

PT. ANARTA KREASINDO

Krisnamurti Lumenta M.Arch



Krisnamurti Lumenta is an Architect practicing in Jakarta, Indonesia. He is the Co-Founding principal of A+K. From his past experience, Mr. Lumenta has worked for 11 years with DP Architects, a prolific International Architecture firm based in Singapore and personally undertook many commercial projects spanning in many region of the world, UAE, Jordan, Syria, Turkey, India, China, Singapore, Indonesia.

A scholarship receiver from University of Michigan Ann Arbor Architecture School Mr. Lumenta is adamant to approach every design with a balanced consideration of commercial & aesthetic approach. With his years of experience from Corporate architecture background, Mr. Lumenta has been exposed to Corporate clients such as EMAAR (Syria, Jordan, UAE & Turkey), FEO (Singapore), APL & PAKUWON (Indonesia), GIC (Singapore investment in China), M3M (India) on various typologies of projects: Hotel, Office, Apartment, Retail Mall & Mixed use master plan. These exposure have provided him with a clear understanding of corporate client expectation.

“We firmly believe that design is a progressive notion in the search of the best balance between form & function.”

KRISNAMURTI LUMENTA, M.Arch



CURRENT POSITION

Director

JOINED A+K

2017

NATIONALITY

Indonesian

QUALIFICATIONS

Master of Architecture University
of Michigan Ann Arbor, Michigan, USA
2001

Bachelor of Arts in Architecture University
of Minnesota, Minneapolis
Minnesota, USA
1999

PERSONAL AWARDS

Alumni Scholarship University of Michigan
Ann Arbor
2001

Singapore BCA BIM competition Multidiscipline category
Team Leader Second Runner Up
2012

CURRENT PROJECTS

- Pakuwon Pekayon Mall - BIM
- Margonda Apartment - BIM
- Simprug Residential - BIM
- Bangka Residential - BIM

MAJOR COMPLETED PROJECTS

Indonesia

- Deli Medan Mixed Use Development (Medan) - BIM
- Balik Papan Mixed Use Development (Balik Papan)
- Pakuwon SuperMall Indah – (Surabaya)
- Pakuwon Tunjungan Plaza 6 – (Surabaya)
- Central Park 2 – (Jakarta)

Singapore

- Wood Square – Office development (Wood Lands) – BIM

Overseas Turkey

- Boulevardi Retail Zone – (Istanbul)

India

- Merlin Apartment Complex - Gurgaon Sector 67
- Merlin Apartment Complex - Gurgaon Sector 70A

Jordan

- Rift Bay Sales Center (Dead Sea)

Saudi Arabia

- King Abdullah Administrative City (Jeddah)

Syria

- 8th Gate Master Plan (Damascus)

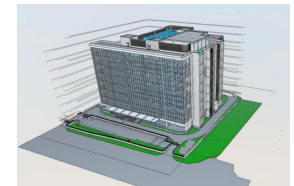
UAE

- Bawadi Square Master Plan Competition
- Palm Jebel Ali Apartment
- Dubiotech (Dubai)
- ADHOM (Abu Dhabi)

A+K adalah Perusahaan
dibidang Jasa Konsultan
Perencanaan Arsitektur,
Interior dan BIM Konsultan
yang berdiri tanggal 07
September 2005 dengan
nama resmi PT. ANARTA
KREASINDO.

Project A+K :

- **Commercial Project :**
 - Pekayon Mixed Use Bekasi (Konsultan Arsitektur)
 - Margonda Apartment (Konsultan Arsitektur)
 - Kikora Tower (Konsultan Arsitektur & Interior)
 - Balairung Prasetya Mulya (Konsultan Arsitektur Interior)
- **Interior Project**
 - Schlumberger Office (Konsultan Interior)
 - Foodcourt & Openspace Prasetya Mulya (Konsultan Arsitektur Interior)
 - Ichwan Residence (Konsultan Design Build Arsitektur Interior)
- **Residential Project :**
 - Grand Sahid Residence (Konsultan Arsitektur)
 - Dago Residence (Konsultan Design Build Arsitektur Interior)
- **Industrial Project :**
 - CGK 64 & CGK 65 (Konsultan BIM)
 - Atria DC (Konsultan BIM)
 - MIG DC (Konsultan BIM)
 - Cyber 4 DC (Konsultan BIM)
 - Grange Park (Konsultan BIM)



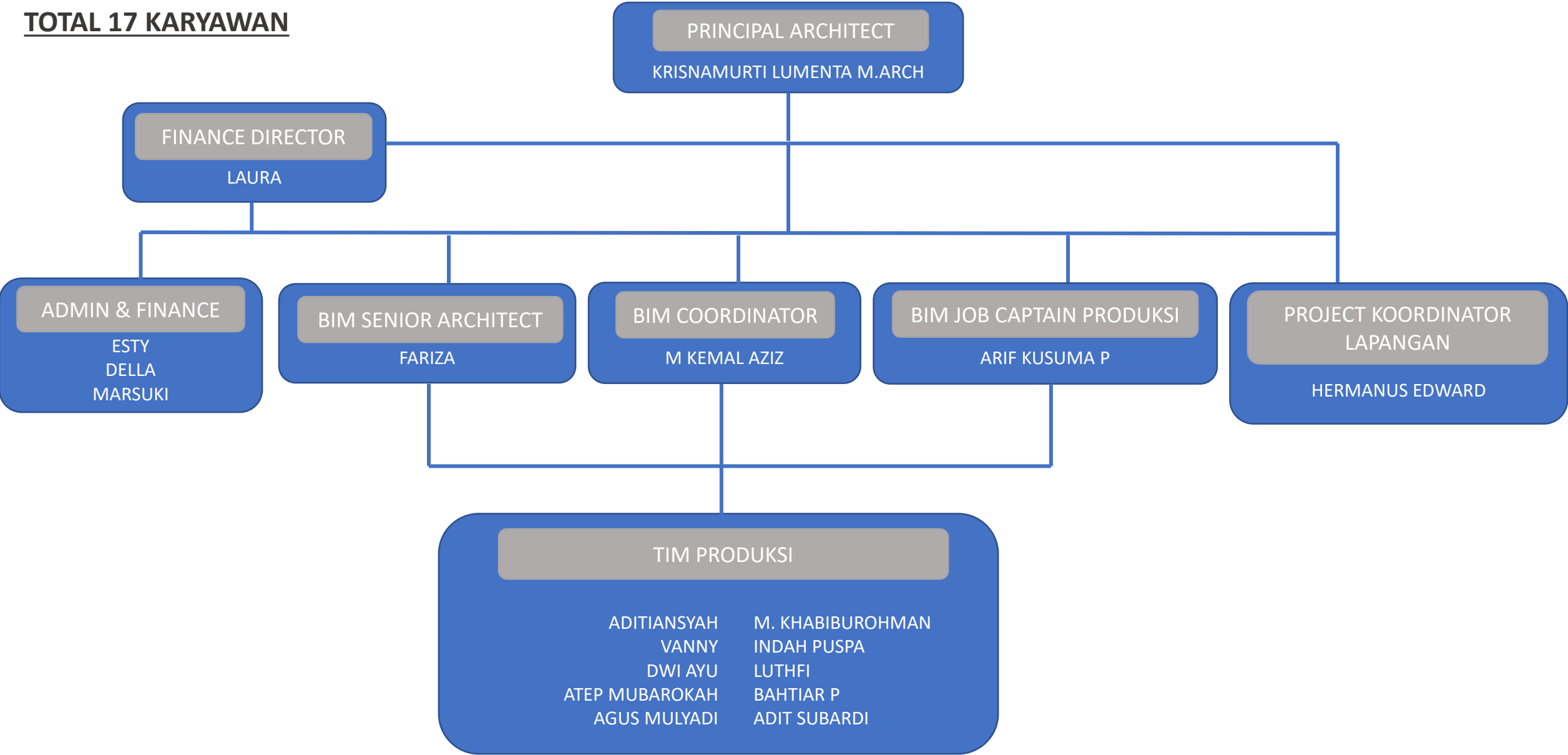
Our CLIENT



PT Kiantaka Rasa
For Better Food Ingredients & Seasonings



TOTAL 17 KARYAWAN



COMMERCIAL PROJECT

PEKAYON MIXED USE BEKASI

Client : PT GRAMA PRAMESI SIDDHI

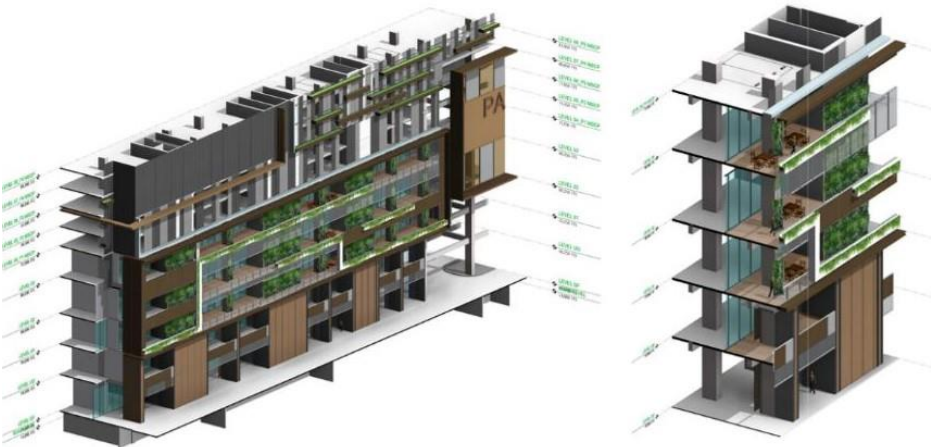
Scope of Service :

- Design Development
- Tender Documentation
- Working Drawing
- For Construction

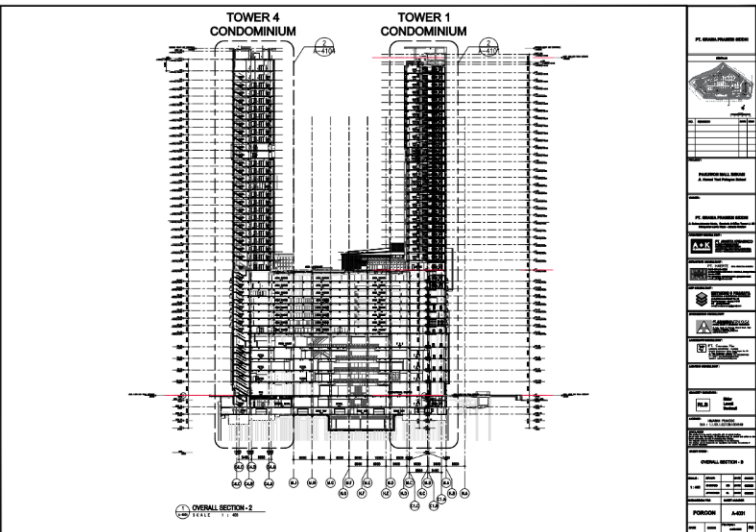
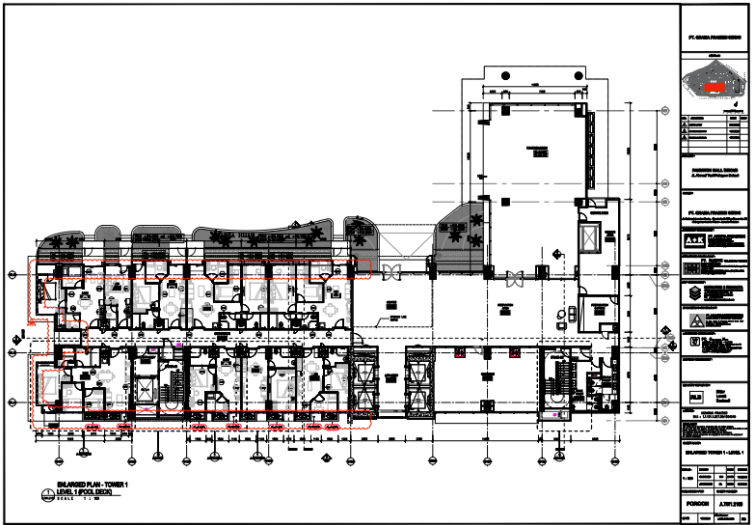
Perspektif



BIM Model



Documentation



PEKAYON MIXED USE BEKASI

Client : PT GRAMA PRAMESI SIDDHI

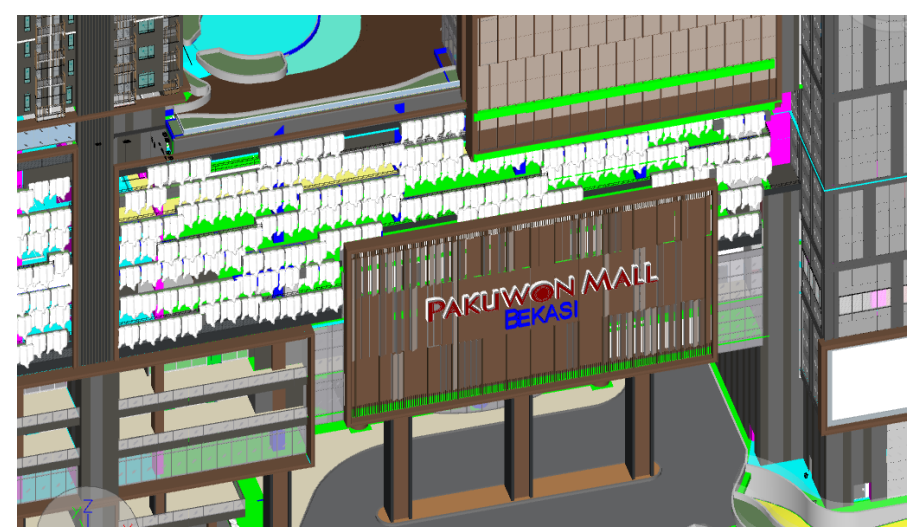
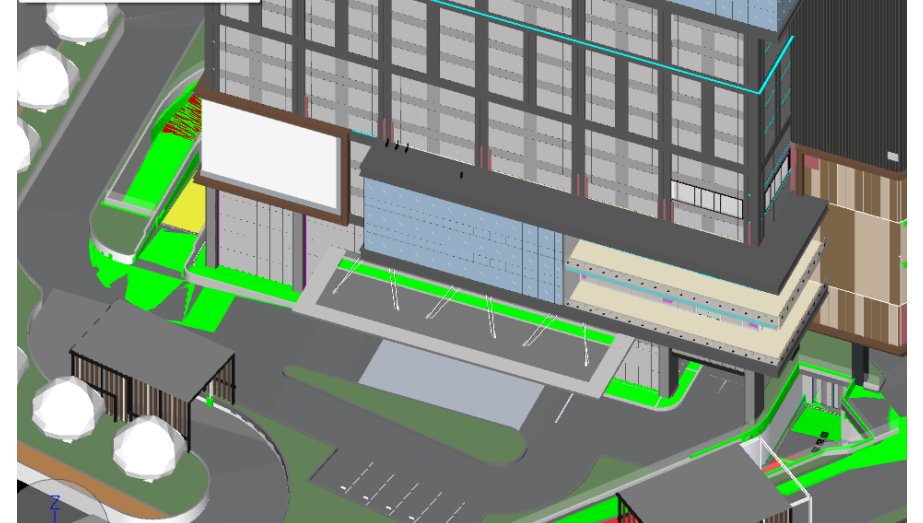
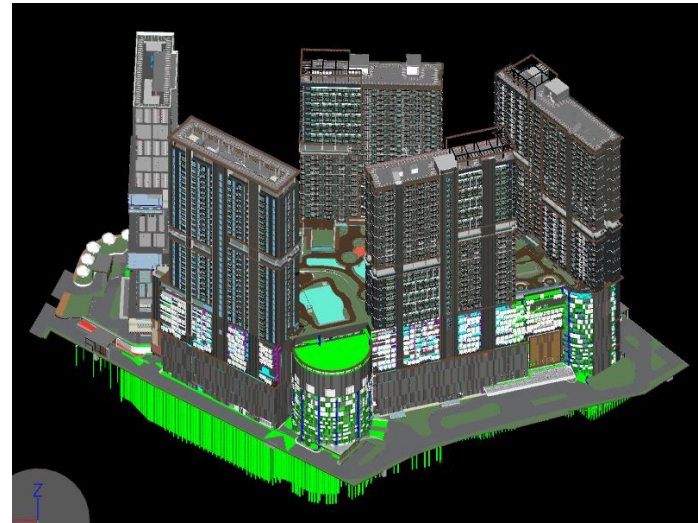
Scope of Service :

- Design Development
- Tender Documentation
- Working Drawing
- For Construction

Enscape Model



Navis Model



MARGONDA APARTEMENT - DEPOK

Client : PT GLOTIN & WIKA REALTY

Scope of Service :

- Concept & Schematic Design



KIKORA TOWER – ALAM SUTRA

Client : PT KIANTAKA RASA

Start Project : 2021 - present

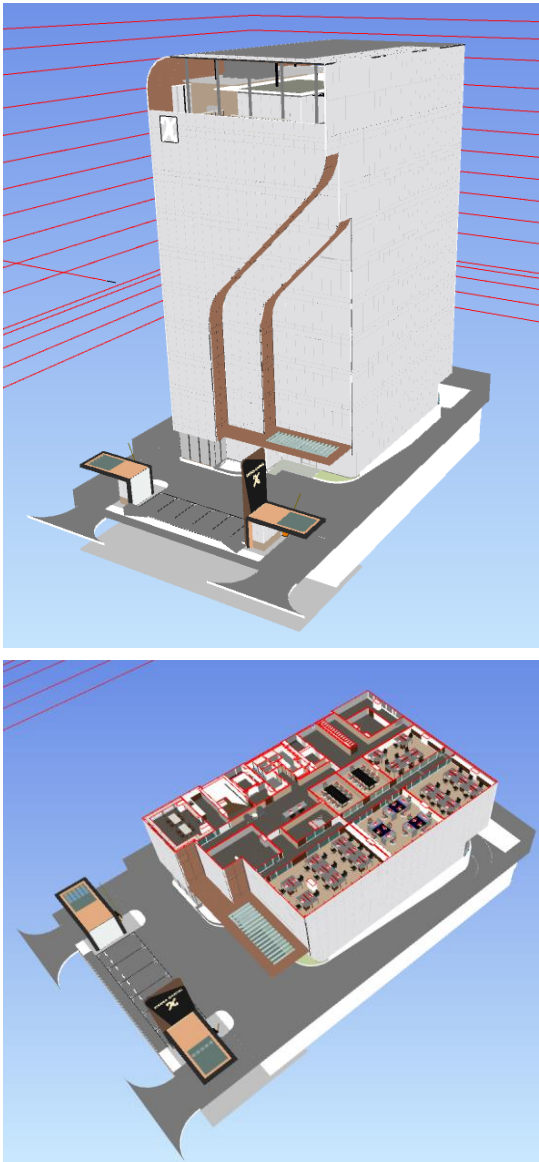
Scope of Service :

- Concept & Schematic Design
- Design Development
- Tender & For Construction

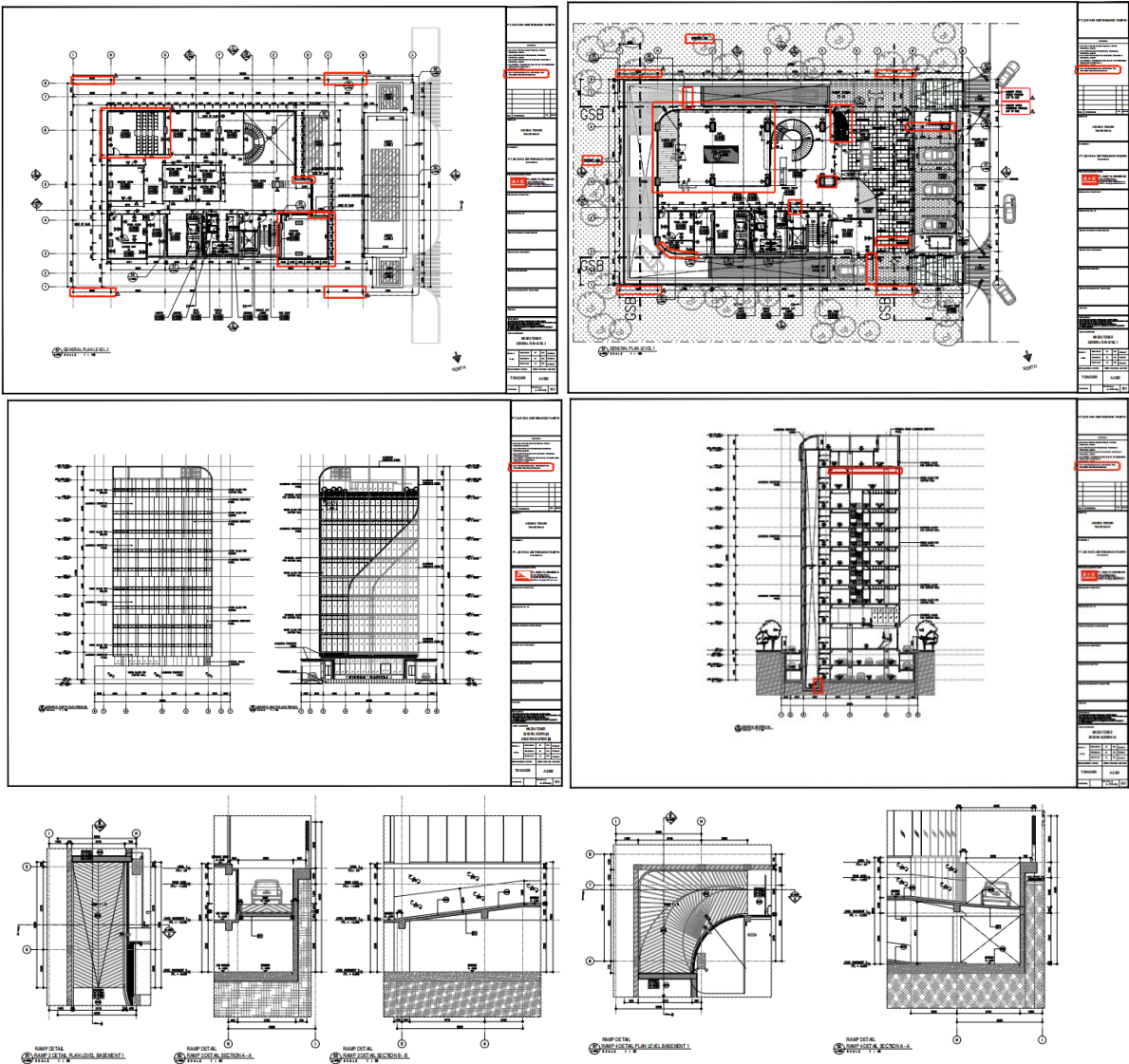
Enscape Model



BIM Model



Documentation



BALAIRUNG PRASETIYA MULYA UNIVERSITY

Client : YAYASAN PRASETIYA MULYA

Start Project : 2020 - 2021

Scope of Service :

- Design Development



SAVYAVASA LUXURY RESIDENCE - DHARMAWANGSA

Client : TAISEI – CSC JOINT OPERATION

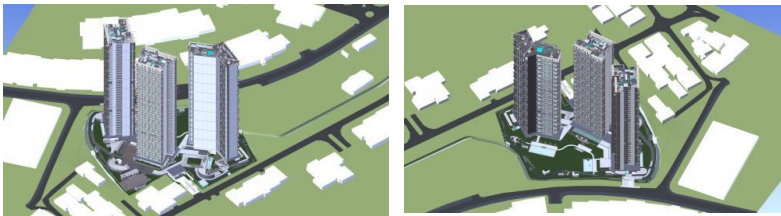
Scope of Service :

- BIM Execution Plan (BEP)
- BIM Modeling Architecture, Structure
- Clash Detection Report
- Generate BIM Modeling Architecture and Structure (LOD 500) As Built Drawing
- BIM Service LOD 500

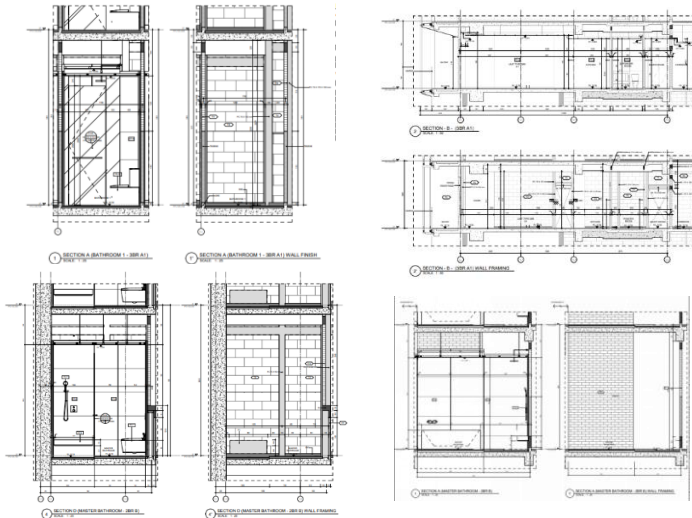
Prespective



BIM Model



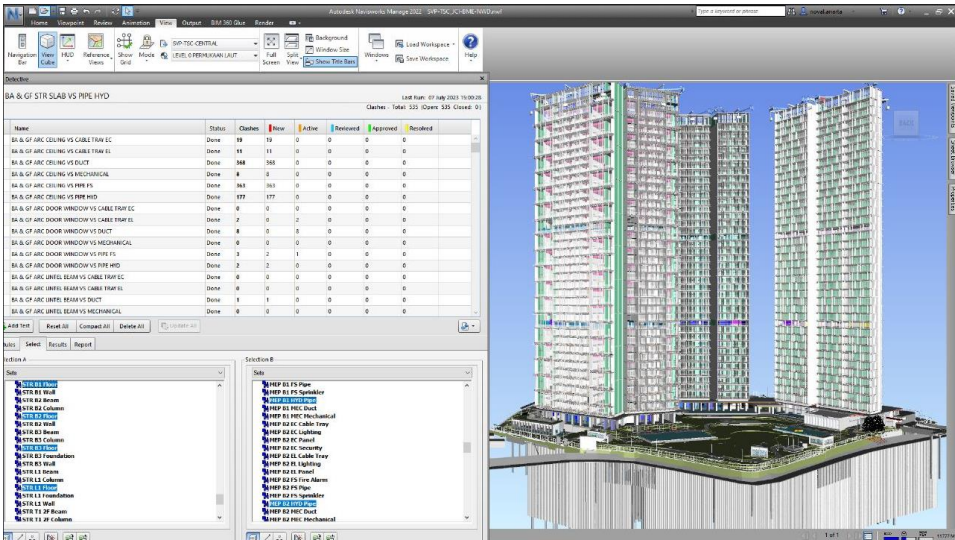
Documentation



BIM Tracker

NO.	Navigation: Select Filter	Issue	Issue Description	Trade	Area Location	DATE ISSUE	STATUS	Comments	Planned Date	Update Model
1		Wall and Core	THE DOOR CLASHES WITH THE BRICK STRUCTURE	ARCH VS STR	03-08RD 02.03-01	03/03/2023	CLASH	Door will be closed 03mm gap	03/03/2023	
2		Pile Loading Bar	THE LOADING BAR CLASHES WITH THE STRUCTURE WALL	ARCH VS STR	03-08RD 03.03.02.03-02	03/03/2023	CLASH		03/03/2023	
3		Floor Slab	THE FLOOR SLAB CLASHES WITH THE BRICK STRUCTURE	ARCH VS STR	03-08RD 02.03-02	03/03/2023	CLASH		03/03/2023	
4		Wall and Core	THE WALL CLASHES WITH THE BRICK STRUCTURE	ARCH VS STR	03-08RD 03.03-02	03/03/2023	CLASH		03/03/2023	
5		Wall and Core	THE WALL CLASHES WITH THE BRICK STRUCTURE	ARCH VS STR	03-08RD 03.03-02	03/03/2023	CLASH		03/03/2023	

Clash dition

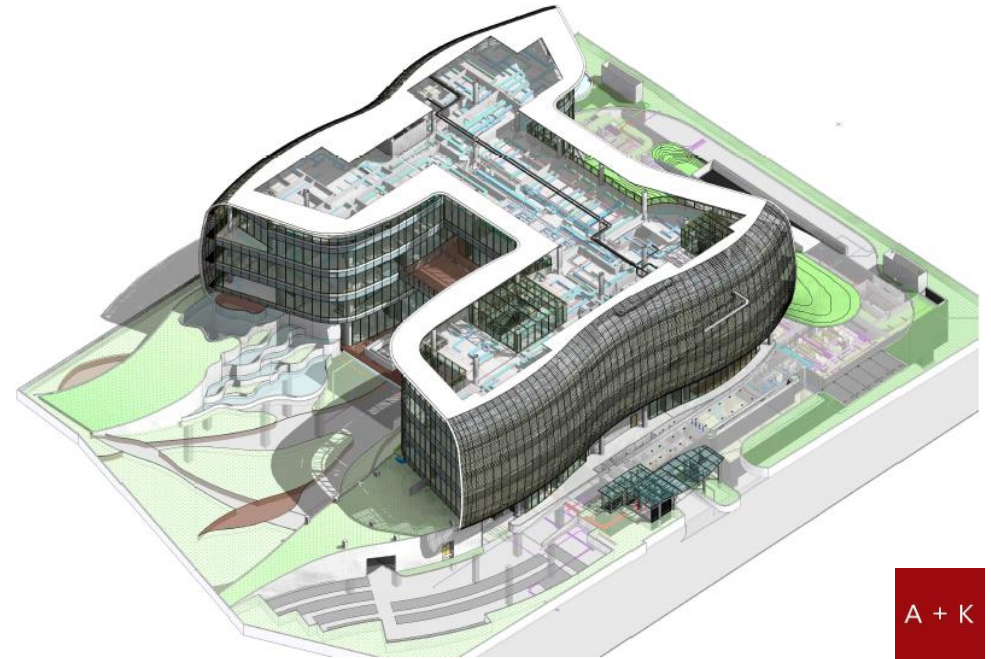
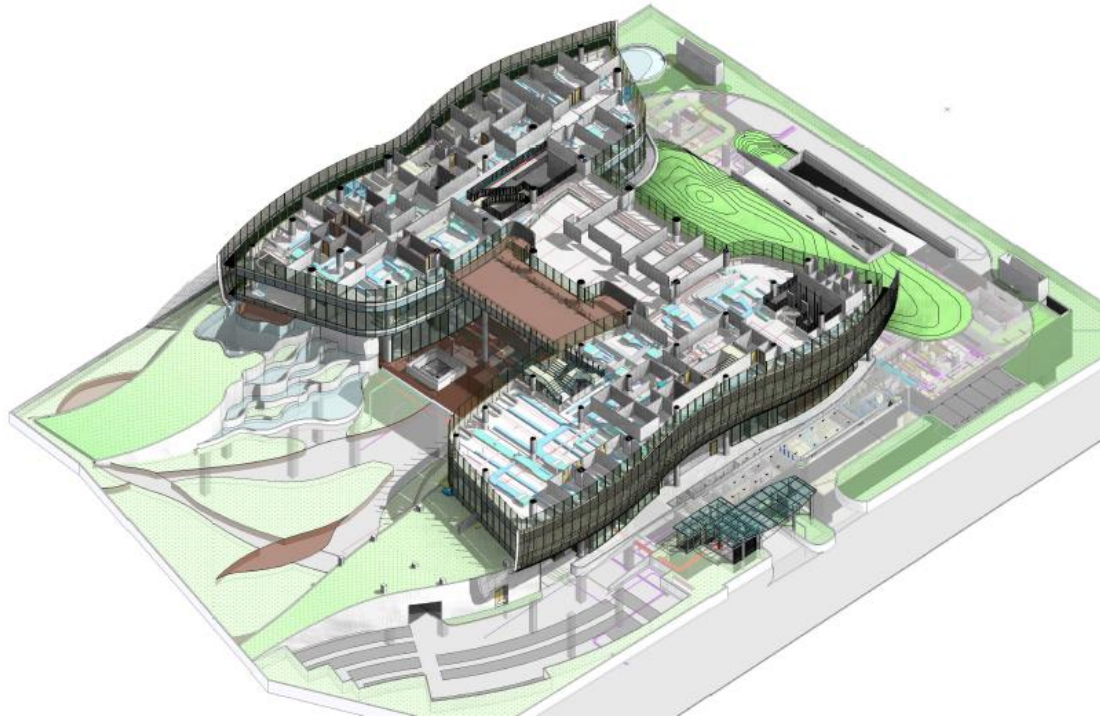


GRHA DSN – PULO GADUNG

Client : PT GEMILANG UTAMA NUSANTARA

Scope of Service :

- BEP & BIM Modeling



FOODCOURT & OPEN SPACE PRASETIYA MULYA UNIVERSITY

Client : YAYASAN PRASETIYA MULYA

Start Project : 2019 - 2021

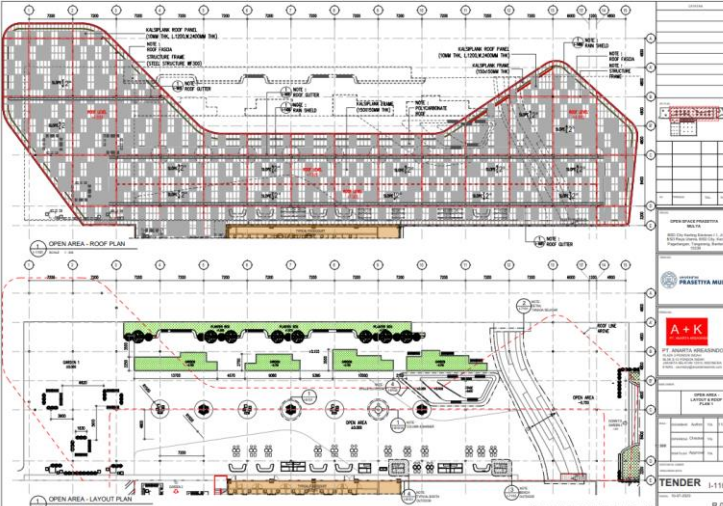
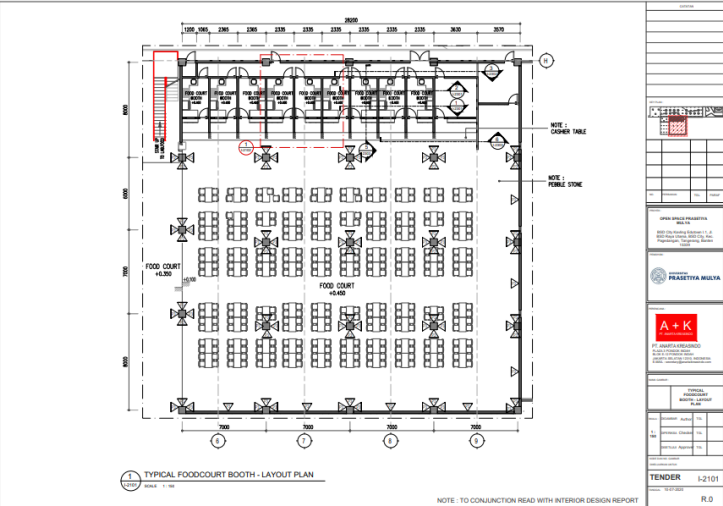
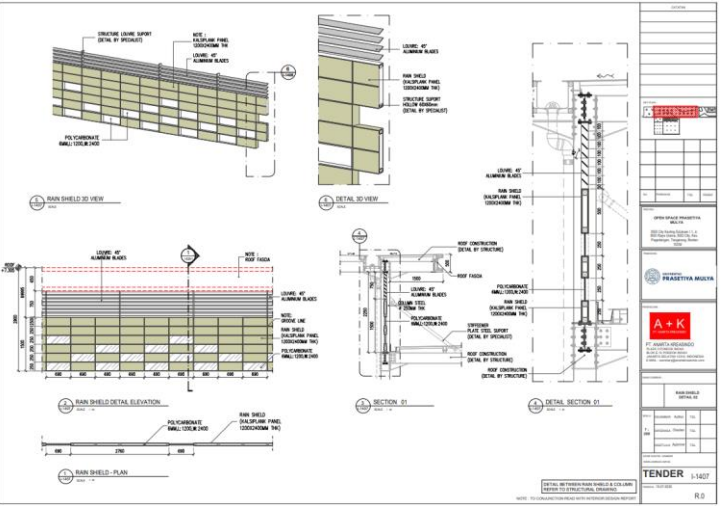
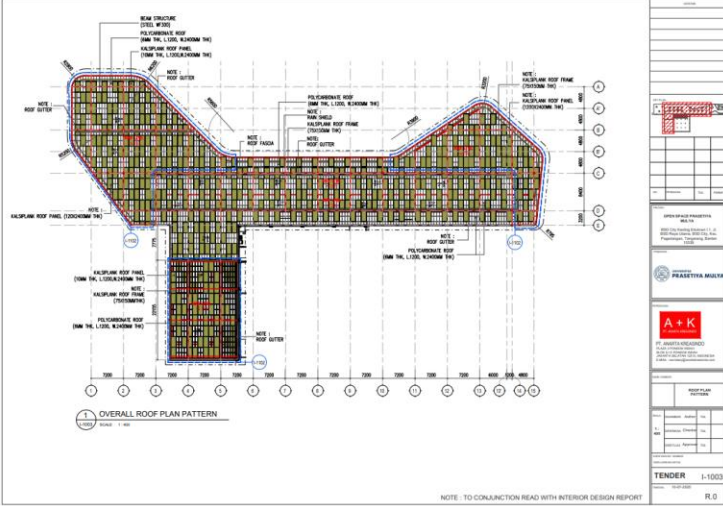
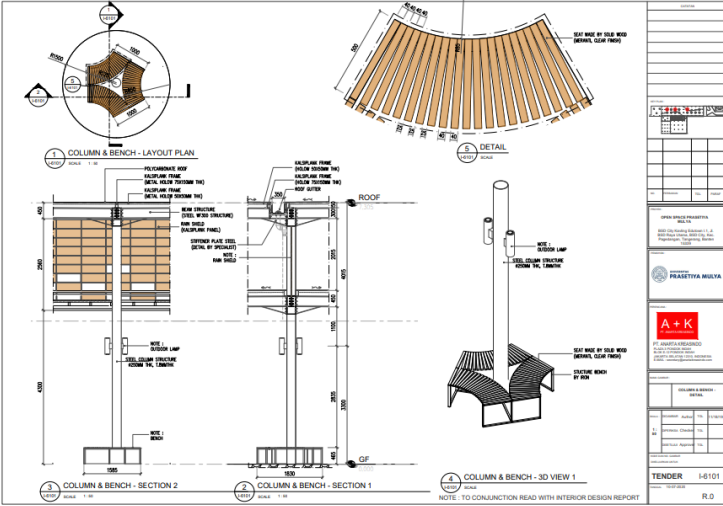
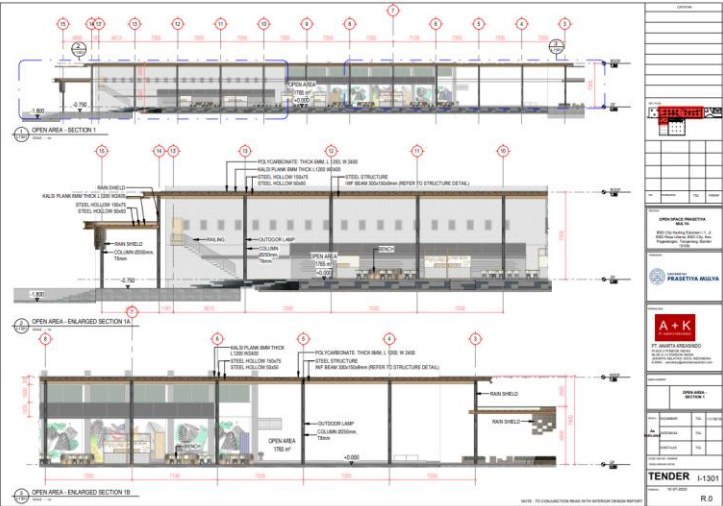
Scope of Service :

- Design Development
- Tender



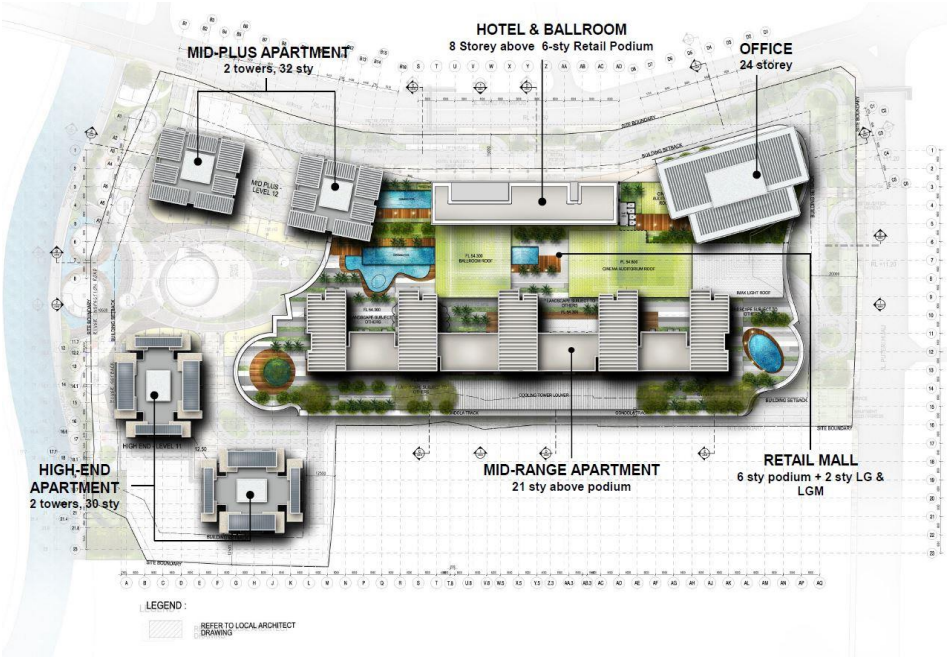
FOODCOURT & OPEN SPACE PRASETIYA MULYA UNIVERSITY

Client : YAYASAN PRASETIYA MULYA



PROJECT LEAD AT DPA – DELI MEDAN

Client : AGUNG PODOMORO LAND



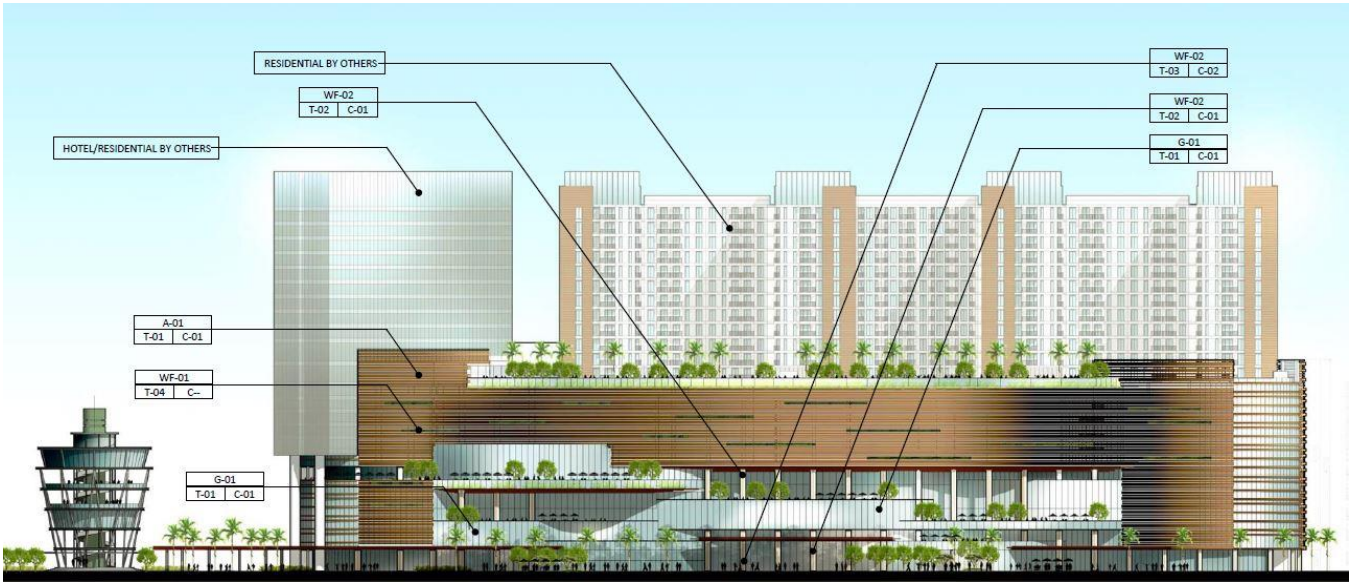
PROJECT LEAD AT DPA – NEO SOHO CENTRAL PARK

Client : AGUNG PODOMORO LAND



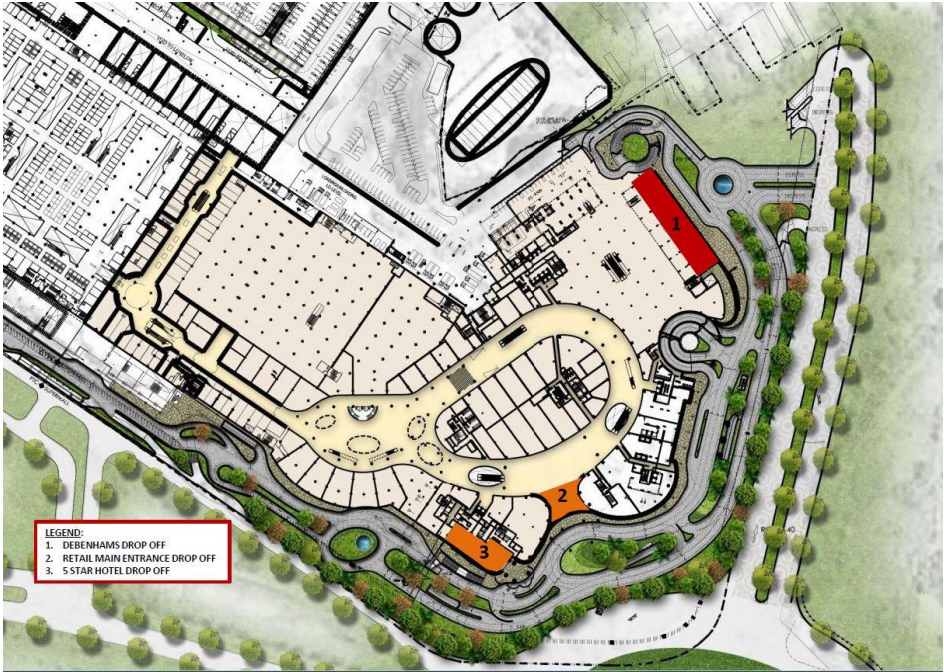
PROJECT LEAD AT DPA – BORNEO BAY CITY

Client : AGUNG PODOMORO LAND



PROJECT LEAD AT DPA – SUPER MALL PAKUWON INDAH

Client : PAKUWON JATI



PROJECT LEAD AT DPA – MERLIN APARTMENT GURGEEON, INDIA

Client : MERLIN APARTMENT



PROJECT LEAD AT DPA – EMAAR SQUARE ISTANBUL, TURKEY

Client : EMAAR TURKEY



RESIDENTIAL PROJECT

Start Project : 2024 - present

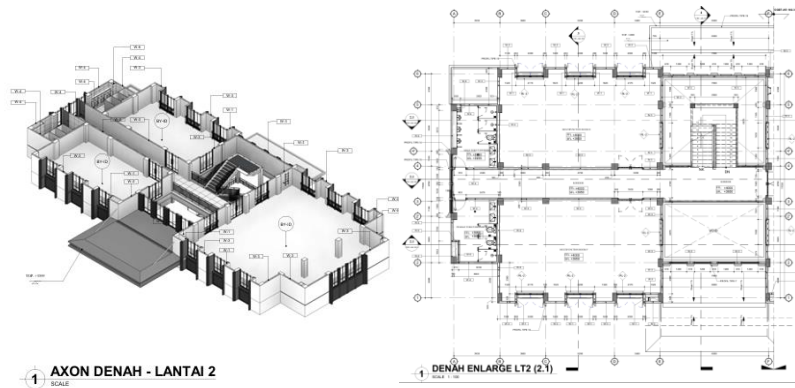
Scope of Service :

- Tahap Design Development (DED)

BIM Model



Documentation



BIM Tracker

Issues									
All issues									
	Issue	Created	Updated	Assignee	Labels	Project	Priority	Status	Resolution
Issues	Issue 1: New feature X	2023-01-01	2023-01-05	John Doe	Feature X	Project A	High	In Progress	Not Started
Issues	Issue 2: Bug fix Y	2023-01-02	2023-01-03	Jane Smith	Bug Y	Project A	Medium	Completed	Fixed
Issues	Issue 3: Performance Z	2023-01-03	2023-01-04	John Doe	Performance	Project A	Low	Pending Review	Not Started
Issues	Issue 4: Documentation A	2023-01-04	2023-01-06	Jane Smith	Documentation	Project A	Low	Completed	Not Started
Issues	Issue 5: Security B	2023-01-05	2023-01-07	John Doe	Security	Project A	Critical	In Progress	Not Started
Issues	Issue 6: UI Update C	2023-01-06	2023-01-08	Jane Smith	UI/UX	Project A	Medium	Pending Review	Not Started
Issues	Issue 7: API Integration D	2023-01-07	2023-01-09	John Doe	API	Project A	High	In Progress	Not Started
Issues	Issue 8: Database Migration E	2023-01-08	2023-01-10	Jane Smith	Database	Project A	Medium	Pending Review	Not Started
Issues	Issue 9: Testing Framework F	2023-01-09	2023-01-11	John Doe	Testing	Project A	Low	Completed	Not Started
Issues	Issue 10: Deployment G	2023-01-10	2023-01-12	Jane Smith	Deployment	Project A	High	In Progress	Not Started



Clash ditection

Clashes

Active

Closed

🔍 Search for models

Select a view

All 7 models

🔗 What is being clashed?

⚙️ Settings

	CSBT-AK-CH-000-M-Inv - 3D PUBLISH	CSBT-AK... - 3D ACC	CSBT-AK... - 3D ACC	CSBT-AK... - 3D ACC	CSBT-AK... - 3D ACC	CSBT-AK... - 3D ACC	CSBT-AK... - 3D ACC	CSBT-AK... - 3D
CSBT-AK-CH-000-M-Inv - 3D PUBLISH	121 clash groups	2	1	3	5	35	70	
CSBT-AK-CH-000-M3-EC-Inv - 3D ACC	5		3	3	3			
CSBT-AK-CH-000-M3-EL-Inv - 3D ACC	1	3		1	5	1	1	
CSBT-AK-CH-000-M3-FF-Inv - 3D ACC	1	3	1					
CSBT-AK-CH-000-M3-ME-Inv - 3D ACC	4	3	5					
CSBT-AK-CH-000-M3-PL-Inv - 3D ACC	50		1				8	
CSBT-AK-CH-000-M3-ST-Inv - 3D	70		2			8		



ANCOL RESIDENCE, Jakarta Utara

Client : Ibu tresna

GFA : 940 sqm



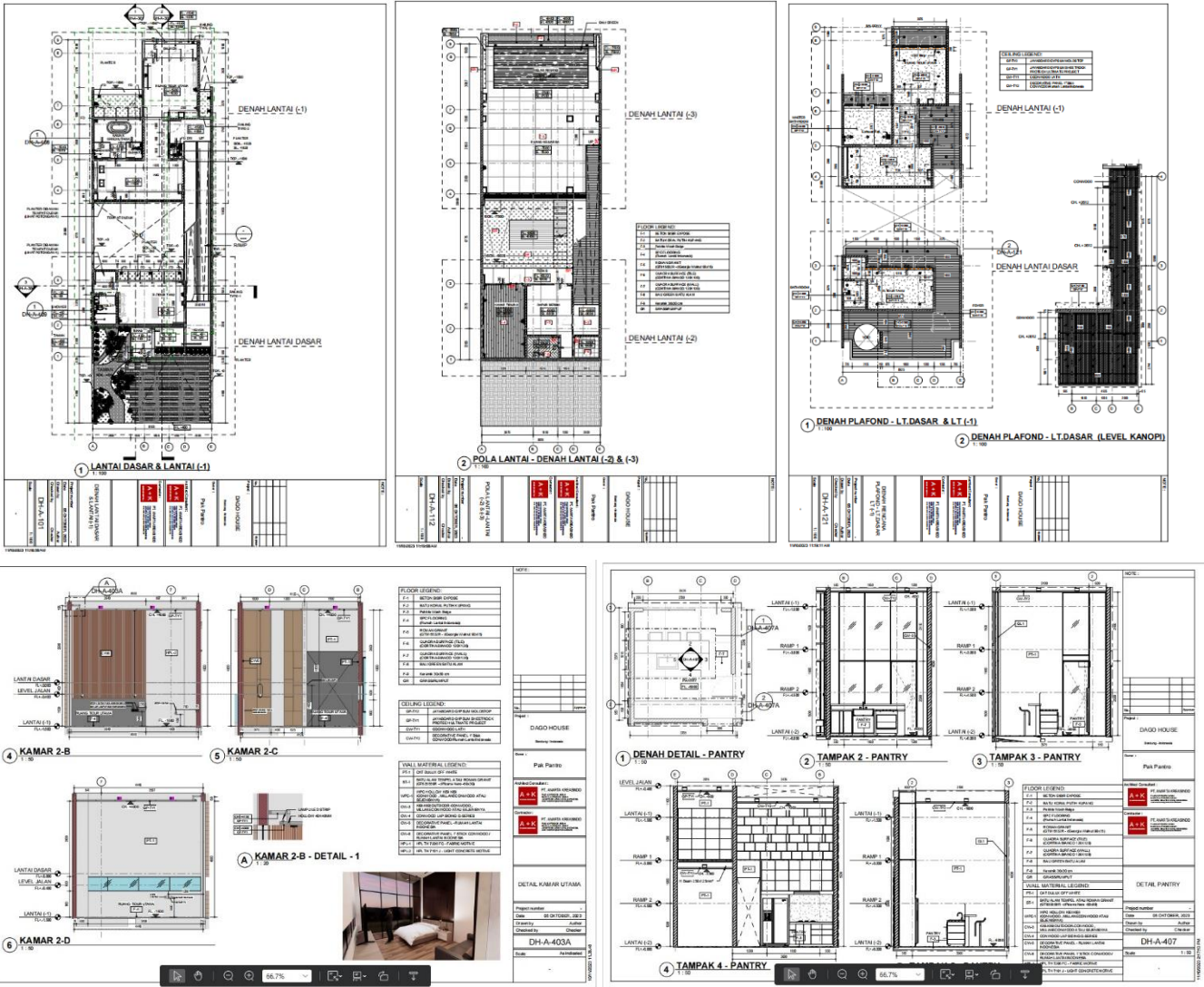
DAGO RESIDENCE

Client : Pak Pantro
Start Project : 2022 - present
Scope of Service :
• Design dan DED

Enscape Model



Documentation



Cipete Residence, Jakarta Selatan

Client : Ibu Ayu

GFA : 450 sqm



Jl. Kesehatan Residence Petojo, Jakarta Pusat

Client : Bpk Heri

GFA : 500 sqm



Simprug Residence, Jakarta Selatan

Client : Bpk Felix

GFA : 1,000 sqm



Mr. & Mrs. Gallou Residence, Ungasan Bali

Client : Mr. & Mrs. Gallou

Scope : *Design Development*



BANGKA TOWNHOUSE KEMANG, Jakarta

Client : Bpk. Felix

GFA : 15,000 sqm



GRAND SAHID RESIDENCE

Client : PT SAHID MULIA KREASI

Start Project : 2022 - present

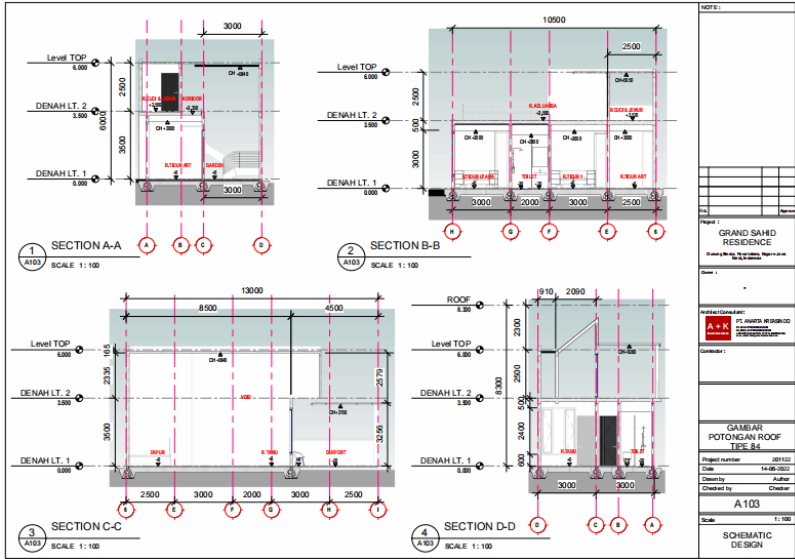
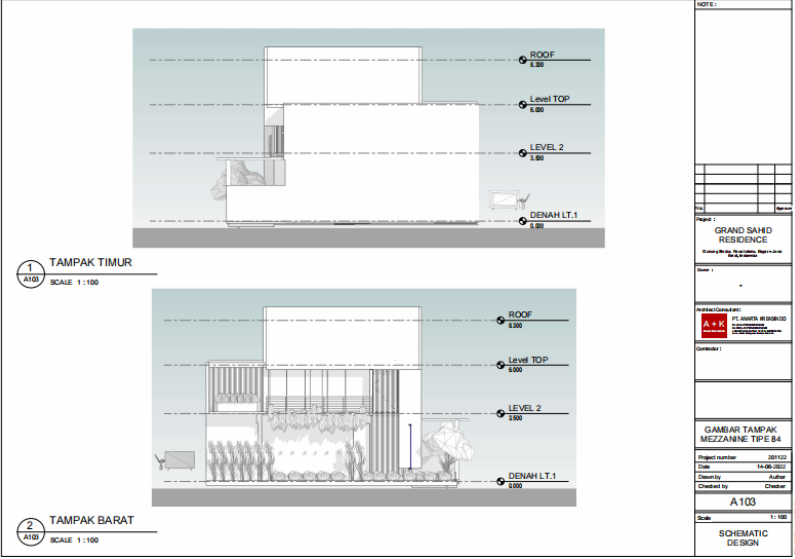
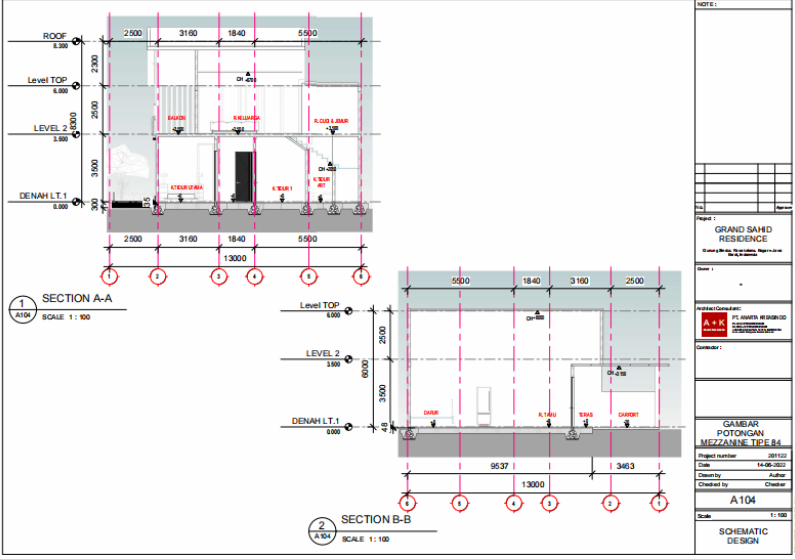
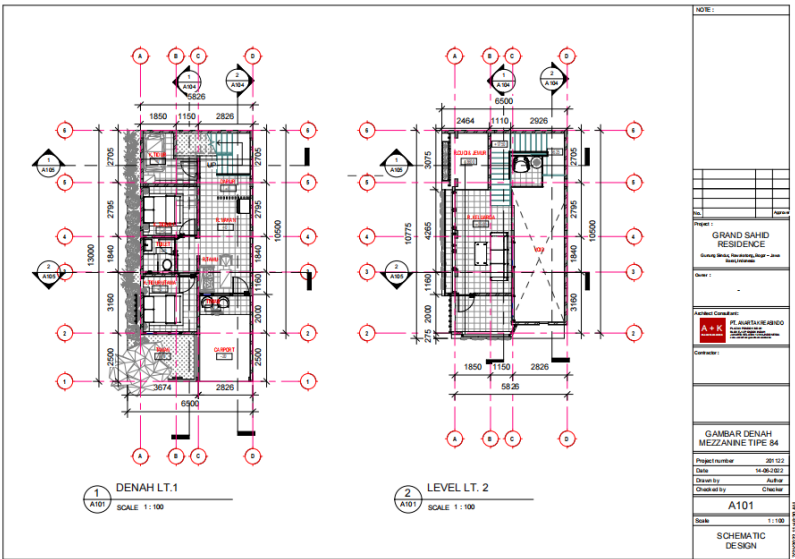
Scope of Service :

- Design dan DED

Enscape Model



Documentation



DATA CENTER & INDUSTRIAL PROJECT

CYBER 4 – DATA CENTER (KUNINGAN JKT)

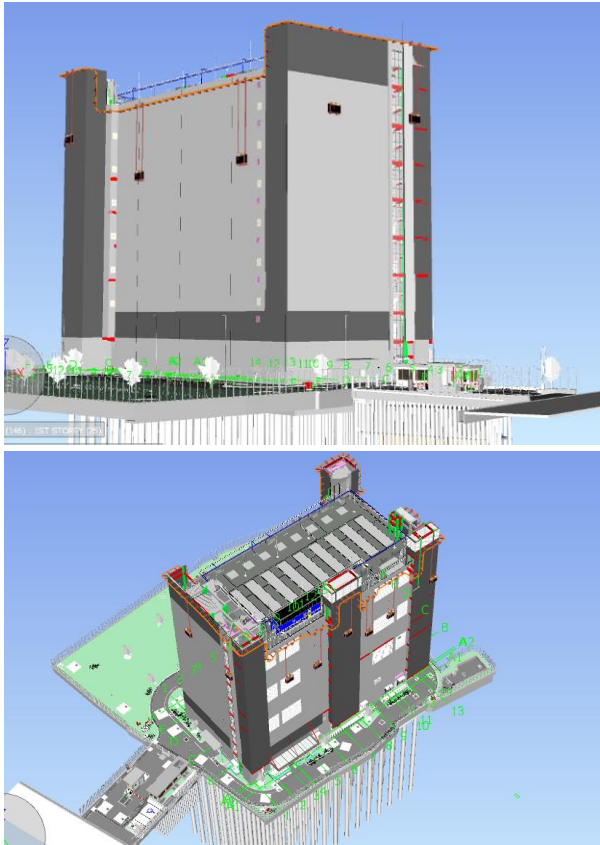
Client : PT TATAMULIA NUSANTARA INDAH

Start Project : 2022 - present

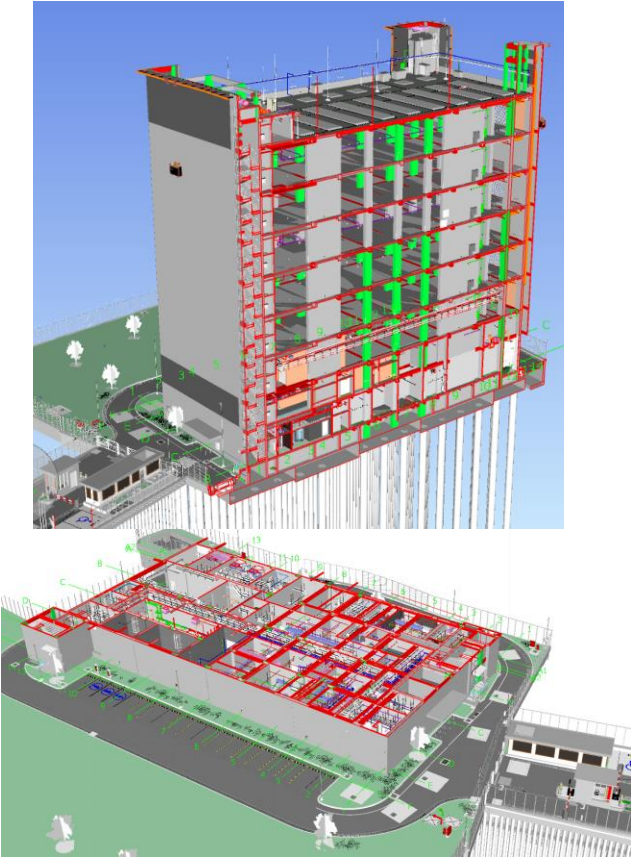
Scope of Service :

- BIM Execution Plan (BEP)
- BIM Modeling Arsitektur, Struktur, MEP
- Clash Detection Report
- Clash Detection Resolve
- BIM Service LOD 400

Prespective



BIM Model

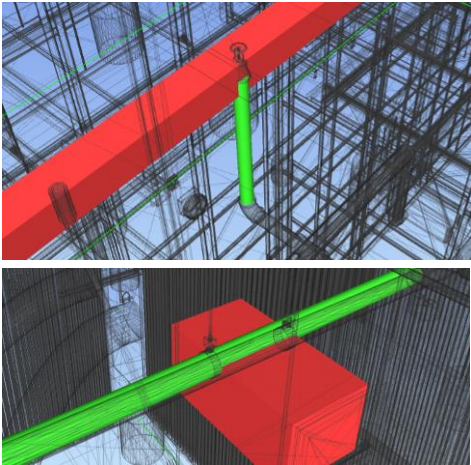


BIM Tracker & Monitoring Update

No.	Room/Space	Room	Room Name	Trade	Area/Volume	DATE ISSUED	DATE REVIEWED	REMARKS	Resolved Date	Update Model	BIM Number & Solution	Clashmark System
1		MECH	WALL FOR TRUCK ENTRY AND VENTILATION SYSTEMS (FOR R01)	MECH	WATER TREAT ROOM	8/2/2023	8/2/2023					
2		ELECT	WATER COOLING IN WALL ROOMS AND COOL LOCATION TO BE RELOCATED	ELECT	WALL ROOM	8/2/2023	8/2/2023		8/2/2023			
3		MECH	LOCATION ON THE EXTERIOR TO BE MAINTAINED - CHANGING FROM 1.5M TO 1.0M TO BE MAINTAINED - CHANGING FROM 1.5M TO 1.0M TO BE MAINTAINED	MECH	WATER ROOM	8/2/2023	8/2/2023		8/2/2023			
4		MECH	WALL PENETRATIONS DUE TO CLASH WITH EQUIPMENT - TO BE MAINTAINED	MECH	WATER TREAT ROOM	8/2/2023	8/2/2023		8/2/2023			
5		MECH	WALL EXTERIOR HOLE DUE TO CLASH WITH EQUIPMENT - TO BE MAINTAINED	MECH	WALL ROOM	8/2/2023	8/2/2023		8/2/2023			
6		MECH	WALL FOR PUMP ROOMS TO BE MAINTAINED FOR MAINTENANCE ACCESS	MECH	PUMP ROOM	8/2/2023	8/2/2023		8/2/2023			

Clash dtection

Name	Status	Clashes	New	Active	Reviewed	Approved	Resolved
BEAM VS CABLE TRAY	Old	0	0	0	0	0	0
BEAM VS DOOR	Old	2	0	0	0	2	0
BEAM VS DUCTING	Old	504	0	124	0	0	380
BEAM VS ELECTRICAL	Old	262	0	37	0	0	225
BEAM VS PIPES	Old	913	0	52	0	0	861
BEAM VS WINDOWS	Old	42	0	26	0	0	16
CABLE TRAY VS ELECTRICAL & LIGHTING	Old	140	0	61	0	0	79
CABLE TRAY VS PIPES	Old	317	0	66	0	0	251
DOOR VS MEP	Old	45	0	6	0	0	39
DUCT VS ELECTRICAL & LIGHTING	Old	151	0	34	0	0	117
DUCTS VS CABLE TRAY	Old	424	0	50	0	0	374
DUCTS VS PIPES	Old	662	0	136	0	0	526
MEP VS CONDUITS	Old	15	0	5	0	0	10
PIPES VS ELECTRICAL & LIGHTING	Old	479	0	53	0	0	426
STAIR VS MEP	Old	15	0	4	0	0	11
STR COLUMN VS CABLE TRAY	Old	19	0	3	0	0	7
STR COLUMN VS DOOR	Old	5	0	2	0	0	3
STR COLUMN VS DUCTING	Old	85	0	28	0	0	57
STR COLUMN VS ELECTRICAL	Old	41	0	13	0	0	28
STR COLUMN VS PIPES	Old	58	0	9	0	0	49
STR COLUMN VS WINDOWS	Old	13	0	11	0	0	2
STR SLAB VS CABLE TRAY	Old	1	0	0	0	0	1
STR SLAB VS CONDUITS	Old	3	0	3	0	0	0
STR SLAB VS DUCTING	Old	487	0	112	0	0	375
STR SLAB VS PIPES	Old	769	0	206	0	0	563
WALL VS MEP	Old	4633	0	1588	0	0	3045



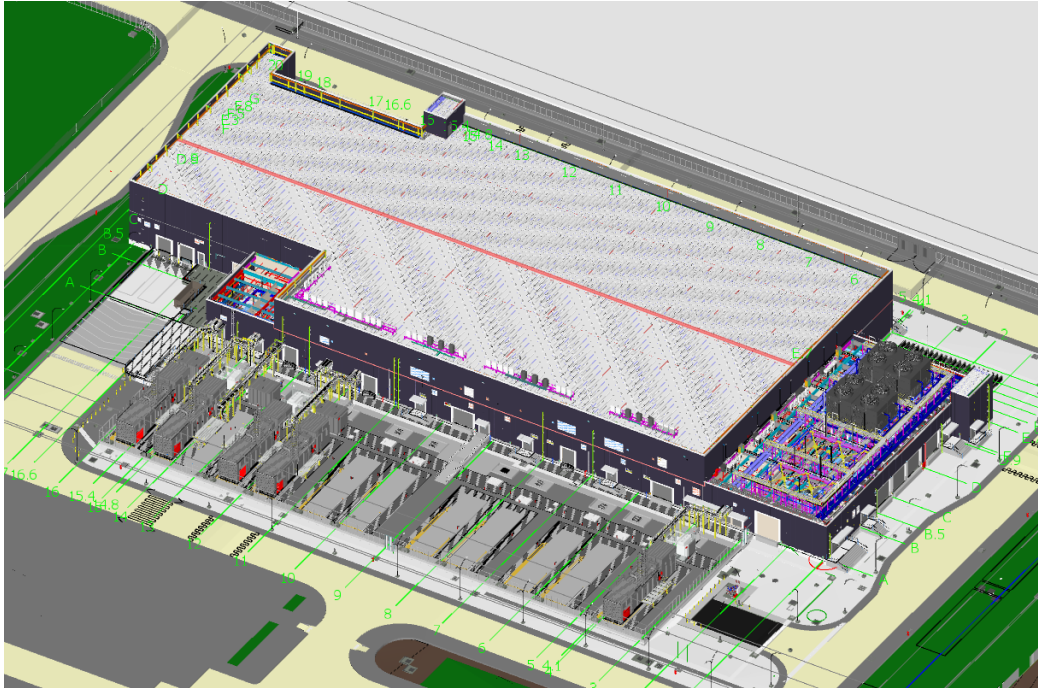
CGK 64&65 – DATA CENTER CIKARANG

Client : PT TATAMULIA NUSANTARA INDAH

Scope of Service :

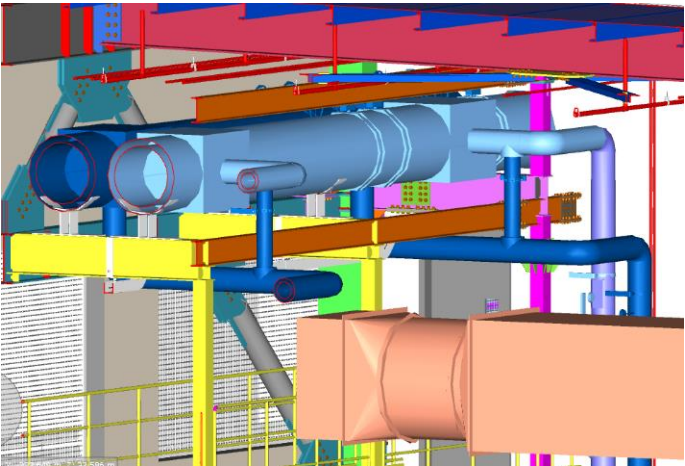
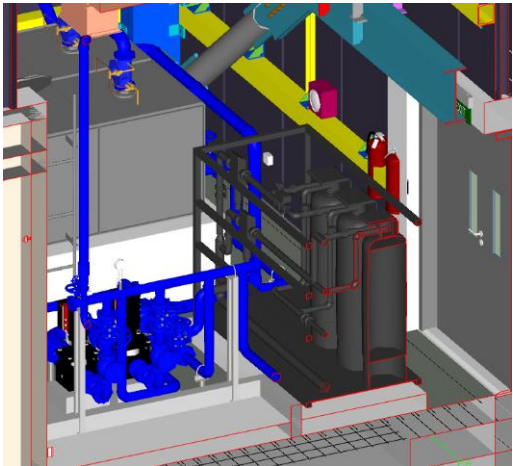
- BIM Execution Plan (BEP)
- BIM Modeling Architecture, Structure, MEP
- Clash Detection Report
- Basic Shop Drawing (LOD 350)
- Generate As Built Drawing Architecture, Structure, MEP (LOD 500)
- Revit Maintenance Modeling during Construction

BIM Model



BIM Tracker & Monitoring Update

No.	Drawing Title	Model Photo	Actual Site / Photographs for Built in using	Status for Built in use
1	General Arrangement - 001-111-001-001			
2	General Arrangement - 001-111-001-002			
3	General Arrangement - 001-111-001-003			
4	General Arrangement - 001-111-001-004			
5	General Arrangement - 001-111-001-005			
6	General Arrangement - 001-111-001-006			
7	General Arrangement - 001-111-001-007			
8	General Arrangement - 001-111-001-008			
9	General Arrangement - 001-111-001-009			
10	General Arrangement - 001-111-001-010			



PURE DC – DATA CENTER (BEKASI)

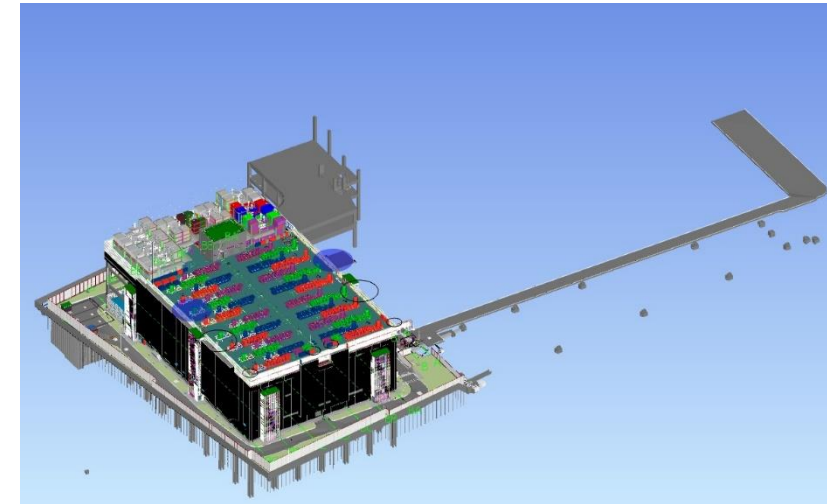
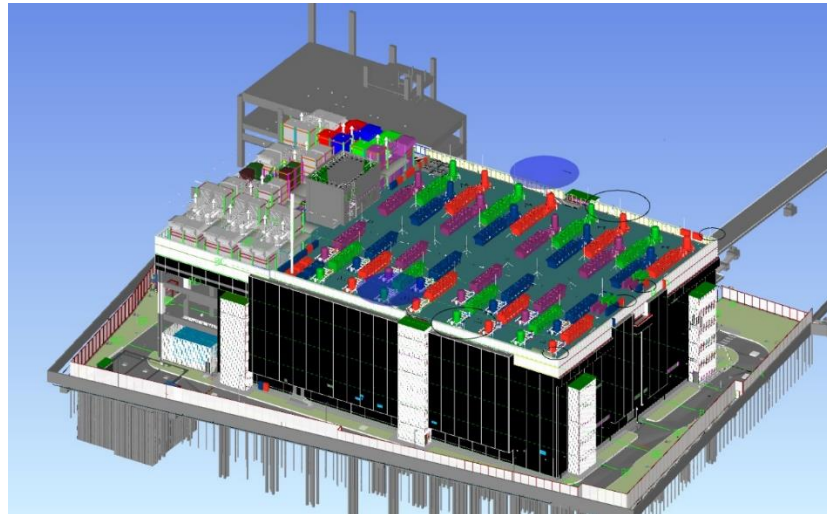
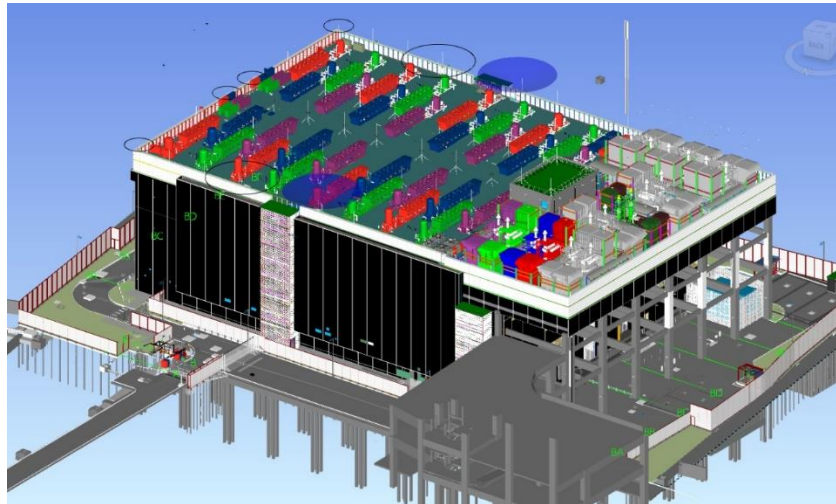
Client : PT DWIMITRA EKATAMA MANDIRI

Start Project : 2022 - present

Scope of Service :

- Modeling Mechanical and Electrical (LOD 500) according CAD composite Drawing DME
- Simulation Clash Detection with Navis Work
- General Clash Detection Format Table (NWD/PDF)
- Generate Mechanical and Electrical Shop Drawing

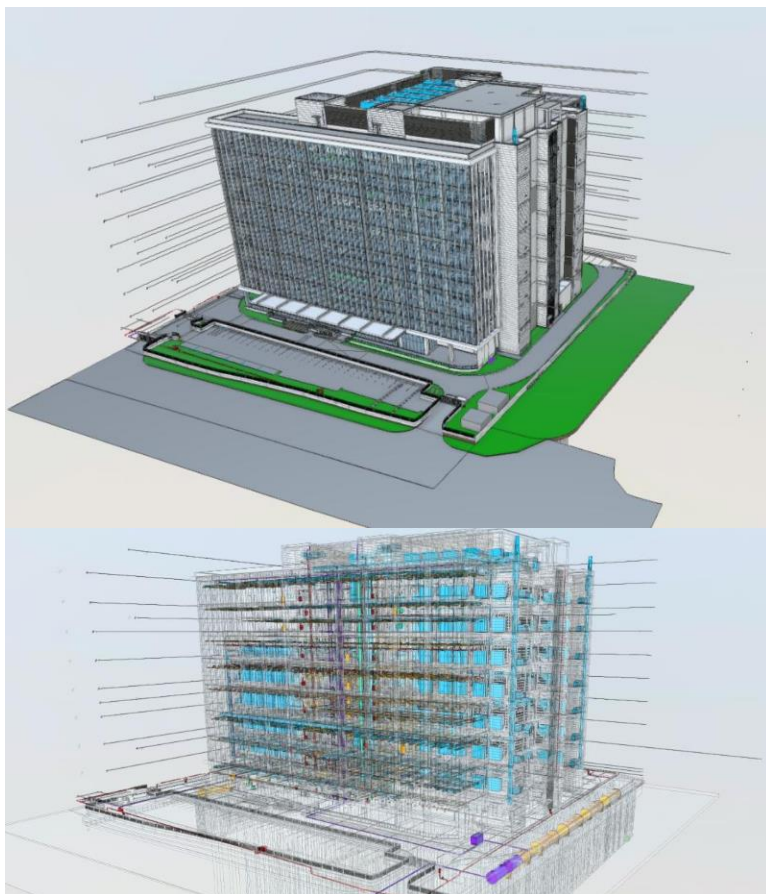
Elevation



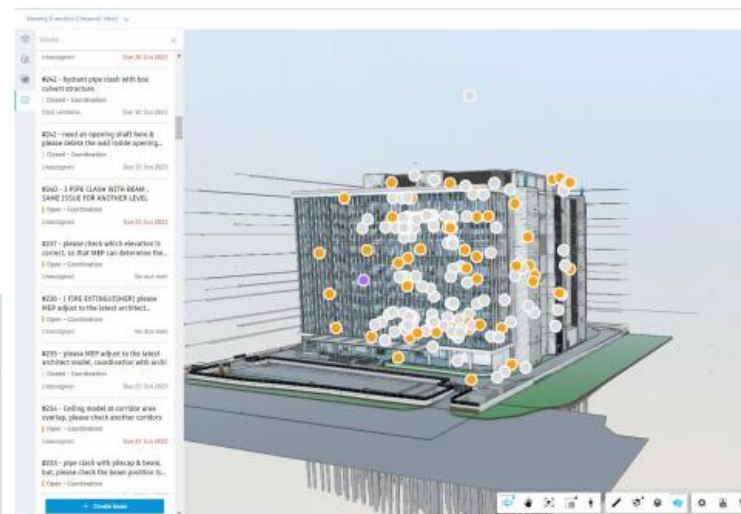
Scope of Service :

- BIM Coordinator
- clash detection
- Manage CDE

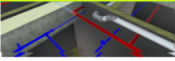
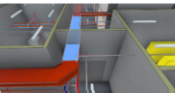
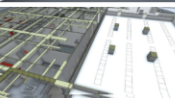
BIM Model



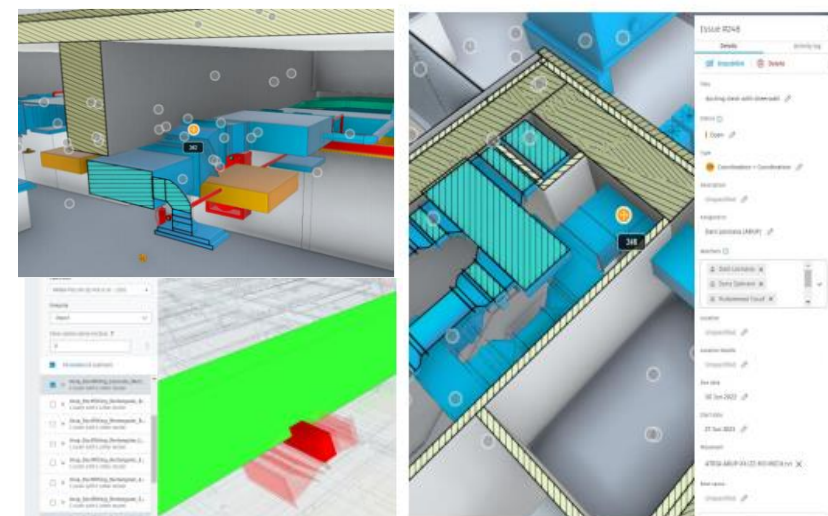
Manage CDE - acc collaborate pro

[illegible]

BIM Tracker & Monitoring Update

A	B	C	D	E	F	G	H	I
BDC - BM Coordination Meeting								
S/N	IMAGE	Issues Trackers	Trade	Area / Location	DATE ISSUE	Status (Open / Close)	Remarks	resolved date
86		pipe clash with beam			28-Feb	CLOSED		2023-03-10 - DONE (ARUP)
88		pipe clash with cable tray			28-Feb	CLOSED	MEP MODEL IN PROGRESS TO BE UPDATED	2023-03-10 - DONE (ARUP)
87		pipe clash with column			28-Feb	CLOSED	PIPE TO BE SHIFTED	2023-03-01 - DONE (ARUP)
88		please check beam phase 2 area,			28-Feb	CLOSED		PCE already added Phase 2 in REVIT (aside)
								

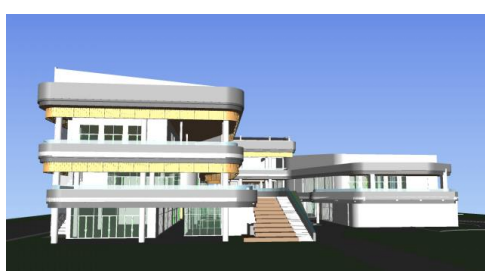
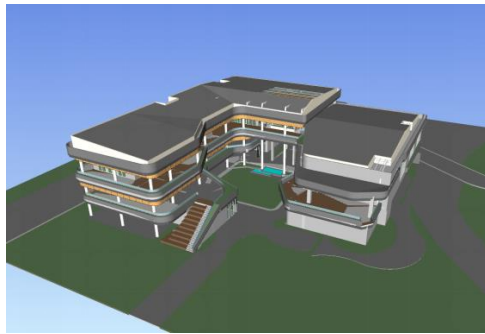
Clash ditection



Client : PT ERAKENCANA TUNGGAL – URBAN FOREST

- BIM Execution Plan (BEP)
- Generate BIM Modeling Architecture, Structure, MEP (LOD 300)
- Clash Detection Report

An architectural rendering of a proposed modern building for the University of the Pacific. The building features a dark, curved roof and multiple levels with extensive greenery and balconies. A large, open outdoor area with a paved walkway and grass is in the foreground, with several people walking. The sky is blue with scattered clouds.



SIH		IMAGE	Issues Trackers	Trade	Area	Status (Open / Close)	Remarks	Issue Date
			perbedaan denah dan tampak di bagian roster. + pada denah terdapat jendela sedangkan pada tampak hanya a roster + tampilan di denah hanya hatch dinding bukan tampilan roster	ars	level 263	open		
			pada area canopy Bumi, terdapat perbedaan antara tampak dan potongan, + pada potongan memiliki keribakan tm, sedangkan di tampak memiliki keribakan 1,5m + pada potongan tidak terindikasi ACP sedangkan pada tampak terindikasi ACP	ars	level 2 bumi	open		
			bagaimana dengan detail canopy bumi untuk bagian yang ditandai ? karena jika mengikuti kemiringan bagian tengah sebetulnya a space kemiringannya a akan berbeda	ars		open		
			detail atap affresco masih belum ada	ars		open		
			Profile Baja Grid A pada denah atap menggunakan profile BJE dan BJE namun pada potongan menggunakan profile BJE dan BJE	sis		open		

Clash Detection

DUCTS VS CABLE TRAY

Last Run: 07 July 2023 15:08:23

Clashes - Total: 376 (Open: 252 Close: 124)

Name	Status	Clashes	New	Active	Reviewed	Approved	Resolved
BEAM VS CABLE TRAY	Done	0	0	0	0	0	0
BEAM VS DOOR	Done	2	0	0	0	2	0
BEAM VS DUCTING	Done	439	26	142	0	0	271
BEAM VS ELECTRICAL	Done	270	17	100	0	0	153
BEAM VS PIPES	Done	805	0	0	0	0	805
BEAM VS WINDOWS	Done	42	7	21	0	0	14
CABLE TRAY VS ELECTRICAL & LIGHT	Done	123	0	77	0	0	46
CABLE TRAY VS PIPES	Done	203	0	0	0	0	203
DOOR VS MEP	Done	43	4	4	0	0	35
DUCT VS ELECTRICAL & LIGHT	Done	138	0	63	0	0	75
DUCTS VS CABLE TRAY	Done	376	0	252	0	0	124
DUCTS VS PIPES	Done	358	0	0	0	0	358
MEP VS CONDUITS	Done	9	0	0	0	0	9
PIPES VS ELECTRICAL & LIGHT	Done	426	0	0	0	0	426
STAIR VS MEP	Done	15	0	4	0	0	11
STR COLUMN VS CABLE TRAY	Done	6	0	6	0	0	0
STR COLUMN VS DOOR	Done	5	0	3	0	0	2
STR COLUMN VS DUCTING	Done	67	0	28	0	0	39
STR COLUMN VS ELECTRICAL	Done	39	0	27	0	0	12
STR COLUMN VS PIPES	Done	45	0	0	0	0	45
STR COLUMN VS WINDOWS	Done	13	0	11	0	0	2
STR SLAB VS CABLE TRAY	Done	1	0	1	0	0	0
STR SLAB VS CONDUITS	Done	3	0	3	0	0	0
STR SLAB VS DUCTING	Done	415	1	304	0	0	110
STR SLAB VS PIPES	Done	499	0	0	0	0	499
WALL VS MEP	Done	3603	3	753	0	0	2847

376 (Open: 252 Close: 124)

376 (Open: 252 Close: 124)

376 (Open: 252 Close: 124)

376 (Open: 252 Close: 124)

376 (Open: 252 Close: 124)

376 (Open: 252 Close: 124)

376 (Open: 252 Close: 124)

376 (Open: 252 Close: 124)

WAREHOUSE 4 – LOGOS BEKASI PONDOK UNGU

Client : PT TATAMULIA NUSANTARA INDAH

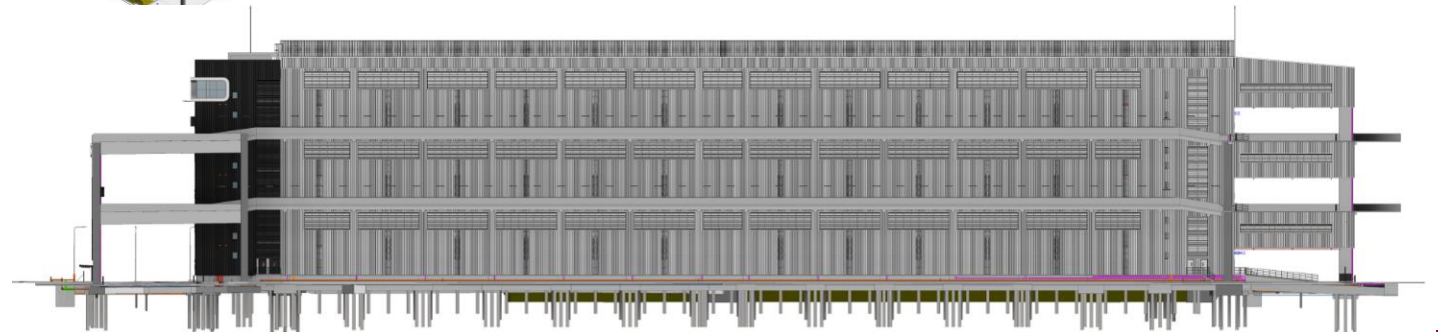
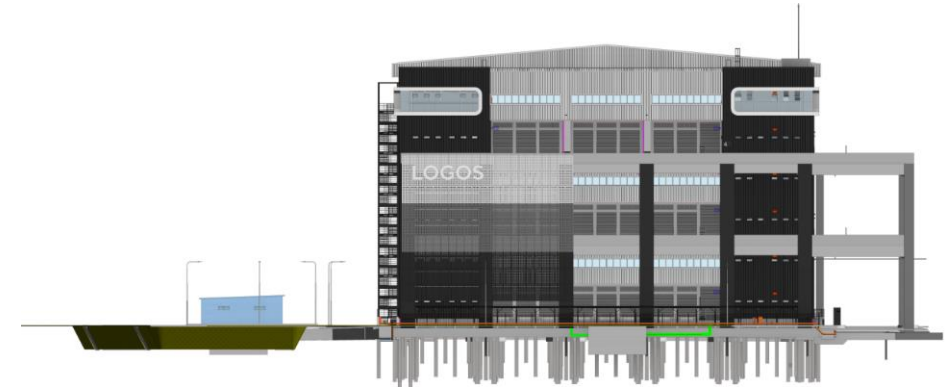
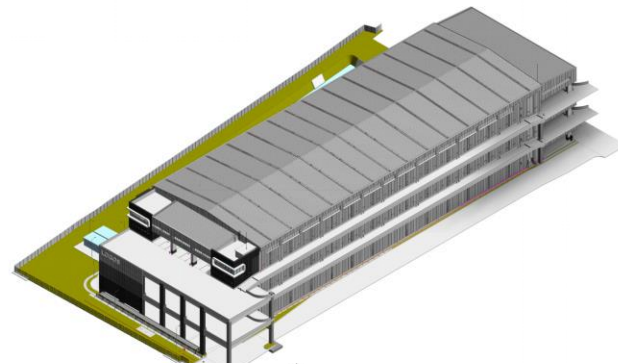
Scope of Service :

- BIM Execution Plan (BEP)
- BIM Modeling Arsitektur, Struktur, MEP
- Clash Detection Report
- Clash Detection Resolve
- BIM Service LOD 300

Front Façade



Axometry Overall



INTERIOR PROJECT

SCHLUMBERGER OFFICE

Client : PT SCHLUMBERGER GEOPHYSICS NUSANTARA

Start Project : 2019 - 2021

Scope of Service :

- Concept & Schematic Design
- Design Development



SCHLUMBERGER OFFICE

Client : PT SCHLUMBERGER GEOPHYSICS NUSANTARA

