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Green Casa Duo Talaga Bestari Tangerang Cluster Design Research

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Abstract: This study aims to examine the design and development planning of the Green Casa Duo Cluster in the Talaga Bestari area, Tangerang, which is designed to meet the needs of modern housing that is environmentally friendly and in harmony with nature. With an area of 270 hectares, this area is equipped with various facilities such as parks, schools, sports clubs, and other recreational facilities that support a healthy and harmonious life for its residents. This study analyzes the concept of housing, planning of facilities and infrastructure, and fulfillment of building technical standards based on regulations in force in Indonesia. The results of the study show that the Green Casa Duo Cluster has succeeded in integrating modern architectural elements with the natural environment, making it an ideal residential area that prioritizes comfort and quality of life.

Keyword: Cluster Design, Green Casa Duo, Talaga Bestari, Eco-Friendly Housing, Architectural Planning.

INTRODUCTION

Housing and Settlements

According to Budiharjo (1994) housing is a building where humans live and carry out their lives, as well as a place where the socialization process takes place in an individual who is introduced to the norms and customs that apply in a community group. According to Law No. 4 of 1992 concerning Housing and Settlements, housing is located and is part of a settlement, housing is a group of houses that function as a residential environment or residential environment equipped with environmental infrastructure and facilities (article 1 paragraph 2). Physically, housing is an environment consisting of a collection of residential units where social interaction is possible between its residents, and is equipped with social, economic, cultural, and service infrastructure which is a subsystem of the city as a whole. This environment usually has rules, customs and value systems that apply to its residents.

Cluster Houses

Housing clusters are a type of housing development where several houses are collected in a well-planned area. Houses in a cluster usually have the same or similar designs to each other and are built on smaller land compared to conventional housing. Often, housing clusters have limited or guarded access, such as entrance gates equipped with security systems to maintain the privacy and security of residents. Inside the cluster, there are shared facilities such as parks, swimming pools, walkways, and play areas that can only be used by cluster residents.

In general, housing clusters are intended to provide a more orderly and comfortable living environment, with an emphasis on smaller, safer communities with easy access to supporting facilities.

METHOD

The research method used focuses on an architectural design approach that aims to formulate and realize design concepts into concrete forms. This process begins with data collection through various sources, including literature studies, field observations, and interviews with related parties. The data obtained is used to analyze field conditions and project needs, covering functional, aesthetic, and environmental aspects. This approach allows designers to formulate basic design concepts that are in accordance with the specific needs and context of the project location. This stage involves an in-depth understanding of the physical and social characteristics of the surrounding environment, as well as user needs, which are then translated into initial design concepts.

Furthermore, this research method involves the design development and evaluation stages. At this stage, the formulated design concept is tested and further developed through the creation of working drawings and detailed design models. Pragmatic, typological, and analogical approaches are used to explore various design possibilities and to ensure that the resulting solution is not only functional but also innovative and appropriate to the environmental context. Evaluations are carried out periodically to ensure the suitability between the design and the project objectives, as well as to identify and address any problems that may arise during the design process. With this systematic and iterative approach, the research method in this report aims to produce an architectural design that is applicable, aesthetic, and sustainable.

Research Object

Explanation of the research object in general can be conveyed as follows:

- Building function: Cluster Housing
- Location: Talaga Bestari Housing, Wanakerta Village, Talaga Village and Cibadak Village, Sindang Jaya District and Cikupa District, Tangerang Regency.
- Area and building area: 270 Ha

Facilities & Infrastructure

Functional Facility Planning:

- Private Utility Area,
- Private Back Green Yard,
- Rooms,
- Extendable Vertical Roof Deck,
- Foot – Car Separation.

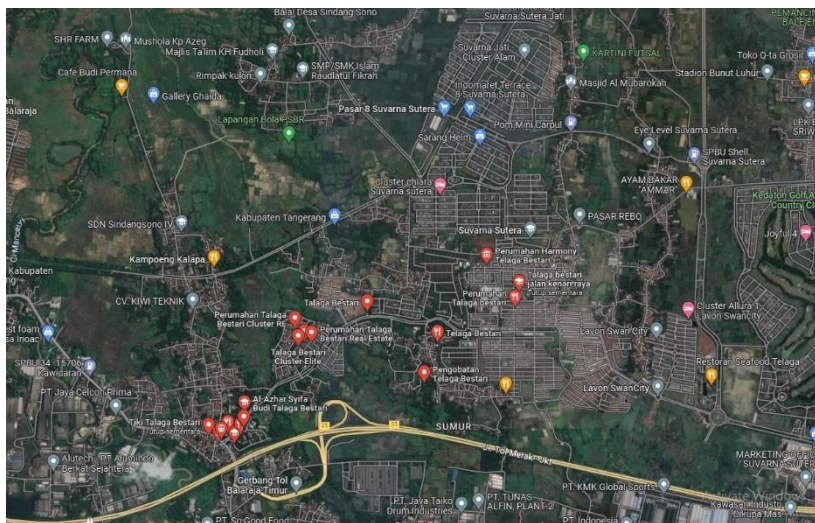
Planning of building support systems, consisting of:

- Parks,
- Residence,
- F&B Stores,
- Cinema,

- Supermarket,
- Pedestrian Skywalk,
- Green Amphitheater,
- Bicycle Path.
- Sports Club
- School

Related Regulations

- Law No. 1 of 2011 concerning Housing and Residential Areas;
- Government Regulation No. 14 of 2016 concerning the Implementation of Housing and Residential Areas;
- Law No. 26 of 2007 concerning Spatial Planning;
- Regulation of the Minister of Public Works and Public Housing (PUPR) No. 05/PRT/M/2016 concerning Building Construction Permits (IMB);
- Regulation of the Minister of Public Works and Public Housing (PUPR) No. 05/PRT/M/2016 concerning Building Technical Standards;
- Tangerang Regency Regional Regulation No. 13 of 2011 concerning the Tangerang Regency Spatial Plan (RTRW) 2011-2031;
- Tangerang Regency Regional Regulation No. 11 of 2018 concerning Building Construction;
- Regulation of the Minister of Public Works and Public Housing (PUPR) No. 05/PRT/M/2016 concerning Building Construction Technical Standards;
- Environmental Impact Analysis (AMDAL);
- Terms and conditions issued by the "Green Building Council Indonesia (GBCI)"; and



Gambar 1. 1 Lokasi Perencanaan

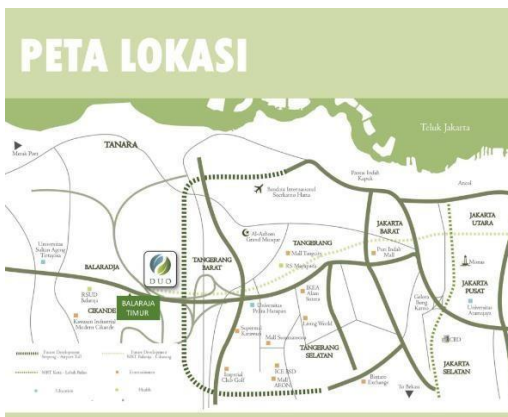
Talaga Bestari is a 270-hectare housing development, Talaga Bestari is designed to meet the demand for housing for the middle and upper market segments. Launched in 1995, with the theme "Family Learning City" which then in 2014 Talaga Bestari changed the theme to "Colorful Life". And in 2020 Talaga Bestari changed the theme to "Living in Harmony with Nature". By seeing the rapid progress in Talaga Bestari, this housing area is equipped with various facilities for its residents including sports clubs, swimming pools, food courts, shuttle buses, to Al Azhar schools and many other facilities. The following is the location of the research object, which is currently an uninhabited empty land.



Gambar 1. 2 Suasana Lahan Perencanaan Perumahan Green Casa Duo Talaga Bestari

RESULTS AND DISCUSSION

The concept of a modern residence that blends with nature with many trees and beautiful gardens along the road and various supporting facilities, makes this cluster a dream for everyone. The Talaga Bestari area has a vast green area in the form of trees to produce good air and a lake as a place to relax, gather and recreate for families. Inside the cluster there is a linear garden behind the house that connects each house to increase harmony between residents.



Gambar 2.1 Peta Lokasi



Gambar 2.2 Site Plan

Talaga Bestari's location is very easy to reach, especially from the Jakarta - Merak Jorr Toll access which is very easy to reach for road users, especially from Jakarta, how could it not only take 30 minutes to get to Serpong, 30 minutes from the Tomang area of West Jakarta and just a step from the Balaraja Timur toll exit and also made easier by the presence of a new toll road, namely Serpong - Balaraja & Balaraja - Soekarno Hatta which is currently on progress which has been completed almost to the majority.

The 6 main components of the DUO house are:

1. Private Utility Area. There is a special area for washing and drying on the roof so that privacy is maintained. This area can also be used as a place to relax.
2. Private Back Green Yard. A green garden behind the house that is useful as a safe place for children to play.
3. A room on the ground floor for parents so that it makes activities easier.
4. Low Density. Low density cluster system.
5. Extendable Vertical Roof Deck. Equipped with a special room on the top floor as a family gathering place.
6. Foot – Car Separation. Separating the pedestrian area from the main road.

Fasilitas Cluster Green Casa Duo Talaga Bestari.



Gambar 2.3 Lokasi Outdoor Living



Gambar 2.4 Perspektif Outdoor Living



Gambar 2.5 Fasilitas Island Of Activity



Gambar 2.6 Perspektif Island Of Activity

Complete and very luxurious Duo cluster facilities with natural nuances that blend with harmony make every resident feel at home here, besides that Duo Residence also has a 3.9 hectare retail area that accommodates various businesses ranging from F&B Stores.

Cinema to Supermarket with the availability of pedestrian skywalk & greens amphitheater and along the path there is also a bicycle path, and besides that this area is directly connected to international schools such as Al-Azhar Syifa Budi.

Talaga Bestari Laurensia School, Suvarna Sutra Pelita Harapan School, Karawaci Pelita Harapan, and Esa Unggul University in Citra Raya, and Talaga Bestari is also connected to entertainment and lifestyle places Jungle Walk, Sports Club, Kedaton Golf Course Suvarna Sutra, World Off Wonders Citra Raya, also close to Supermall Karawaci, & Semanea Container Mall Tangerang new city.

The following is the fulfillment of social and public facilities standards based on table 1.2, SNI 03-1733-1989

STANDAR FASOS DAN FASUM								
NO	JENIS SARANA		KETERANGAN	STANDAR M2/JIWA	JUMLAH UNIT	JUMLAH PENDUDUK	LUAS M2	
I	Pendidikan	1 TK	Modul 7x8=56 (2 RKB)	0,28	778	3.890	1.089	
		1 SD	Modul 7x8=56 (6 RKB)	1,25	778	3.890	4.863	
II	Kesehatan	1	Balai pengobatan warga	Pemanfaatan digabung (II&IV)	0,12	778	3.890	467
III	Perniagaan	1	Toko/Warung	-	0,4	778	3.890	1.556

STANDAR FASOS DAN FASUM									
NO	JENIS SARANA			KETERANGAN	STANDAR M2/JIWA	JUMLAH	JUMLAH PENDUDUK	LUAS M2	LUAS M2
						UNIT			RENCANA
IV	Pemerintahan	1	Balai Pertemuan	-	0,12	220	1100	132	132
		1	Pos Hansip	-	0,06	220	1100	66	64
		1	Gardu Listrik	-	0,012	220	1100	13,2	16
		1	Telepon umum /bis surat	-	0,012	220	1100	13,2	
		1	Parkir umum	-	0,04	220	1100	44	
V	Sarana kebudayaan dan rekreasi	1	Balai warga/ pertemuan	Pemanfaatan digabung	0,12	220	1100	132	
VI	Sarana olahraga daerah terbuka	1	Taman/tempat main	Ditengah kelompok Tetangga	0,5	220	1100	550	600
VII	Sarana peribadatan	1	Sarana Ibadah warga		0,24	220	1100	264	

Tabel 2.1 Pemenuhan Standar fasos dan fasum

Building Types

For all types in the Green Casa @duo Cluster, it is not allowed to use or add fences to the carport area

- **Calculation of Lighting Opening Area** Tipe Standard Lb/Lt= 5/13.

PERHITUNGAN LUAS BUKAAN PENCAHAYAAN TYPE 5 X 13 STANDARD				
Ruang	Luas Ruang	Bukaan Minimal	Rencana	Memenuhi Syarat
Lantai Dasar				
R.Makan	7.6 m2	0.76 m2	4.32 m2	OK
R.Tamu	7.1 m2	0.71 m2	6 m2	OK
R.Tidur 1	4.2 m2	0.42 m2	2 m2	OK
Kamar Mandi	2.3 m2	0.23 m2	0.28 m2	OK
Lantai Atas				
R.Tidur 2	7.5 m2	0.75 m2	5.16 m2	OK
R. Tidur Utama	11.2 m2	1.12 m2	4 m2	OK
Toilet R.Tidur Utama	3.7 m2	0.37 m2	0.86 m2	OK
R.Kerja	3.9 m2	0.39 m2	2 m2	OK
*Syarat Minimal Bukaan Pencahayaan 10% Dari Total Luas Ruang				

Tabel 2.2 Perhitungan Luas Bukaan Pencahayaan Tipe 5x13 Standard

PERHITUNGAN LUAS BUKAAN VENTILASI TYPE 5 X 13 STANDARD				
Ruang	Luas Ruang	Bukaan Minimal	Rencana	Memenuhi Syarat
Lantai Dasar				
R.Makan	7.6 m2	0.38 m2	2.4 m2	OK
R.Tamu	7.1 m2	0.36 m2	6 m2	OK
R.Tidur 1	4.2 m2	0.21 m2	1.12 m2	OK
Kamar Mandi	2.3 m2	0.12 m2	0.28 m2	OK
Lantai Atas				
R.Tidur 2	7.5 m2	0.38 m2	1.2 m2	OK
R. Tidur Utama	11.2 m2	0.56 m2	2.6 m2	OK
Toilet R.Tidur Utama	3.7 m2	0.19 m2	0.58 m2	OK
Toilet	3.9 m2	0.20 m2	1.2 m2	OK
*Syarat Minimal Bukaan Pencahayaan 5% Dari Total Luas Ruang				

Tabel 2.3 Perhitungan Luas Bukaan Ventilasi Tipe 5x13 Standard

- Tipe *Sudut* Lb/Lt= 5/13.

PERHITUNGAN LUAS BUKAAN PENCAHAYAAN TYPE 5 X 13 SUDUT				
Ruang	Luas Ruang	Bukaan Minimal	Rencana	Memenuhi Syarat
Lantai Dasar				
R.Makan	7.6 m ²	0.76 m ²	2.16 m ²	OK
R.Tamu	7.1 m ²	0.71 m ²	6 m ²	OK
R.Tidur 1	4.2 m ²	0.42 m ²	2 m ²	OK
Kamar Mandi	2.3 m ²	0.23 m ²	0.28 m ²	OK
Lantai Atas				
R.Tidur 2	7.5 m ²	0.75 m ²	5.16 m ²	OK
R. Tidur Utama	11.2 m ²	1.12 m ²	4 m ²	OK
Toilet R.Tidur Utama	3.7 m ²	0.37 m ²	0.86 m ²	OK
R.Kerja	3.9 m ²	0.39 m ²	2 m ²	OK
*Syarat Minimal Bukaan Pencahayaan 10% Dari Total Luas Ruang				

Tabel 2.4 Perhitungan Luas Bukaan Pencahayaan Tipe 5x13 Sudut

PERHITUNGAN LUAS BUKAAN VENTILASI TYPE 5 X 13 SUDUT				
Ruang	Luas Ruang	Bukaan Minimal	Rencana	Memenuhi Syarat
Lantai Dasar				
R.Makan	7.6 m ²	0.38 m ²	1.2 m ²	OK
R.Tamu	7.1 m ²	0.36 m ²	6 m ²	OK
R.Tidur 1	4.2 m ²	0.21 m ²	1.12 m ²	OK
Kamar Mandi	2.3 m ²	0.12 m ²	0.28 m ²	OK
Lantai Atas				
R.Tidur 2	7.5 m ²	0.38 m ²	1.2 m ²	OK
R. Tidur Utama	11.2 m ²	0.56 m ²	2.6 m ²	OK
Toilet R.Tidur Utama	3.7 m ²	0.19 m ²	0.86 m ²	OK
Toilet	3.9 m ²	0.20 m ²	1.2 m ²	OK
*Syarat Minimal Bukaan Pencahayaan 5% Dari Total Luas Ruang				

Tabel 2.5 Perhitungan Luas Bukaan Ventilasi Tipe 5x13 Sudut

- Tipe *Standard* Lb/Lt= 5/14.

PERHITUNGAN LUAS BUKAAN PENCAHAYAAN TYPE 5 X 14 STANDARD				
Ruang	Luas Ruang	Bukaan Minimal	Rencana	Memenuhi Syarat
Lantai Dasar				
R.Makan	10.6 m ²	1.06 m ²	1.4 m ²	OK
R.Tamu	8.5 m ²	m ²	6.2 m ²	OK
R.Tidur 1	4.2 m ²	0.42 m ²	2.16 m ²	OK
Kamar Mandi	3.7 m ²	0.37 m ²	0.59 m ²	OK
Lantai Atas				
R.Tidur 2	4.9 m ²	0.49 m ²	2.16 m ²	OK
R.Tidur 3	4.7 m ²	0.47 m ²	2.16 m ²	OK
R. Tidur Utama	9.8 m ²	0.98 m ²	6.42 m ²	OK
Toilet R.Tidur Utama	3.8 m ²	0.38 m ²	0.48 m ²	OK
Toilet	3.3 m ²	0.33 m ²	1.41 m ²	OK
*Syarat Minimal Bukaan Pencahayaan 10% Dari Total Luas Ruang				

Tabel 2.6 Perhitungan Luas Bukaan Pencahayaan Tipe 5x14 Standard

Tabel 2.7 Perhitungan Luas Bukaan Ventilasi Tipe 5x14 Standard

- Tipe *Sudut* Lb/Lt= 5/14.

PERHITUNGAN LUAS BUKAAN PENCAHAYAAN TYPE 5 X 14 SUDUT				
Ruang	Luas Ruang	Bukaan Minimal	Rencana	Memenuhi Syarat
Lantai Dasar				
R.Makan	10.6 m ²	1.06 m ²	2.79 m ²	OK
R.Tamu	8.5 m ²	m ²	6.2 m ²	OK
R.Tidur 1	4.2 m ²	0.42 m ²	2.16 m ²	OK
Kamar Mandi	3.7 m ²	0.37 m ²	0.59 m ²	OK
Lantai Atas				
R.Tidur 2	4.9 m ²	0.49 m ²	2.16 m ²	OK
R.Tidur 3	4.7 m ²	0.47 m ²	2.16 m ²	OK
R. Tidur Utama	9.8 m ²	0.98 m ²	6.42 m ²	OK
Toilet R.Tidur Utama	3.8 m ²	0.38 m ²	0.48 m ²	OK
Toilet	3.3 m ²	0.33 m ²	1.41 m ²	OK
*Syarat Minimal Bukaan Pencahayaan 10% Dari Total Luas Ruang				

Tabel 2.8 Perhitungan Luas Bukaan Pencahayaan Tipe 5x14 Sudut

PERHITUNGAN LUAS BUKAAN VENTILASI TYPE 5 X 14 SUDUT				
Ruang	Luas Ruang	Bukaan Minimal	Rencana	Memenuhi Syarat
Lantai Dasar				
R.Makan	10.6 m ²	0.53 m ²	1.93 m ²	OK
R.Tamu	8.5 m ²	0.43 m ²	6.2 m ²	OK
R.Tidur 1	4.2 m ²	0.21 m ²	1.2 m ²	OK
Kamar Mandi	3.7 m ²	0.19 m ²	0.59 m ²	OK

Tabel 2.9 Perhitungan Luas Bukaan Ventilasi Tipe 5x14 Sudut

Perhitungan Luas Terbuka Hijau

- Tipe *Standard* Lb/Lt= 5/13.

PERHITUNGAN LUAS TERBUKA HIJAU TYPE 5 X 13 STANDARD				
Type	Luas Lahan	RTH Minimal	Rencana	Memenuhi Syarat
B14 Standard	65 m ²	6.5 m ²	17.70 m ²	OK
*Syarat Minimal RTH 10% Dari Total Luas Lahan				

Tabel 2.10 Perhitungan Luas Terbuka Hijau Tipe 5x13 Standard

- Tipe *Sudut* Lb/Lt= 5/13.

PERHITUNGAN LUAS TERBUKA HIJAU TYPE 5 X 13 SUDUT				
Type	Luas Lahan	RTH Minimal	Rencana	Memenuhi Syarat
B14 Standard	65 m ²	6.5 m ²	17.70 m ²	OK
*Syarat Minimal RTH 10% Dari Total Luas Lahan				

Tabel 2.11 Perhitungan Luas Terbuka Hijau Tipe 5x13 Sudut

- Tipe *Standard* Lb/Lt= 5/14.

PERHITUNGAN LUAS TERBUKA HIJAU TYPE 5 X 14 STANDARD				
Type	Luas Lahan	RTH Minimal	Rencana	Memenuhi Syarat
B14 Standard	70 m ²	7 m ²	22 m ²	OK
*Syarat Minimal RTH 10% Dari Total Luas Lahan				

Tabel 2.12 Perhitungan Luas Terbuka Hijau Tipe 5x14 Standard

- Tipe *Sudut* Lb/Lt= 5/14.

PERHITUNGAN LUAS TERBUKA HIJAU TYPE 5 X 14 SUDUT				
Type	Luas Lahan	RTH Minimal	Rencana	Memenuhi Syarat
B14 Standard	70 m ²	7 m ²	22 m ²	OK
*Syarat Minimal RTH 10% Dari Total Luas Lahan				

Tabel 2.13 Perhitungan Luas Terbuka Hijau Tipe 5x14 Sudut

Perhitungan Ketinggian Plafond

- Tipe *Standard* Lb/Lt= 5/13.

PERHITUNGAN KETINGGIAN PLAFOND TYPE 5 X 13 STANDARD				
Type	Ruang	Tinggi Minimal	Rencana	Memenuhi Syarat
B14 Standard Lantai Dasar	Umum	2,7 m	2,7 m ²	OK
	Servis	2,2 m	2,7 m ²	OK
B14 Standard Lantai Atas	Umum	2,7 m	2,8 m ²	OK
	Servis	2,2 m	2,7 m ²	OK
*Syarat Minimal Tinggi Plafond 2,7 m Untuk Ruang Umum Syarat Minimal Tinggi Plafond 2,2 m Untuk Servis				

Tabel 2.14 Perhitungan Ketinggian Plafond Tipe 5x13 Standard

- Tipe *Sudut* Lb/Lt= 5/13.

PERHITUNGAN KETINGGIAN PLAFOND TYPE 5 X 13 SUDUT				
Type	Ruang	Tinggi Minimal	Rencana	Memenuhi Syarat
B14 Standard Lantai Dasar	Umum	2,7 m	2,7 m ²	OK
	Servis	2,2 m	2,7 m ²	OK
B14 Standard Lantai Atas	Umum	2,7 m	2,8 m ²	OK
	Servis	2,2 m	2,7 m ²	OK
*Syarat Minimal Tinggi Plafond 2,7 m Untuk Ruang Umum Syarat Minimal Tinggi Plafond 2,2 m Untuk Servis				

Tabel 2.15 Perhitungan Ketinggian Plafond Tipe 5x13 Sudut

- Tipe *Standard* Lb/Lt= 5/14.

PERHITUNGAN KETINGGIAN PLAFOND TYPE 5 X 14 STANDARD				
Type	Ruang	Tinggi Minimal	Rencana	Memenuhi Syarat
B14 Standard Lantai Dasar	Umum	2,7 m	2,8 m ²	OK
	Servis	2,2 m	2,5 m ²	OK
B14 Standard Lantai Atas	Umum	2,7 m	2,8 m ²	OK
	Servis	2,2 m	2,8 m ²	OK
*Syarat Minimal Tinggi Plafond 2,7 m Untuk Ruang Umum Syarat Minimal Tinggi Plafond 2,2 m Untuk Servis				

Tabel 2.16 Perhitungan Ketinggian Plafond Tipe 5x14 Standard

- Tipe *Sudut* Lb/Lt= 5/14.

PERHITUNGAN KETINGGIAN PLAFOND TYPE 5 X 14 SUDUT				
Type	Ruang	Tinggi Minimal	Rencana	Memenuhi Syarat
B14 Standard Lantai Dasar	Umum	2,7 m	2,8 m ²	OK
	Servis	2,2 m	2,5 m ²	OK
B14 Standard Lantai Atas	Umum	2,7 m	2,8 m ²	OK
	Servis	2,2 m	2,8 m ²	OK

*Syarat Minimal Tinggi Plafond 2,7 m Untuk Ruang Umum
Syarat Minimal Tinggi Plafond 2,2 m Untuk Servis

Tabel 2.17 Perhitungan Ketinggian Plafond Tipe 5x14 Sudut

Total Luasan

SUMMARY PERUMAHAN TALAGA BESTARI				
No	Uraian	C (5x13)	C (5x14)	Total (M ²)
1	Total Luas Bangunan	65.72	77.50	
2	Total Luas Tanah Kavling	6890	7980	14870
3	Jumlah Unit Rumah	106	114	220

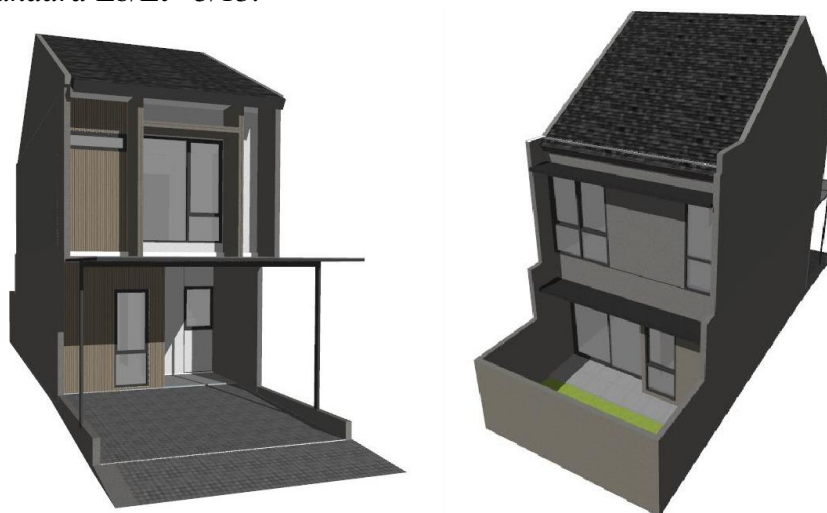
Tabel 2.18 Tipe - Tipe Bangunan

- Total Luasan tipe 5 x 13 Standard
 Lantai Dasar : 30.12 m²
 Lantai Atas : 29.30 m²
 Lantai Dak : 6.30 m²
 Total Luas Bangunan : 65.72 m²
- Total Luasan tipe 5 x 14 Standard
 Lantai Dasar : 36.20 m²
 Lantai Atas : 36.70 m²
 Lantai Dak : 4.60 m²
 Total Luas Bangunan : 77.50 m²

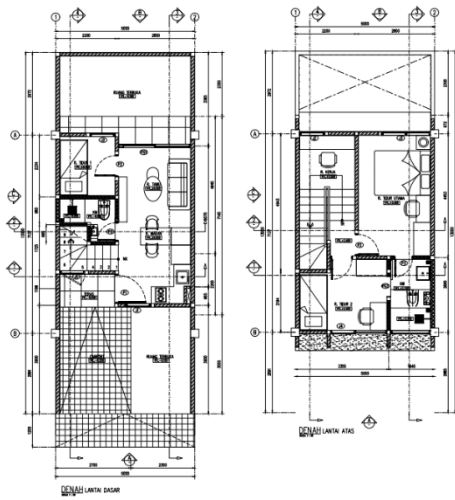
CONCLUSION

Pada bagian kesimpulan penelitian ini ditampilkan hasilnya dalam bentuk Desain Cluster Green Casa Duo Talaga Bestari Tangerang.

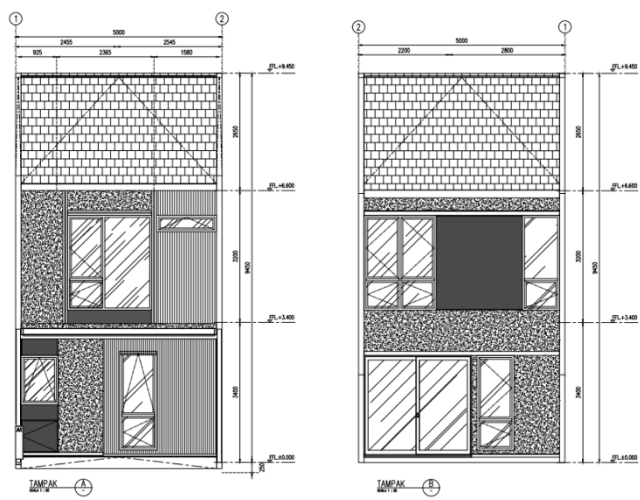
- Tipe *Standard* Lb/Lt= 5/13.



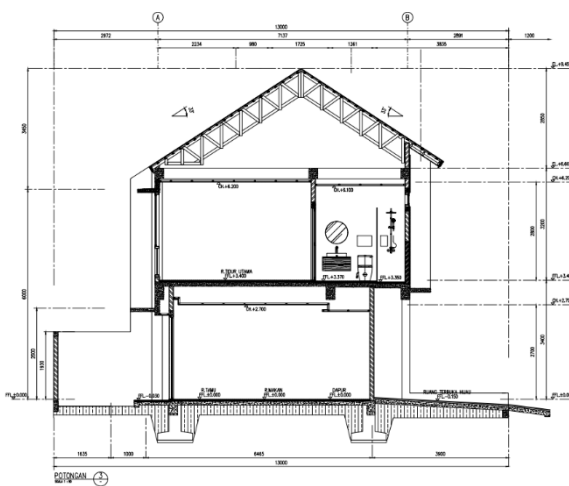
Gambar 3.1 Perpektif Tipe Bangunan 5x13 Standard



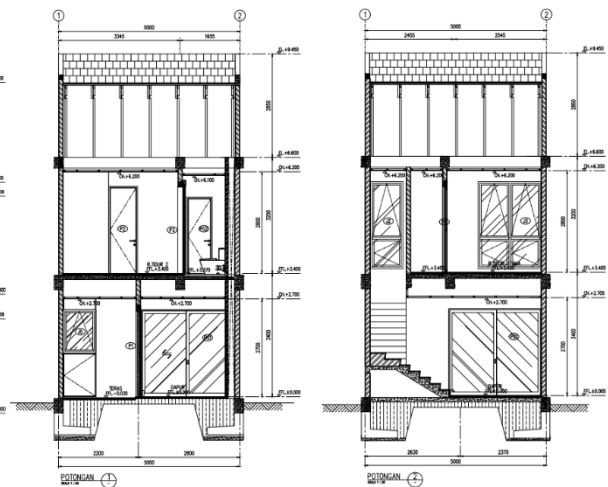
Gambar 3.2 Denah Tipe Bangunan 5x13 Standard



Gambar 3.3 Tampak Tipe Bangunan 5x13 Standard

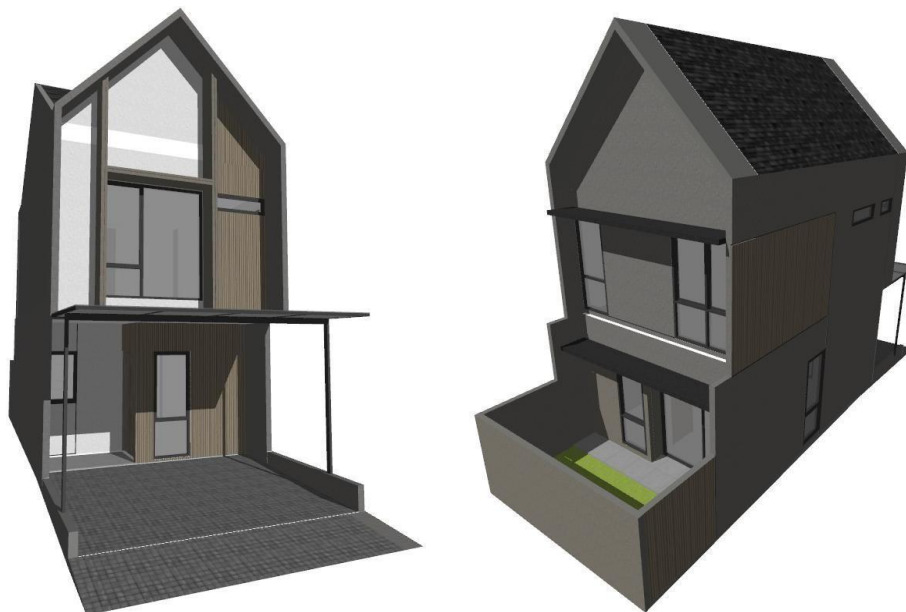


Gambar 3.4 Potongan Tipe Bangunan 5x13 Standard

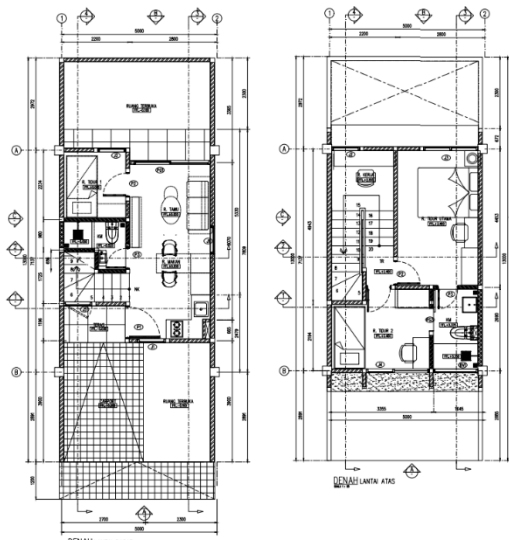


Gambar 3.5 Potongan Tipe Bangunan 5x13 Standard

- Tipe *Sudut* Lb/Lt= 5/13.



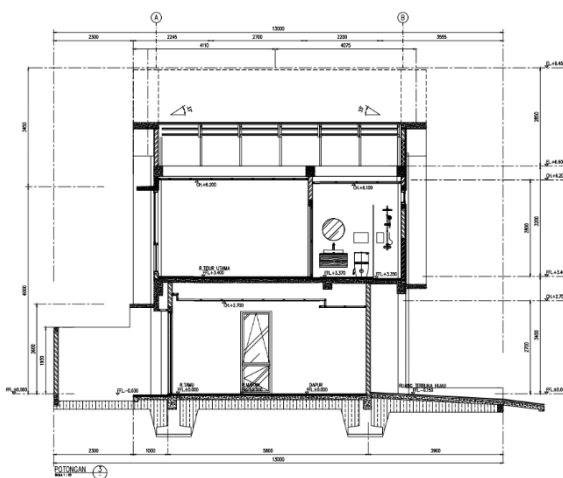
Gambar 3.6 Perapektif Tipe Bangunan 5x13 Sudut



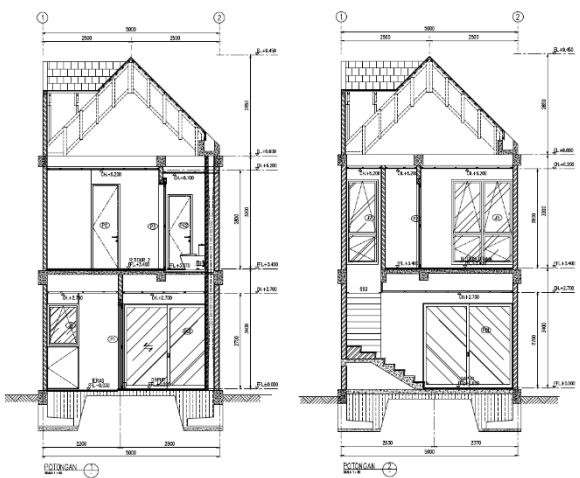
Gambar 3.7 Denah Tipe Bangunan 5x13 Sudut



Gambar 3.8 Tampak Tipe Bangunan 5x13 Sudut

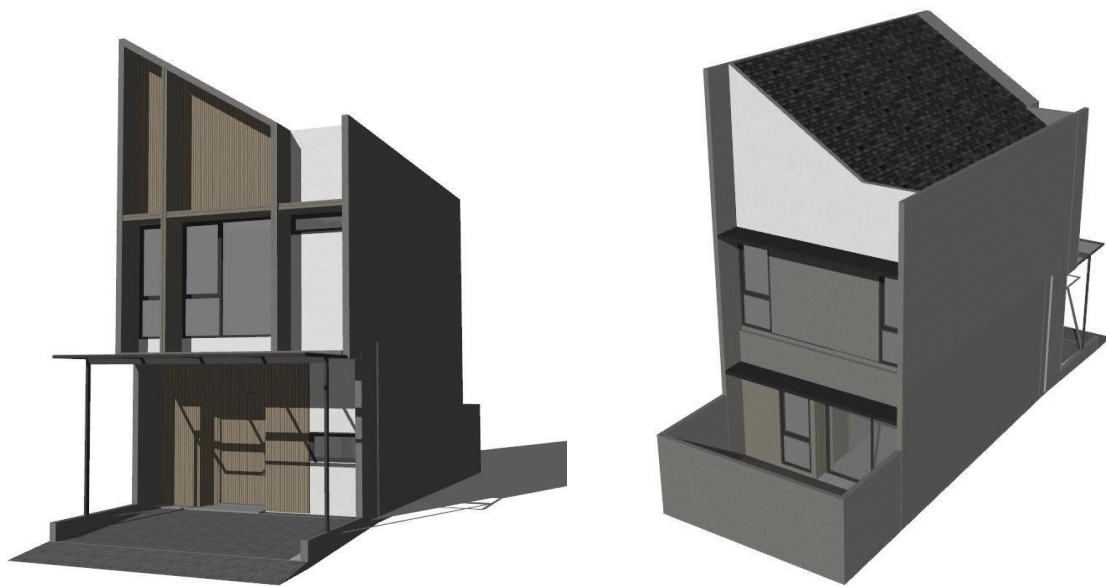


Gambar 3.9 Potongan Tipe Bangunan 5x13 Sudut

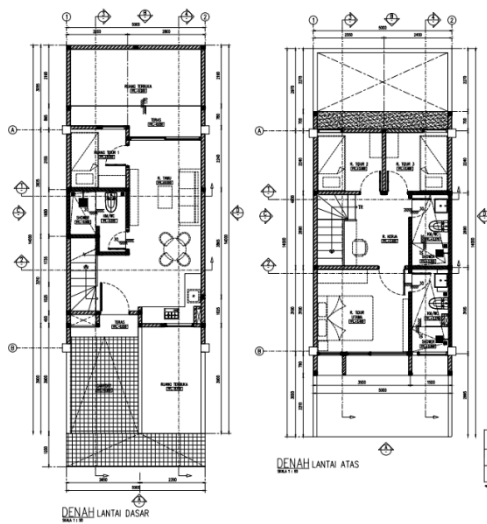


Gambar 3.10 Potongan Tipe Bangunan 5x13 Sudut

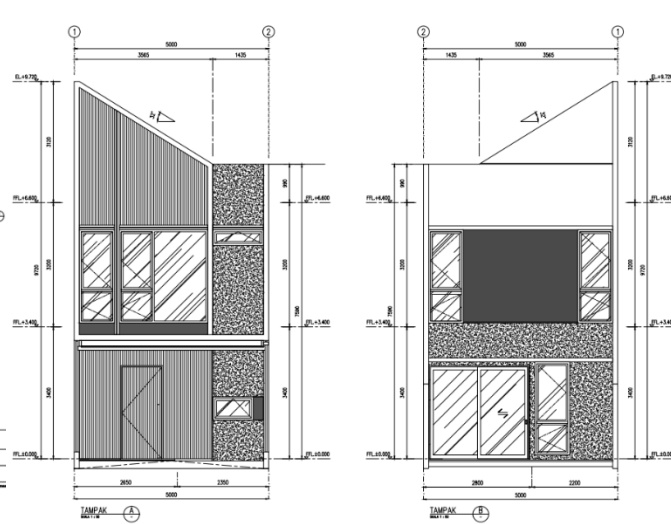
- Tipe *Standard* Lb/Lt= 5/14.



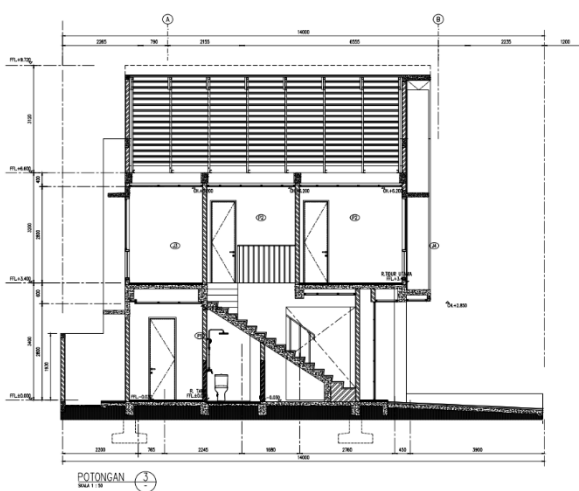
Gambar 3.11 Perpektif Tipe Bangunan 5x14 Standard



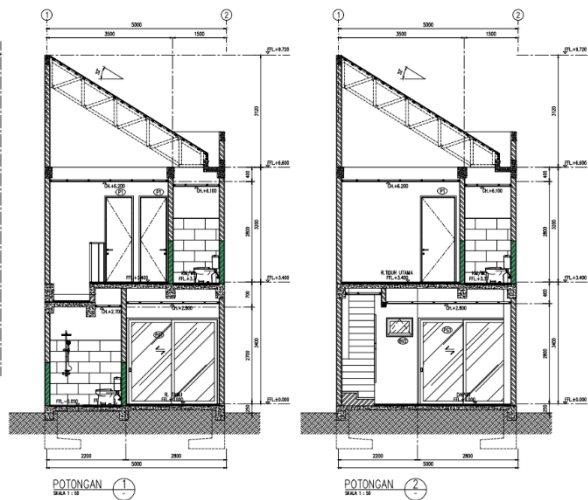
Gambar 3.12 Denah Tipe Bangunan 5x14 Standard



Gambar 3.13 Tampak Tipe Bangunan 5x14 Standard

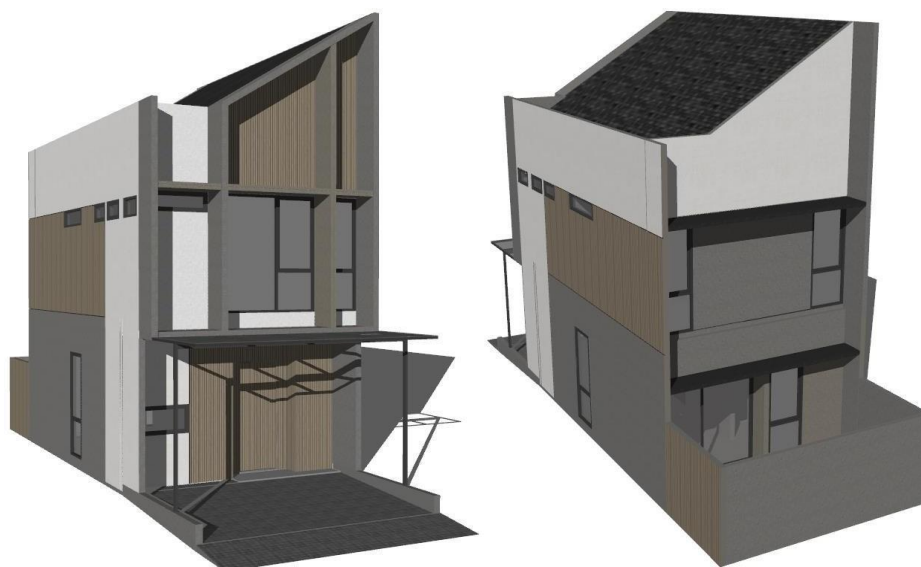


Gambar 3.14 Potongan Tipe Bangunan 5x14 Standard

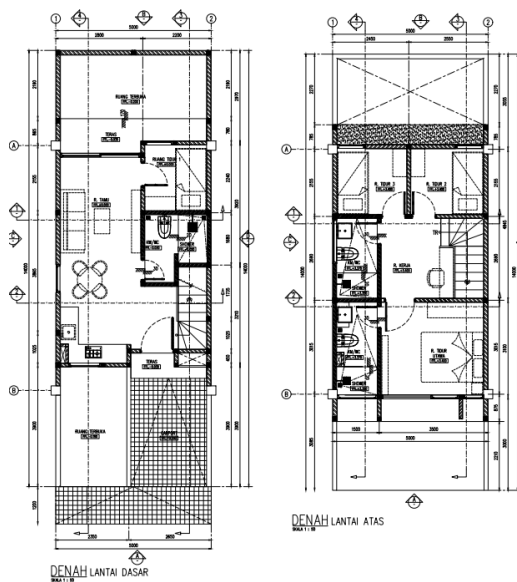


Gambar 3.15 Potongan Tipe Bangunan 5x14 Standard

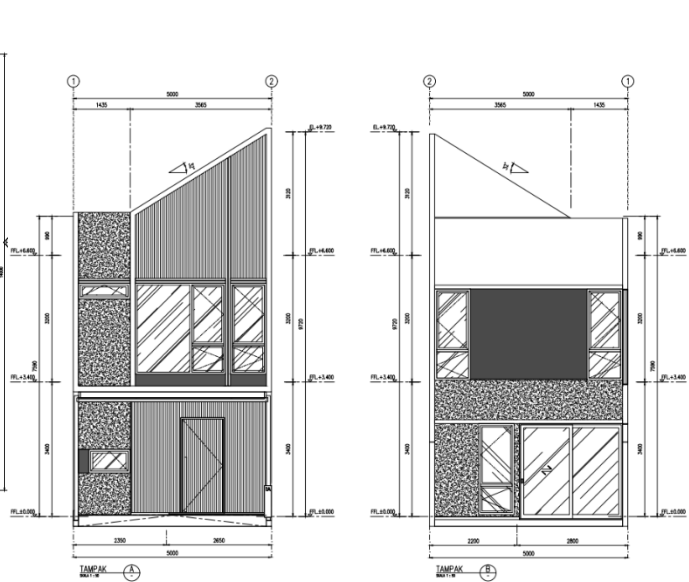
- Tipe *Sudut* Lb/Lt= 5/14.



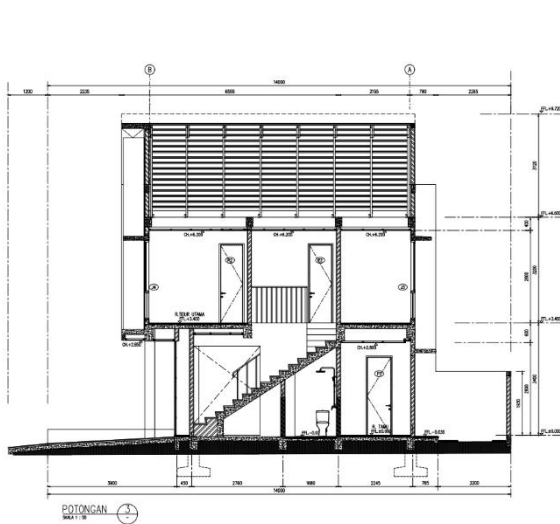
Gambar 3.16 Perpektif Tipe Bangunan 5x14 Sudut



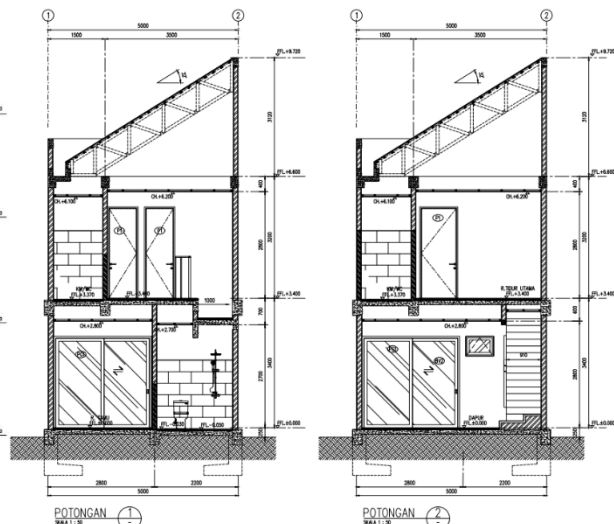
Gambar 3.17 Denah Tipe Bangunan 5x14 Sudut



Gambar 3.18 Tampak Tipe Bangunan 5x14 Sudut



Gambar 3.19 Potongan Tipe Bangunan 5x14 Sudut



Gambar 3.20 Potongan Tipe Bangunan 5x14 Sudut

1. **Pengembangan Lebih Lanjut**

Diperlukan kajian lebih mendalam terkait dampak lingkungan jangka panjang dari pembangunan cluster ini, khususnya dalam hal pengelolaan air hujan dan keberlanjutan vegetasi yang ada.

2. **Infrastruktur Transportasi**

Mengingat aksesibilitas yang menjadi salah satu nilai jual utama, disarankan untuk menambah jalur alternatif bagi pengguna kendaraan umum serta mendorong penggunaan transportasi ramah lingkungan.

3. **Pelibatan Masyarakat**

Perlu adanya program pelibatan komunitas dalam pemeliharaan fasilitas umum dan lingkungan sekitar untuk meningkatkan rasa memiliki dan keberlanjutan kawasan.

4. **Peningkatan Sistem Keamanan**

Meskipun sudah dilengkapi dengan sistem keamanan, perlu dilakukan evaluasi rutin dan peningkatan teknologi untuk memastikan keamanan penghuni tetap terjaga dengan baik.

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