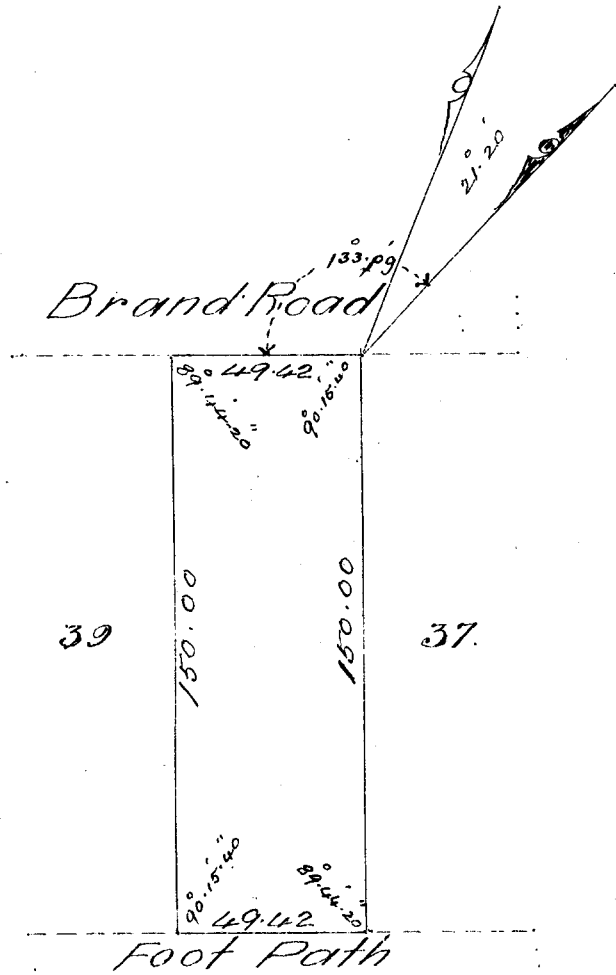


*Original copy  
of survey  
of 1914*

11/3/14 *J.H.*  
Ex. of D.



Now LOT...7179.....DURBAN

The above diagram represents the figure and extent of  
— Acres — Roads 27.229 Perches of land being  
Lot 38 of 91<sup>st</sup> Block C of the Town Lands  
Borough of Durban, <sup>Province</sup> Colony of Natal

Bounded:-  
NE by Lot 37  
NW by Brand Road  
SE by Foot Path  
SW by Lot 39

Reg. Div.  
**FU**

Surveyed by me.  
*Chas. J. J. J. J.*  
Government Surveyor.

April 1914

T2240/1914

21089

**ZONE: GENERAL  
RESIDENTIAL 2**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for:-

- Higher density on all types of residential accommodation.
- A wide range of ancillary uses which service the day to day needs of a residential community.

**MAP COLOUR REFERENCE:** Dark Brown

**MAP REFERENCE:**

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Chalet Development</li> <li>• Dwelling House</li> <li>• *Flat</li> <li>• Multiple Unit Development</li> <li>• Retirement Centre</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Hotel</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Institution</li> <li>• Laundry</li> <li>• Reform School</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Telecommunication Infrastructure</li> <li>• Uses authorised in terms of Sub-section 1.13</li> <li>• Any other use authorised in terms of sub-section 9.4</li> </ul>	<ul style="list-style-type: none"> <li>• All other uses not indicated in the Primary and Special Consent columns</li> </ul>

**ADDITIONAL CONTROLS – LAND USE**

**1. \*Fiat:**

Where the floor area exceeds 10 000m<sup>2</sup>, adequate provision, to the satisfaction of the Municipality shall be made for;

- a. indoor facilities available to all residents for active and passive recreation, for the care of children, and for the launderette and washing facilities.
- b. the horticultural and recreational development of the site for the benefit or use of residents.

**2. \* Hotel;**

In the Merewent, Chatsworth and Austerville South and North areas a Hotel may be erected without Special Consent on a site marked by the symbol "H" in red.

**3. Height:**

i) No portion of any building on any Erf shall project above the height above mean sea level indicated upon the map in relation to that Erf.

**4. Coverage:**

A. An area in extent not less than 20% of the Erf area and free of all buildings, parking spaces and driveways, shall be set aside for garden and recreation purposes

**5. On the portions 115 of 690 Brickfield ;**

All development within this zone shall comply with the provisions applicable to a General Residential 2 zone provided that :-

1. the maximum number of units permitted in this zone shall be 74;
2. no building shall exceed a height of 116 metres above mean sea level; provided that no building fronting the south eastern boundary of the site shall exceed three storeys in height or 116 metres above mean sea level, whichever is the lesser;
3. no building shall be erected within 7,2 metres of the south eastern boundary of the site;
4. on-site parking shall be provided to the satisfaction of the Head: EThekwini Traffic Authority

On the property described as Lot 2599 of Mobeni No. 13538.

Development of the land comprising this Site shall be based on a General Residential 2 zone; provided that :-

1. The development shall be restricted to a maximum of 232 units;
2. The height of any building within this site shall not exceed two storeys;

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION(m <sup>2</sup> )	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE	The maximum number of dwelling units permissible on an Erf shall be determined by dividing the permissible floor area by 55, the resultant quotient being taken to the nearest unit or, if there is a fraction of one-half, to the next highest unit the resultant quotient being taken to the nearest unit or, if there is a fraction of one-half, the next highest unit.	900	N/A;	50%	1.2
7.5m	3m					

**PARISHA BHIKHA ATTORNEYS**  
 Unit 22, Crystal Rock, 16 Solstice Road,  
 Umhlanga Ridge  
 Tel: +27 31 5662510  
 Fax: +27866127120

Prepared by me

P. Bhikha  
 CONVEYANCER  
 PARISHA AMRUTLAL BHIKHA

Legal Practice Council  
 Membership Number 67089

FEES		
	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		
PURCHASE PRICE / VALUE	R. 1300 000,00	R. 1220,00
MORTGAGE CAPITAL AMOUNT	R. ....	R. ....
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTION .....ACT. ....

2021-03-01

T 21 4726

**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN THAT

DUNCAN STEWART HARRISON  
 LPCM No 64635

**HARRY BUTLER MCGREGOR**  
 (66966)

appeared before me, the REGISTRAR OF DEEDS at PIETERMARITZBURG, the said Appearer being duly authorised thereto by a Power of Attorney signed at Durban on 23<sup>rd</sup> November and granted to him by

**MORMUR 1011 (PTY) LTD**  
**REGISTRATION NUMBER: 2017/282198/07**

AND the Appearer declared that his/her said Principal had, on the 12<sup>th</sup> November 2020, truly and legally sold, the under-mentioned property by Private Treaty

And that he, the said Appearer, in his/her capacity aforesaid, did by these presents, cede and transfer to and on behalf of

**SIFISO WONDERBOY ZONDO**  
**Identity Number: 8603155435087**  
**UNMARRIED**

Its Successors in Title or assigns, in full and free property

**ERF 7179 DURBAN**  
**REGISTRATION DIVISION FU**  
**PROVINCE OF KWAZULU-NATAL**  
**IN EXTENT 688 (SIX HUNDRED AND EIGHTY EIGHT) SQUARE**  
**METRES**

**First transferred by Deed of Transfer Number T 2240/1914 with diagram relating thereto and held by Deed of Transfer Number T 5764/2015**

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the conditions of the original Government Grant Number 1737/1855, in so far as applicable.
- B. Subject to the following special condition created in said Deed of Transfer Number T 2240/1914, namely:
  2. Only one building to the value of at least R300,00 shall be erected on the said lot, and such building shall be erected within two years from date of sale (viz: 18 April 1914) and rates will be levied on that amount added to the value of the land in the third and each succeeding year until the building is erected, when rates will be levied on the value of such building, not less than the foregoing amount, and this clause shall be the Contract or Agreement within the meaning of Section 7 of Ordinance Number 11/1911.
  4. No liquor trade shall be permitted to be conducted on the said lot.
  5. No building other than outbuildings shall be erected on said Lot fronting to Foothpath on the South Eastern boundary thereof, and outbuildings shall not be allowed except on said boundary.”

**B**

WHEREFORE the Appearer, renouncing all the right and title the said

**MORMUR 1011 (PTY) LTD**  
**REGISTRATION NUMBER: 2017/282198/07**

heretofore had to the premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents, the said

**SIFISO WONDERBOY ZONDO, UNMARRIED as aforesaid**

their Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom; the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of R1 300 000,00 (One Million Three Hundred Thousand Rand).

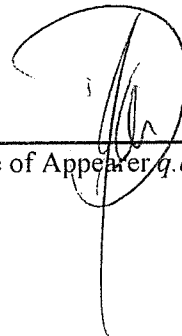
**IN WITNESS WHEREOF I**, the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

**THUS DONE AND EXECUTED** at the Office of the **REGISTRAR OF DEEDS** at **PIETERMARITZBURG** on 2021 -03- 0 1

In my presence



\_\_\_\_\_  
REGISTRAR OF DEEDS



\_\_\_\_\_  
Signature of Appearer *q. q.*

**B**



# BRAMIN

CONSULTING ENGINEERS  
CIVIL ∞ STRUCTURAL ∞ GEOTECHNICAL

P.O. Box 60430  
Phoenix,  
4080  
Tel: 031 502 1989

14 109172 Street  
Grove End, Phoenix,  
Cell: 083 777 2255  
Fax: 086 571 4138

E-Mail: [yashvir@bramin.co.za](mailto:yashvir@bramin.co.za)  
CK. No: 2010/031255/23

16 January 2023  
Our Ref: BCE221049-01

ETHEKWINI MUNICIPALITY  
DEVELOPMENT MANAGEMENT DEPARTMENT  
PLANNING DIVISION  
POST BOX 680  
DURBAN  
4001

Dear Sirs

**DESCRIPTION OF WORK** : **ADDITIONS AND ALTERATIONS (A1.3a)**  
**ADDRESS** : **ERF 1288 MOBENI – MONTCLAIR 05 STREATHAM  
CRESCENT**

We are the appointed engineers on the above project. We have reviewed the proposed drawings to the additions and alterations and have carried out a site inspection and we confirm that these changes will not have any structural implication on the existing building.

Yours faithfully

Yashvir Maharaj  
Pr Tech Eng 201170176



South African Council  
for the Architectural Profession

# ***CERTIFICATE OF REGISTRATION***

This certificate is proudly issued to

**Wendle Dwaine Naidoo**

registered as a

**Professional Architect**

In Terms of The Architectural Profession Act, 2000 (Act No. 44 of 2000)

**Registration Number:** PrArch44016755

**Registration Date:** 2020-11-20

**Certificate Serial Number:** 44016755

**End of CPD Cycle:** 2025-01-01

### Contact Details

**Email:** wen\*len\*ido\*@gma\*I.co\*

**Mobile:** 084 \*37 4\*65

**Mr. Ntsindiso Charles Nduku**

*President*

**Adv. Toto Fiduli**

*Registrar*

SACAP has confirmed the above information, for digital certification and sharing by PrivySeal Limited,  
at 09:09 AM (Africa/Johannesburg) on 15 Jun 2021.



POWERED BY  
PRIVYSEAL

*This certificate is only valid  
if the Registered Person has paid  
annual fees and has complied with  
the CPD requirements*