

BUILDING PLAN : TOWN PLANNING REGULATIONS

SCHEDULE



		CHECKED			CHECKED
1	ERF. No. 31594		6	SUB-ZONES / F.S.I.	N/A
2	STREET NAME & NUMBER 34 SOMERSET RD		7	USE OF BUILDING	Residential
3	ALLOTMENT AREA UITENHAGE		8	NUMBER OF FLATS	N/A
4	AREA OF ERF SQ. METRES 950		9	ROAD WIDENING SET BACK METRES	N/A
5	USE ZONE SINGLE RES ZONE 1		10	AREA OF ROAD WIDENING SET BACK SQM	N/A
11	IS TRANSFER OF LAND FOR ROAD WIDENING NECESSARY?	YES	NO		
12	IF SO, HAS APPLICANT AGREED TO TRANSFER?	YES	NO		
13	IS THE BUILDING ON A PROCLAIMED MAIN ROAD?	YES	NO		
14	IS THE ADMINISTRATORS CONSENT NECESSARY?	YES	NO		
		PERMITTED IN TERMS OF TOWN PLANNING SCHEME		PROVIDED ON PLAN	
15	BUILDING LINE (STREET)	3000mm		3000mm	
16	SIDE SPACE	1500mm		1500mm	
17	REAR SPACE	1500mm		1500mm	
18	EXISTING COVERAGE SQ. METRES / %			294,00	31%
19	ADDITIONAL COVERAGE SQ. METRES / %			73,00	8%
20	TOTAL COVERAGE SQ. METRES / %			367,00	39%
21	HABITABLE ROOMS	0		0	
22	EXISTING FLOOR SPACE SQ. METRES			480,0	
23	ADDITIONAL FLOOR SPACE SQ. METRES			73,0	
24	TOTAL FLOOR SPACE SQ. METRES			553,0	
25	PARKING AREA SQ. METRES	/		n/a	
26	PARKING BAYS	/		n/a	
27	LOADING BAYS	/		n/a	
28	SERVANT'S TOILET	/		n/a	
29	SERVANT'S ACCOMODATION SQ. METRES	/		n/a	
30	SPLAYED CORNER (S) METRES	/		n/a	
31	BEACON CERTIFICATE	NECESSARY	NOT NECESSARY		

I hereby certify that all the foregoing provisions are permitted in terms of Title and the Town Planning Scheme relating to the said property. I further certify that all Title Deed Restrictions which may inhibit the development of the said property have been removed

SIGNED:

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 or Authorised Representative

Owner

NOTE: All submissions for commercial, industrial, institutional and general residential developments must be accompanied by T.P. enquiry form and bulk and coverage calculations.

SIGNED:
Examining Officer