil tersebut, keteraturan bangunan pada kawasan penelitian menunjukkan kondisi yang cukup baik pada aspek besaran bangunan dan Garis Sempadan Bangunan, namun masih memerlukan perhatian pada aspek Jarak Bebas Samping karena sebagian besar bangunan belum memenuhi ketentuan yang berlaku.

Kata Kunci : *Permukiman Pesisir, Keteraturan Bangunan, Evaluasi Bangunan*

EVALUATION OF BUILDING ORDERLINESS IN THE COASTAL SETTLEMENT OF UJONG BLANG VILLAGE

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ABSTRACT

The coastal settlement of Ujong Blang Village, Lhokseumawe City, has experienced rapid building development, which has the potential to affect the orderliness of buildings within the settlement area. This condition needs to be evaluated to determine the extent to which the existing buildings comply with the applicable building regulations. This study aims to evaluate building orderliness in the coastal settlement of Ujong Blang Village based on the aspects of building intensity and building placement. A quantitative method was employed through field observations, documentation, and building measurements. The analysis of the Building Coverage Ratio (BCR), Floor Area Ratio (FAR), and Green Coverage Ratio (GCR) was conducted using AutoCAD, while the analysis of the Building Setback (BSB) and Side Setback (SSB) was carried out using ArcGIS on 291 residential buildings within the study area. The results indicate that the Building Coverage Ratio (BCR) ranges from 20.37% to 28.15%, the Floor Area Ratio (FAR) ranges from 0.20 to 0.28, and the Green Coverage Ratio (GCR) ranges from 59.95% to 79.40%. In terms of building placement, compliance with the Building Setback (BSB) requirement reached 75.26%, while compliance with the Side Setback (SSB) requirement was only 29.55%. Based on these findings, building orderliness in the study area can be considered relatively good in terms of building intensity and building setback. However, improvement is still required regarding the side setback, as the majority of buildings have not yet complied with the applicable regulations.

Keywords: Coastal Settlement, Building Orderliness, Building Evaluation.