

# ARTHA INDUSTRIAL HILL



Artha Industrial Hill is one of the Indonesian prominent Industrial Estate where strategically located in West Karawang, West Java, Indonesia and has been chosen by Indonesian government as one of the notable Industrial Estate that can ease your investment through the Klik program.

As the economy of Indonesia grows progressively, Artha Industrial Hill is prioritizing security and comforts for the tenants in an integrated industrial estate. With total area of  $\pm 390$  Ha, Artha Industrial Hill is the right place to grow opportunities for local and international industries. It is also registered as member of Himpunan Kawasan Industri (HKI), Industrial Estate Association in Indonesia. We also provided assistance for tenants in acquiring required permits and licenses.



MARKETING OFFICE



WASTE WATER TREATMENT PLANT



POWER PLANT



WATER TREATMENT PLANT



HELIPAD



ARTHA INDUSTRIAL HILL has  $\pm 390$  Ha which will be built as follow :

1. STAGE 1  
Block A1 =  $\pm 32$  Ha,  
Block B =  $\pm 41$  Ha
2. STAGE 2  
Block D and E
3. STAGE 3  
Block F, G and A2



## INFRASTRUCTURE

| ITEM                  | QUANTITY  | REMARKS   |
|-----------------------|---|---|
| Electricity           | Voltage : 380 V & 20 kV<br>Cycle : 50 Hz  | Electrical System by : PT. PLN                      |
| Telecommunication     |   | Telecommunication System by : PT.TELKOM             |
| Industrial Water      | Total Capacity : 200L/sec   | Stage 1 : 50L/sec                                   |
| Waste Water Treatment | Total Capacity : 140L/sec   | Stage 1 : 35L/sec                                   |
| Natural Gas           | By PERTAGAS (state-owned gas company).<br>Connection & Consumption Fees are as per PERTAGAS' rate |   |
| Drainage              |   | Drainage constructed alongside road in utility area |
| Roads                 | Main Road : ROW 45 m  | 2 ways @ 3 lanes road with 2 x 11.5m width          |
|                       | Secondary Road : ROW 30m  | 2 ways @ 2 lanes road with 2 x 8m width             |
|                       | Tertiary Road : ROW 24m   | 2 ways @ 2 lanes road with 2 x 6m width             |
| Street Lighting       | Every 40m at both side of the streets   |   |

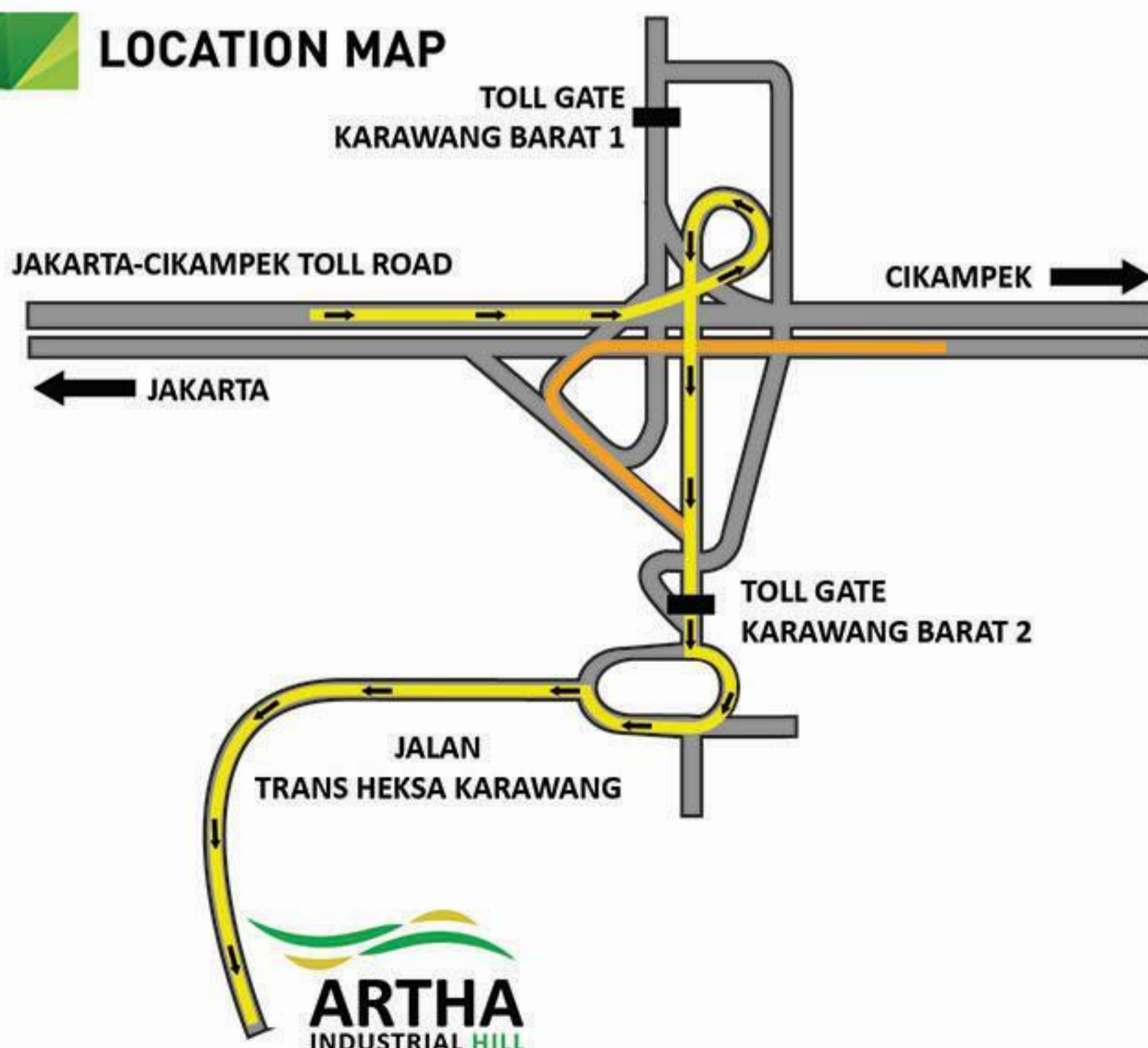
## STRATEGIC LOCATION

AIH is the promising land to implement strategic plans in order to expand your business and to capitalize your profit, as AIH is strategically located and will be surrounded by several government's projects, as follows :

1. Jakarta - Cikampek II Elevated Toll Road
2. Light Rail Transit (LRT) Track & Station
3. Jakarta - Bandung High Speed Train (Track & Station)
4. International Airport West Java
5. Patimban International Seaport



## LOCATION MAP



Artha Industrial Hill is a part of integrated industrial area (Trans Heksa Karawang) located in West Karawang which can be accessed through :

1. Exit km. 46 Jakarta – Cikampek Tollway, West Karawang Interchange, Toll Gate 2.
2. Trans Heksa Karawang Main Road KM 5,4.

## PT. BUMI ANUGERAH MAKMUR

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## **TECHNICAL INFORMATION ARTHA INDUSTRIAL HILL**

### **General Information**

ARTHA INDUSTRIAL HILL is an industrial estate developed by Artha Graha group, located in :

Jalan Trans Heksa Karawang Km. 5+400 to Km. 7+500  
Desa Wanajaya, Kecamatan Teluk Jambe, Kabupaten Karawang  
Province Jawa Barat - Indonesia

### **Access**

ARTHA INDUSTRIAL HILL is a part of industrial estate located in West Karawang which can be accessed through :

1. Jalan Toll Jakarta – Cikampek exit Km.46, West Karawang Interchange, Toll Gate 2.
2. Jalan Trans Heksa Karawang Km. 5+400 to Km. 7+500.

### **How To Get To AIH**

1. From Soekarno Hatta International Airport:  
Soekarno Hatta Tollway, Pluit - Cawang Tollway, Jakarta-Cikampek Tollway, total distance  $\pm$  65Km
2. From Tanjung Priuk Port:  
Wiyoto Wiyono Tollway – Jakarta-Cikampek Tollway, total distance  $\pm$  58Km
3. Bandung:  
Cipularang Tollway,  $\pm$  Total distance 100Km

### **Construction Stage**

ARTHA INDUSTRIAL HILL has  $\pm$ 390 Ha which will be built as follow:

1. Stage 1 – Block A =  $\pm$ 32 Ha and Block B =  $\pm$ 41 Ha
2. Stage 2 – Block D and E
3. Stage 3 – Block F, G and A2

## **Facilities**

### **1. Main road: Trans Heksa Karawang, ROW 45m**

Trans Heksa Karawang is the main road that connect West Karawang Toll Gate to the AIH site with Right Of Way (ROW) 45m. This road also connecting AIH with several other industrial estates.

Trans Heksa Karawang Road is planned to have:

- Road : 2 ways @ 3 lanes with 2 x 11.5 m width
- Median : 10m
- Utility Area : 6m from each side of the road

At the moment, Trans Heksa Karawang Road has 2 lanes with 8m wide

### **2. Inner road**

There are 2 types of road inside the industrial area:

a. ROW 30m:

- Road : 2 ways @2 lanes with 2 x 8m width
- Median : 2m
- Utility Area : 6m from each side of the road

b. ROW 24m:

- Road : 2 ways @ 2 lanes with 2 x 6m width
- Utility Area : 6m from each side of the road

The utility area will be utilized for:

- Drainage, street lighting, and trees for greener industrial area
- Clean water piping and waste water piping (underground)
- Electricity and telephone cable (underground)

### **3. Water Treatment Plant (WTP) with capacity of 200L/sec.**

This WTP will be constructed partially according to the site planning. Stage – 1: capacity 50 L/sec.

Raw water will be taken from the nearest river, Cibebet, which only 400m away from our WTP. Fresh water produced will be delivered to the Reservoir in the given area with +/- 5000m<sup>3</sup> capacity, and this reservoir will distribute fresh water to the whole area.

WTP produced clean water (portable water) that has a local government standard regulation.

#### **4. Waste Water Treatment Plan (WWTP)with capacity of 140L/sec.**

WWTP will be built according to the capacity needed. Waste water from each factory will be distributed through waste water piping system built inside the area.

The waste water criteria that can be distributed to WWTP are as follow:

- Ph : 6-8
- BOD < 300 mg/L
- COD < 500 mg/L
- TSS < 200mg/L
- Oil and Grease 15 mg/L

The water treatment meets the standard industrial regulation based on "SK Menteri Lingkungan Hidup No. 3 tahun 1998" with criterias as follow:

- Ph : 6-9
- BOD < 50 mg/L
- COD < 100 mg/L
- TSS < 100mg/L
- Oil and Grease 10 mg/L

#### **5. PLN**

Tenants' power source will be supplied by PLN with premium level service. Electricity distributes directly from PLN to tenant. AIH will provide service to make sure each tenant has a stable PLN connection.

Total capacity : 90 – 100 MW

Stage-1 capacity : 30 MW

#### **6. Telephone**

As the developer, AIH will help tenants to have telephone lines and connections.

#### **7. 24 Hour Security**

AIH will make sure the industrial area is secured 24 hours a day and 7 days a week.

#### **8. Fire Brigade**

Water hydrants and fire trucks are located in accessible area to guarantee industrial safety and easy to use in case of emergency.

#### **9. Dormitory and Commercial Area**

AIH provides ± 5.6Ha are for housing and shops for employees and tenants.

#### **10. Gas**

The Gas will be provided by PERTAGAS.

