



**SCHEDULE OF RIGHTS**

ERF NUMBER	ERF 3	
TOWNSHIP	HELDERWYK	
AREA OF ERF	5780 m <sup>2</sup>	
TITLE DEED NUMBER	-	
USE ZONE	RESIDENTIAL 3	
BUILDING LINES	8M ALONG STREET FRONTAGE - RELAX TO 3.890M FOR UNITS 2M ALONG SIDE & REAR BOUNDARIES	
SERVITUDES	2M SEWER SERVITUDE ALONG SOUTHERN BOUNDARY	
PERMISSIBLE	ACTUAL	
6 Storey 60% = 3468m <sup>2</sup>	HEIGHT ZONE 2 COVERAGE F.A.R.	2 storey 2142 m <sup>2</sup> = 37.0% 2915.4 m <sup>2</sup> = 0.51
PARKING	REQUIRED	PROVIDED
One covered and one up-covered bay per unit @ 19 units 1 Bay for every 3 units for visitors @ 19 units	19 COVERED BAYS 19 UN-COVERED BAYS	19 GARAGES & 19 CARPORTS 6.3 BAYS 11 BAYS
TOTALS	44.3 BAYS	49 BAYS

**FLOOR AREAS**

UNIT	GROUND FLOOR	FIRST FLOOR	GARAGE	CARPORT	TOTAL
1	96.8 m <sup>2</sup>	20.7 m <sup>2</sup>	18.0 m <sup>2</sup>		135.5 m <sup>2</sup>
2	96.8 m <sup>2</sup>	20.7 m <sup>2</sup>	18.0 m <sup>2</sup>		135.5 m <sup>2</sup>
3	96.8 m <sup>2</sup>	20.7 m <sup>2</sup>	18.0 m <sup>2</sup>		135.5 m <sup>2</sup>
4	96.8 m <sup>2</sup>	20.7 m <sup>2</sup>	18.0 m <sup>2</sup>		135.5 m <sup>2</sup>
5	96.8 m <sup>2</sup>	20.7 m <sup>2</sup>	18.0 m <sup>2</sup>		135.5 m <sup>2</sup>
6	96.8 m <sup>2</sup>	21.5 m <sup>2</sup>	15.9 m <sup>2</sup>		134.2 m <sup>2</sup>
7	80.8 m <sup>2</sup>	20.7 m <sup>2</sup>	18.0 m <sup>2</sup>		160.3 m <sup>2</sup>
8	80.8 m <sup>2</sup>	20.7 m <sup>2</sup>	18.0 m <sup>2</sup>		160.3 m <sup>2</sup>
9	80.8 m <sup>2</sup>	20.7 m <sup>2</sup>	18.0 m <sup>2</sup>		160.3 m <sup>2</sup>
10	80.8 m <sup>2</sup>	20.7 m <sup>2</sup>	18.0 m <sup>2</sup>		160.3 m <sup>2</sup>
11	80.8 m <sup>2</sup>	21.5 m <sup>2</sup>	19.9 m <sup>2</sup>		160.3 m <sup>2</sup>
12	80.8 m <sup>2</sup>	21.5 m <sup>2</sup>	19.9 m <sup>2</sup>		160.3 m <sup>2</sup>
13	80.8 m <sup>2</sup>	21.5 m <sup>2</sup>	19.9 m <sup>2</sup>		160.3 m <sup>2</sup>
14	80.8 m <sup>2</sup>	21.5 m <sup>2</sup>	19.9 m <sup>2</sup>		160.3 m <sup>2</sup>
15	80.8 m <sup>2</sup>	21.5 m <sup>2</sup>	19.0 m <sup>2</sup>		162.1 m <sup>2</sup>
16	80.8 m <sup>2</sup>	21.5 m <sup>2</sup>	19.0 m <sup>2</sup>		162.1 m <sup>2</sup>
17	80.8 m <sup>2</sup>	21.5 m <sup>2</sup>	19.9 m <sup>2</sup>		160.3 m <sup>2</sup>
18	80.8 m <sup>2</sup>	21.5 m <sup>2</sup>	19.9 m <sup>2</sup>		160.3 m <sup>2</sup>
19	81.5 m <sup>2</sup>	21.5 m <sup>2</sup>	18.0 m <sup>2</sup>		161.7 m <sup>2</sup>
REFUSE ST	77.7m <sup>2</sup>				77.7m <sup>2</sup>
	799.6 m <sup>2</sup>	791.1 m <sup>2</sup>	800.5 m <sup>2</sup>	863.3 m <sup>2</sup>	2604.5 m <sup>2</sup>

**FIRE PROTECTION**  
 Classification - R3 RESIDENTIAL UNITS  
 Fire equipment - 1 X FIRE HYDRANT TO COVER A RADIUS OF MAXIMUM 90M



**REFUSE STORE:**  
 Floor to be graded towards gully  
 Stoopok over gully  
 Low level attricks along north wall

**SITE PLAN**

**SETTING OUT PLAN**

**PROPOSED SECTIONAL TITLE TOWNHOUSE DEVELOPMENT ON ERF 3, HELDERWYK FOR MNANDI PROPERTY DEV**

owners signature.....

Date - DEC 2010 Drawn - Eileen  
 Scale - 1:200 dwg No - 2010/3/1w

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