


<div> JAYA CM</div>				DATA TEKNIS PROYEK	
KADIRAT OPS				HOTEL & CONVENTION	
NAMA PROYEK				: HOTEL TENTREM - ALAM SUTERA	
PEMILIK				: PT. PRAJA KARALAN PERDANA	
JENIS PROYEK				: HOTEL & CONVENTION	
LOKASI				: ALAM SUTERA - TANGERANG	
PERIODE PELAKSANAAN				:	
NO	DESKRIPSI			TOWER / GEDUNG	
1	UMUM				
A	Luas Lahan			:	5.475 M2
B	Jumlah Lantai			:	20 Lapis
	Basement			:	2 Lapis
	Tower			:	18 Lapis
C	Luas Bangunan Total			:	33.531 M2
	Luas Unit / Sellable Total (Kamar Hotel, ballroom, F&B meeting room,SPA)			:	16.589 M2
	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)			:	7.984 M2
	Luas Public Area (Lobby,Pre function, Lounge, Gym)			:	3.155 M2
	Luas Koridor Total (Koridor, lobby lift)			:	3.093 M2
	Luas Parkir (Lahan parkir, Ramp)			:	5.870 M2
D	Luas per Lantai (1 lt)			:	2.900 M2
	Luas Unit / Sellable per Lantai (F&B)			:	352 M2
	Luas Service Area per Lantai (Janitor, Toilet, Koridor Service, Ruang MEP,Storage, Kantor Pengelola Gedung, Ruang Kontrol, Ruang Security, Laundry Room, Fire Stair, Service Lift, Lift)			:	482 M2
	Luas Koridor per Lantai (Koridor, Lobby Lift Unit)			:	334 M2
	Luas Lantai Hunian Per Lantai				
	6-16TH FLOOR			:	1.112 M2
E	Total Jumlah Sellable area	(Kamar Hotel)		:	209 Unit
F	Jumlah Sellable area per lantai				
	Lantai 6			:	20 Unit
	Lantai 7			:	20 Unit
	Lantai 8			:	20 Unit
	Lantai 9			:	20 Unit
	Lantai 10			:	20 Unit
	Lantai 11			:	20 Unit
	Lantai 12			:	20 Unit
	Lantai 13			:	20 Unit
	Lantai 14			:	20 Unit
	Lantai 15			:	20 Unit
	Lantai 16			:	7 Unit

NO	DESKRIPSI			TOWER / GEDUNG		
	Lantai 17			2	Unit	
G	Luas per Type (Kamar Hotel)					
	Tipe PREMIERE	20	Titik	:	38	M2
	Tipe PREMIERE CORNER	36	Titik	:	43	M2
	Tipe JUNIOR SUITE	10	Titik	:	60	M2
	Tipe DELUXE	131	Titik	:	38	M2
	Tipe EXECUTIVE A	4	Titik	:	77	M2
	Tipe EXECUTIVE B	6	Titik	:	86	M2
	Tipe TENANT SUITE	1	Titik	:	100	M2
	Tipe PRESIDENTIAL SUITE	1	Titik	:	307	M2
H	Luas & Volume Toilet per Type (Kamar Hotel)					
		Luas				
	Tipe PREMIERE	8,4	M2	:	23	M3
	Tipe PREMIERE CORNER	18,2	M2	:	49	M3
	Tipe JUNIOR SUITE	17,6	M2	:	48	M3
	Tipe DELUXE	9,5	M2	:	26	M3
	Tipe EXECUTIVE A	24,0	M2	:	65	M3
	Tipe EXECUTIVE B	13,4	M2	:	36	M3
	Tipe TENANT SUITE	18,0	M2	:	49	M3
	Tipe PRESIDENTIAL SUITE	20,9	M2	:	56	M3
H	Jumlah per Type (Kamar Hotel)					
	Tipe PREMIERE			:	20	Unit
	Tipe PREMIERE CORNER			:	36	Unit
	Tipe JUNIOR SUITE			:	10	Unit
	Tipe DELUXE			:	131	Unit
	Tipe EXECUTIVE A			:	4	Unit
	Tipe EXECUTIVE B			:	2	Unit
	Tipe TENANT SUITE			:	1	Unit
	Tipe PRESIDENTIAL SUITE			:	1	Unit
I	Luas Parkir per Lantai (Lahan parkir, Ramp)					
	- Lantai Basement 1			:	2.166	M2
	- Lantai Basement 2			:	2.725	M2
	- Lantai 1			:	978	M2
	Volume (Luas x Tinggi)			:	15.654	M3
J	Total Jumlah Lot Parkir					SRP
	- Roda Empat			:	158	SRP
	- Roda Dua			:	119	SRP
K	Total Jumlah Orang (Penghuni, Siswa, Penumpang, Pengunjung)					Orang
L	Jumlah Orang (Penghuni, Siswa) Per Type			:	374	Orang
	Tipe PREMIERE	2	Orang	:	40	Orang
	Tipe PREMIERE CORNER	2	Orang	:	72	Orang
	Tipe JUNIOR SUITE	2	Orang	:	20	Orang
	Tipe DELUXE	2	Orang	:	262	Orang
	Tipe EXECUTIVE A	2	Orang	:	8	Orang
	Tipe EXECUTIVE B	2	Orang	:	4	Orang
	Tipe TENANT SUITE	4	Orang	:	4	Orang
	Tipe PRESIDENTIAL SUITE	4	Orang	:	4	Orang
L	Luas Publik Area Total					
	- Lantai Basement 2			:	3.112,61	M2
	- Lantai Basement 1			:	3.112,61	M2
	- Lantai 1			:	2.924,61	M2
	- Lantai 2			:	2.872,60	M2
	- Lantai 3			:	1.695,90	M2
	- Lantai 4			:	2.900,79	M2
	- Lantai 5			:	2.993,22	M2

NO	DESKRIPSI			TOWER / GEDUNG		
	- Lantai 6			:	1.111,74	M2
	- Lantai 7			:	1.111,74	M2
	- Lantai 8			:	1.111,74	M2
	- Lantai 9			:	1.111,74	M2
	- Lantai 10			:	1.111,74	M2
	- Lantai 11			:	1.111,74	M2
	- Lantai 12			:	1.111,74	M2
	- Lantai 13			:	1.111,74	M2
	- Lantai 14			:	1.111,74	M2
	- Lantai 15			:	1.111,74	M2
	- Lantai 16			:	1.111,74	M2
	- Lantai 17			:	945,24	M2
	- Lantai MEP			:	745,24	M2
M	Tinggi Bangunan			:	67.100,00	MM1
N	Luas Lantai Dasar			:	2.924,61	M2
O	Koefisien					
	Koefisien Dasar Bangunan (KDB)			:	60	%
	Koefisien Lantai Bangunan (KLB)			:	4,14	-
	Koefisien Dasar Hijau (KDH)			:	15	%
P	Luas Eksternal Area			:	5.475	M2
	Luas Lobby Utama			:	330	M2
	Luas Terrace Café			:	100	M2
Q	Tinggi Floor to Floor					
	Basement 2 - Basement 1			:	3.050	MM1
	B1 - Lt.1			:	3.200	MM1
	Lt.1 - Lt.2			:	3.800	MM1
	Lt.2 - Lt.3			:	3.600	MM1
	Lt.3 - Lt.4			:	4.050	MM1
	Lt.5 - Lt.6			:	4.550	MM1
	Lt.6 - Lt.17 (tipikal)			:	3.600	MM1
	Lt.17 - Lt.MEP			:	4.000	MM1
	Lt.MEP - Lt. Atap			:	3.500	MM1
S	Jumlah Lift Perlantai (Typikal)			:	5	Unit
	Jumlah Lift Service			:	2	Unit
2	ARSITEKTUR					
A	KORIDOR					
	Floor to Floor			:	3.600	MM1
	Panjang Koridor			:	43.228	M1
	Lebar Koridor			:	1.880	M1
	Finishing Lantai	Merk		:	Ex. ROMAN/NERO	
		Type		:	Homogenous Tile size: 600x600, thickness:-, finish:-,	
	Finishing Dinding	Merk		:	Ex. JOTUN, PROPAN	
		Type		:	Cat Interior Acrylic Emulsion	
	Finishing Plafond	Merk		:	Ex.Jayaboard	
		Type		:	gypsumboard dry type 12mm, finish: painted,	
	Tinggi Plafond			:	2.400	MM <sup>1</sup>
	Jamb Lift	Merk		:	by ID	

NO	DESKRIPSI			TOWER / GEDUNG		
		Type		:		
	Kusen + Pintu Besi	Merk		:	by ID	
		Type		:		
	Kusen + Pintu Shaft	Merk		:	by ID	
		Type		:		
	Kusen + Jendela	Merk		:	by ID	
		Type		:		
<b>B</b>	<b>UNIT/GUEST ROOM</b>					
	Floor to Floor				3.600	MM <sup>1</sup>
	Finishing Lantai	Merk		:	by ID	
		Type		:	by ID	
	Finishing Dinding	Merk		:	by ID	
		Type		:	by ID	
	Finishing Plafond	Merk		:	by ID	
		Type		:	by ID	
	Tinggi Plafond			:	by ID	
	Kusen + Pintu	Merk		:	by.ID	
		Type		:	by.ID	
	Kusen + Jendela	Merk		:	YKK + Asahimas	
		Type		:	Ex. YKK Stick System (batangan) Finish Powder Coating PB-80 Ex. Asahimas - Double Glass thickness: 8mm+6mm+PVB,	

NO	DESKRIPSI			TOWER / GEDUNG		
	Wardrobe	Merk		:	by.ID	
		Type		:	by.ID	
C	TOILET					
	Floor to Floor			:	3.600	m
	Finishing Lantai	Merk		:	by.ID	
		Type		:	by.ID	
	Finishing Dinding	Merk		:	by.ID	
		Type		:	by.ID	
	Finishing Plafond	Merk		:	by.ID	
		Type		:	by.ID	
	Tinggi Plafond			:	by.ID	m
	Waterproofing	Merk		:	Ex. Master Seal	
		Type		:	Cementitious Waterproofing Coating 2- Component, color : -	
	Kusen + Pintu	Merk		:	by.ID	
		Type		:	by.ID	
	Kusen + Jendela	Merk		:	N/A	
		Type		:	N/A	
	Meja Wastafel	Merk		:	by.ID	
		Type		:	by.ID	
	Shower Screen	Merk		:	by.ID	
		Type		:	by.ID	
	Wastafel	Merk		:	by.ID	
		Type		:	by.ID	
	Closet	Merk		:	by.ID	
		Type		:	by.ID	
	Urinoir	Merk		:	N/A	
		Type		:	N/A	
	Bath Tub	Merk		:	by.ID	
		Type		:	by.ID	
	Shower	Merk		:	by.ID	
		Type		:	by.ID	

NO	DESKRIPSI			TOWER / GEDUNG		
	Jetwasher	Merk		:	by.ID	
		Type		:	by.ID	
	Floor Drain (FD)	Merk		:	by.ID	
		Type		:	by.ID	
	Clean Out (CO)	Merk		:	By. MEP	
		Type		:	By. MEP	
	Paper Holder	Merk		:	by.ID	
		Type		:	by.ID	
	Towel Bar	Merk		:	by.ID	
		Type		:	by.ID	
	Door Hook	Merk		:	by.ID	
		Type		:	by.ID	
	Kran Air	Merk		:	by.ID	
		Type		:	by.ID	
D	PANTRY				by.ID	
E	FACADE					
	Finishing Façade	Merk		:	Ex. Alcopanel	
		Type		:	Alucobond Thickness 4MM ALU 0,5, finish PVDF 402, alloy 5005, Fire Res	
	Window Stool	Merk		:	YKK, ALLURE	
		Type			Alum. Extrusion	
	Sunshade	Merk		:	N/A	
		Type			N/A	
	Mullion, Transom	Merk		:	Ex. YKK	
		Type			YKK Stick System (batangan) Finish Powder Coating Curtain wall 50x100 mm Transom Curtain wall 50x40 mm	
	Plat & Baut Mullion	Merk		:	Ex. YKK	
		Type		:	By Vendor YKK	
F	IRON MONGERIES					
	Door Handle	Merk		:	By Interior	
		Type		:	By Interior	
	Engsel	Merk		:	By Interior	
		Type		:	By Interior	
	Door Closer	Merk		:	By Interior	
		Type		:	By Interior	
	Door Stopper	Merk		:	By Interior	
		Type		:	By Interior	

NO	DESKRIPSI			TOWER / GEDUNG		
	Door Hook	Merk		:	By Interior	
		Type		:	By Interior	
	Lock Key	Merk		:	By Interior	
		Type		:	By Interior	
	Window Fitting	Merk		:	By Interior	
		Type		:	By Interior	
	Door Viewer	Merk		:	By Interior	
		Type		:	By Interior	
	Railing	Merk		:	By Interior	
		Type		:	By Interior	
	Balustrade	Merk		:	By Interior	
		Type		:	By Interior	