

		DATA TEKNIS PROYEK	
BIRO ENGINEERING		KAMPUS	
NAMA PROYEK		:	UBM TOWER
PEMILIK		:	PT. Perkasa Internusa Mandiri
JENIS PROYEK		:	KAMPUS
LOKASI		:	ALAM SUTRA - TANGERANG
PERIODE PELAKSANAAN		:	
NO	DESKRIPSI	UBM KAMPUS	KETERANGAN
1	UMUM		
A	Luas Lahan	:	10.664 M2
B	Jumlah Lantai	:	Lapis
C	Luas Bangunan Total	:	54.261 M2
	Luas Unit / Sellable total (R. Kelas, R. Rapat, R. Kantor, Unit Kamar Apartemen, Unit Kamar Hotel, Kios, Toko, Foodcourt)	:	27.629 M2
	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)	:	17.422 M2
	Luas Public Area + Koridor Total (Lobby, Lounge, Reception Room, Auditorium, Marketing Office, Auditorium, Playground, Area Cek In Counter)	:	9.210 M2
	Luas Parkir (Lahan parkir, Ramp)	:	24.429 M2
D	Luas per Lantai (1 lt)	:	2.050 M2
	Luas Unit / Sellable per Lantai (R. Kelas, R. Rapat, R. Kantor, Unit Kamar Apartemen, Unit Kamar Hotel, Kios, Toko, Foodcourt)	:	1.500 M2
	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)	:	400 M2
	Luas Koridor per Lantai (Koridor, Lobby Lift Unit)	:	150 M2
E	Total Jumlah Sellable area (Unit, Kios, Kamar Hotel, Ruang Kelas)	:	193 Unit
	Retail	:	22 Unit
	Kelas	:	171 Unit
F	Jumlah Sellable area per lantai	:	13 Unit
G	Luas Sellable area / Unit	:	M2
	R.kelas type 1	:	59 M2
	R.kelas type 2	:	82 M2
	R.kelas type 3	:	114 M2

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	R.kelas type 4	:	240	M2
	R.kelas Bengkel	:	122	M2
	R. Lab Restaurant	:	189	M2
	R. Lab PR	:	67	M2
	R. Pab Psikologi	:	148	M2
	R. Lecture Hall	:	250	M2
I	Luas Parkir per Lantai (Lahan parkir, Ramp)	:	4.000	M2
J	Total Jumlah Lot Parkir			
	Mobil	:	558	SRP
	Motor	:	1.227	
K	Total Jumlah Orang (Penghuni)	:	4.000	Orang
M	Tinggi Bangunan	:	102.600	M1
N	Luas Lantai Dasar	:	4.800	M2
O	Koefisien			
	Koefisien Dasar Bangunan (KDB)	:	40	%
	Koefisien Lantai Bangunan (KLB)	:	9	%
	Koefisien Dasar Hijau (KDH)	:	15	%
P	Luas Eksternal Area	:	5.864	M2
Q	Tinggi Floor to Floor		4.200	
	Tinggi Floor to Floor Basement Basement 2	:	3	MM1
	Basement 1	:	3.500	MM1
	Tinggi Floor to Floor Parkir Basement 2	:	3.200	MM1
	Basement 1	:	2.500	MM1
	Tinggi Floor to Ceiling Unit	:	3.300	MM1
	Tinggi Floor to Ceiling Toilet Unit	:	2.800	MM1
	Tinggi Floor to Ceiling Koridor	:	3.000	MM1
S	Jumlah Lift Perlantai (Typikal)	:	10	Unit
2	ARSITEKTUR			
A	KORIDOR			
	Floor to Floor	:	4.200	MM ¹
	Panjang Koridor	:	92	M ¹
	Lebar Koridor	:	2.800	MM ¹
	Finishing Lantai HT Merk	:	Roman, Mulia, milan Ceramic	
	Type	:		
	Finishing Dinding Merk	:	ICI, Jotun, TOA	
	Type	:		
	Finishing Plafond Merk	:	Knauff, Jaya Board, Gyproc	
	Type	:		
	Tinggi Plafond	:	3.300	MM ¹
	Jamb Lift Merk	:	Nero Jamb	Stainless Steel type 443
	Type	:		
	Kusen + Pintu Besi Merk	:	Lion, Fors fortis, Merdi mahayana	Type Fire Door, Door Frame tebal 2.0mm, Door Leaf tebal 1.6mm, Insulasi Rockwool density 120kg/m2, finish Cat Duco
	Type	:		
	Jumlah	:	54	BH
	Kusen + Pintu Shaft Merk	:	Lion, Fors fortis, Merdi mahayana	Door Frame tebal 2.0mm, Door Leaf tebal 1.2mm, finish Cat Duco
	Type	:		
	Jumlah	:	157	BH

NO	DESKRIPSI	UBM KAMPUS	KETERANGAN
	Kusen + Jendela Merk	: Alumunium ex. Aluvindo, Indal Alumunium, HP Metals Indonesia. Kaca ex. Asahimas	Alumunium Frame fin clear anodized 10 micron, Kaca Clear 8mm
	Type	:	
	Jumlah	: 52	BH
B UNIT			
	Floor to Floor	: 3.300	MM ¹
	Finishing Lantai	: By User	
		-	M ²
	Finishing Dinding	: By User	
		-	M ²
	Finishing Plafond	: By User	
		By User	M ²
	Tinggi Plafond	: 3.300	MM ¹
		-	BH
	Wardrobe	: By User	
		-	BH
C TOILET			
	Luas Toilet	:	
	Finishing Lantai	: Roman, Mulia, milan Ceramic	
		: 35	M ²
	Finishing Dinding	: Roman, Mulia, milan Ceramic	
		: 130	M ²
		: ICI, Jotun, TOA	
		: 15	M ²
	Finishing Plafond	: Gypsum ex. Knauff, Jaya Board, Gyproc type Water Resistant tebal 9mm + Cat ex. Jotun	Gypsum ype Water Resistant tebal 9mm + Cat Type Jotaplast Warna Morning Fog 9918
		: 35	M ²
	Tinggi Plafond	: 2.800	MM ¹
	Volume Toilet	:	
	Waterproofing	: Waterproofing Coating Ex. Fosroc, Sika	
		: 35	M ²
	Kusen + Pintu	: Pintu Besi	Pintu Besi fin Powder coating
		: 4	BH
	Kusen + Jendela	: N/A	
		-	BH
	Meja Wastafel	: N/A	
		-	BH
	Shower Screen	: N/A	
		-	BH
	Wastafel	: type LW540 J W/F ex TOTO	
		: 9	BH
	Closet	: ex TOTO	type CW705ENJ
		: 12	BH
	Urinoir	: ex TOTO	type U57M
		: 9	BH
	Bath Tub	: N/A	
		-	BH

NO	DESKRIPSI	UBM KAMPUS	KETERANGAN
	Shower	: Ex. TOTO	type TX432SD
		: 6	BH
	Floor Drain (FD)	: ex TOTO	type TX1BV1N
		: 6	BH
	Clean Out (CO)	: By ME	
		: -	BH
	Paper Holder	: ex TOTO	type TX720ACRB
		: 8	BH
	Towel Bar	: N/A	
		: -	BH
	Door Hook	: N/A	
		: -	BH
	Kran Air	: ex TOTO	type T23B13V7NB
		: 9	BH
E	FACADE		
	Finishing Façade	:	
		:	
		:	
		:	
	Window Stool	:	
		:	
	Sunshade	:	
		:	
	Mullion, Transom	:	
		:	
	Plat & Baut Mullion	:	
		:	
F	IRON MONGERIES		
	Door Handle	: Ex. Onnasis, dekson, Calfis, Kinlong	
		: 209	BH
	Engsel	: Ex. Onnasis, dekson, Calfis, Kinlong	
		: 500	BH
	Door Closer	: Ex. Onnasis, dekson, Calfis, Kinlong	
		: 170	BH
	Door Stopper	: N/A	
		: -	BH
	Door Hook	: N/A	
		: -	BH
	Lock Key	:	

NO	DESKRIPSI	UBM KAMPUS		KETERANGAN
	Window Fitting	:	N/A	
		:	-	BH
	Door Viewer	:	N/A	
		:	-	BH
	Railing	:	By User	
		:	-	M ¹
	Balustrade	:	By User	
		:	-	M ¹