

NAMA PROYEK				:	KARAWANG OUTLET MALL	
PEMILIK				:	TSHI LUX MALL PTE. LTD	
JENIS PROYEK				:	RETAIL	
LOKASI				:	KARAWANG, JAWA BARAT	
PERIODE PELAKSANAAN				:	DESEMBER 2021 SD JUNI 2023	
NO	DESKRIPSI			TOWER / GEDUNG		
1	UMUM					
A	Luas Lahan			:	151.260	M2
	Phase 1				88.720	M2
	Phase 2 (Next development)				31.270	M2
	Phase 3 (Next development)				31.270	M2
B	Jumlah Lantai				2	Lapis
C	Luas Bangunan Total			:	50780	M2
	1)	Luas Unit / Sellable Total (Kios, Toko, Foodcourt)			29.808	M2
	2)	Luas Service Area Total (Janitor, Toilet, Ruang Ganti Karyawan, Koridor Service, Ruang MEP,Storage, Kantor Pengelola Gedung, Kantin Karyawan, Ruang Kontrol, Ruang Security, Pantry/ Kitchen, Fire Stair, Service Lift, Lift)			5494	M2
	3)	Luas Public Area dan Koridor Total (Lobby, Koridor, Marketing Office)			15478	M2
	4)	Luas Parkir (Lahan parkir, Ramp)			22594	M2
D	Luas per Lantai (1 lt)				32661	M2
	1)	Luas Unit / Sellable per Lantai (R. Kelas, R. Rapat, R. Kantor, Unit Kamar Apartemen, Unit Kamar Hotel, Kios, Toko, Foodcourt)			18858	M2
	2)	Luas Service Area per Lantai (Janitor, Toilet, Ruang Ganti Karyawan, Koridor Service, Ruang MEP,Storage, Kantor Pengelola Gedung, Kantin Karyawan, Ruang Kontrol, Ruang Security, Laundry Room, Pantry/ Kitchen, Fire Stair, Service Lift, Lift)			3119	M2
	3)	Luas Public area dan Koridor per Lantai (Koridor, Public area, Lobby Lift Unit)			10684	M2

NO	DESKRIPSI			TOWER / GEDUNG		
E	Total Jumlah Sellable area	(Kios, Food Court)		175	Unit	
F	Jumlah Sellable area per lantai					
	1) - Lt. 1	Shops		118	Unit	
		Kiosk		13	Unit	
	2) - Lt. 2			44	Unit	
G	Luas per Type (Kios)		:	N/A		
H	Jumlah per Type (Unit, Kios, R. Kelas)		:	N/A		
I	Luas Parkir per Lantai (Lahan parkir, Ramp)			22.594,00	M2	
	- Lantai Gf			22.594,00	M2	
J	Total Jumlah Lot Parkir			1225	Lots	
	- Mobil			854	Lots	
	- Disable			10	Lots	
	- Sepeda motor			175	Lots	
	- Sepeda			186	Lots	
K	Total Jumlah Orang (Penghuni, Siswa, Penumpang, Pengunjung)				Orang	
L	Jumlah Orang (Penghuni, Siswa) Per Type			N/A	Orang	
L	Luas Publik Area Total		:			
	- Lt. 1			10188	M2	
	- Lt. 2			5290	M2	
M	Tinggi Bangunan		:	13	M1	
N	Luas Lantai Dasar		:	32.661,00	M2	
O	Koefisien					
	1) Koefisien Dasar Bangunan (KDB)		:	21,35	%	
	2) Koefisien Lantai Bangunan (KLB)		:	0,34	-	
	3) Koefisien Dasar Hijau (KDH)		:	49,23	%	
P	Luas Eksternal Area		:	N/A	M2	
Q	Tinggi Floor to Floor					
	1) Tinggi Floor to Floor Gf ke Lt 2		:	5100	MM1	
	2) Tinggi Floor to Floor Lt 2 ke Roof deck			6250	MM1	
R	Jumlah Lift Perlantai (Typikal)		:	5	Unit	
2	ARSITEKTUR					
A	KORIDOR					
	1) Floor to Floor		:	5100	MM1	
	2) Panjang Koridor		:	VARIANT	M1	

NO	DESKRIPSI			TOWER / GEDUNG		
3)	Lebar Koridor			:	VARIANT	M1
4)	Finishing Lantai	Merk		:	TBA	
		Type			HT uk. 60 x 60 cm	
5)	Finishing Dinding	Merk		:	Grand Elephant	
		Type			Autoclave Aerated Concrete Block (Light Concrete Block) 600x200x100 mm	
6)	Finishing Plafond	Merk		:	Yoshino Gypsum	
		Type			gypsum board 9mm	
7)	Tinggi Plafond			:	3	MM1
8)	Jamb Lift	Merk		:		
		Type		:		
9)	Kusen + Pintu Besi	Merk		:	Gunawan Efka	
		Type		:	Pintu: Steel Plate T=2mm Kusen: Steel Plate T=1,2mm overal 40mm	
10)	Kusen + Pintu Shaft	Merk		:	TBA	
		Type		:	-	
11)	Kusen + Jendela	Merk		:	-	
		Type				
				:		
B KIOS						
1)	Floor to Floor			:	5,1	MM1
2)	Finishing Lantai	Merk		:	TBA	
		Type			Bare (Finishing by Tenant)	
3)	Finishing Dinding	Merk		:	TBA	
		Type			Bare (Finishing by Tenant)	
4)	Finishing Plafond	Merk		:	TBA	
		Type			Bare (Finishing by Tenant)	
5)	Tinggi Plafond	-		:	3,5	MM1
6)	Kusen + Pintu	Merk		:	YKK	
		Type			Kusen: Alumunium Butt Hinge Door 100 Depth. Kaca: 8mm Clear Tempered Low-E Glass w/ Safety Film Inside	
7)	Kusen + Jendela	Merk		:	YKK	
		Type			Kusen: Alumunium extrusion 40mm x 150mm t=1,35mm. Kaca: 8mm Low-E Clear Heat Strengtened Glass	
8)	Wardrobe	Merk		:	-	
		Type			-	
C TOILET						
1)	Finishing Lantai	Merk		:	TBA	

NO	DESKRIPSI			TOWER / GEDUNG		
		Type			Homogenous Tile uk 60x60cm unpolished	
2)	Finishing Dinding	Merk		:	TBA	
		Type			Homogenous Tile uk 30x60cm polished	
3)	Finishing Plafond	Merk		:	Yoshino Gypsum	
		Type			9mm Moisture proof gypsum board	
4)	Tinggi Plafond			:	3	MM1
5)	Waterproofing	Merk		:	TBA	
		Type			Coating	
6)	Kusen + Pintu	Merk		:	TBA	
		Type		:	Phenolic Fin HPL TACO T=12mm (Flush Door)	
7)	Kusen + Jendela	Merk		:	-	
		Type		:		
8)	Meja Wastafel	Merk		:	TBA	
		Type		:	Solid Surface T=10mm	
9)	Shower Screen	Merk		:	-	
		Type		:		
10)	Wastafel	Merk		:	TBA	
		Type		:	-	
11)	Closet	Merk		:	TBA	
		Type		:	-	
12)	Urinoir	Merk		:	TBA	
		Type		:	-	
13)	Bath Tub	Merk		:	-	
		Type		:	-	
14)	Shower	Merk		:	-	
		Type		:	-	
15)	Jetwasher	Merk		:	TBA	
		Type		:	-	
16)	Floor Drain (FD)	Merk		:	TBA	
		Type		:	-	
	Clean Out (CO)	Merk		:	TBA	
		Type		:	TBA	
17)	Paper Holder	Merk		:	TBA	
		Type		:	-	
18)	Towel Bar	Merk		:	-	
		Type		:	-	
19)	Door Hook	Merk		:	-	

NO	DESKRIPSI			TOWER / GEDUNG		
		Type		:	-	
20)	Kran Air	Merk		:	TBA	
		Type		:	-	
D	PANTRY					
1)	Finishing Lantai	Merk		:	N / A	
		Type		:		
2)	Finishing Dinding	Merk		:	N / A	
		Type		:		
3)	Finishing Plafond	Merk		:	N / A	
		Type		:		
4)	Tinggi Plafond			:	N / A	
5)	Meja Pantry	Merk		:	N / A	
		Type		:		
6)	Kitchen Cabinet	Merk		:	N / A	
		Type		:		
7)	Kitchen Sink	Merk		:	N / A	
		Type		:		
8)	Kran	Merk		:	N / A	
		Type		:		
9)	Kitchen Hood	Merk		:	N / A	
		Type		:		
10)	Kompore	Merk		:	N / A	
		Type		:		
11)	Oven	Merk		:	N / A	
		Type		:		
12)	Dishwasher	Merk		:	N / A	
		Type		:		
13)	Kulkas	Merk		:	N / A	
		Type		:		
E	FACADE					
1)	Finishing Façade	Merk		:	Maco	
		Type		:	Aluminium Composite Panel T=4mm	
2)	Window Stool	Merk		:	TBA	
		Type		:	-	
3)	Sunshade			:	-	M2
4)	Mullion, Transom	Merk		:	TBA	
		Type		:	-	
5)	Plat & Baut Mullion	Merk		:	TBA	
		Type		:	TBA	

NO	DESKRIPSI			TOWER / GEDUNG		
	IRON MONGERIES					
1)	Door Handle	Merk		:	TBA	
		Type	Pintu Besi	:	Fire Door:	
			Pintu Kayu	:	Toilet:	
				:	Service:	
		Pintu Kaca		:		
2)	Engsel	Merk		:	TBA	
		Type	Pintu Besi	:	-	
			Pintu Kayu	:	-	
			Pintu Kaca	:	-	
3)	Door Closer	Merk		:	TBA	
		Type	Pintu Besi	:	-	
			Pintu Kayu	:	-	
			Pintu Kaca	:	-	
4)	Door Stopper	Merk		:	-	
		Type		:		
5)	Door Hook	Merk		:	-	
		Type		:		
6)	Lock Key	Merk		:	TBA	
		Type	Pintu Besi	:	-	
			Pintu Kayu	:	-	
			Pintu Kaca	:	-	
7)	Window Fitting	Merk		:	TBA	
		Type		:	-	
8)	Door Viewer	Merk		:	-	
		Type		:		
9)	Railing	Merk		:	TBA	
		Type		:		
10)	Balustrade	Merk		:	TBA	
		Type	Rangka	:	-	

NO	DESKRIPSI			TOWER / GEDUNG		
			Kaca	:	-	