



REPUBLIC OF INDONESIA  
MINISTRY OF NATIONAL DEVELOPMENT PLANNING/  
NATIONAL DEVELOPMENT PLANNING AGENCY


# PUBLIC PRIVATE PARTNERSHIP

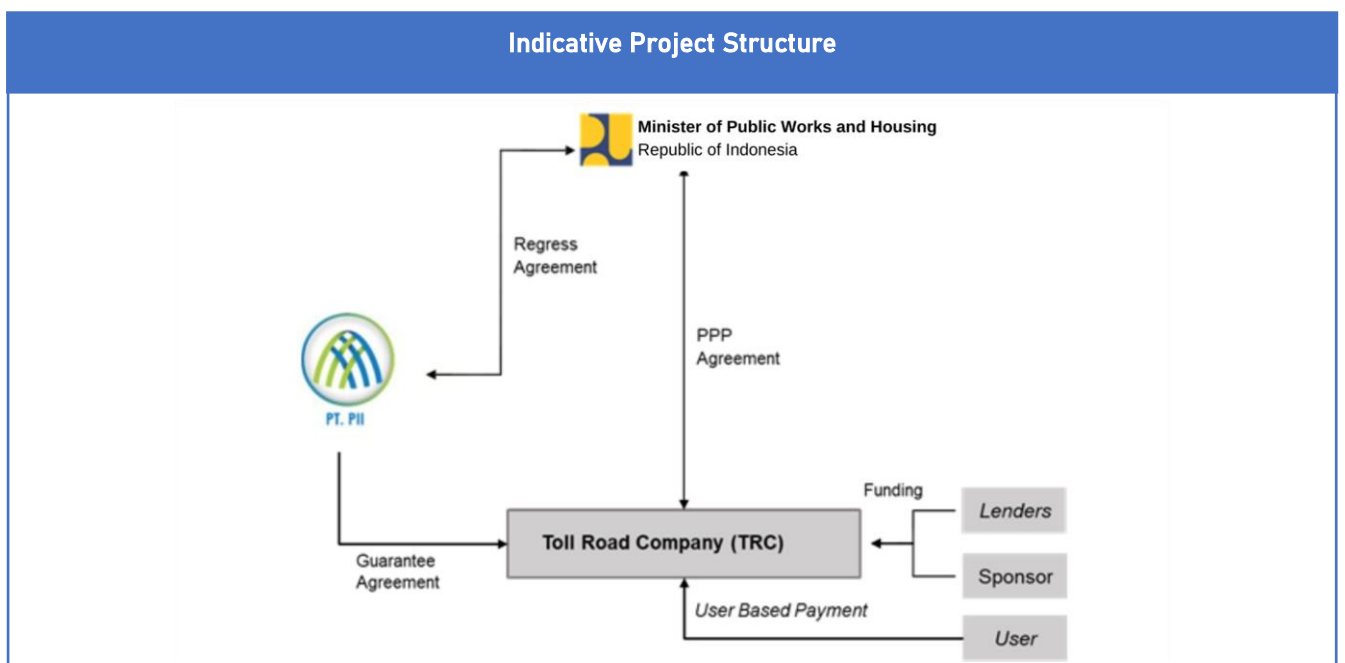
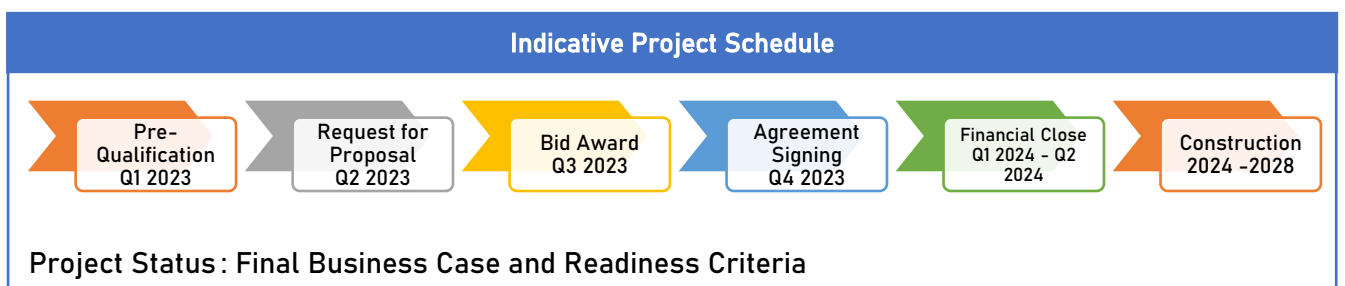
INFRASTRUCTURE PROJECTS PLAN IN INDONESIA

# 2022

# Demak-Tuban Toll Road

Location : Central Java Province and East Java Province

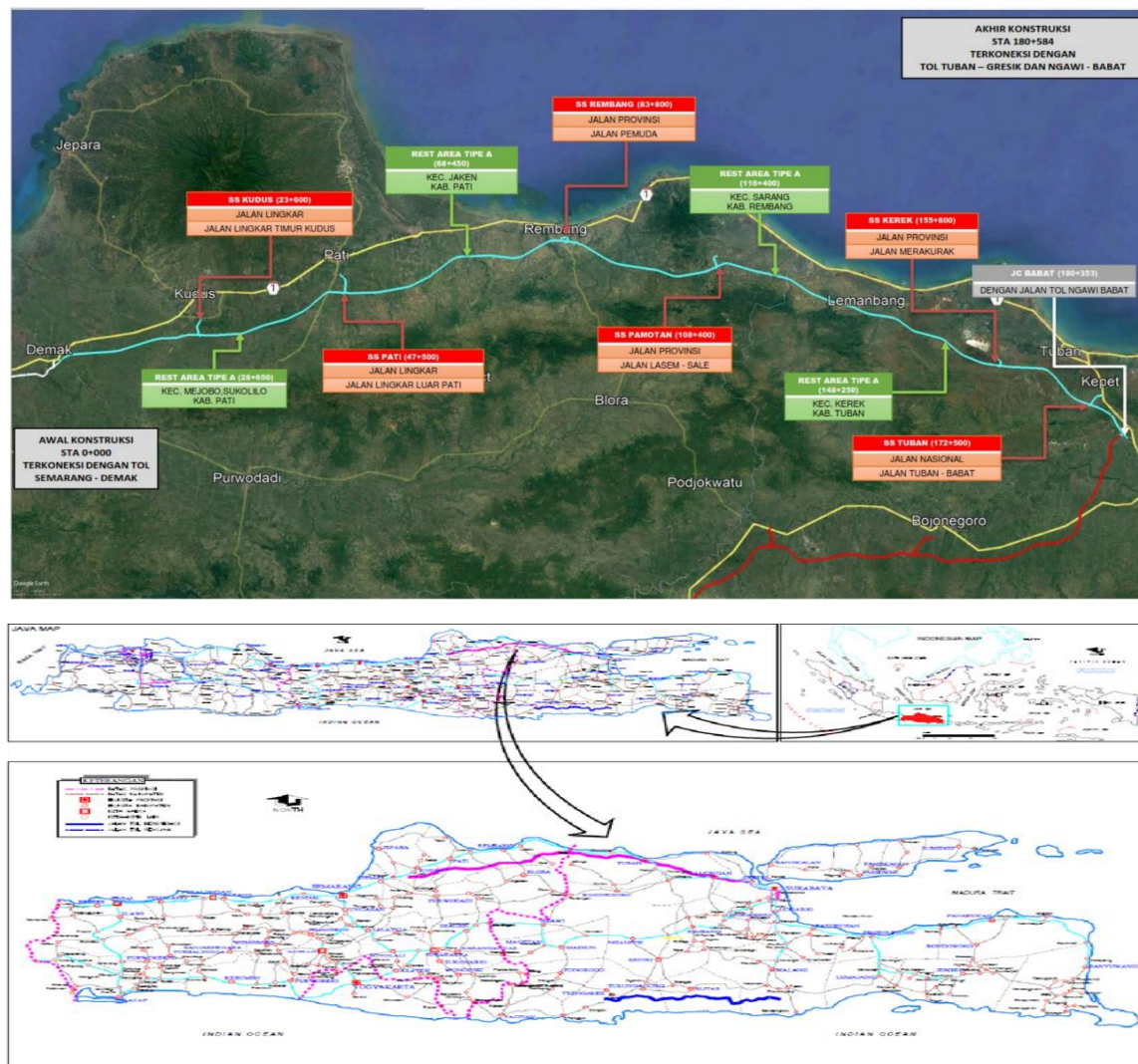
Sector : Road	Sub-Sector : Toll Road
	<p><b>Description:</b> The project is to construct a 180.85 km toll road from Demak-Tuban which is expected to support Presidential Regulation Number 79/2019, Presidential Regulation Number 80/2019, and encourage economic and regional growth. This toll road is equipped with 7 interchanges and 1 junction.</p> <p><b>Estimated Project Cost:</b> USD 3,162.49 Million* *) Before Government Support</p> <p><b>Financial Feasibility:</b> IRR : Limited Information NPV : Limited Information</p> <p><b>Estimated Concession Period:</b> 50 years</p>
<p><b>Government Contracting Agency:</b> Minister of Public Works and Housing</p> <p><b>Type of PPP:</b> Solicited</p> <p><b>Return of Investment:</b> User Charge</p>	



## Project Digest

<b>Project Title</b>	<b>Demak-Tuban Toll Road</b>
<b>Government Contracting Agency</b>	Minister of Public Works and Housing
<b>Implementing Unit</b>	Indonesia Toll Road Authority (BPJT)
<b>Preparation Agency</b>	1. Direktorat General of Highway, MPWH 2. Direktorat General of Infrastructure Financing, MPWH
<b>Project Cost</b>	USD 3,162.49 Million* *) Before Government Support
<b>Estimated Concession Period</b>	50 Years
<b>Location</b>	Central Java Province and East Java Province

### 1. Project Picture (Map and/or Illustration of Project)



Picture 1 – Demak-Tuban Toll Road Route

## 2. The Opportunity

### 2.1. Project Background

Demak-Tuban Toll Road is the continuation of Semarang-Demak Toll Road, the planned Ngawi-Bojonegoro-Babat Toll Road, and the planned Tuban-Gresik Toll Road. The existence of this toll road will eliminate the missing link for north side of the trans java toll road network. Demak-Tuban Toll Road will support Presidential Regulation Number 79/2019 and Presidential Regulation Number 80/2019.

### 2.2. Project Description

Demak-Tuban Toll Road are in the administrative area of Central Java Province and East Java Province which connect Demak Regency and Tuban Regency. This toll road is equipped with 7 interchanges and 1 junction.

### 2.3. Project Objectives

The objectives of Demak-Tuban Toll Road are as follows:

- To support the implementation of Presidential Regulation Number 79/2019;
- To support the implementation of Presidential Regulation Number 80/2019;
- To complete the toll road network of north side trans java;
- To increase the development of areas that are passed by toll roads; and
- To support the regional economic growth.

## 3. Business Entity's Scope of Work

Design – Build – Finance – Operate – Maintenance – Transfer (DBFOMT).

Business entity shall be responsible to perform the toll road project, including design, construction, finance, operation, maintenance during the concession period, and transferring the asset to the government at the end of the concession period.

## 4. Technical Specification

The technical specifications for Demak-Tuban Toll Road are as follows:

No	Facilities	Capacity
1	Length	180.85 km
2	Design Speed	100 km/hr
3	Number of Lane Initial Stage	2x2
4	Number of Lane Final Stage	2x3
5	Lane Width	3.60 m
6	Outer Shoulder Width	3.00 m
7	Inner Shoulder Width	1.50 m
8	Median Width (including inner shoulder)	5.50 m
9	Interchange	1. IC Kudus 2. IC Pati 3. IC Rembang 4. IC Pamotan 5. IC Kerek 6. IC Tuban 7. JC Babat

**5. Environmental Impact Assessment (EIA/AMDAL) Findings**

Based on the planned schedule, AMDAL study will be conducted during Q2 2022 – Q4 2022.

**6. Land Acquisition and Resettlement Action Plan**

Land Acquisition plans have been made with a cost of approximately USD 315.79 Million.

**7. Project Cost Structure**

<b>Estimated Project Cost</b>		<b>USD 3,162.49 Million</b>
<b>Indicative Debt to Equity Ratio</b>		
- Debt Level		70%
- Equity Level		30%
IRR		Limited Information
NPV		Limited Information

**8. Government Support and Guarantee**

The Final Business Case of the project indicates the need for government supports in terms of land acquisition. Government guarantee through PT PII will also be necessary.

**9. Contact Information**

Name : Ira Ariani Chaerunisa

Position : Head of Investment Plan Legalization Subdirector, Directorate of Road and Bridge Infrastructure Financing Implementation

Phone : +6221 - 7264375

Email : direktorat.ppijj@pu.go.id