

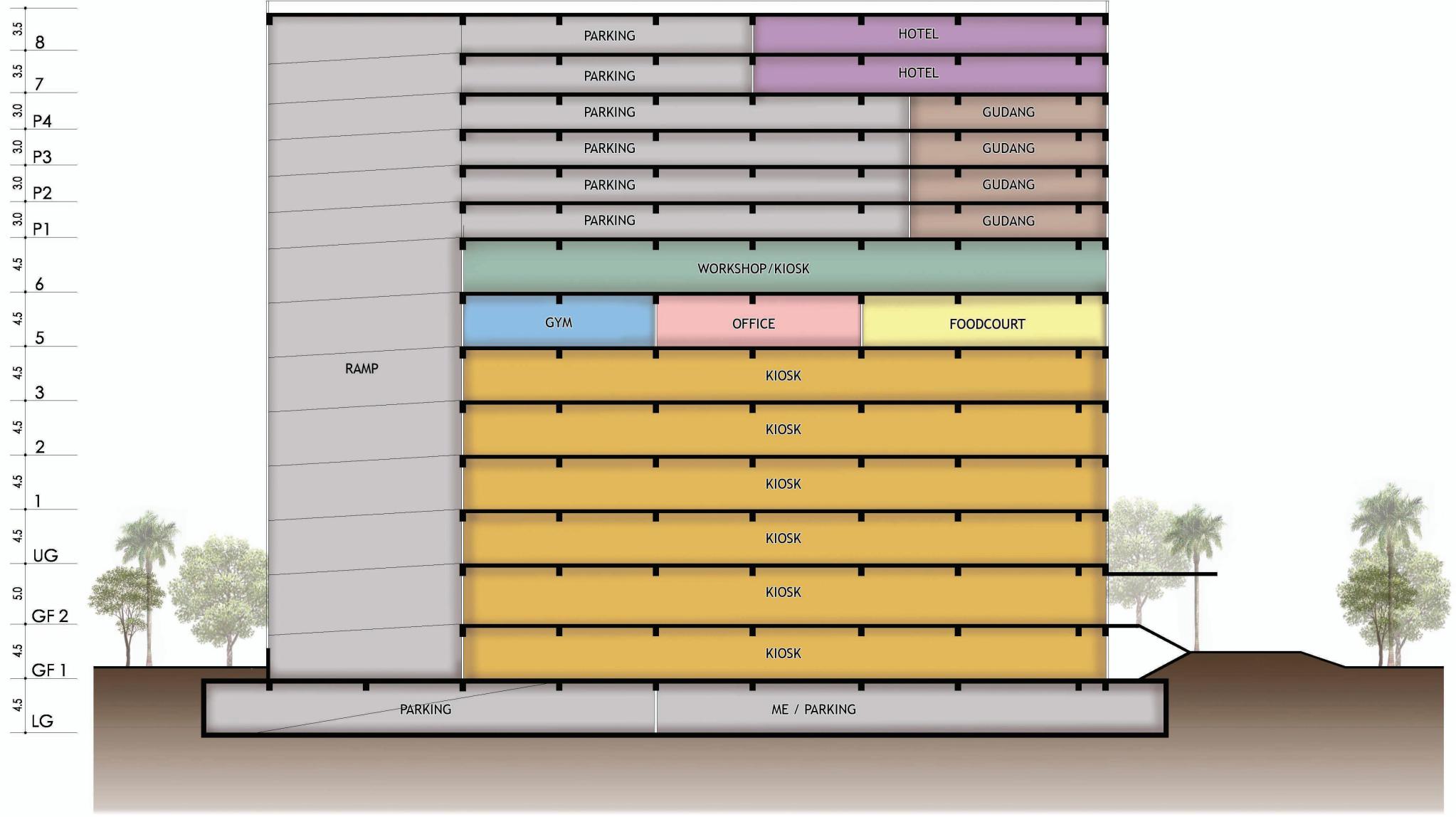
JAYA CM	DATA UMUM	TANGGAL	5-Jul-23
DIVISI MARKETING	GEDUNG	HALAMAN	1 / 2

	NAMA PROYEK	: Jasa Konsultan Manajemen Konstruksi (CM) Untuk Pembangunan Proyek Harco Glodok di Jakarta (Trade Center & Hotel)
	PEMILIK	: PT Wahana Sentra Sejati
	JENIS PROYEK	: Trade Center, Hotel, Food Court, Workshop, Gudang, Office dan Car Park
	LOKASI	: Jalan Hayam Wuruk No. 2 - 5 RT 001/RW 006, Kel. Mangga Besar, Kec. Tamansari, Kota Administrasi Jakarta Barat
	PERIODE	: 01 April 2014 ~ 30 Juni 2021

1	Jumlah Lantai	
	- Lantai Bangunan	16 lantai
	- Semi Basement	1 lantai
	Total	17 lantai
2	Jumlah Unit Apartment	143 Unit
3	Luas	
	- Lahan	9.262 m ²
	- Tapak Bangunan	6.246,12 m ²
	- Lantai Bangunan Brutto	75.220,83 m ² termasuk semi basement
	Total	90.728,95 m ²
4	Kapasitas Parkir	
	- Kap. BED	
	- Kap. Parkir	207 Motor 466 Mobil
5	Fasilitas	Kolam Renang
6	Lingkup Pekerjaan	<p>Tahap Pra Pelaksanaan</p> <p>A. Tahap Pengkajian B. Tahap Persiapan Lelang / Tender C. Tahap Lelang / Tender</p> <p>Tahap Kontrak</p> <p>Tahap Pengawasan</p> <p>Tahap Pemeliharaan</p> <p>Pekerjaan Trade Center 18 Paket Pondasi, SAP (Struktur , Arsitek, Plumbing), Fire Fighting, Landscape / Hardscape & Softscape, Pintu Besi, Rolling Door, Sanitair, Façade, Elektrikal & Elektronik (Fire Alarm, Sound System, MATV, CCTV, Access Card, Telepon), MVAC, Elevator (Lift), Escalator, Gondola, Genset, STP (Sewage Treatment Plant), Spesialis Lighting & Signage Interior, Signage Exterior & Signage Interior, Homogenous Tile (PC Rate)</p> <p>Pekerjaan Hotek 14 Paket SAP (Struktur Arsitek, Plumbing & Fire fighting, Landscape / Hardandscape & Softscape, Pintu Kayu, Pintu & Jendela Aluminium, Sanitair, Ironmongeries, Kolam Renang, Elektrikal & Elektronik , (Fire Alarm, Sound system, MATV, CCTV, Acces Card, Telepon), MVAC, Elevator, STP (Sewage Treatment Plant), Signage Exterior & Signage Interior, FF & E, Homogenous Tile (PC Rate)</p>
7	Biaya Konstruksi	± Rp 600.000.000.000,-
	PAGU	TBA incl PPN % ; KSO - Jaya CM %
	Jaminan Penawaran	TBA berlaku dd mmmm sd dd mmmm yyyy
8	Konsultan	
	- MK	PT Jaya CM
	- Architect	PT Megatika International
	- Struktur	PT Perkasa Carista Estetika
	- MEP	PT Metakom Pranata

JAYA CM	DATA UMUM	TANGGAL	5-Jul-23
DIVISI MARKETING	GEDUNG	HALAMAN	1 / 2
- Special Lightning	PT Airtas Rekacipta Iluminasi		
- Infrastruktur	TBA		
- Landscape	TBA		
- Façade	TBA		
- Green Building	TBA		
- QS	PT Quanta QS Costindo		
9 Kontraktor			
- Main Kontraktor	PT Multikon		
- Pondasi	TBA		
- Gondola	TBA		
- Elevator	PT Jaya Kencana		
- Escalator	PT Berca Schindler		
- AHU/FCU	PT Waskita Prima Guna		
- Fire Fighting	PT Jaya Teknik Indonesia		
- Electrical	PT Jaya Teknik Indonesia		
- Electronic	PT Jaya Teknik Indonesia		
- STP	TBA		
- Kontraktor ME	TBA		
- HVAC	TBA		
- Busduct	TBA		
- Facade	TBA		
- Pengadaan Genset	TBA		
- Landscape	TBA		
- Special Lighting	TBA		

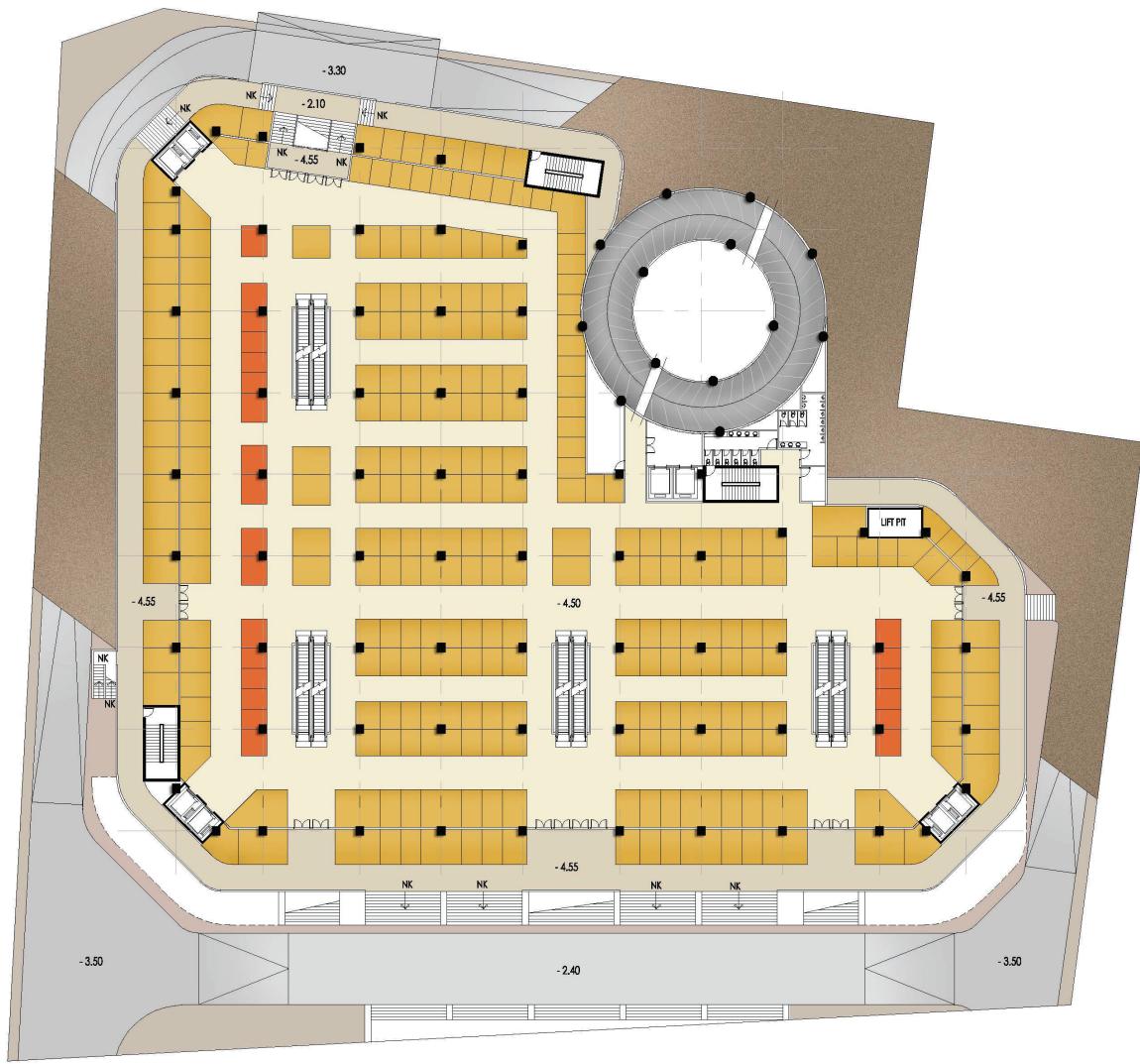
HARCO GLODOK



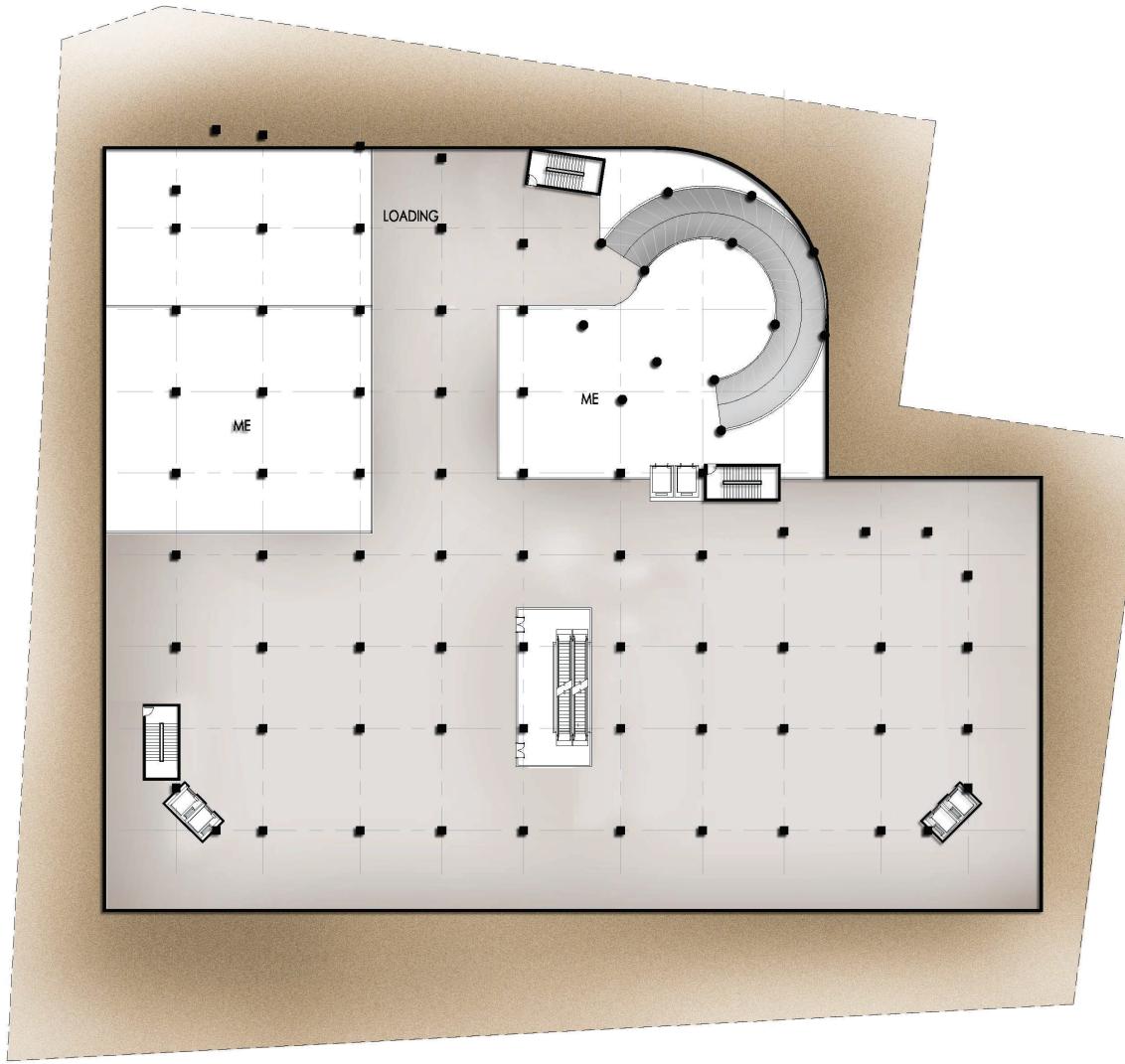
SECTION



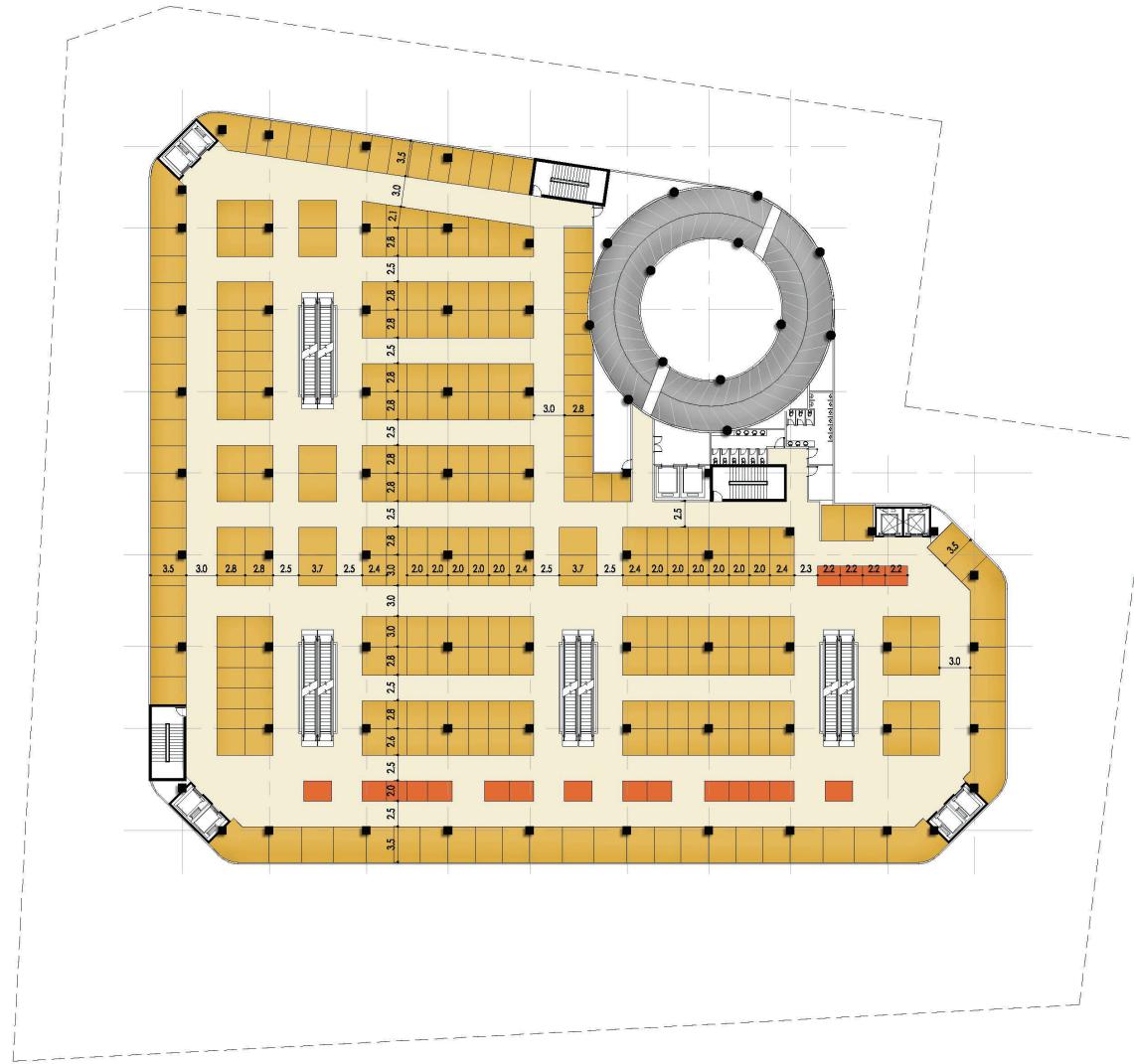
FLOORPLAN GF 2



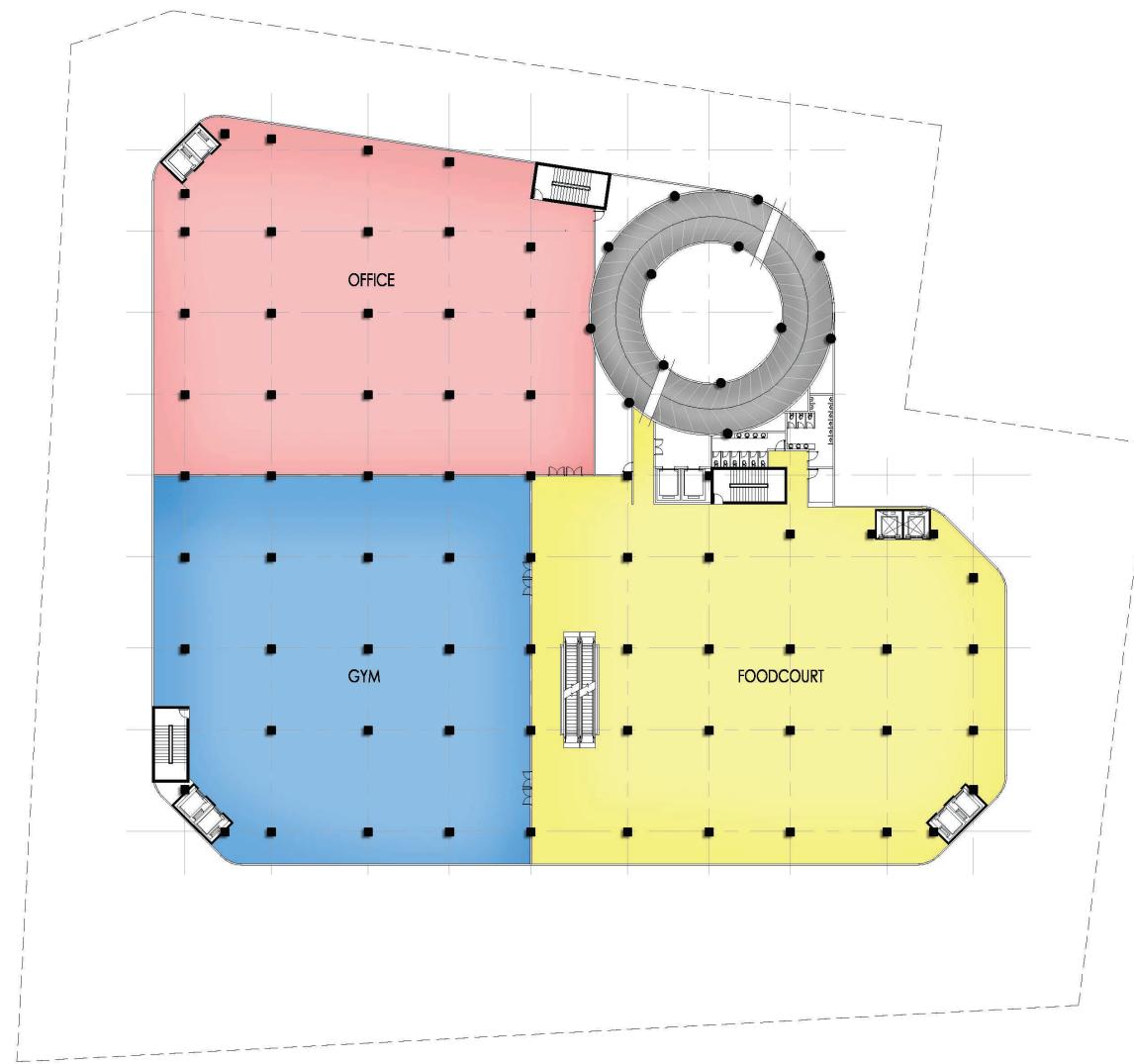
FLOORPLAN GF 1



FLOORPLAN LG



FLOORPLAN UG - 3RD



FLOORPLAN 5TH



FLOORPLAN 6TH



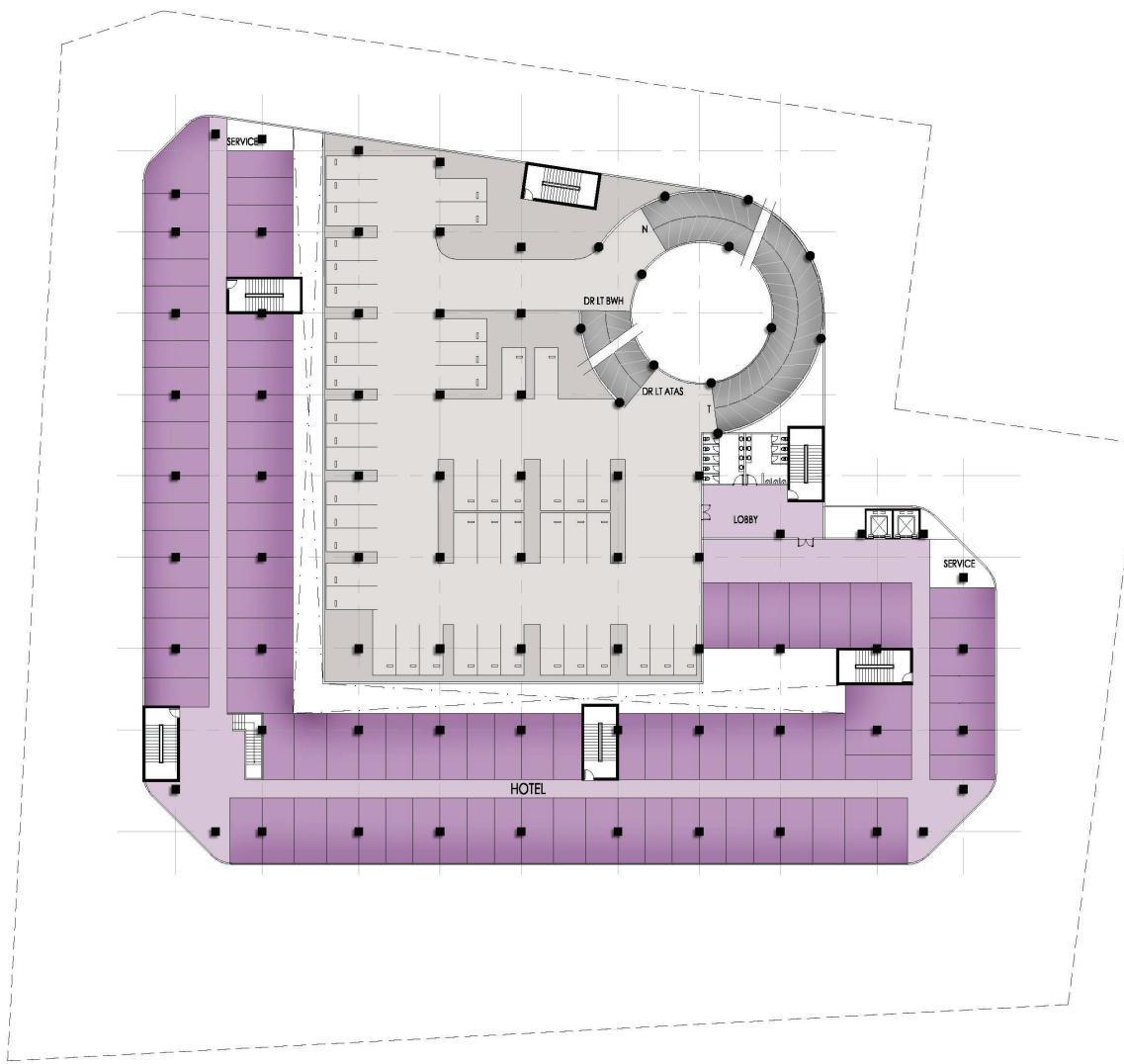
FLOORPLAN P1-P4



FLOORPLAN 7TH

Hotel 90 rooms

11 September 2013



FLOORPLAN 8TH

Hotel 96 rooms

11 September 2013





HARCO GLODOK

10-Sep-13

LAHAN GROSS 9538 m²
LAHAN NETT 8545 m²

KDB batasan (60%) 5127 m²
KLB batasan 5 49133.75 m²
batasan parkir 24566.88 m²

KDB RENCANA 5150 m²
KLB RENCANA 51994 m²
Parkir Rencana 25206 m²

LAPIS	LANTAI	AREA											PARKIR +ME			GROSS. INC.PARKIR	GROSS.EXC.PARKIR	EFISIENSI KIOS+CNTR
		NETT KIOS	COUNTER	KORIDOR	HOTEL	FOODCOURT	GYM	OFFICE&BANK	WORKSHOP	KORIDOR WKSP	NETT GUDANG	KORIDOR GDG	PARKIR	ME	LOT			
LG	LG			186									3514	2500		6200	186	
1	GF1	2075	137	3330									308			5850	5542	39.91%
2	GF2	2005	137	3338	62								308			5850	5542	38.65%
3	UG	2036	88	2700	18								308			5150	4842	43.87%
4	1	2036	88	2700	18								308			5150	4842	43.87%
5	2	2036	88	2700	18								308			5150	4842	43.87%
6	3	2036	88	2700	18								308			5150	4842	43.87%
7	5				18	1608	1608	1608					308			5150	4842	
8	6				18				2037	2787			308			5150	4842	42.07%
9	P1			253	33						767	365	3732		105	5150	1418	
10	P2			253	33						767	365	3732		105	5150	1418	
11	P3			253	33						767	365	3732		105	5150	1418	
12	P4			253	33						767	365	3732		105	5150	1418	
13	7				3000								2150		48	5150	3000	
14	8				3000								2150		48	5150	3000	
TOTAL	TOTAL	12224		18666	6302	1608	1608	1608	2037		3068	1460	25206	2500	516	79700	51994	