Jurnal Teknologi dan Desain (JTD)

Vol. 02 (02), Oktober 2026: Hal 57-70
DOI: https://doi.org/10.51170/jtd.v2i2.534
e-ISSN: 2798-1975

Comparing Spatial Accessibility, Circulation, and Facilities in a Formal Market and an Informal Street Market in Teluk Naga, Tangerang Regency

PERBANDINGAN AKSESIBILITAS SPASIAL, SIRKULASI, DAN FASILITAS PASAR FORMAL DAN PASAR JALANAN INFORMAL DI TELUK NAGA, KABUPATEN TANGERANG

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Abstract

Kampung Melayu Market, managed by the Tangerang Regency Government, and Mutiara Garuda Complex Market, which has developed along a residential road, serve users through different spatial arrangements. This study compares their accessibility, circulation, trading-space configuration, and facilities using qualitative observations, interviews, and literature review. Kampung Melayu has direct access to angkot routes, internal corridors, and clearer commodity zoning, although pedestrian infrastructure around the site is limited and the assessment records gaps in loading and unloading, worship provision, and parking against the SNI 8152-2015 criteria cited in the study. Mutiara Garuda is less directly served by public transport and has no comparable set of formal facilities in the observed area. However, its roadside stalls are close to surrounding homes and allow customers to stop directly beside vendors. This convenience comes with conflicts between trading, customer stops, and through-traffic. The findings show that formal facilities and spatial order are important, but they do not alone explain how users choose a market. The available evidence does not establish that Mutiara Garuda's presence caused the decline in activity at Kampung Melayu.

Keywords: *formal market; informal street market; accessibility; circulation; spatial configuration.*

Abstrak

Pasar Kampung Melayu yang dikelola Pemerintah Kabupaten Tangerang dan Pasar Komplek Mutiara Garuda yang berkembang di sepanjang jalan permukiman melayani pengguna melalui susunan ruang yang berbeda. Penelitian ini membandingkan aksesibilitas, sirkulasi, konfigurasi ruang dagang, dan fasilitas kedua pasar melalui observasi kualitatif, wawancara, dan studi pustaka. Pasar Kampung Melayu memiliki akses langsung ke angkutan umum, koridor internal, dan zonasi komoditas yang lebih jelas. Namun, prasarana pejalan kaki di sekitar pasar masih terbatas, sementara penilaian berdasarkan kriteria SNI 8152-2015 yang dirujuk dalam penelitian mencatat kekurangan pada area bongkar muat, ruang ibadah, dan parkir. Pasar Komplek Mutiara Garuda tidak dilayani angkutan umum secara langsung dan tidak memiliki fasilitas formal yang sebanding pada area yang diamati. Meski demikian, kios di tepi jalan dekat dengan permukiman dan memungkinkan pembeli berhenti langsung di depan pedagang. Kemudahan ini disertai konflik antara kegiatan berdagang, kendaraan pembeli, dan arus lalu lintas. Temuan menunjukkan bahwa fasilitas dan keteraturan ruang penting, tetapi tidak cukup untuk menjelaskan pilihan pengguna terhadap suatu pasar. Bukti yang tersedia belum dapat memastikan bahwa keberadaan Pasar Komplek Mutiara Garuda menyebabkan penurunan aktivitas Pasar Kampung Melayu.

Kata kunci: Pasar formal; pasar jalanan; aksesibilitas; sirkulasi; konfigurasi ruang.

Article history: Received 27 August 2026, Accepted 20 October 2026, Available online 30 October 2026

1. INTRODUCTION

Markets are not only places for buying and selling; they are also public spaces shaped by the daily routines of the communities around them. Their spatial arrangement, access routes, and facilities influence how traders and buyers use them, while local habits also shape the way market space develops (Gantner, 2018; Heathcott, 2019). These relationships are especially visible where formal markets operate alongside informal street markets. A formal market may provide organized stalls and supporting facilities, yet an informal market may be more closely embedded in everyday routes and residential activity. Comparing the two therefore requires attention not only to compliance with physical standards, but also to how people reach, move through, and use each market. In Teluk Naga, Tangerang Regency, these questions arise in the relationship between Kampung Melayu Market and Mutiara Garuda Complex Market.

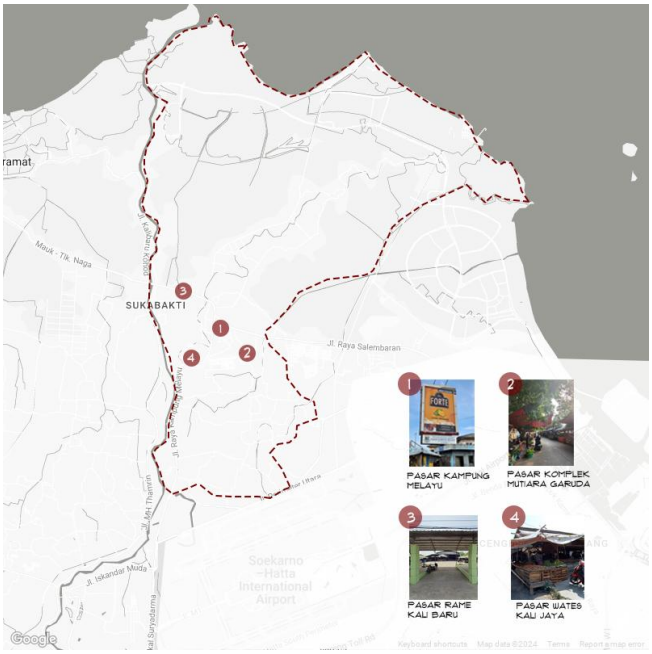


FIGURE 1. MARKET MAP IN TELUK NAGA DISTRICT

Teluk Naga has several active markets. Kampung Melayu Market is managed by the Tangerang Regency Government through Perumda Pasar Niaga Kerta Raharja, while Mutiara Garuda Complex Market, Rame Kali Baru Market, and Wates Kali Jaya Market operate outside that management system. The distinction is institutional as well as spatial: Kampung Melayu has a defined market site and organized internal circulation, whereas Mutiara Garuda has developed along the road within a housing complex. Informal trading in this setting provides nearby residents with access to daily goods and creates opportunities for small traders. At the same time, the use of road shoulders for trading and stopping can compete with through-traffic and pedestrian movement.

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FIGURE 2. EXISTING KAMPUNG MELAYU MARKET

Kampung Melayu Market occupies a central intersection served by Jalan Tanjung Pasir, Jalan Raya Selembaran, and Jalan Raya Kampung Melayu. Public transport routes also reach the market. Nevertheless, the site's strategic position does not by itself establish that the market is functioning optimally. The observations identify differences between its internal organization and the more direct, roadside shopping pattern at Mutiara Garuda. These differences offer a basis for comparison, but the available evidence does not establish that architectural conditions alone caused a decline in Kampung Melayu Market's activity.



FIGURE 3. EXISTING CONDITION OF THE MUTIARA GARUDA COMPLEX MARKET

Mutiara Garuda Complex Market is located within the Mutiara Garuda housing complex, along a route connecting Jalan Raya Kampung Melayu and Jalan Raya Selembaran. Traders use

parts of the road edge, placing stalls close to residents' everyday travel routes. This arrangement offers convenient access to nearby households and passing customers, but it also narrows the space available for vehicles and creates conflicts between stopping, shopping, and through-movement. Previous work on peri-urban informality in Teluk Naga provides a relevant local context for understanding such interactions (Hadi & Ellisa, 2021). Existing studies of market revitalization and market accommodation have mainly considered building condition, facilities, or compliance. This study adds a side-by-side spatial comparison of a government-managed market and a market that has developed along a residential road. It examines access, circulation, trading-space configuration, and facilities, while considering both operational constraints and the convenience that informal trading provides to nearby users.

2. LITERATURE REVIEW

Markets support economic exchange and social interaction, and their spatial form is shaped by both physical provision and everyday use (Sulistyo & Cahyono, 2010; Heathcott, 2019). In a comparison of formal and informal markets, regulatory compliance is one relevant measure, but it does not fully explain why shoppers choose a particular place. Informal trading can be closely connected to residential routes and routine trips, making proximity and ease of stopping important to users. Studies of informal traders as activity support also suggest that trading activity and movement through public space should be examined together (Cia & Sarjono, 2019). The analysis here therefore considers formal provision alongside the practical relationship between market activity, nearby housing, and street movement.

SNI 8152-2015 is used in this article as the reference cited in the original study for assessing selected facilities at Kampung Melayu Market. The assessment covers trading-space dimensions, commodity zoning, loading and unloading, corridor width, management space, toilets, worship space, parking, and temporary waste storage. These criteria describe physical provision; they are considered alongside observed access and use rather than treated as a complete measure of market performance. The applicability of this edition of the standard should be confirmed against the regulation in force at the time of publication:

1. Kiosk, a selling place that is more closed and organized because it is built from several partitions, thus providing a more private selling space between kiosks. Kiosks usually use tables to sell products and carry out buying and selling. According to regulatory standards, kiosks must not be designed to cover the wind direction.
2. Los, a trading place consisting of a table, storage area and sitting room for traders. The stall does not have partitions on the sides, so it is more open than the kiosk. According to the standard, stalls must be in the form of modules to be more ideal.
3. Counter, a non-permanent trading place. Usually consists of a seating area for traders, a tarpaulin, and a simple table to place their merchandise. This counter must be in a special

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place that has been provided, not obstruct other stalls, and must not interfere with market access.

4. Accessibility must be accessible to everyone, including people with special needs and the elderly.
5. Loading dock, its location must not interfere with other access which will cause congestion, and must be separated from the main access and parking area for market visitors.
6. Zoning, divided based on type of merchandise
   - Wet, dry, fast food and poultry slaughterhouses must be divided separately.
   - Access must be easy to achieve for all market users, to avoid crowds.

The impression formed of public space will be influenced by each individual's observation of the surrounding environment. Everyone has a subjective assessment of the image of a place based on their personal experiences. People's perceptions of a city or area are reflected in the mental images they create, which involve the identity, structure and meaning of that place (Lynch, 1960). The physical aspects that shape and support urban space related to markets can be seen in the following five elements:

1. Landmarks: These are reference points used for orientation, such as buildings, monuments, or natural features, that create a recognizable identity for a region.
2. Districts: These are distinct areas within a city with unique characteristics, easily recognizable both from within and outside due to their uniform elements like building types and functions.
3. Paths: These organize and facilitate movement, contributing to the structure and identity of an area. Clear, well-defined paths enhance users' sense of security and overall impression of the space.
4. Nodes: These are strategic meeting points or intersections that serve as reference points. They interact with districts, helping to define the area's identity and facilitating the sensation of entering or leaving a space.
5. Edges: These are linear boundaries that separate different areas, such as walls or rows of trees. They function as barriers or access points, defining the limits of an area and helping users understand the spatial structure.

Earlier studies cited here examine market revitalization and the suitability of accommodation space, with emphasis on building condition, facilities, zoning, and dimensions. They provide useful criteria for examining physical provision but offer less direct comparison between a formally managed market and an informal market embedded in a residential street. The present study compares both settings through the same set of spatial criteria and also considers how proximity to homes and everyday movement may shape use:

TABLE 1. COMPARISON OF PREVIOUS RESEARCH

NO	RESEARCH TITLE & AUTHOR	RESEARCH PURPOSES	RESEARCH METHODS	VARIABLE	DESCRIPTION & RESULTS
1	Study of the Success of Revitalization of the Malabar Clean Market, Cibodas District, Tangerang City, Banten Post Revitalization	Examining the success rate of the revitalization of the Malabar Clean Market by comparing the condition of the building with the Malabar Market in Tangerang City.	Qualitative	Facilities, Architectural Aspects (physical condition of the building)	Comparison of the Malabar Clean Market which is a market managed by a private company with the Malabar Market which is managed by the government. The result of this journal is that the revitalization of the Malabar Clean Market is considered successful because it can revive the function of the building and the activities within it..
2	Study of Accommodation Space for Traditional Market Functions at Santa Market (Astrid Hapsari Rahardjo, Firmansyah Bachtiar, & Reza Rezaie)	Determine the level of suitability of market accommodation space including its functions and elements by comparing the condition of Santa Market before and after revitalization.	Qualitative	Facilities, Zoning, Space Type, Materials and dimensions	Examining the suitability of market accommodation space and its supporting elements. After the revitalization of Santa Market, it is considered that it has succeeded in meeting the standards set by the government in terms of the function of the space aspect that accommodates the market.

The two earlier studies provide a basis for examining facilities and spatial organization, but the present comparison addresses a different relationship: an established government-managed market and an informal market that has developed along a residential road. The analysis uses common criteria (location, access, circulation, trading-space pattern, and facilities) to describe differences without assuming in advance that one market is more successful in every respect.

3. METHODS

3.1. Data Collection

This study uses a qualitative comparative approach to examine Kampung Melayu Market and Mutiara Garuda Complex Market in Teluk Naga, Tangerang Regency. The data described in the original research were collected through site observation, interviews, and literature review. Observations focused on (1) access by public transport, private vehicles, and pedestrians; (2) movement of buyers, traders, and passing vehicles; (3) the arrangement of trading spaces and commodity groups; and (4) the presence and condition of market facilities.

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At Mutiara Garuda, attention was also given to the use of road shoulders, the location of customer stops, and the market's relationship to the surrounding housing. Interviews were described as involving parties including Bappeda, market management, traders, and buyers. The original records supplied for revision do not state the number of interviewees, selection criteria, or interview dates; these details should be added from field records rather than estimated.

3.2. Data Analysis

The two markets were compared using the same five categories: location, accessibility, circulation, trading-space configuration, and facilities. For each category, the analysis records the observed condition and its practical implication for users. Facility provision at Kampung Melayu was also compared with the SNI 8152-2015 criteria cited in the study. The comparison distinguishes (a) formal provision and spatial order, (b) convenience and proximity for users, and (c) conflicts or limitations affecting movement and use. This approach avoids treating informality itself as a negative condition: the assessment focuses on observed spatial effects, including both the convenience of roadside access and the constraints created when trading and traffic share the same space.

4. RESULTS AND DISCUSSIONS

Kampung Melayu Market is located near public services, including the Teluk Naga Community Health Center and police station, and beside Teluk Naga Square. Its position at the intersection of routes toward Tangerang, Cengkareng, Mauk, and Tanjung Pasir makes it recognizable and accessible at the district scale. These locational advantages, however, need to be distinguished from the quality of access within and immediately around the market.

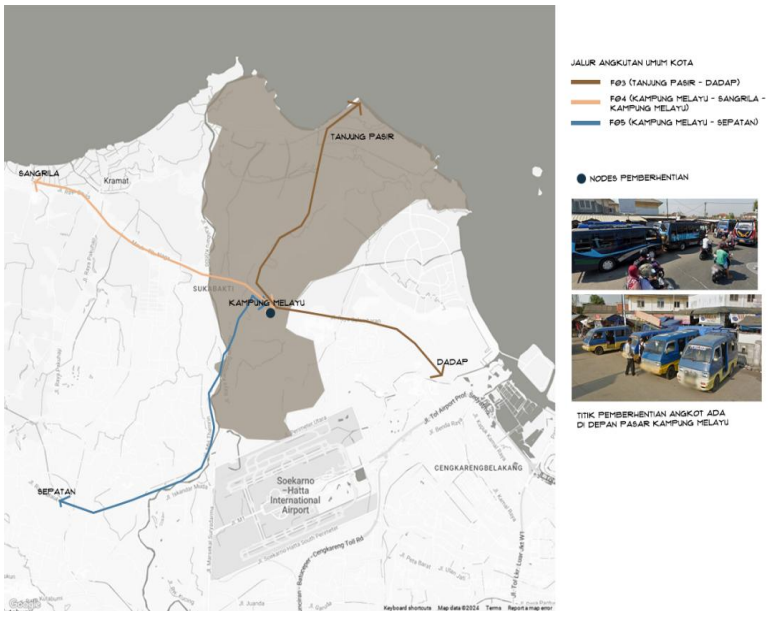


FIGURE 4. KAMPUNG MELAYU PUBLIC TRANSPORTATION ROUTES

Kampung Melayu Market can be reached by private vehicles and by angkot routes F05, F04, and F03, which stop near the market. The stopping and parking of angkot vehicles can compete with space used by private vehicles. The surrounding roads do not have continuous sidewalks, limiting pedestrian safety. Inside the market, the single-storey layout and wide corridors support movement, although the observations note that ramps could improve access for older people and users with mobility impairments. Thus, regional access is relatively strong, while pedestrian access around the site remains a weakness. Inside Kampung Melayu Market, circulation follows a grid-like arrangement. Buyers enter from the front and move between rows of stalls; clothing, gold, and household goods are located near the front, while food stalls are farther inside. Traders use the same general circulation network, and the waste collection point is behind the food stalls. The management office has a separate parking position near the front. The arrangement separates much of the trading activity from passing road traffic, although buyers seeking goods at the rear must walk farther through the market.

The market's grid-like internal arrangement is combined with a front-to-back sequence of stalls. Commodity zoning helps users distinguish trading areas and supports the handling of food waste near the rear. However, the distance between the entrance and the food stalls may mean that stalls farther inside receive less passing traffic. This is a potential limitation suggested by the layout, not a measured finding about sales. According to information attributed to the market management in the original study, Kampung Melayu Market is classified as a Type 1 regional market. Table 2 compares selected observed facilities with the SNI 8152-2015 criteria cited by the authors. The results should be read as a comparison of the recorded conditions with those criteria; they do not independently establish overall market performance.

TABLE 2. KAMPUNG MELAYU MARKET FACILITIES

CRITERIA	RULES	TYPE 1 MARKET REQUIREMENTS	IMPLEMENTATION	ASSESSMENT
The size of the trading room	SNI 8152-2015	2 m^2	9 m^2	Recorded as met
Zone	SNI 8152-2015	Wet food Dry food Non-food Live poultry slaughterhouse	Separate trading space zoning based on commodities	Recorded as met
Loading and unloading area	SNI 8152-2015	Special available	There is no special loading and unloading area	Not met based on recorded condition
Corridor width	SNI 8152-2015	Minimal 1.8 m	The corridor is 3 m wide	Recorded as met
Management office	SNI 8152-2015	In the market	The management office is in the market	Recorded as met
Number of toilets	SNI 8152-2015	Min 4 men's toilets and women's toilets	There are separate toilets for women and men	Recorded as met

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Worship space	SNI 8152-2015	Min 2 spaces	There is 1 worship space	Not met based on recorded condition
Parking	SNI 8152-2015	Proportional to the market land area	The parking lot has an area of 378 m^2, with a capacity for 4 cars and 20 motorbikes	Not met based on recorded condition
TPS	SNI 8152-2015	There is	There is a TPS with an area of 9 m^2 with an open type	Recorded as met

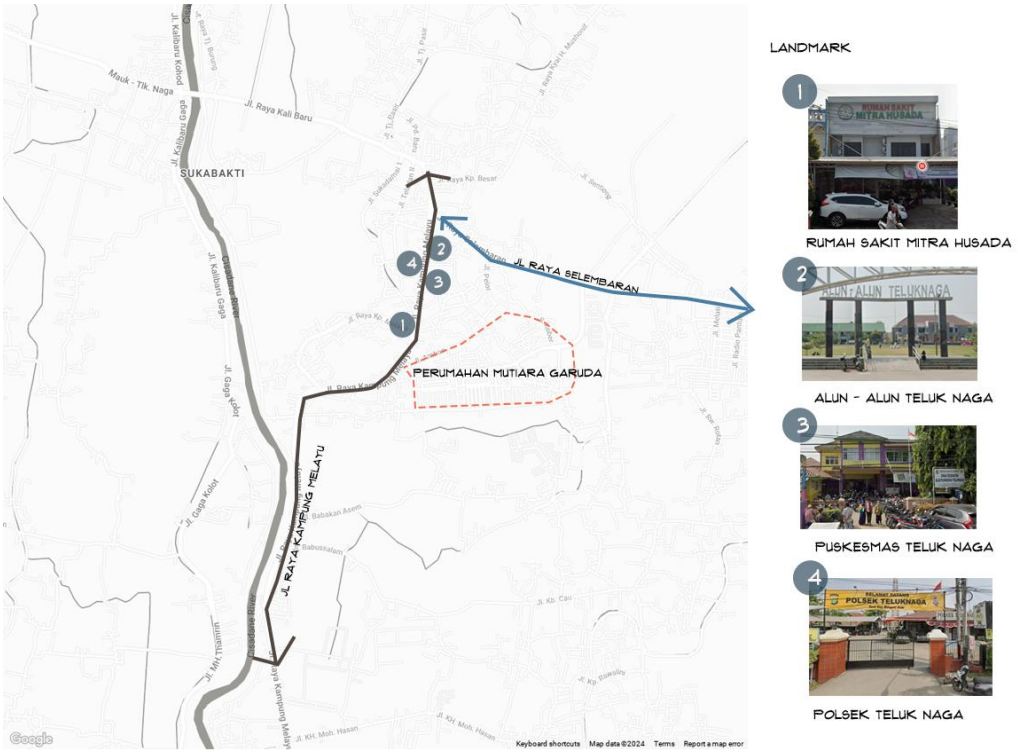


FIGURE 5. LANDMARK DIAGRAM OF MUTIARA GARUDA HOUSING COMPLEX

Mutiara Garuda Complex Market has developed along the road within the Mutiara Garuda housing complex. Trading is reported to take place daily, with activity concentrated in the early morning and on weekends. Vendors mainly sell food ingredients and household goods from stalls placed along both sides of the road. This arrangemen.t brings trading close to nearby residents and people already travelling through the area. It also means that shopping stops, vendor displays, and vehicle movement share a limited road space. The observed congestion and waste concerns are therefore linked to the way the market occupies the street, rather than to informality as a label. The market is identifiable through its location in the housing complex and its proximity to schools, health services, and Teluk Naga Square. Its position between Jalan Raya Kampung Melayu and Jalan Raya Selembaran places it along a route used by people moving between surrounding areas. This setting helps explain the market's convenience for nearby households and passing customers. The market can be approached from four directions: west via Jalan Raya Kampung Melayu, east via Selembaran, north via

Kampung Melayu, and south via Kampung Sukasari. The roads are reported to be approximately 3.5 metres wide. Most customers arrive by private vehicle; angkot services stop at the housing-complex gates rather than directly at the market. Its access is therefore convenient for nearby residents and private-vehicle users, but less direct for public-transport users.

Observations indicate that customers often stop a motorcycle in front of the stall they intend to visit, buy goods, and leave. This short-stop pattern makes shopping convenient and direct, but the same space is used by through-traffic. Vendors occupy approximately 0.8–1 metre of the road edge on each side, reducing the available vehicle lane. The resulting overlap creates points of conflict between customers, parked motorcycles, and moving vehicles, with implications for safety and traffic flow.

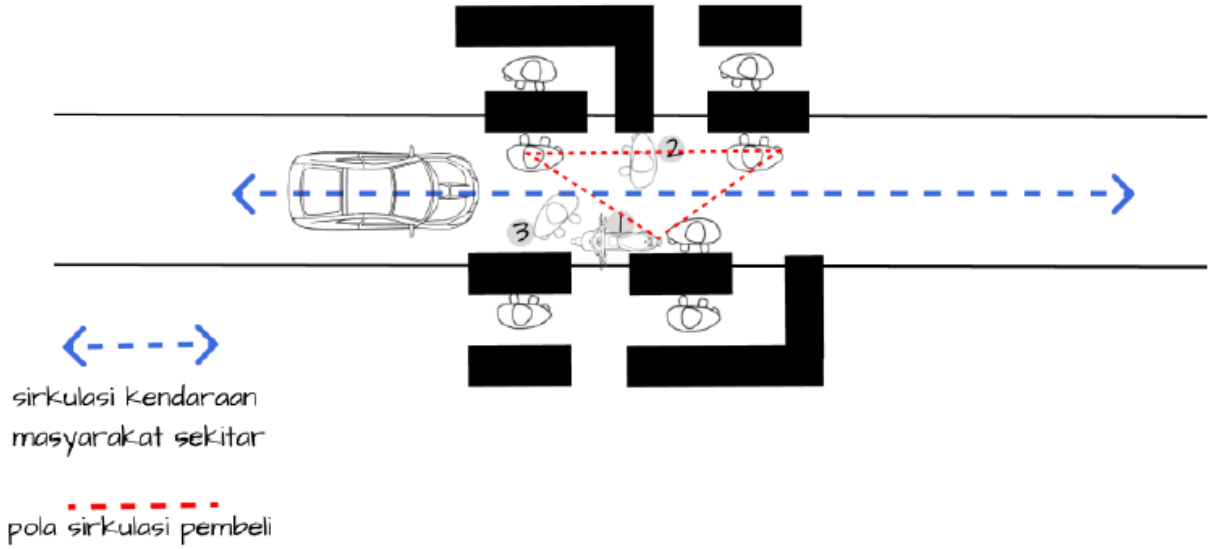


FIGURE 6. DIAGRAM OF THE CIRCULATION PATTERN OF BUYERS AT THE MUTIARA GARUDA COMPLEX MARKET

Trading spaces at Mutiara Garuda form a linear arrangement along the road. Stalls and more temporary setups accommodate produce, spices, meat, and other daily goods. Unlike Kampung Melayu, the market does not have clearly separated commodity zones in the observed area. The linear arrangement supports direct access from the street and short shopping trips, but the absence of a separate circulation area means that trading, customer stopping, and through-movement compete for the same space.

The observed circulation pattern is not simply a matter of the market being informal. It reflects a mismatch between the space needed for trading and the road's continuing role as a route for vehicles and pedestrians. Customers benefit from being able to stop close to vendors, while passing traffic must slow or manoeuvre around them. This comparison therefore considers both sides of the arrangement: proximity and convenience for shoppers, and the movement conflicts created by using the road edge for trading. Table 3 summarizes the two markets using the same criteria.

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TABLE 3. COMPARISON TABLE OF ARCHITECTURAL ASPECTS OF THE TWO MARKETS

COMPARATIVE ASPECTS	KAMPUNG MELAYU MARKET	MUTIARA GARUDA COMPLEX MARKET
Location	Located near a major intersection and public services; occupies a defined market site.	Located along a road within a housing complex and on a route connecting two main roads.
Accessibility	Directly served by angkot routes and accessible by private vehicles; continuous sidewalks around the site are lacking.	Not served directly by angkot; close to surrounding homes and convenient for customers arriving by private vehicle.
Circulation	Internal corridors largely separate shopping activity from through-traffic.	Customers stop beside stalls; trading, parking, and through-traffic share road space.
Trading-space Pattern	Grid-like internal layout with clearer zoning by commodity; some stalls are farther from the entrance.	Linear, street-facing stalls with limited commodity separation; direct access is convenient but competes with movement.
Facilities	Defined market facilities are present; the assessment records gaps in loading/unloading, worship provision, and parking against the cited criteria.	No comparable set of formal facilities was observed in the roadside trading area; proximity to housing supports everyday access.

Both markets occupy accessible locations in Teluk Naga, but their immediate relationships with users differ. Kampung Melayu benefits from direct angkot access and its position at a major intersection. Mutiara Garuda is less directly served by public transport, yet it lies along a route within a housing complex and is convenient for nearby residents and people travelling between two main roads. Its observed popularity cannot be attributed to location alone, but proximity and the ability to stop directly beside a stall are plausible practical advantages. At Kampung Melayu, the absence of continuous sidewalks and competition for space where angkot stop indicate that access quality is not uniform across all modes.

The clearest contrast concerns circulation. Kampung Melayu provides an internal network of corridors that keeps most shopping activity within the market site. Mutiara Garuda allows customers to approach stalls directly from the road, shortening the distance between vehicle and vendor, but customer stops and trading displays overlap with through-traffic. Their spatial patterns reflect these different arrangements: Kampung Melayu has a grid-like internal layout and commodity zoning, while Mutiara Garuda has a linear street-facing layout without clear commodity separation. The first supports legibility and separation of activities; the second supports immediate street access but produces conflicts when traffic and trading intensify.

The facility comparison also shows different strengths and limitations. Kampung Melayu has a defined site, corridors, management office, toilets, worship space, parking, and waste facilities, although the original assessment records gaps in loading and unloading, worship

provision, and parking against the cited SNI criteria. Mutiara Garuda does not provide a comparable set of formal market facilities in the observed street area. However, its proximity to homes and direct access to vendors are practical advantages for some users. The evidence supports a comparison of spatial conditions, but it does not establish that either the facility gaps or the presence of Mutiara Garuda alone caused the decline in activity at Kampung Melayu.

5. CONCLUSION

The comparison shows that the two markets serve users through different spatial arrangements. Kampung Melayu Market offers direct public-transport access, an internal corridor network, and clearer commodity zoning. Its constraints include limited pedestrian infrastructure around the site and recorded gaps in some facilities when assessed against the SNI 8152-2015 criteria cited in the study. Mutiara Garuda Complex Market is less directly served by public transport and lacks comparable formal facilities, but its street-facing stalls are close to surrounding housing and allow customers to stop directly beside vendors.

The main findings are as follows:

1. Location and accessibility: Kampung Melayu has the advantage of direct angkot access and a defined market site. Mutiara Garuda benefits from proximity to housing and a route connecting two main roads, although public transport does not serve the market directly. These differences suggest that access should be assessed by mode and by users' everyday routes, not only by the strategic position of a market.
2. Circulation and trading-space pattern: Kampung Melayu's internal corridors and commodity zoning make movement and orientation more legible. At Mutiara Garuda, the linear arrangement offers immediate access to stalls, but customer stops and vendor space overlap with through-traffic. This creates circulation conflicts that require spatial or traffic-management responses rather than a blanket judgment about informal trading,
3. Facilities: Kampung Melayu has more formal facilities, but the assessment records shortfalls in loading and unloading, worship provision, and parking under the criteria cited. Mutiara Garuda lacks comparable facilities in the observed area, while its closeness to residents supports convenient everyday shopping. Facility provision is therefore important, but it should be considered together with proximity, access, and the way people use the market.

The observations identify differences in accessibility, circulation, spatial configuration, and facilities, but they do not establish a single cause for the reported decline in Kampung Melayu Market's activity. The presence of Mutiara Garuda is one part of the local market context; the available evidence does not isolate its effect from other possible factors. Planning responses could retain the advantages of proximity and direct customer access while improving pedestrian safety, loading and unloading, parking, waste handling, and the separation of trading from through-traffic.

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