

| NAMA PROYEK | | : | SENEN JAYA 1 & 2 | |
|----------------------------|--|---|--|-------|
| PEMILIK | | : | PT PEMBANGUNAN JAYA | |
| JENIS PROYEK | | : | TRADE CENTRE | |
| LOKASI | | : | SENEN, JAKARTA PUSAT | |
| PERIODE PELAKSANAAN | | : | OKTOBER 2019 SD FEBRUARI 2022 | |
| NO | DESKRIPSI | | TOWER / GEDUNG (PASAR SENEN BLOK 1 & 2) | |
| 1 | UMUM | | | |
| A | Luas Lahan | : | 20.058 | M2 |
| B | Jumlah Lantai | : | 6 | Lapis |
| C | Luas Bangunan Total | : | 48375 | M2 |
| | 1) Luas Unit / Sellable Total (Kios, Toko, Foodcourt) | : | 16410 | 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) | : | 10327 | M2 |
| | 3) Luas Public Area dan Koridor Total (Lobby, Koridor, Marketing Office) | : | 21638 | M2 |
| | 4) Luas Parkir (Lahan parkir, Ramp) | : | 23652 | M2 |
| D | Luas per Lantai (1 Lt) | : | 9246 | M2 |
| | 1) Luas Unit / Sellable per Lantai (R. Kelas, R. Rapat, R. Kantor, Unit Kamar Apartemen, Unit Kamar Hotel, Kios, Toko, Foodcourt) | : | 4257 | 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) | : | 1064 | M2 |
| | 3) Luas Public area dan Koridor per Lantai (Koridor, Public area, Lobby Lift Unit) | : | 3926 | M2 |
| E | Total Jumlah Sellable area (Kios, Food Court) | : | 2251 | Unit |
| F | Jumlah Sellable area per lantai | | | |
| | 1) Lt. Dasar kios | : | 253 | Unit |
| | FnB | : | 15 | Unit |
| | 2) Lt. 1 | : | 595 | Unit |
| | 3) Lt. 2 | : | 603 | Unit |
| | 4) Lt. 3A kios | : | 672 | Unit |

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|----|---|--|-----------|-------|
| | kantin/food court | : | 43 | Unit |
| | 5) Lt. Atap | : | 70 | 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) | : | 23.652,05 | M2 |
| | - Lantai Basment | : | 8.178,74 | M2 |
| | - Lantai Dasar | : | 308,82 | M2 |
| | - Lantai 1 | : | 2.092,81 | M2 |
| | - Lantai 2 | : | 2.094,79 | M2 |
| | - Lantai 3A | : | 2.086,30 | M2 |
| | - Lantai Atap | : | 8.890,59 | M2 |
| | - Lantai LMR | : | | M2 |
| | - Lantai Atap LMR | : | - | M2 |
| J | Total Jumlah Lot Parkir | : | 648 | SRP |
| | - Lantai Basment | : | 212 | SRP |
| | - Lantai Dasar | : | - | SRP |
| | - Lantai 1 | : | 43 | SRP |
| | - Lantai 2 | : | 52 | SRP |
| | - Lantai 3A | : | 50 | SRP |
| | - Lantai Atap | : | 291 | SRP |
| | - Lantai LMR | : | - | SRP |
| | - Lantai Atap LMR | : | - | SRP |
| K | Total Jumlah Orang (Penghuni, Siswa, Penumpang, Pengunjung) | | | Orang |
| L | Jumlah Orang (Penghuni, Siswa) Per Type | : | N/A | Orang |
| L | Luas Publik Area Total | : | | |
| | - Lantai Basment | : | 643,73 | M2 |
| | - Lantai Dasar | : | 7635,64 | M2 |
| | - Lantai 1 | : | 3909,44 | M2 |
| | - Lantai 2 | : | 3925,51 | M2 |
| | - Lantai 3A | : | 4976,05 | M2 |
| | - Lantai Atap | : | 547,83 | M2 |
| | - Lantai LMR | : | - | M2 |
| | - Lantai Atap LMR | : | - | M2 |
| M | Tinggi Bangunan | : | 21 | M1 |
| N | Luas Lantai Dasar | : | 12.296,66 | M2 |
| O | Koefisien | | | |
| | 1) Koefisien Dasar Bangunan (KDB) | : | 59,69 | % |
| | 2) Koefisien Lantai Bangunan (KLB) | : | 1,82 | - |
| | 3) Koefisien Dasar Hijau (KDH) | : | 30,61 | % |
| P | Luas Eksternal Area | : | N/A | M2 |
| Q | Tinggi Floor to Floor | | | |
| | 1) Tinggi Floor to Floor Basement | : | 5000 | MM1 |
| | 2) Tinggi Floor to Floor Parkir | : | 4000 | MM1 |
| | 3) Tinggi Floor to Floor Tipikal | : | 4000 | MM1 |

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|-----|---------------------------------|-------------------------------------|--|---|------|
| | 4) | Tinggi Floor to Ceiling Unit | : | 2900 | MM1 |
| | 5) | Tinggi Floor to Ceiling Toilet Umum | : | 2800 | MM1 |
| | 6) | Tinggi Floor to Ceiling Koridor | : | 2650 | MM1 |
| R | Jumlah Lift Perlantai (Typikal) | | : | 7 | Unit |
| | | | | | |
| 2 | ARSITEKTUR | | | | |
| A | KORIDOR | | | | |
| 1) | Floor to Floor | | : | 4 | MM1 |
| 2) | Panjang Koridor | | : | VARIANT | M1 |
| 3) | Lebar Koridor | | : | VARIANT | M1 |
| 4) | Finishing Lantai | Merk | : | TBA | |
| | | Type | : | HT uk. 60 x 60 cm | |
| 5) | Finishing Dinding | Merk | : | TBA | |
| | | Type | : | Autoclave Aerated Concrete Block (Light Concrete Block) tebal 7cm | |
| 6) | Finishing Plafond | Merk | : | TBA | |
| | | Type | : | gypsum board 9mm (sistem metal furring) | |
| 7) | Tinggi Plafond | | : | 2,65 | MM1 |
| 8) | Jamb Lift | Merk | : | | |
| | | Type | : | | |
| 9) | Kusen + Pintu Besi | Merk | : | TBA | |
| | | Type | : | profil C, material plat baja (hot rolled) tebal min. 2 mm | |
| 10) | Kusen + Pintu Shaft | Merk | : | TBA | |
| | | Type | : | - | |
| 11) | Kusen + Jendela | Merk | : | - | |
| | | Type | : | | |
| | | | | | |
| B | KIOS | | | | |
| 1) | Floor to Floor | | : | 4 | MM1 |
| 2) | Finishing Lantai | Merk | : | TBA | |
| | | Type | : | Keramik uk. 30x30 cm | |
| 3) | Finishing Dinding | Merk | : | TBA | |
| | | Type | : | Autoclave Aerated Concrete Block (Light Concrete Block) tebal 7cm | |
| 4) | Finishing Plafond | Merk | : | TBA | |
| | | Type | : | gypsum tile tebal 9mm | |
| 5) | Tinggi Plafond | | : | 2.9 | MM1 |
| 6) | Kusen + Pintu | Merk | : | TBA | |
| | | Type | : | Aluminium extrusion, uk. Profil 40 x 100 cm tebal minimal 2 mm untuk bentang > 3 m, minimal 1,35 mm untuk bentang < 3 m | |
| 7) | Kusen + Jendela | Merk | : | TBA | |
| | | Type | : | Aluminium extrusion, uk. Profil 40 x 100 cm tebal minimal 2 mm untuk bentang > 3 m, minimal 1,35 mm untuk bentang < 3 m | |
| 8) | Wardrobe | Merk | : | - | |
| | | Type | : | - | |

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|-----|-------------------|------|--|--|-----|
| C | TOILET | | | | |
| 1) | Finishing Lantai | Merk | : | TBA | |
| | | Type | : | omogenous Tile uk 60x60cm unpolished | |
| 2) | Finishing Dinding | Merk | : | TBA | |
| | | Type | : | Homogenous Tile uk 60x60cm polished | |
| 3) | Finishing Plafond | Merk | : | TBA | |
| | | Type | : | Gypsum board Water Resistant 9mm (sistem metal furring) | |
| 4) | Tinggi Plafond | | : | 2.8 | MM1 |
| 5) | Waterproofing | Merk | : | TBA | |
| | | Type | : | Coating | |
| 6) | Kusen + Pintu | Merk | : | TBA | |
| | | Type | : | Kusen: Alumunium extrusion 50 x 130mm, merk : YKK Daun Pintu: Engineering Door (Flush Door) | |
| 7) | Kusen + Jendela | Merk | : | - | |
| | | Type | : | | |
| 8) | Meja Wastafel | Merk | : | TBA | |
| | | Type | : | Meja beton finsih HT uk. 60x60cm | |
| 9) | Shower Screen | Merk | : | - | |
| | | Type | : | | |
| 10) | Wastafel | Merk | : | TBA | |
| | | Type | : | L521V1A-TX111LRYR, Difabel: LW 103 JT1 W/F | |
| 11) | Closet | Merk | : | TBA | |
| | | Type | : | CW 637J / SW637 JP, Difabel: CW 702JSW784SW | |
| 12) | Urinoir | Merk | : | TBA | |
| | | Type | : | UW447JNM | |
| 13) | Bath Tub | Merk | : | - | |
| | | Type | : | - | |
| 14) | Shower | Merk | : | - | |
| | | Type | : | - | |
| 15) | Jetwasher | Merk | : | TBA | |
| | | Type | : | TX403SMCRB | |
| 16) | Floor Drain (FD) | Merk | : | TBA | |
| | | Type | : | TX 1 BN | |
| | Clean Out (CO) | Merk | : | TBA | |
| | | Type | : | TBA | |
| 17) | Paper Holder | Merk | : | TBA | |
| | | Type | : | TX720ACRB | |
| 18) | Towel Bar | Merk | : | - | |
| | | Type | : | - | |
| 19) | Door Hook | Merk | : | - | |
| | | Type | : | - | |
| 20) | Kran Air | Merk | : | TBA | |
| | | Type | : | T 23 B13 | |
| | | | | | |

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|-----|---------------------|------|--|---|
| 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) | Kompor | 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 | : | TBA |
| | | Type | : | Autoclave Aerated Concrete Block (Light Concrete Block) tebal 10cm |
| 2) | Window Stool | Merk | : | TBA |
| | | Type | : | Alumunium extrusion |
| 3) | Sunshade | | : | |
| 4) | Mullion, Transom | Merk | : | TBA |
| | | Type | : | Rangka alumunium 1,52mm thickness |
| 5) | Plat & Baut Mullion | Merk | : | TBA |
| | | Type | : | TBA |
| | | | | |

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|----|----------------|-----------------|--|--|
| F | IRON MONGERIES | | | |
| 1) | Door Handle | Merk | : | TBA |
| | | Type Pintu Besi | : | Fire Door: Panic Bar PB/ONS 5300, Panic Device Palmo ISEO 9409000050379 + MTS |
| | | Pintu Kayu | : | Toilet: Pull Plate 21 R-Pull 19 SSS & Push Plate 01 SSS, Sign Plate DKS SP 003 HDL+Cyl Hole SSS & Sign Plate DKS SP 002D Cyl Hole SSS |
| | | | : | Service: Lever Handle LHD/ONS 202 Tube SS, Tube Lever Handle LHTR DKS 016 SS SUS 304 |
| | | Pintu Kaca | : | Kios: Lever Handle LHD/ONS 202 Tube SS, Tube Lever Handle LHTR DKS 016 SS SUS 304 |
| 2) | Engsel | Merk | : | TBA |
| | | Type Pintu Besi | : | HI/ONS 433 SUS 304 SD, Hinge Dekkson DL 4.5X4X3MM 2BB SSS LM |
| | | Pintu Kayu | : | HI/ONS 432 SUS 304 SD, Deluxe Hinge ES S/S DL 4x3x3mm 2BB |
| | | Pintu Kaca | : | HI/ONS 432 SUS 304 SD, eluxe Hinge ES S/S DL 4x3x3mm 2BB |
| 3) | Door Closer | Merk | : | TBA |
| | | Type Pintu Besi | : | Door Closer DC/ONS 880 FR, Door Closer Dekkson DCL 105 NHO NA |
| | | Pintu Kayu | : | DC/ONS 60mm DO, Door Closer DCL DKS HO NA |
| | | Pintu Kaca | : | DC/ONS 60mm DO, Door Closer DCL DKS HO NA |
| 4) | Door Stopper | Merk | : | - |
| | | Type | : | |
| 5) | Door Hook | Merk | : | - |
| | | Type | : | |
| 6) | Lock Key | Merk | : | TBA |
| | | Type Pintu Besi | : | BD/ONS 7260 SS, CY/ONS 70mm DO, Mortise Dekkson MTS IL DL8672 SSS LM, Cylinder Dekkson DC DL70MM SN |
| | | Pintu Kayu | : | Lockcase BD/ONS 8811 - 40 SS, CY/ONS 70mm DO, Escutheon ESC/ONS 600, Mortise Lock MTS L DKS 84030 SN,Cylinder CYL DKS DC 70mm SN, Ring Kunci ESCN DKS 84030 SS |
| | | Pintu Kaca | : | Lockcase BD/ONS 8811 - 40 SS, CY/ONS 70mm DO, Escutheon ESC/ONS 600, Mortise Lock MTS L DKS 84030 SN,Cylinder CYL DKS DC 70mm SN, Ring Kunci ESCN DKS 84030 SS |

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|-----|----------------|--------|--|---|--|
| 7) | Window Fitting | Merk | : | TBA | |
| | | Type | : | Casement FS/ONS 8", Rambuncis RB/ONS 510 B, Roller Sliding Door DKS RSD Besar, Crescent Lock DKS CL 320 R/H NA | |
| 8) | Door Viewer | Merk | : | - | |
| | | Type | : | | |
| 9) | Railing | Merk | : | TBA | |
| | | Type | : | Steel pipe finish cat | |
| 10) | Balustrade | Merk | : | TBA | |
| | | Type | : | Stainless steel SUS 304, hair line finish | |
| | | Rangka | : | | |
| | | Kaca | : | Tempered glass tebal 10mm | |