

Amafa aKwaZulu-Natali
P.O. Box 2685
Pietermaritzburg
3201

Date: 27/10 /2022
Architectural Drawing No.: 1598-22

**MOTIVATION FOR DEVIATIONS TO LAST APPROVED MUNICIPAL PLAN 021-02-11
FOR 48 PARKSIDE AVENUE, MEMORIAL PARK, HILLARY.**

THIS DOCUMENT PERTAINS TO THE APPLICATION FOR MINOR EXTERNAL WORKS FOR PORTION
5 OF ERF 10, 48 PARKSIDE AVE, MEMORIAL PARK , HILLARY



Kaye and Kaye Architectural Consultants
10 Kyalami Road
Westmead , Pinetown

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Director: Rudolf Bitzer
Bachelor of Architecture (University of the Orange Free State)
Professional Architect | SACAP 7564

Refer to info below as per previous AMAFA details, provided to Gitesh Patel by Ros Devereux:

Address : 48 Parkside Road , Queensburgh, 4092
Previous Approval : 2011
Architect : Akesh Balraj
Previous Owner : D.Q BELL
Amafa Reference : 10-433a
Date of Permit : 25 March 2011
Expiry Date : 24 March 2012

Current Owner: 2017 - Present
MR GITESH CHIMANBHAI PATEL

Property information

The Property is situated in the area of Hillary in Durban, within the Province of Kwa-Zulu Natal. The site is made up of a Single Dwelling and an Ancillary Unit (Garage).

Both units are in a Good condition.

The existing structural materials are as follows, the walls are brick, plaster and paint, the existing floors are finished in ceramic tiles, and the existing structural roof elements are completed in concrete tiles on timber trusses. Window finishes are Aluminium Framed , the internal and external Doors are timber.

All structures on Site, were inspected and were found to be in good condition.

An Engineers Structural Report has been attached.

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D-WORK CARRIED OUT WITHOUT PRIOR APPROVAL.

Question 1: Purpose of Application

The Architect mentioned above , Akesh Balraj was appointed , in 2010, by the Previous owner , Mr D.Q Bell to document and facilitate Additions and Alterations on site and to Submit Municipal plans to the Durban Council in this respect.

The plan was submitted by the Appointee and was Approved by the Municipality in 2010, along with a Submission forwarded to AMAFA, which was also Approved.
(An approved copy of the 2010 plan has been attached and AMAFA details supplied above).

The current Owner Mr Gitesh Patel , who purchased the property in Good Faith in 2017, was advised that the Approved Plans were current and up to date in all respects , as per the Municipal plans submitted to council.

On further investigation the current Owner Mr Gitesh Patel was made aware by the Municipality that the Approved plan from 2010 , did not match the current works on site.

The current Owner, Mr Gitesh Patel has now appointed Kaye and Kaye Architectural Consultants to update the plan as per the changes that were noted during our Site investigation. Referred to, as Deviations to the last approved plan of 2010.

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It is to be further noted that Mr Gitesh Patel did not carry out any internal or external works to the property to date, himself . The changes were done by the previous owner Mr D.Q Bell , with minor deviations to the last Approved Plan.

As per Our correspondence with AMAFA Representative Ros Devereux , we were advised that, an Official Application (Form 1) will have to be completed, and submitted to AMAFA representing the deviations, which did not match the Municipal Approved Plans of 2010. Approved Municipal Plans for 2010 is Attached for Your Perusal.

Question 2: Existing Improvements made on site.

There are no further improvements on site, as the previous deviations, were not carried out by the current owner. All the works carried out on Site referring to the last approved Municipal plan and Approved AMAFA Application were just minor works

Question 3 – Detail the work commenced / carried out What were the Minor works/Deviations

Note: The following were not carried out by the current owner, Mr Gitesh Patel.

The property was purchased with all the following existing works on site.

- The removal of 2 x individual timber garage doors, which was specified on the last Approved plan and the reinstallation of a single timber Garage door as per attached updated plan provided.
- A Minor change to a few of the existing Aluminium windows on site, as per attached updated plan provided.
- The removal of a Timber door to the enclosed patio and the installation of a New Aluminium Window as per attached updated plan provided.
- A Minor change to the existing concrete staircase at the entrance hallway, including new Safety balustrading.
- The removal and bricking up of an existing window on site, with the addition of new plaster and paint to match the existing finishes.

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Question 4 – Motivation for work

The current Owner , Mr Gitesh Patel , did not carry out any prior work without approval from AMAFA and therefore cannot comment or motivate on works, carried out by the Previous Owner. However , it must be also be noted that a motivation for the majority of the existing works on site can be found on the previously approved Amafa Application of 2011 as referred to above which was, done by the previous Owner.

In Conclusion

As mentioned previously, the Current owner was unaware at the time of purchasing the property in 2017 , that no official plan was submitted to the Municipality showing the “**updated**” minor works on site , there was however plans submitted and approved in 2010 for all other works constructed.

Apart from the cost of the Property in 2017 , the current Owner Mr Gitesh Patel , has now taken the sole responsibility , at a large cost, to him personally , to make sure that all the information provided to AMAFA is correct and final.

The purpose of this Application , is therefore to confirm, that the existing property information is updated on behalf of the Current Owner and, that the plans that AMAFA will now have on record, will match the information captured on the New Municipal plan currently awaiting a New Amafa Approval .

Once Amafa approval is achieved the updated plan will then be submitted to the Ethekewini Municipality in Durban, for further Approval.

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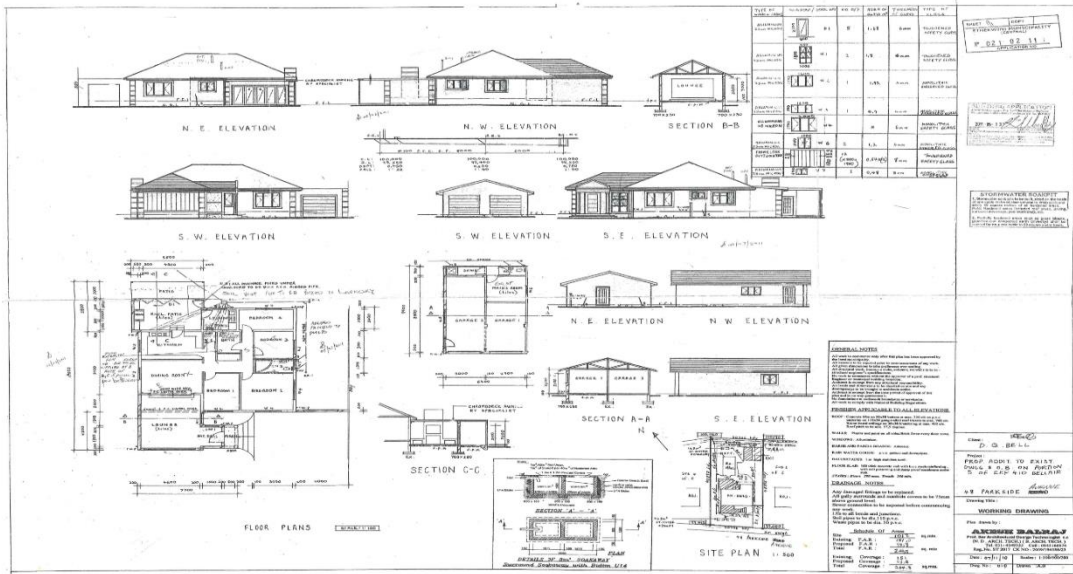
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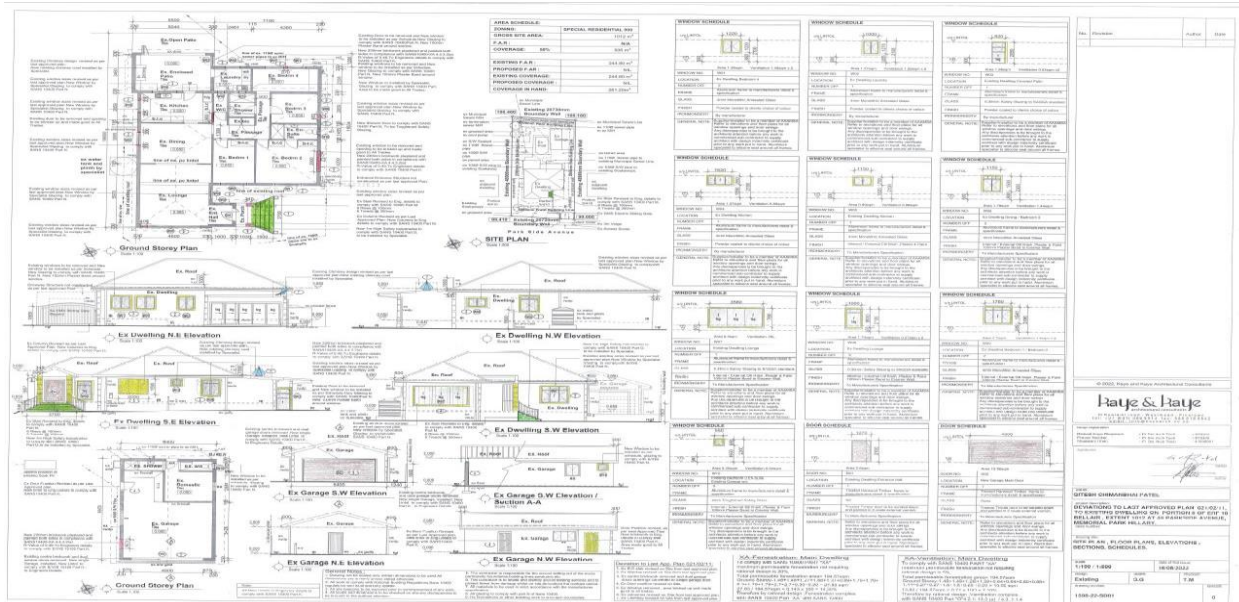
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END PAGE

Previously Approved Plan 2010 (Refer to Full Attached Drawing)



Proposed Additions and Alterations on Site (Refer to Full Attached Drawing)



End of Motivation

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