



Monitoring and Evaluation of Resolution Impact of the Cinere-Serpong on the Environment Toll Road Construction; (Case Study in the Area of Agricultural Residence)

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ARTICLE INFO

Keywords: Environmental Impact, Toll Road Construction

Received : 5 May

Revised : 17 June

Accepted: 17 July

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ABSTRACT

According to BPJT, development that crosses an area should have a positive impact on the environment, but this is not the case with the Agricultural residence area. Although there has been an agreement stated in: Minutes of the 2nd meeting on October 25, 2023 concerning the follow-up to the resolution of the impact of the Cinere-Serpong toll road construction in the Agricultural residence area and signed by the Management of RT 02/RW 01 Agricultural Residence; Head of RW 02; Serua Village Government; Ciputat District Government; PT Cinere Serpong Jaya (PT CSJ); PT Perumahan Pembangunan (PT PP); Housing, Residential Areas and Land Agency (Perkim); South Tangerang City Land Agency Office (ATR/BPN); Serua Village Babinsa. It turns out that until now, Wednesday, July 18, 2025, all of these problems have not been resolved. The purpose of this study is to assist residents of the Pertnian Complex in the RT 02 RW 01 area of Serua Ciputat Village, South Tangerang City, Banten in resolving the problem of the impact of the construction of the Serpong-Cinere toll road on the environment, which since 2016 until now has not been fully resolved by CSJ as the party responsible for the project. The research method uses comprehensive action research with a combination method approach or Convergent Parallel Mixed Methods, which is a research method that combines quantitative and qualitative methods. Data collection techniques use interview methods with structured questions and field observations. The research results are in the form of recommendations addressed to the Mayor of South Tangerang, Serua Village Head, PT Cinere Serpong Jaya for immediate follow-up. This is the actualization of the Cooperation Agreement (PKS) between Serua Village and UNPAM. The output of the research results will be included in an accredited national journal

INTRODUCTION

Background

Based on the results of the pre-survey followed by interviews from stake holders, and field observations, and after studying the documents owned by the Management of the Agricultural residence, it turns out that there are still many problems as a result of the construction of the Cinere-Serpong toll road that have not been resolved.

As an official reference to be followed up are: Minutes of the 2nd meeting on October 25, 2023 regarding the follow-up to the settlement of the impact of the construction of the Cinere-Serpong toll road in the Agricultural residence area. The meeting was attended by the Management of RT 02/Rw 01 of the Agricultural residence; Chairman of RW 02; Serua Village Government; Ciputat Sub-district Government; PT Cinere Serpong Jaya (PT CSJ); PT Perumahan Pembangunan (PT PP); Housing, Settlement and Land Agency (Perkim); South Tangerang City Land Agency Office (ATR/BPN); Babinsa Kelurahan Serua.

Although the minutes of the meeting results have been signed by all parties present and the RT Management and DKM Management of the Abubakar Shiddiq Mosque have tried to coordinate with field officers both with CSJ, Toll PPK, and PT Housing Development (PT PP); as well as with related Stake Holders, but the follow-up has not been as expected by residents.

Therefore, the Management of the Agricultural Residence RT wrote a letter back to the Director of Cinere Serpong Jaya (CSJ) with letter number: 02/RT.002/SP/I/2025 dated January 6, 2025 regarding: "Response to CSJ Letter No. 266/CSJ/DTO/IX/2023 dated September 4, 2023 regarding: Response to Request for Addition and Repair of Agricultural Residence Utilities Due to the Impact of Serpong-Cinere Toll Road Development". The results of monitoring and evaluation of the impact of toll road construction on the environment in the Agricultural Residence area based on the minutes of the 2nd meeting are as follows:

a. Masjid Abubakar Shiddiq

1. Replacement Mosque Certificate (Ruislagh Certificate).

Since 2016 until now on June 18, 2025 the replacement waqf certificate at the new location has not been completed.

2. Waqf Land at the new Location.

At the new location, Mrs. Yeti gave a waqf of 244 m², bringing the total area of the mosque to 500m². The management was to be done at once by the toll road, but until now no waqf pledge letter has been issued.

3. Abubakar Shiddiq Mosque water is not healthy.

Temporarily using the road of the Agricultural Residence and the road from the yard of a resident's house (Mrs. Slamet) which is steep.

4. The water of Abubakar Shiddiq Mosque is not healthy.

Yellow and muddy

Electricity Pole Crosses the Courtyard of Residents' Houses

This power pole had to be moved because it violated the rules. In the past, it was installed by Waskita in the corner of the mosque, the permit was only temporary. As promised, if the project is completed, it will be returned to the

edge of the entrance road of the complex which borders the land in front of the mosque. However, until now it has not been moved.

Road and Drainage Repair

- Toll Road Northern Residence:
- Agricultural Residence South of the Toll Road.

Environmental Structuring:

To maintain the security, comfort and beauty of the Agricultural Residence, fencing and splintering should be carried out at the back along the northern and southern complexes.

Remaining Land Owned by PU:

Please do so that the remaining land acquisition owned by PU is carried out along the Agricultural Residence. It is used as a public facility, green open land and parking lot for the Abubakar Shiddiq mosque.

Illumination Lights, Directional Indicators and Others

Please install:

- Yellow light at the end of the flyover because it is very prone to accidents
- Street lights along the fly over both on the east and west sides are dark and prone to security because they are often used to hang out for young people

Directions to the entrance of the Agricultural Residence:

- Agricultural Residence 1 for the southern part of the residence
- Agricultural Residence 2 for the northern part of the residence
- Installed like a sleeping police (shock) at the end of the flyover

To fix the sound shock

Repair of Mr. Purwoto's house

Repair of Solihin's mother's house

The problems mentioned above have not all been followed up to date. This is very contrary to the promises of the Director of CSJ during the socialization meeting on the construction of the Cinere-Serpong toll road at the Abubakar Shiddiq Mosque of the Agricultural Residence on June 16, 2016 that "all consequences caused by the construction of the toll road will be considered and replaced completely". It turned out to be a breach of promise. These conditions must of course be overcome immediately to be able to realize the environmental conditions expected by residents.

Therefore, the researcher is interested in conducting a research entitled "Monitoring and Evaluation of Resolution Impact of the Cinere-Serpong on the Environment Toll Road Construction (Case Study in the Area of Agricultural Residence)"

Research Focus

According to Spradley in his book Sugiyono (2016: 286) states that the focus of research is a single domain or several related domains of the social situation.

Based on the research background described above, it can be stated that the focus of the research that will be discussed in this connection is:

1. What are the impacts of the construction of toll roads that have not been completed in the Agricultural Residence area?

2. How to resolve the impact of toll road construction in the Agricultural Residence?

LITERATURE REVIEW

Theoretical Foundations

According to Government Regulations

Presidential Regulation Number 71 of 2012

Abdurrahman stated that: "shortly after the issuance of the Land Acquisition Law, the President of the Republic of Indonesia issued Presidential Regulation Number 71 of 2012 concerning the Implementation of Land Acquisition for Development for the Public Interest ("Perpres Land Acquisition") on August 7, 2012". The Presidential Regulation on Land Acquisition is effective from the date it is determined. In addition, the Presidential Regulation revokes Presidential Regulation Number 36 of 2005 concerning Land Acquisition for Development for the Public Interest as amended by Presidential Regulation Number 65 of 2006 and its implementing regulations, except for the land acquisition process.

The Serpong-Cinere toll road is planned to be 11.5 kilometers long. At least a number of areas in Tangerang City such as Serua, Serpong and Pamulang will be affected by the liberation project. "If later there is a government fasos that are affected, of course look at the rules whether compensation must be paid or not. For this matter, the asset team knows better," said Heru, Chairman of BPN.

According to Scientists

Project Management

In project management, Agus B Sisanto M. Afif Salami (2019: 3-4), what needs to be taken into account so that the project output is in accordance with the planned goals and objectives is to identify various problems that may arise when the project is carried out. Some of the aspects that can be identified and become problems in project management and require careful handling are as follows:

- Financial Aspects.
- Cost Budget Aspect.
- Human Resource Management Aspect.
- Production Management Aspect.
- Pricing Aspects.
- Aspects of effectiveness and efficiency.
- Marketing Aspects.
- Quality Aspect.
- Time aspect.

Evaluation

In Yulianti Suwarsi: 2016, 14 it is stated that policy evaluation is carried out to find out: 1) the policy making process; 2) implementation process; 3) policy consequences; 4) the effectiveness of the policy impact. Evaluation in the first stage, can be carried out before and after the policy is implemented, the two evaluations are summative and formative evaluations, the evaluation for the second stage is called implementation evaluation, the third and fourth evaluations are called policy impact evaluations.

Evaluation is very important to be carried out by CSJ and Waskita Jaya to find out what works have an impact on the environment in the Agricultural Residence area and how to solve them.

METHODOLOGY

Research Approach

Combination Research

This research uses a combination or action research method. According to Sugiyono (2017), "a combination research method is a research method that combines quantitative methods and qualitative methods". There are several reasons why researchers use this combination method. These reasons are in accordance with 3 types of characteristics of this research method, namely:

In terms of the scope of research, action research can be carried out in small work units (one class, one school) and carried out by the perpetrator himself to improve his work, or other people who work together to find effective actions. Research conducted in collaboration will have better results. In this study, it was applied to the scope of research in a small work unit, namely the Mosque. Action research methods can use qualitative, quantitative and combination methods.

The formulation of the research problem, asking about the conditions before there is an action, as long as there is an action and the influence of the action.

This study will study how the environmental situation of the Agricultural Residence before being hit by toll roads, during toll road construction and whether there is an influence after toll road construction. The research process can be shown in chart 3.1

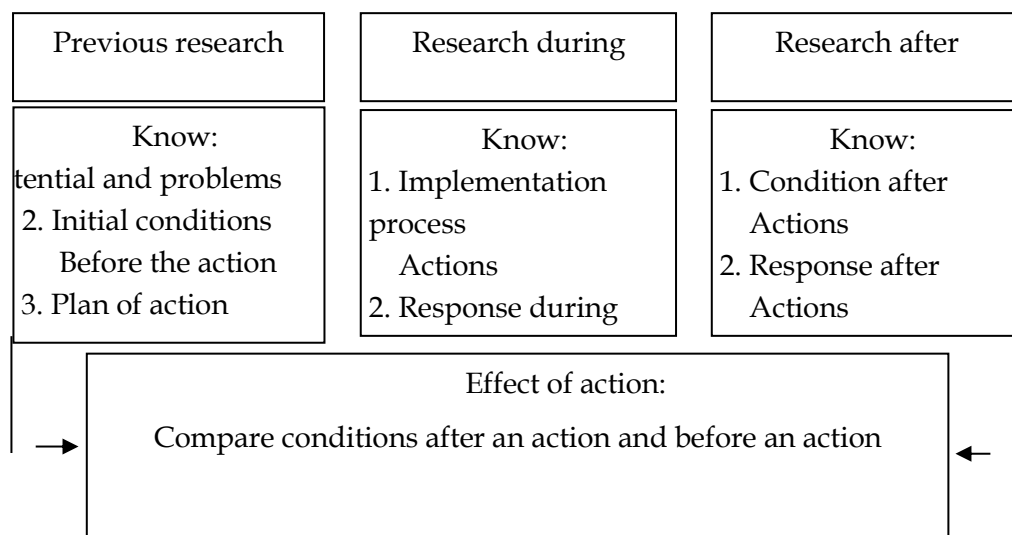


Chart 3.1 Main Activities of Action Research

Theoretical Assumptions

The assumption of this research is that the researcher will help the South Tangerang Government program by playing an active role in going directly to the community in overcoming problems as a result of toll road construction with the theme "Monitoring and Evaluation of Resolution of The Environment Toll Road Construction (Case Study In The Area Of Agricultural Residence)".

Research Methods

Data Collection Techniques

The data collection method is the most important step in the research, because the main purpose of the research is to obtain data. Without knowing the data collection technique, the researcher will not get data that meets the set data standards. In action research, a combination of qualitative and quantitative is focused on data collection techniques. Therefore, in answering the problem formulation, it is carried out with quantitative and qualitative data. The following is the classification of data collection techniques (qualitative and quantitative) used by researchers to answer the problem formulation:

To answer the formulation of the problem: "What are the impacts of the construction of unresolved toll roads in the Agricultural Residence environment?" More emphasis is placed on the use of data collection techniques by conducting interviews with the organizational units involved. The data produced is in the form of qualitative data.

To answer the formulation of the problem: "How to resolve the impact of toll road construction in the Agricultural Residence environment" is emphasized in the use of secondary data collection techniques obtained from various Agricultural Residence documents used to complete the research data, in the form of completeness of administrative data such as data on social facilities and public facilities, and Agricultural Residence asset documents. The data produced is in the form of quantitative and qualitative data and then analyzed.

Unit of Analysis

With the techniques mentioned above, the researcher tries to enter the units that exist in the organizational structure of the mosque, as well as the stakeholders, with the consideration of the unit/person who is considered to know the most about what is expected, or is considered as the ruler to look for phenomena that occur in the implementation of their main tasks and functions.

The units of analysis that are the source of the data are:

- Head of RT
- Chief Nadzir,
- Chairman of DKM,
- Community Leaders
- Karang Taruna

Research Instruments

The research instrument is a tool that can be used to obtain, process and interpret information obtained from the respondents which is carried out using the same measurement pattern. The instrument used is interview guidelines.

The researcher conducted in-depth interviews with 5 (five) informants. An interview is a form of communication between two people, involving a person

who wants to obtain information from another person by asking questions, based on a specific goal.

In addition, the researcher also used the Agricultural Complex document to complete the research data, in the form of complete administrative data and Agricultural Residence governance documents.

They Report

Informants are people who are used to provide information about the situation and conditions of the research background. The use of informants for researchers is so that in a relatively short period of time a lot of information is affordable as Internal Sampling, because informants are used to speak, exchange ideas, or compare an event found from other subjects (Hari Lubis and Martani).

In this study, the informants are RT administrators or Community Leaders and Youth Organizations as a Supervision function, where each person will provide an explanation of the "Impact of Toll Road Construction that passes through the Agricultural Residence"

Kriteria Informan:

The method of selecting informants in this study has the following criteria:

- Mosque Administrator/RT/Community Leader/Youth Organization
- Female or male gender
- Have an important role related to the object being studied
- Able to explain problems in each unit or work function

Duties of Each Research Member:

- Head
- Create a final report
- Making a seed application letter to the Environment Agency
- Socialization of the importance of the environmental care movement
- Knowing the conditions after the tree planting action
- Record the response after the tree planting action
- Compare conditions after an action and before an action

Member 1

- Creating research proposals and improving proposals
- Finding potential and problems
- Find out the initial conditions before the tree planting action
- Creating a tree planting action plan
- Distributing seeds to the community

Member 2

- Create progress reports
- Monitoring the process of implementing tree planting actions
- Recording the response during the tree planting action
- Distributing seeds to the community

Research Location

The organizational functions that are the focus of the research are the Northern Agricultural Residence and the Southern Agricultural Residence of Serua Village, Ciputat District, South Tangerang City, Banten Province:

Time :

The time for this research is from October 2024 to August 2025

RESULT AND DISCUSSION

Research Results

As an effort to solve the problem of toll impact in the Agricultural Residence area, the Manager of PT CSJ coordinated with the Chairman of RT 02 Rw 01 Agricultural Residence Serua Village, Ciputat District, South Tangerang City.



Figure 1. Mediation of PT CSJ Area Manager with the Chairman of the Agricultural Residence

Discussion

The results of monitoring and evaluation of solving toll impact problems in the Agricultural Residence area are as follows:

Masjid Abubakar Shiddiq

The ruislagh certificate of the Abubakar Shiddiq mosque has been followed up by the Ministry of Agrarian and Spatial Planning of the BPN South Tangerang City Agriculture Office as the Chief Executive of Land Acquisition through a letter number: 012UND-36.73.AT.02.02/1/2025 dated January 16, 2025. The coordination meeting was held on January 17, 2025 to discuss the following: Acceleration of Waqf Substitute Land Certification which is a 100-day program of the Minister of ATR BPN.

For the Abubakar Shiddiq mosque according to the information, there is a lack of sporadic data. In this case, it has been assisted by the Serua Village. But as of today, Wednesday, June 18, 2025, it has not been completed either.

In addition, the waqf land covering an area of 244 m² from Yeti's mother for the Abubakar Shiddiq mosque has also not been issued its waqf pledge.



Figure 2. Meeting to Accelerate Waqf Land Certification at BPN

The Road Access to the Mosque Has Not Yet Been Made

For the time being, we use the road of the Agricultural Residence and the road from the yard of the residents' houses (Mrs. Slamet) which is steep. In fact, according to the regulations for replacing the land of the replacement mosque, a road must be made to enter/exit the mosque. So that the security of the residence is disturbed due to the entry of people to the mosque at night.



Figure 3. Temporary Access to Aubakar Shiddiq Mosque

The Water of the Abubakar Shiddq Mosque is Unhealthy, Yellow and Muddy

CSJ suggested making a letter to the Sanitation Division of the Cipta Kayra and Spatial Planning Office. Due to the very urgent need, the procurement of clean water is sought by itself at the cost of the residents without asking for reimbursement from CSJ.

a. The Electric Pole that Crosses the Yard of Residents' Houses Has Not Been Moved

This pole had to be moved because it violated the rules. In the past, it was installed by Waskita in the corner of the mosque, the permit was only temporary. As promised, if the project is completed, it will be returned to the edge of the entrance road of the residence which borders the land in front of the mosque. However, until now it has not been moved.



Figure 4. Electricity Poles Passing Through Residents' Houses Had to Be Moved

b. Environmental Planning
1) Southern Agricultural Residence Complex Entrance

The county of the front entrance of the complex near the flay over is lower than the surroundings. The damaged and potholed road has been repaired by January 16, 2025 but repairing it is only careless but the result: such as just moving the puddle to the next side so that if it rains, there will still be inundation and mud. When it rains, water flows into the Agricultural Residence through the potted road. The cut road should be repaired.



Figure 5. The Entrance in Front of the Complex Was Cut/Dug

Road on the East Side of the Flyover

The countur of this road is low in the middle so that if it rains, there will be flooding/inundation and mud. Please fix it soon. In addition, along this road there are slums, tall grass, many project used items (fence panels) scattered that were once buried by soil and debris. Who is responsible for cleaning now and in the future?



Figure 6. The Road North of the Flyover is Flooded and Slums

2) Northern Agricultural Residence

The entrance road to the complex near the flyover if it rains there will be flooding, inundation and mud. Seen in the picture of the water channel cover in the middle of the road, please fix it immediately



Figure 7. The Flyover Underpass Was Flooded and Damaged

3) Walk over the Fly Over

Throughout the fly over, it looks shabby, tall grass. If the grass is mowed, it is not immediately transported and thrown away, but left alone. Who is responsible for cleaning now and in the future?



Figure 8. Road Over a Slum Flyover

4) **Environmental Fencing**

To maintain the security, comfort and beauty of the residence fencing with concrete panels has been carried out but the land has not been evenly distributed and tied.

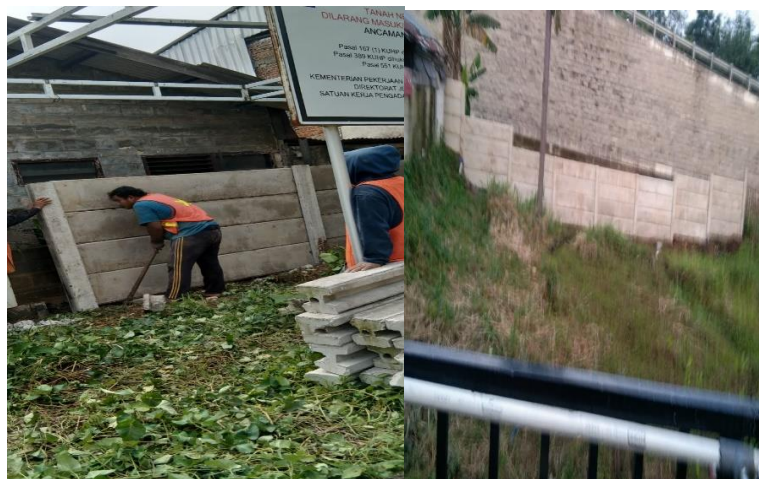


Figure 9. Fencing of the Southern Complex Boundary

Remaining Land Owned by PU:

The building that stands on the remaining land acquisition owned by PU has been demolished on May 8, 2025, but until now it has not been cleaned up so that it looks shabby.



Figure 10. Demolition of Buildings on Toll PU Land

Illumination Lights, Directional Indicators and Others

- a) Yellow light at the end of the flyover because it is very prone to accidents: not installed yet
- b) Street lighting along the flyover both on the east and west sides because it is dark and prone to security because it is often for young people to hang out: it has not been installed according to the expectations of residents
- c) Directions to the entrance of the Agricultural Residence:
 - Agricultural Residence 1 for the southern part of the complex
 - Agricultural Residence 2 for the northern part of the complex

CSJ suggested making a letter to the South Tangerang Transportation Agency through the Serua Chamber because it was outside the scope of CSJ's work. Because the application was not realized, the directions were sought by themselves at the self-help cost of the residents of the Agricultural Residence RT without asking for reimbursement from CSJ.

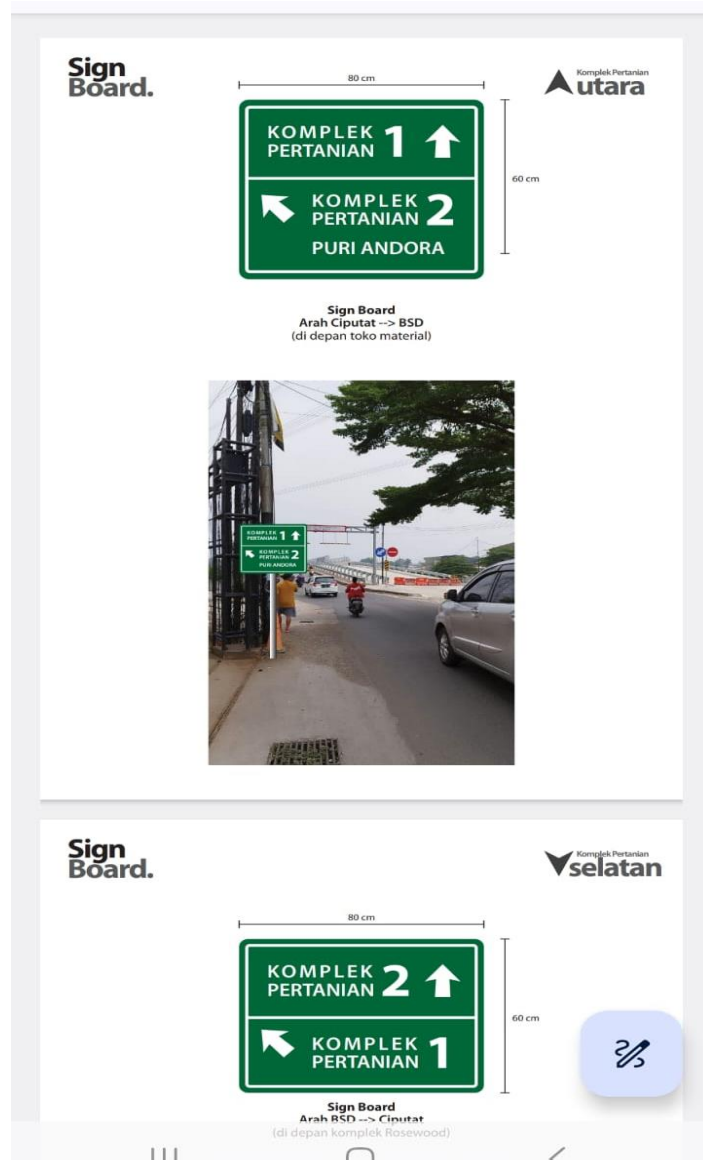


Figure 11. Directions to Enter Agricultural Residence 1 and Agriculture 2

- d) For security and safety, to be installed like a sleeping police (shock) at the end of the flyover: not yet installed
- e) To fix the shock that sounds: already fixed
- f) Solihin's mother's house repair: not repaired
- g) Repair of the furniture of Mr. Purwoto's house: compensation has been given

CONCLUSIONS AND RECOMMENDATIONS

Conclusion

1. The CSJ was slow in handling the impact of the construction of the Cinere-Serpong toll road that passed through the agricultural residence.
2. As a result of the impact of tolls, the CSJ should be responsible. It is not the residents who have to struggle and try on their own.
3. The rest of the land acquisition owned by PU along the Agricultural Residence has not been used as a public facility for green open land and for

the parking lot of the Abubakar Shiddiq Mosque because it has not been planted.

Suggestion

1. The management of RT 02 RW 01 Agricultural Residence and the Management of the Abubakar Shiddiq Mosque to make a letter to the Serua Village Head for a re-coordination meeting with relevant agencies to discuss the work that has not been completed due to the impact of toll road construction on the environment
2. The CSJ must remain responsible for all problems resulting from the impact of the construction of toll roads that pass through the Agricultural Residence area.

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