

AGRO TECHNO PARK WANARAJA GARUT

At a glance



AGRO JABAR
2021



Company Profile

PT AGRO JABAR IS A LOCAL GOVERNMENT STATE OWNED ENTERPRISE OF WEST JAVA.

Founded in 2013, Agro Jabar is determined to increase the usability of regional assets, developing regional investment, making a significant contribution to regional income and helps to develop the regional economic.

The company's business core consists of :

- plantation
- forestry
- livestock
- fishery
- food reserves, and
- other businesses in the agribusiness sector

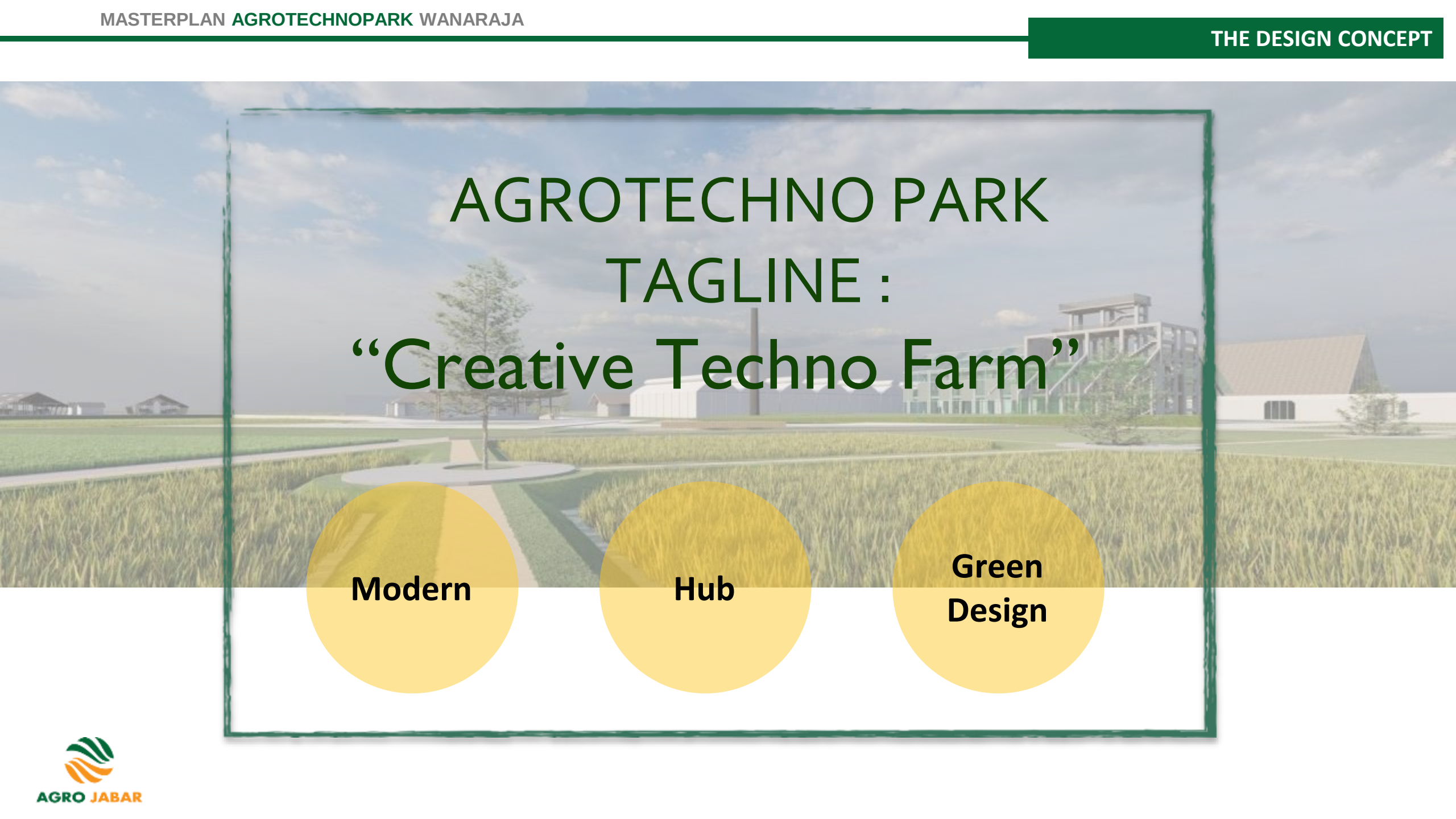


What Is Agro Techno Park?

Agro Techno Park is an area that functions to apply various types of food crop agriculture, horticulture and plantations, animal husbandry, fisheries and product processing (post-harvest) technologies.



The ATP development strategy is pursued by integrating upstream-downstream in a farm household business with a biocyclofarming cycle in an integrated area.



AGROTECHNO PARK

TAGLINE :

“Creative Techno Farm”

Modern

Hub

**Green
Design**

AGROTECHNO PARK FUNCTIONS

PRODUCTION

ATP Wanaraja functions as agricultural production land with the application of agricultural research and technology

EDUCATION

The ATP has a purpose to share the knowledge through the educational activities and agricultural technology

RECREATION

ATP Wanaraja also functions for recreation that targets the communities and families as part of educational recreation

SPACE REQUIREMENT ANALYSIS

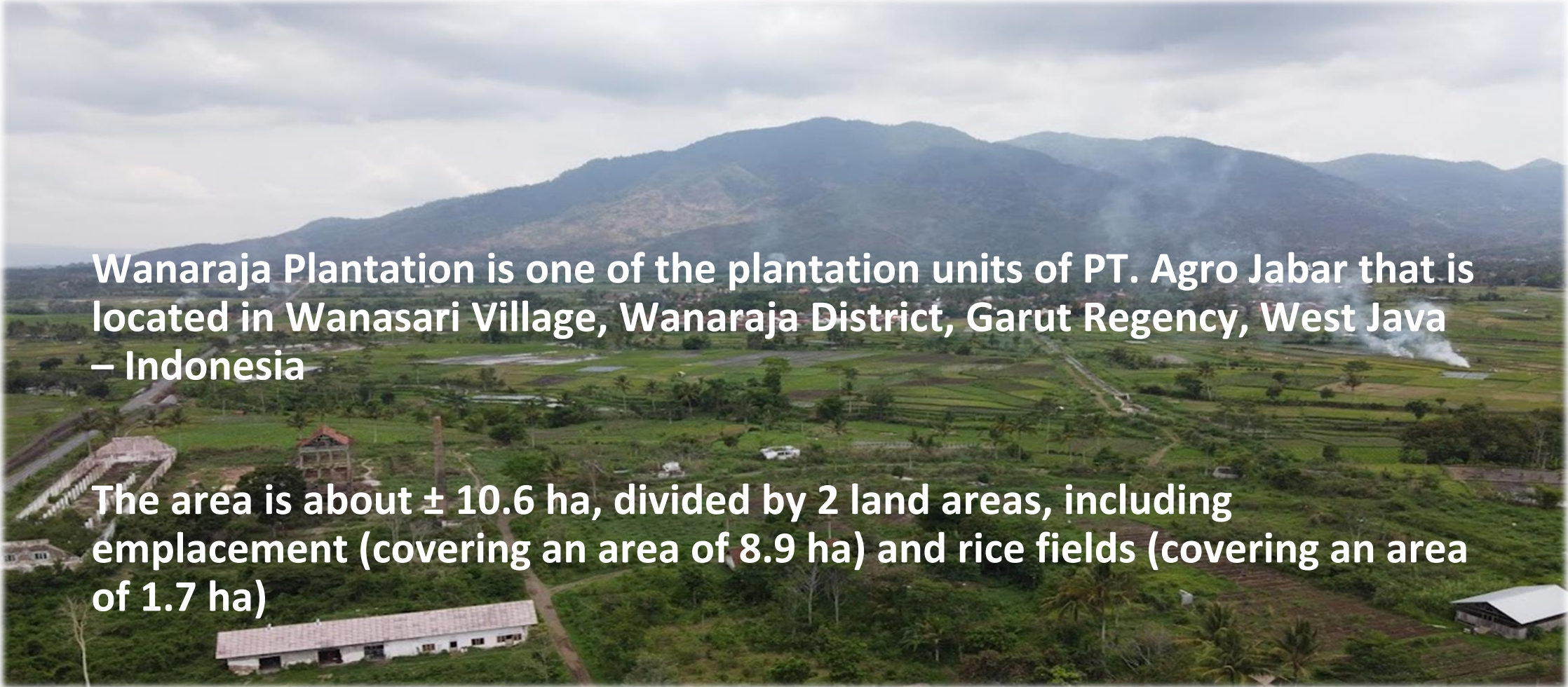
- Production area
- Commodity varieties
- Agriculture support

- Agriculture education space
- Agriculture technology

- Attraction
- Amenity
- Accessibility

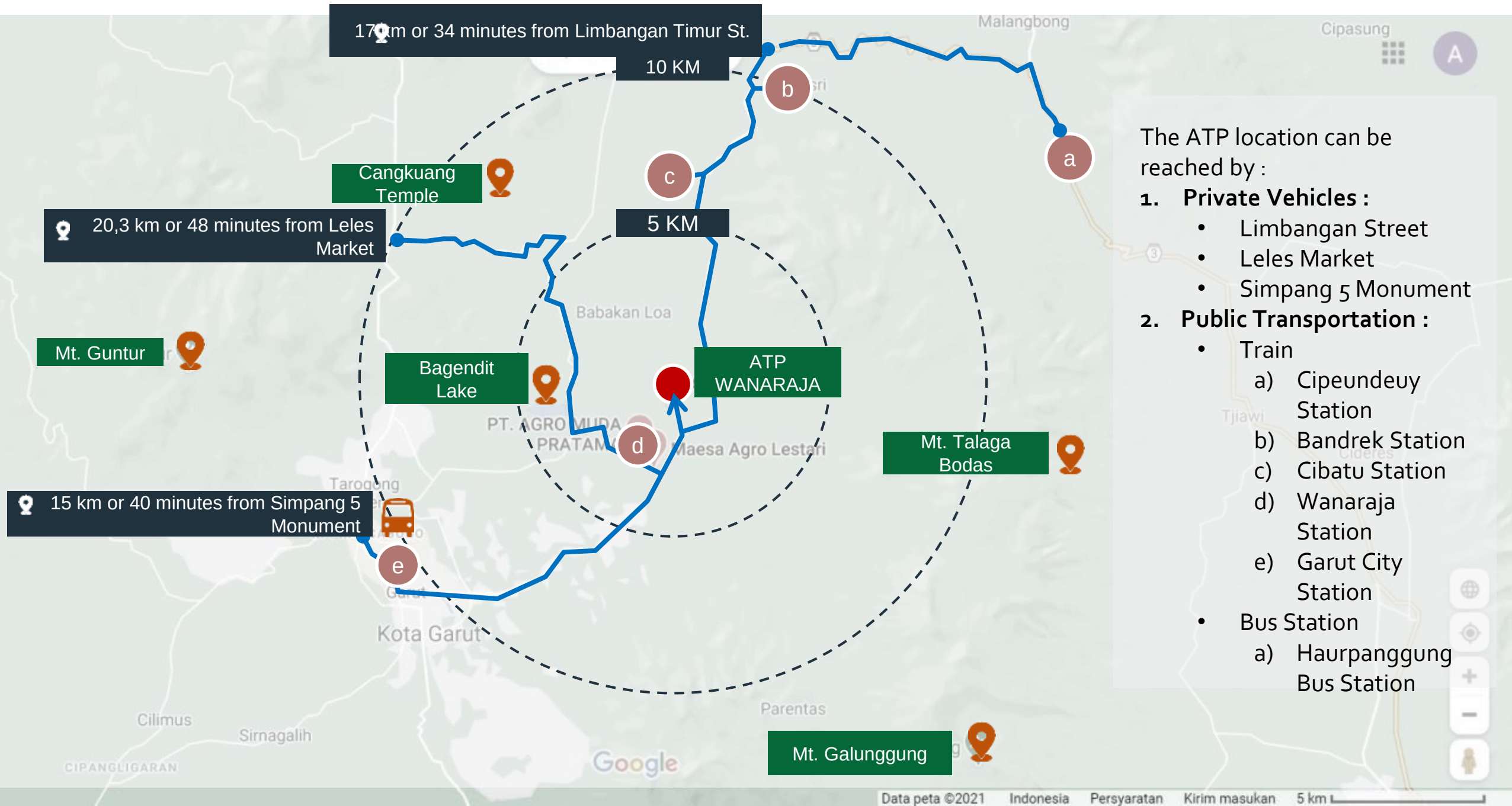
Proposed Program

ATP Location (Wanaraja Plantation)



Wanaraja Plantation is one of the plantation units of PT. Agro Jabar that is located in Wanasari Village, Wanaraja District, Garut Regency, West Java – Indonesia

The area is about ± 10.6 ha, divided by 2 land areas, including emplacement (covering an area of 8.9 ha) and rice fields (covering an area of 1.7 ha)



POTENTIAL SOURCE OF INCOME	TICKETING	• Entry ticket • Cowshed, Chicken Coop, Green House, Ex-factory
	RENT	• Tenant rent • Facility rent (Temporary Space, Auditorium, etc.) • Greenhouse & open fields rent
	PRODUCTION	• Coffee production • Honey production • Lemon production • Fishery production
	OTHERS	• Pre-wed photo session • Costumes rent, etc.





Estimated Investment Values & Investment Criteria

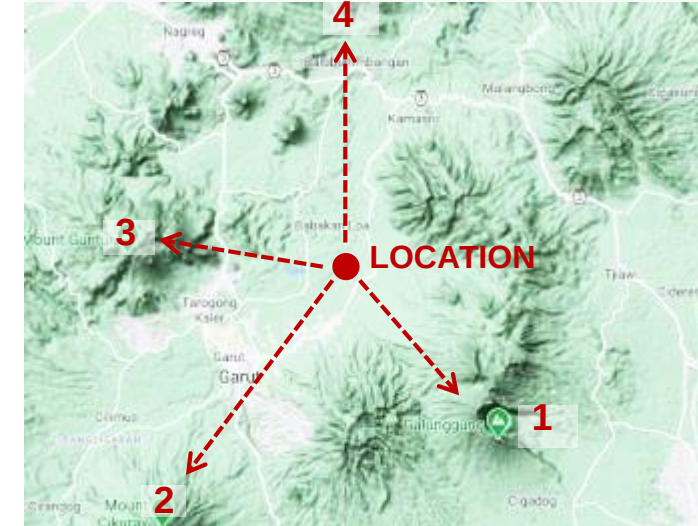


USD 5,57 million – USD 6,97 million

- a. NPV = USD 3,8 million
- b. IRR = 14 %
- c. ROI = 346%



POTENTIAL VIEWS TO THE NEAREST MOUNTAINS



1. Mt. GALUNGGUNG
2. Mt. CIKURAY
3. Mt. MASIGIT KAREUMBI

EXISTING BUILDING : EX-SULFUR FACTORY



THE PANORAMA OF THE LAND AREA





VEGETABLES MARKET



AQUAPONIC



FARM



GREEN HOUSE



AQUACULTURE







LEGEND KEYS

- a. Corn
 - b. Corn
 - c. Green House
 - d. Open Field
 - e. Corn
 - f. Lemon & guava
 - g. Edamame
 - h. Beans
 - i. Corn
 - j. Indigofera seed bank
 - k. Edamame
 - l. Nursery
 - m. Sweet potato
 - n. Eggplant
 - o. Lemon & guava
 - p. Corn
-
- 1. Sulfur ex-factory
 - 2. Floriculture (succulent)
 - 3. Control room & packing house
 - 4. Dorm
 - 5. Office
 - 6. -
 - 7. -
 - 8. Fishery

DESIGN

AERIAL VIEW – PARKING AREA



Reception Building

Bus Parking Lot

Pedestrian Side

KEY MAP





SIDEWALK ENTRANCE



KEY MAP



AERIAL VIEW – RECREATION ZONE



Tower

Ex-Factory 2

Ex-Factory 1

Shelter hub

Plaza

Theme Park

Workshop

Theme Park

Theme Park

Coffee Plantation

Fish Pond

KEY MAP







KEY MAP





**EDUCATIONAL PLANTING AREA & FISH
PONDS**





RECREATION ZONE (EX-FACTORY)



Exhibition Area

Transition Court

Community Center

Food Hall

Café & Roof Garden

Ex-Factory Ponds

Flowers Green House

Green House

Plaza

Canopy

Plaza



ADAPTIVE REUSE – EX-FACTORY



KEY MAP



EXHIBITION ROOM



1st floor



TRANSITION COURT



Lantai 1





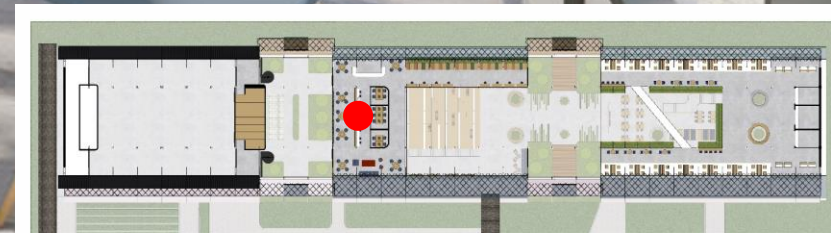
Lantai 1



CO-WORKING SPACE



Lantai 2



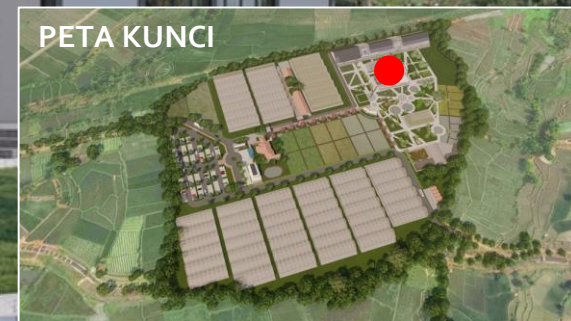
FOOD HALL – 1st floor





2nd floor









2nd floor





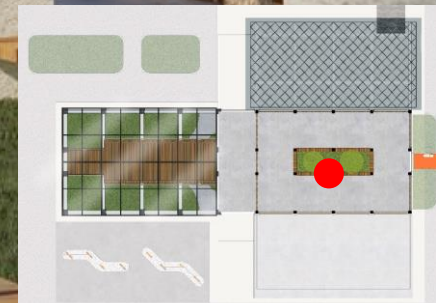
2nd floor



ROOFTOP GARDEN



3rd floor





THANK YOU

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