



# GIIC

(Greenland International Industrial Center)

## Outline of Estate Regulation



PT. PURADELTA LESTARI TBK.

PT. PEMBANGUNAN DELTAMAS

## **1. Fees for facilities, infrastructures and any other utilities**

\* All the fees below is exclude VAT.

### **[1] Electricity**

Supply : Electricity is to be supplied by PT. PLN as a premium customer based on the premium service agreement between GIIC and PLN.

Capacity : 240MW (60MW×4Units)

Voltage : 20KV (PLN amplitude : +5%~▲10%)

Frequency : 50Hz (PLN amplitude : 49.5Hz~50.5Hz)

Connection fee : In accordance with PLN regulations

Connection fee : Rp.748,750/KVA

Power House Construction fee :

Power demand ...Under 1,600KVA = Rp.156,250,000

...Over 1,600KVA = Rp.206,250,000

Security Deposit : In accordance with PLN regulations Now is Rp.225,000 /KVA

Charge (Monthly): In accordance with PLN regulations

Approx. Rp.1,400/kwh \*Adjustment Tariff

\* When electric consumption for a month is less than quantity of 110-hour electricity use, minimum charge of 110-hour electricity use will apply for the month.

### **[2] Clean Water**

Supply : Clean water for tenants is to be supplied by GIIC.  
(Raw water is taken from Jatilhur dam located at 35 km upstream of GIIC.)

Supply Capacity : Maximum capacity:24,700/m<sup>3</sup>/day.

Water pressure : Minimum 1.0 bar

Quality standards : Refer 「3. Clean water quality standards」

Charge (Monthly) : Basic Charge Rp.2,800,000 + Usage Charge Rp.11,900/m<sup>3</sup>

Water line connection fee : Rp. 168,000,000/point  
(In case of 4 inch pipe for clean water and 3 inch pipe for waste water)

### **[3] Waste Water**

Waste water treatment : Tenants are required to treat waste water as the first step if needed.  
Afterwards, GIIC treats it in treatment facilities. After all treatment process is done, GIIC leaks it to river nearby.

Capacity : [Zone A,B,D] 6,500 m<sup>3</sup>/day  
[Zone C] 5,500 m<sup>3</sup>/day

Quality standards : Refer 「4. Waste Water Quality Standards」

Charge (Monthly) : Rp.11,200/m<sup>3</sup> (Quantity is calculated as 80% of clean water usage)

Water line connection fee: Refer 「Water line connection fee」

Others : Rp.750,000/point/month as Checking Waste Water

#### [4] Natural Gas

Supply : Supplied by PT Perusahaan Gas Negara Tbk. (PGN)  
Connection fee : In accordance with PGN regulations. Basically, it is borne by PGN.  
Security Deposit: In accordance with PGN regulations  
Charge (Monthly): In accordance with PGN regulations  
Now is USD9.2/MMBTU(=28.5 m<sup>3</sup>)  
(In case of Volume/month: below 300,000 m<sup>3</sup>)

#### [5] Telecommunication (Telephone and Internet services)

Supply : Provided by PT.EKA MAS REPUBLIK or PT.TELKOM INDONESIA Tbk.  
Connection fee : In accordance with providers' tariff.  
Charge (Monthly) : In accordance with providers' tariff.

#### [6] Waste handling fee (excluding industrial waste)

Handling fee : Rp.70,000/m<sup>3</sup>

- \* The above price is applied in case of collecting by GIIC. Industrial waste recycler tenants order separately may collect trash with industrial waste
- \* In terms of selection of handlers, tenants are required to ask GIIC for cooperation. In the case of selection done by only tenants, GIIC has no responsibilities if any accidents happen.

#### [7] Maintenance Fee (PPL)

Maintenance Charge: Tenants are required to pay the maintenance fee for the roads, drainage systems, public areas, security services and etc.

Charge (Monthly) : Rp.980/m<sup>3</sup>

### 2. Building Regulations

Coverage ratio (BCR) : 60% (maximum)  
Floor area ratio (FAR) : 180% (maximum)  
Green Area Ratio : 10% (minimum)  
Number of floors : 4 floors above ground (maximum)  
Building height (H) : 30m (maximum)  
Building Set back (BSB)

Road Side	Road width of less than 30m	15m
	Road width of more than 30m	20m
Other than road side	Site area is 5,000m <sup>2</sup> , to 12,500m <sup>2</sup>	5m
	Site area is more than 12,500m <sup>2</sup>	10m

- \* Flagpole, Guard room, Garde, parking area, Garbage containers, road, underground water tank and green area are allowed to set in BSB
- \* From a security perspective, the follow fence should be set by tenants  
Road side : Maximum 2.5m(Massive 0.75m, transparent 1.75m)  
Others : Maximum 3.5m(Massive 3.0m, transparent 0.5m)
- \* Before construction, tenants shall deliver security deposit to GIIC as a guarantee.

### 3. Clean Water Quality Standards

NO.	PARAMETER	UNIT	MAXIMUM
	<b>I. PHYSICAL</b>		
1	Turbidity	NTU	25
2	Color	TCU	50
3	Dissolved Residue (TDS)	mg/L	1,000
4	Temperature	°C	air temperature $\pm$ 3 °C
5	Flavor	-	no taste
6	Smell	-	no smell
	<b>II. MICROBIOLOGY</b>		
1	Total Coliform	tot /100 mL	50
2	E. Coli	tot /100 mL	0
	<b>III. INORGANIC CHEMISTRY</b>		
1	pH	-	6.5 - 8.5
2	Iron (Fe)	mg/L	1
3	Fluoride	mg/L	1.5
4	Hardness (CaCo3)	mg/L	500
5	Manganese (Mn)	mg/L	0.5
6	Nitrate (NO3-N)	mg/L	10
7	Nitrite (NO2-N)	mg/L	1
8	Cyanide (CN)	mg/L	0.1
9	MBAS	mg/L	0.05
10	Total Pesticide	mg/L	0.1
	<b>IV. ADDITIONAL PARAMETERS</b>		
1	Mercury (Hg)	mg/L	0.001
2	Arsenic (As)	mg/L	0.05
3	Cadmium (Cd)	mg/L	0.005
4	Hexavalent Chrome (Cr 6+)	mg/L	0.05
5	Selenium (Se)	mg/L	0.01
6	Zinc (Zn)	mg/L	15
7	Sulfate	mg/L	400
8	Lead (Pb)	mg/L	0.05
9	Benzene	mg/L	0.01
10	KMnO <sub>4</sub>	mg/L	10

(PerMenKes No. 32 Tahun 2017)

#### 4. Waste Water Quality Standards

NO.	PARAMETER	UNIT	MAXIMUM	
<b>I. PHYSICAL</b>				
1	Temperature on site	oC	30	
2	Dissolved Residue	mg/l	2000	
3	Suspended Solids	mg/l	200	
4	Colour	Pt.Co	300	
<b>II. CHEMICAL</b>				
1	pH		6-9	
2	Biochemical Oxygen Demand	BOD5	mg/l	300
3	Chemical Oxygen Demand	COD	mg/l	500
4	Iron	Fe	mg/l	5
5	Manganese	Mn	mg/l	2
6	Barium	Ba	mg/l	2
7	Copper	Cu	mg/l	2
8	Zinc	Zn	mg/l	5
9	Hexachrome	Cr + 6	mg/l	0.1
10	Total Crome	Cr	mg/l	0.5
11	Cadmium	Cd	mg/l	0.05
12	Total Hg	Hg	mg/l	0.002
13	Black Lead	Pb	mg/l	0.1
14	Stannum	Sn	mg/l	2
15	Arsenic	As	mg/l	0.1
16	Selenium	Se	mg/l	0.05
17	Nickel	Ni	mg/l	0.2
18	Cobalt	Co	mg/l	0.4
19	Cyanide	CN	mg/l	0.05
20	Sulfide	S	mg/l	0.05
21	Fluoride	F	mg/l	2
22	Chlorine Gas	Cl <sub>2</sub>	mg/l	1
23	Free Ammonia	NH <sub>3</sub> -N	mg/l	1
24	Total Amonia	NH <sub>3</sub> -N	mg/l	20
25	Nitrate	NO <sub>3</sub> -N	mg/l	20
26	Nitrite	NO <sub>2</sub> -N	mg/l	1
27	Blue Methyl Active Compound	MBAS	mg/l	5
28	Phenol	C <sub>6</sub> H <sub>5</sub> OH	mg/l	0.5
29	Vegetable Oil		mg/l	5
30	Mineral Oil		mg/l	10
31	Mineral Oil Grease & Oil		mg/l	15
32	Radio Active Material Bahan radioaktif			In Accordance with BATAN Sesuai dengan BATAN

(Refer to Permen LH Nor. 3, 2010: Quality Standard of Liquid Waste for Industrial Estate)

## **5. Air Pollution Standards (West Java Province)**

<b>NO</b>	<b>PARAMETER</b>	<b>UNIT</b>	<b>MAXIMUM</b>	
1	Smoke	g/m <sup>3</sup>	Ringelman No. 2 not over than 5 minutes/hour	
2	Solid Matter	g/m <sup>3</sup>	0.2 (12% after being corrected to CO <sub>2</sub> )	
3	H <sub>2</sub> SO <sub>4</sub>	g/Nm <sup>3</sup>	0.1 (as SO <sub>3</sub> )	
4	Flour	F	g/Nm <sup>3</sup>	0.01 (as HF)
5	Hydrogen Chloride	HCl	g/Nm <sup>3</sup>	0.2 (as HCl)
6	Clorine	Cl	g/Nm <sup>3</sup>	0.10 (as Cl)
7	Hydrogen Sulfide	H <sub>2</sub> S	ppm	5.0 (as H <sub>2</sub> S)
8	Doioxide Nitrogen	NO <sub>2</sub>	g/Nm <sup>3</sup>	2.0 (as NO <sub>2</sub> )
9	Carbon Monoxide	CO	g/Nm <sup>3</sup>	1.0 (as Cu)
10	Copper	Cu	g/Nm <sup>3</sup>	0.02 (asCu)
11	Lead	Pb	g/Nm <sup>3</sup>	0.02 (as Pb)
12	Arsenic	As	g/Nm <sup>3</sup>	0.01 (as As)
13	Antimony	Sb	g/Nm <sup>3</sup>	0.01 (as Sb)
14	Cadmium	Cd	g/Nm <sup>3</sup>	0.01 (as Cd)
15	Mercury	Hg	g/Nm <sup>3</sup>	0.01 (as Hg)

(Governor of West Java Decree, No.660.31/SK/964-BKPMD/82, 1982)

## **6. Noise Standards (West Java Province)**

\*The information listed is as of the date of the month and is subject to change.

•Maximum Noise Levels in industrial zone 70 dBA (all day)  
(State Minister for The Environment No.48 Th.1996)

\*If there is a discrepancy with the main Estate Regulations, the main Estate Regulations will take prevail.