

| | |
|--|---------------------------|
|  JAYA CM | DATA TEKNIS PROYEK |
| BIRO ENGINEERING | APARTEMEN |

| | | | | | | | | |
|----------------------------|--|--|--|---|---|-------------------------|--------------|-------|
| NAMA PROYEK | | | | : | PODOMORO GOLF VIEW CIMANGGIS (Balsa, Cordia, Dahoma) | | | |
| PEMILIK | | | | : | PT GRAHA TUNAS SELARAS | | | |
| JENIS PROYEK | | | | : | RUSUN FASE 1 | | | |
| LOKASI | | | | : | GUNUNG PUTRI - BOGOR | | | |
| PERIODE PELAKSANAAN | | | | : | Oktober 2016 s.d Agustus 2019 | | | |
| NO | DESKRIPSI | | | | TOWER BALSA + CORDIA | TOWER DAHOMA | TOTAL | |
| 1 | UMUM | | | | | | | |
| A | Luas Lahan | | | : | - | - | - | M2 |
| B | Jumlah Lantai | | | : | 24 | 25 | 49,00 | Lapis |
| C | Luas Bangunan Total | | | : | 89.976,00 | 66.845,00 | 156.821,00 | M2 |
| | 1) | Luas Unit / Sellable total (R. Kelas, R. Rapat, R. Kantor, Unit Kamar Apartemen, Unit Kamar Hotel, Kios, Toko, Foodcourt) | | : | 65.940,00 | 50.110,00 | 116.050,00 | M2 |
| | 2) | Luas Service Area Total (Janitor, Toilet, Ruang Ganti Karyawan, Lobby Lift Service, Ruang MEP,Storage, Kantor Pengelola Gedung, Kantin Karyawan, Ruang Kontrol, Ruang Security, Laundry Room, Pantry/ Kitchen, Fire Stair, Service Lift, Lift) | | : | 13.309,00 | 6.360,00 | 19.669,00 | M2 |
| | 3) | Luas Public Area Total (Lobby, Lounge, Reception Room, Auditorium, Marketing Office, Auditorium, Playground, Area Cek In Counter) | | : | 1.487,00 | 2.858,00 | 4.345,00 | M2 |
| | 4) | Luas Koridor Total(Koridor, Lobby Lift Unit) | | : | 9.240,00 | 7.517,00 | 16.757,00 | M2 |
| | 5) | Luas Parkir (Lahan parkir, Ramp) | | : | 14.847,00 | 19.490,00 | 34.337,00 | M2 |
| D | Luas per Lantai (1 lt) | | | : | 3.916,00 | 3.075,00 | 6.991,00 | M2 |
| | 1) | Luas Unit / Sellable per Lantai (R. Kelas, R. Rapat, R. Kantor, Unit Kamar Apartemen, Unit Kamar Hotel, Kios, Toko, Foodcourt) | | : | 3.140,00 | 2.401,00 | 5.541,00 | 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) | | : | 336,00 | 318,00 | 654,00 | M2 |
| | 3) | Luas Koridor per Lantai (Koridor, Lobby Lift Unit) | | : | 440,00 | 356,00 | 796,00 | M2 |
| E | Total Jumlah Sellable area | | (Unit, Kios, Kamar Hotel, Ruang Kelas) | : | 2.352,00 | 1.776,00 | 4.128,00 | Unit |
| F | Jumlah Sellable area per lantai | | | : | 56 | 129 | | Unit |
| | 1) | Lt. 3-23 | | : | 56 | | 56,00 | Unit |
| | 2) | Lt. 3-19 | | : | | 79 | 79,00 | Unit |
| | 3) | Lt. 20-22 | | : | | 50 | 50,00 | Unit |
| | | | | | | | | |

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|----|---|---|-------|-------------------------|----------------|-----------------|------------|-------|
| F | Luas Sellable area | | | : | 65.940,00 | 50.110,00 | 116.050,00 | M2 |
| | 1) Lt. 3-23 | | | : | 65.940,00 | | 65.940,00 | M2 |
| | 2) Lt. 3-19 | | | : | | 45.619,00 | 45.619,00 | M2 |
| | 3) Lt. 20-22 | | | : | | 4.491,00 | 4.491,00 | M2 |
| | | | | | | | | |
| G | Luas per Type (Unit, Kios, R. Kelas) | | | | | | | |
| | 1) Type Studio | | | : | 21,00 | - | 21,00 | M2 |
| | 2) Type BR2 | | | : | 36,00 | - | 36,00 | M2 |
| | 3) Type BR3 | | | : | 50,00 | - | 50,00 | M2 |
| H | Jumlah per Type (Unit, Kios, R. Kelas) | | | | | | | |
| | 1) Type Studio | | | : | 672,00 | 258,00 | 930,00 | Unit |
| | 2) Type BR2 | | | : | 1.596,00 | 1.430,00 | 3.026,00 | Unit |
| | 3) Type BR3 | | | : | 84,00 | 88,00 | 172,00 | Unit |
| I | Luas Parkir per Lantai (Lahan parkir, Ramp) | | | | | | | M2 |
| | 1) Basement | | | : | 6.190,00 | 6500 | 12.690,00 | M2 |
| | 2) Semi Basement | | | : | 4.373,00 | 6495 | 10.868,00 | M2 |
| | 3) Lt.1 | | | : | 4.284,00 | 6495 | 10.779,00 | M2 |
| J | Total Jumlah Lot Parkir | | | : | 552 | 322 | 874,00 | SRP |
| K | Total Jumlah Orang (Penghuni) (asumsi) | | | : | 6468 | 5158 | 11.626,00 | Orang |
| L | Jumlah Orang (Penghuni, Siswa) Per Type | | | | | | | Orang |
| | 1) Type Studio (asumsi) | 2 | Orang | : | 1.344,00 | 516,00 | 1.860,00 | Orang |
| | 2) Type BR2 (asumsi) | 3 | Orang | : | 4.788,00 | 4.290,00 | 9.078,00 | Orang |
| | 3) Type BR3 (asumsi) | 4 | Orang | : | 336,00 | 352,00 | 688,00 | Orang |
| L | Luas Koridor Total | | | : | 9.240,00 | 7.517,00 | | M2 |
| | 1) Lt. 3-23 | | | : | 9.240,00 | | 9.240,00 | M2 |
| | 2) Lt. 3-19 | | | : | | 6.764,00 | 6.764,00 | M2 |
| | 3) Lt. 20-22 | | | : | | 753,00 | 753,00 | M2 |
| M | Tinggi Bangunan | | | : | - | - | - | M1 |
| N | Luas Lantai Dasar | | | : | - | - | - | M2 |
| O | Koefisien | | | | | | | |
| | 1) Koefisien Dasar Bangunan (KDB) | | | : | tidak ada data | | | % |
| | 2) Koefisien Lantai Bangunan (KLB) | | | : | tidak ada data | | | - |
| | 3) Koefisien Dasar Hijau (KDH) | | | : | tidak ada data | | | % |
| P | Luas Eksternal Area | | | : | | | | M2 |
| 1) | Luas Ruang Terbuka Lt. 2 | | | : | 1082 | 1032 | | M2 |
| 2) | Luas Lobby Utama | | | : | 165 | 139 | | M2 |
| Q | Tinggi Floor to Floor | | | | | | | |
| | 1) Tinggi Floor to Floor Basement | | | : | | | | MM1 |
| | 2) Tinggi Floor to Floor Parkir | | | : | | | | MM1 |
| | 3) Tinggi Floor to Floor Tipikal | | | : | | | | MM1 |
| | 4) Tinggi Floor to Ceiling Unit | | | : | | | | MM1 |
| | 5) Tinggi Floor to Ceiling Toilet Unit | | | : | | | | MM1 |

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| | 6) Tinggi Floor to Ceiling Koridor | | | : | | | | MM1 |
| S | Jumlah Lift Perlantai (Typikal) | | | : | 6 | 10 | 16,00 | Unit |
| | | | | | | | | |
| 2 | ARSITEKTUR | | | | | | | |
| A | KORIDOR | | | | | | | |
| 1) | Floor to Floor | | | : | 5.700,00 | 2.850 | 8.550,00 | MM1 |
| 2) | Panjang Koridor | | | : | 400 | 270 | 670,00 | M1 |
| 3) | Lebar Koridor | | | : | 3,00 | 1,50 | 9.220,00 | M1 |
| 4) | Finishing Lantai | Merk | | : | Keramik: KIA | Keramik: KIA | | |
| | | Type |  | : | ..... | ..... |  |  |
| 5) | Finishing Dinding | Merk | | : | Bata ringan: Primacon/ Ducon | Bata ringan: Primacon/ Ducon | | |
| | | Type |  | : | ..... | ..... |  |  |
| 6) | Finishing Plafond | Merk | | : | Gypsum: Gyproc+H81 | Gypsum: Gyproc+H81 | | |
| | | Type |  | : | ..... | ..... |  |  |
| 7) | Tinggi Plafond | Jumlah | | : | 4,52 | 2,26 | 6,78 | MM1 |
| 8) | Jamb Lift | Merk | | : | Schindler | Schindler | | |
| | | Type | | : | s/s Wide Jamb | s/s Wide Jamb | | |
| 9) | Kusen + Pintu Besi | Merk | | : | Pintu Besi: Metalindo | Pintu Besi: Metalindo | | |
| | | Type |  | : | ..... | ..... |  |  |
| 10) | Kusen + Pintu Shaft | Merk | | : | Pintu Honeycomb: Dong Seo dan Metalindo | Pintu Honeycomb: Dong Seo dan Metalindo | | |
| | | Type |  | : | ..... | ..... |  |  |
| 11) | Kusen + Jendela | Merk | | : | Aluminium: YKK dan Kayu Honeycomb: Dong Seo | Aluminium: YKK dan Kayu Honeycomb: Dong Seo | | |
| | | Type |  | : | ..... | ..... |  |  |
| | | | | : | | | | |
| B | UNIT | | | : | | | | |
| 1) | Floor to Floor | | | : | 5,60 | 2,80 | 8,40 | MM1 |
| 2) | Finishing Lantai | Merk | | : | KIA | KIA | | |
| | | Type | | : | Keramik | Keramik | | |
| 3) | Finishing Dinding | Merk | | : | Bata ringan: Primacon/ Ducon | Bata ringan: Primacon/ Ducon | | |
| | | Type | | : | Bata+Plester+Aci+Cat | Bata/Plester/Cat | | |
| 4) | Finishing Plafond | Merk |  | : | ..... | ..... |  |  |
| | | Type | | : | Cat: Expose Skimcoat | Cat: Expose Skimcoat | | |
| 5) | Tinggi Plafond | Jumlah | | : | 5,16 | 2,58 | 7,74 | MM1 |
| 6) | Kusen + Pintu | Merk | | : | Pintu Honeycomb: Dong Seo | Pintu Honeycomb: Dong Seo | | |
| | | Type | | : | Pintu Kayu | Pintu Kayu | | |
| 7) | Kusen + Jendela | Merk | | : | Aluminium: YKK dan Kayu Honeycomb: Dong Seo | Aluminium: YKK dan Kayu Honeycomb: Dong Seo | | |
| | | Type | | : | Alumunium | Alumunium | | |
| 8) | Wardrobe | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| | | | | : | | | | |
| C | TOILET | | | : | | | | |
| 1) | Luas Toilet | Jumlah |  | : | ..... | ..... |  |  |
| 2) | Finishing Lantai | Merk | | : | KIA | KIA | | |
| | | Type | | : | Keramik | Keramik | | |
| 3) | Finishing Dinding | Merk | | : | Primacon/ Ducon | Primacon/ Ducon | | |
| | | Type | | : | Bata Ringan | Bata Ringan | | |
| 4) | Finishing Plafond | Merk | | : | Gyproc | Gyproc | | |

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|-----|------------------------|--------|--|-------------------------|-----------------------|-----------------------|-------|-----|
| | | Type | | : | Gypsum WR | Gypsum WR | | |
| 5) | Tinggi Plafond | Jumlah | | : | 4,40 | 2,20 | 6,60 | MM1 |
| 6) | Volume Toilet | Jumlah | | : | | | | |
| 7) | Waterproofing | Merk | | : | Fosroc | Fosroc | | |
| | | Type | | : | - | - | | |
| 8) | Kusen + Pintu (Toilet) | Merk | | : | Murico | Murico | | |
| | | Type | | : | PVC-Door | PVC-Door | | |
| 9) | Kusen + Jendela | Merk | | : | YKK | YKK | | |
| | | Type | | : | Aluminium | Aluminium | | |
| 10) | Meja Wastafel | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 11) | Shower Screen | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 12) | Wastafel | Merk | | : | American Standard | American Standard | | |
| | | Type |  | : | ..... | ..... |  |  |
| 13) | Closet | Merk | | : | American Standard | American Standard | | |
| | | Type |  | : | ..... | ..... |  |  |
| 14) | Urinoir | Merk | | : | American Standard | American Standard | | |
| | | Type |  | : | ..... | ..... |  |  |
| 15) | Bath Tub | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 16) | Shower | Merk | | : | American Standard | American Standard | | |
| | | Type | | : | - | - | | |
| 17) | Jetwasher | Merk | | : | American Standard | American Standard | | |
| | | Type | | : | - | - | | |
| 18) | Floor Drain (FD) | Merk | | : | PNS (Putra Nur Syams) | PNS (Putra Nur Syams) | | |
| | | Type | | : | - | - | | |
| 19) | Clean Out (CO) | Merk |  | : | ..... | ..... |  |  |
| | | Type |  | : | ..... | ..... |  |  |
| 20) | Paper Holder | Merk | | : | American Standard | American Standard | | |
| | | Type |  | : | ..... | ..... |  |  |
| 21) | Towel Bar | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 22) | Door Hook | Merk | | : | American Standard | American Standard | | |
| | | Type |  | : | ..... | ..... |  |  |
| 23) | Kran Air | Merk | | : | American Standard | American Standard | | |
| | | Type |  | : | ..... | ..... |  |  |
| | | | | | | | | |
| D | PANTRY | | | | | | | |
| 1) | Finishing Lantai | Merk | | : | KIA | KIA | | |
| | | Type | | : | Keramik | Keramik | | |
| 2) | Finishing Dinding | Merk |  | : | ..... | ..... |  |  |
| | | Type | | : | Plester - Cat: | Plester - Cat: | | |
| 3) | Finishing Plafond | Merk | | : | Cat: Expose Skimcoat | Cat: Expose Skimcoat | | |
| | | Type |  | : | ..... | ..... |  |  |
| 4) | Tinggi Plafond | Jumlah | | : | 5.400,00 | 2.700,00 | | |
| 5) | Meja Pantry | Merk |  | : | ..... | ..... |  |  |
| | | Type | | : | | | | |
| 6) | Kitchen Cabinet | Merk | | : | N/A | N/A | | |
| | | Type | | : | | | | |
| 7) | Kitchen Sink | Merk | | : | Kharisma | Kharisma | | |

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|-----|---------------------|------|--|-------------------------|---------------------|---------------------|-------|--|
| | | Type | | : | | | | |
| 8) | Kran | Merk | | : | American Standard | American Standard | | |
| | | Type | | : | | | | |
| 9) | Kitchen Hood | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 10) | Kompore | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 11) | Oven | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 12) | Dishwasher | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 13) | Kulkas | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| | | | | | | | | |
| E | FACADE | | | | | | | |
| 1) | Finishing Faade | Merk | | : | WIKA | WIKA Precast | | |
| | | Type | | : | Precast Panel+Cat | Precast Panel+Cat | | |
| 2) | Window Stool | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 3) | Sunshade | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 4) | Mullion, Transom | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 5) | Plat & Baut Mullion | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| | | | | | | | | |
| F | IRON MONGERIES | | | | | | | |
| 1) | Door Handle | Merk | | : | - Baldwin - Fino | - Baldwin - Fino | | |
| | | Type |  | : | ..... | ..... |  |  |
| 2) | Engsel | Merk | | : | FINO | FINO | | |
| | | Type |  | : | ..... | ..... |  |  |
| 3) | Door Closer | Merk | | : | FINO | FINO | | |
| | | Type |  | : | ..... | ..... |  |  |
| 4) | Door Stopper | Merk | | : | FINO | FINO | | |
| | | Type |  | : | ..... | ..... |  |  |
| 5) | Door Hook | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |
| 6) | Lock Case | Merk | | : | Baldwin | Baldwin | | |
| | | Type |  | : | ..... | ..... |  |  |
| 7) | Window Fitting | Merk |  | : | - | ..... |  |  |
| | | Type |  | : | ..... | ..... |  |  |
| 8) | Door Viewer | Merk |  | : | - | ..... |  |  |
| | | Type |  | : | ..... | ..... |  |  |
| 9) | Railing | Merk | | : | Lokal | Lokal | | |
| | | Type | | : | Besi Hollow | Besi Hollow | | |
| 10) | Balustrade | Merk | | : | N/A | N/A | | |
| | | Type |  | : | ..... | ..... |  |  |