	☐ JAYA CM		DATA TEKNIS PROYEK				
	KADIRAT OPS		HOTEL & CONVENTION				
NAM	A PROYEK						
			: HOTEL TENTREM - ALAM SUTERA				
PEMI	LIK			:	PT. PRAJA KARALAN PERD	ANA	
JENIS	S PROYEK				HOTEL & CONVENTION		
LOKA	sı			:	ALAM SUTERA - TANGERA	NG	
PERI	ODE PELAKSANAAN			:			
NO	DESKRIPSI				TOV	VER / GEDUNG	
1	UMUM					,	
_	Luas Lahan			:	5.475	M2	
<b>-</b>	Jumlah Lantai				20	Lapis	
В						·	
<u> </u>	Basement			:	2	Lapis 	
$oxed{igwedge}$	Tower			:	18	Lapis	
С	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	
Е	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	
$\vdash$							
<u> </u>	Lantai 11			:	20	Unit	
<u> </u>	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		
Н	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		
Н	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		1	:	2	Unit		
	Tipe TENANT SUITE			:	1	Unit		
	Tipe PRESIDENTIAL SUITE				1	Unit		
ı	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			<u> </u>				
	- Lantai Basement 2			:	3.112,61	M2		
	- Lantai Basement 1			:	3.112,61	M2		
	- Lantai 1		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		

- Lestail 6 - Lestail 7 - Lestail 8 - Lestail 9 - Lestail 9 - Lestail 9 - Lestail 10 - Lestail 10 - Lestail 11 - Lestail 11 - Lestail 12 - Lestail 13 - Lestail 13 - Lestail 14 - Lestail 13 - Lestail 13 - Lestail 14 - Lestail 15 - Lestail 16 - Lestail 17 - Lestail 17 - Lestail 17 - Lestail 17 - Lestail 18 - Lestail 18 - Lestail 18 - Lestail 19 - Lestail 1	NO	DESKRIPSI				TOWER / GEDUNG			
Landari   Land		- Lantai 6			:	1.111,74	M2		
Lantel 9		- Lantai 7				1.111,74	M2		
Laries 10		- Lantai 8					M2		
-Lancis 12		- Lantai 9				1.111,74	M2		
- Lantal 12		- Lantai 10				1.111,74	M2		
- Larnia 13		- Lantai 11				1.111,74	M2		
- Landa 14		- Lantai 12				1.111,74	M2		
- Lantal 15		- Lantai 13				1.111,74	M2		
Lantai 16		- Lantai 14				1.111,74	M2		
Lantai 17		- Lantai 15				1.111,74	M2		
Lantal MEP		- Lantai 16				1.111,74	M2		
M   Tinggi Bangunan		- Lantai 17				945,24	M2		
N Luas Lantal Dasar		- Lantai MEP				745,24	M2		
Noefisien Dasar Bangunan (KDB)   1   60   %	М	Tinggi Bangunan			:	67.100,00	MM1		
Koefisien Dasar Bangunan (KDB)	N	Luas Lantai Dasar			:	2.924,61	M2		
Koefisien Lantai Bangunan (KLB)   1	0	Koefisien							
Roefisien Dasar Hijau (KDH)   1		Koefisien Dasar Bangunan (KDB)			:	60	%		
P   Luas Ekstemal Area		Koefisien Lantai Bangunan (KLB)			:	4,14	-		
Luss Lobby Utama		Koefisien Dasar Hijau (KDH)			:	15	%		
Luas Terrace Café	Р	Luas Eksternal Area			:	5.475	M2		
Q Tinggi Floor to Floor         : 3.050         MM1           Basement 2 - Basement 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           LLMEP - Lt. Atap         : 3.500         MM1           S Jurnish Lift Service         : 5         Unit           Jurnish Lift Service         : 2         Unit           AKORIDOR         : 2         Unit           Filor to Floor         : 3.600         MM1           Akoridor         : 43.228         M1           Lebar Koridor         : 1.880         M1           Finishing Lantal         Merk         : Ex. ROMANNERO           Homogenous Tile size: 600x600, thickness:-, finish:-,         Finishing Dinding         Merk         : Ex. JOTUN, PROPAN           Finishing Platond         Merk         : Ex. Jowaboard         gypsumboard dry type           12mm, finish: painted,         : 2.400         MM1		Luas Lobby Utama			:	330	M2		
Basement 2 - Basement 1		Luas Terrace Café			:	100	M2		
B1-LL1	Q	Tinggi Floor to Floor							
Lt.1 - Lt.2		Basement 2 - Basement 1			:	3.050	MM1		
Lt.2 - Lt.3		B1 - Lt.1			:	3.200	MM1		
Lt.3 - Lt.4		Lt.1 - Lt.2			:	3.800	MM1		
Lt.5 - Lt.6		Lt.2 - Lt.3			:	3.600	MM1		
Lt.6 - Lt.17 (tipikal)   3.600   MM1		Lt.3 - Lt.4			:	4.050	MM1		
Lt.17 - Lt.MEP		Lt.5 - Lt.6			:	4.550	MM1		
Lt.MEP - Lt. Atap   3.500   MMf1		Lt.6 - Lt.17 (tipikal)				3.600	MM1		
S Jumlah Lift Perlantai (Typikal)   : 5   Unit		Lt.17 - Lt.MEP				4.000	MM1		
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  Finishing Dinding Merk : Ex. JOTUN, PROPAN  Type : Cat Interior Acrylic Emulsion  Finishing Plafond Merk : Ex. Jayaboard  Type : gypsumboard dry type  1 Tyme, finish: painted,  Tinggi Plafond : 2.400 MM1  Tinggi Plafond : 2.400 MM1		Lt.MEP - Lt. Atap				3.500	MM1		
ARSITEKTUR	S	Jumlah Lift Perlantai (Typikal)			:	5	Unit		
A KORIDOR         : 3.600         MM1           Filoor to Floor         : 43.228         M1           Panjang Koridor         : 1.880         M1           Lebar Koridor         : 1.880         M1           Finishing Lantai         Merk         : Ex. ROMAN/NERO           Homogenous Tile size: 600x600, thickness:-, finish:-, finish:-, finish:-,         : Ex. JOTUN, PROPAN           Type         : Cat Interior Acrylic Emulsion           Finishing Plafond         Merk         : Ex.Jayaboard           Type         : gypsumboard dry type 12mm, finish: painted,           Tinggi Plafond         : 2.400         MM¹		Jumlah Lift Service				2	Unit		
A KORIDOR         : 3.600         MM1           Filoor to Floor         : 43.228         M1           Panjang Koridor         : 1.880         M1           Lebar Koridor         : 1.880         M1           Finishing Lantai         Merk         : Ex. ROMAN/NERO           Homogenous Tile size: 600x600, thickness:-, finish:-, finish:-, finish:-,         : Ex. JOTUN, PROPAN           Type         : Cat Interior Acrylic Emulsion           Finishing Plafond         Merk         : Ex.Jayaboard           Type         : gypsumboard dry type 12mm, finish: painted,           Tinggi Plafond         : 2.400         MM¹									
Floor to Floor	2	ARSITEKTUR	•						
Panjang Koridor :: 43.228 M1  Lebar Koridor :: 1.880 M1  Finishing Lantai Merk :: Ex. ROMAN/NERO  Type :: Ex. GOUX600, thickness:-, finish:-, finish:-, 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 MM¹	Α	KORIDOR							
Lebar Koridor : 1.880 M1  Finishing Lantai Merk : Ex. ROMAN/NERO  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 MM¹		Floor to Floor			:	3.600	MM1		
Finishing Lantai  Merk  : Ex. ROMAN/NERO  Homogenous Tile size: 600x600, thickness:-, finish:-,  Finishing Dinding  Merk  : Ex. JOTUN, PROPAN  : Cat Interior Acrylic Emulsion  Finishing Plafond  Merk  : Ex. Joyun, PROPAN  : Cat Interior Acrylic Emulsion  Finishing Plafond  Merk  : Ex. Joyun, PROPAN  : Landa Size Size Size Size Size Size Size Size		Panjang Koridor			:	43.228	M1		
Type  Type  Homogenous Tile size: 600x600, thickness:-, finish:-,  Finishing Dinding  Merk  Ex. JOTUN, PROPAN  Type  Cat Interior Acrylic Emulsion  Finishing Plafond  Merk  Ex. Jayaboard  gypsumboard dry type 12mm, finish: painted,  Tinggi Plafond  Tinggi Plafond  Ex. Jayaboard  Type  12mm, finish: painted,  Tinggi Plafond  Tinggi Plafond  Ex. Jayaboard  Sypsumboard dry type 12mm, finish: painted,  Tinggi Plafond  Ex. Jayaboard  Type  12mm, finish: painted,		Lebar Koridor			:	1.880	M1		
Type : 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 MM¹		Finishing Lantai	Merk		:	Ex. ROMAN/NERO			
Type : Cat Interior Acrylic Emulsion  Finishing Plafond Merk : Ex.Jayaboard  Type : gypsumboard dry type : 12mm, finish: painted,  Tinggi Plafond : 2.400 MM¹			Туре		:	size: 600x600, thickness:-,			
Type : Cat Interior Acrylic Emulsion  Finishing Plafond Merk : Ex.Jayaboard  Type : gypsumboard dry type 12mm, finish: painted,  Tinggi Plafond : 2.400 MM¹		Finishing Dinding	Merk		:	Ex. JOTUN, PROPAN			
Type gypsumboard dry type : 12mm, finish: painted,  Tinggi Plafond : 2.400 MM¹			Туре			Cat Interior Acrylic			
Type gypsumboard dry type : 12mm, finish: painted,  Tinggi Plafond : 2.400 MM¹		Finishing Plafond	Merk		:	Ex.Jayaboard			
			Туре		:	gypsumboard dry type 12mm,			
Jamb Lift Merk : by ID		Tinggi Plafond			:	2.400	MM <sup>1</sup>		
		Jamb Lift	Merk		:	by ID			

NO	DESKRIPSI			TOWER / GEDUNG			
		Туре		:			
	Kusen + Pintu Besi	Merk		:	by ID		
		Туре		:			
	Kusen + Pintu Shaft	Merk		:	by ID		
		Туре		:			
	Kusen + Jendela	Merk		:	by ID		
		Туре		:			
В	UNIT/GUEST ROOM						
	Floor to Floor				3.600	MM <sup>1</sup>	
	Finishing Lantai	Merk		:	by ID		
		Туре		:	by ID		
	Finishing Dinding	Merk		:	by ID		
		Туре		:	by ID		
	Finishing Plafond	Merk		:	by ID		
		Туре		:	by ID		
	Tinggi Plafond			:	by ID		
	Kusen + Pintu	Merk		:	by.ID		
		Туре		:	by.ID		
	Kusen + Jendela	Merk		:	YKK + Asahimas		
		Туре		:	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	
		Туре		:	by.ID	
С	TOILET					
	Floor to Floor			:	3.600	m
	Finishing Lantai	Merk		:	by.ID	
		Туре			by.ID	
	Finishing Dinding	Merk		:	by.ID	
		Туре			by.ID	
	Finishing Plafond	Merk		:	by.ID	
		Туре			by.ID	
	Tinggi Plafond				by.ID	m
	Waterproofing	Merk		:	Ex. Master Seal	
		Туре			Cementitious Waterproofing Coating 2- Component, color : -	
	Kusen + Pintu	Merk		:	by.ID	
		Туре		:	by.ID	
	Kusen + Jendela	Merk		:	N/A	
		Туре		:	N/A	
	Meja Wastafel	Merk		:	by.ID	
		Туре		:	by.ID	
	Shower Screen	Merk		:	by.ID	
		Туре			by.ID	
	Wastafel	Merk		:	by.ID	
		Туре		:	by.ID	
	Closet	Merk		:	by.ID	
		Туре			by.ID	
	Urinoir	Merk		:	N/A	
		Туре		:	N/A	
	Bath Tub	Merk		:	by.ID	
		Туре			by.ID	
	Shower	Merk		:	by.ID	
	_	Туре			by.ID	_

NO	DESKRIPSI			TOWER / GEDUNG			
	Jetwasher	Merk		:	by.ID		
		Туре		:	by.ID		
	Floor Drain (FD)	Merk		:	by.ID		
		Туре		:	by.ID		
	Clean Out (CO)	Merk		:	By. MEP		
		Туре		:	By. MEP		
	Paper Holder	Merk		:	by.ID		
		Туре		:	by.ID		
	Towel Bar	Merk		:	by.ID		
		Туре			by.ID		
	Door Hook	Merk		:	by.ID		
		Туре		:	by.ID		
	Kran Air	Merk		:	by.ID		
		Туре		:	by.ID		
D	PANTRY				by.ID		
Е	FACADE						
	Finishing Façade	Merk		:	Ex. Alcopanel		
		Туре		:	Alucobond Thickness 4MM ALU 0,5, finish PVDF 402, alloy 5005, Fire Res		
	Window Stool	Merk	1	:	YKK, ALLURE		
		Туре			Alum. Extrution		
	Sunshade	Merk	1	:	N/A		
		Туре			N/A		
	Mullion, Transom	Merk		:	Ex. YKK		
		Туре			YKK Stick System (batangan) Finish Powder Coating Curtain wall 50x100 mm Transom Curtain wall 50x40 mm		
	Plat & Baut Mullion	Merk		:	Ex. YKK		
		Туре		:	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		
		Туре	-	:	By Interior		
	Door Stopper	Merk		:	By Interior		
		Туре		:	By Interior		

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