

GENERAL PLAN No. 109x1

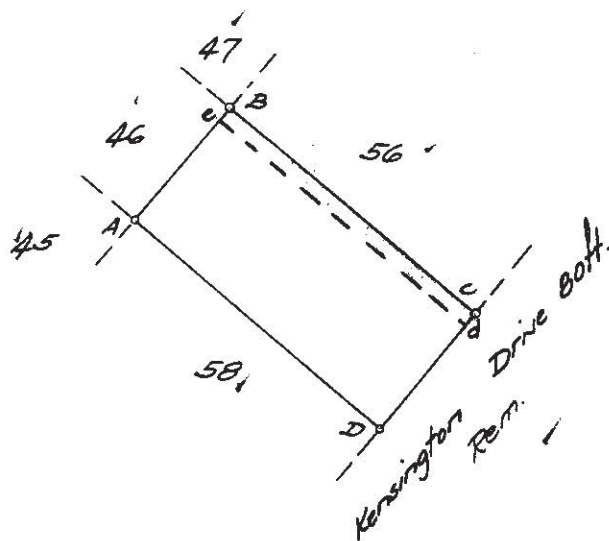
	SIDES ENGLISH FEET	ANGLES OF DIRECTION
AB	80.00	219. 15. 0
BC	175.00	309. 15. 0
CD	80.00	39. 15. 0
DA	175.00	129. 15. 0

OFFICE COPY

S.G. No. 5043/50

Approved

C. A. Debb
 Surveyor General.
 16-1-1951



DESCRIPTION OF BEACONS

$\frac{1}{2}$ in. Iron pipes at A.B.C.D.
 ~~$\frac{3}{4}$ in. Iron pipes at~~

— SCALE 1 : 1250 —

The figure A. B. C. D.
 represents

Now SUB.....57..... of
 LOT.....3193..... DURBAN NORTH

14,000 Square Feet of land being

SUBDIVISION 57 OF VIRGINIA No. 13816

situate in the City of Durban, Province of Natal,

Surveyed in July—August 1949, by me

Carl T. Felton
 Land Surveyor.

This diagram relates to	<i>D/T</i>	The original diagram is S.G.	File No. 6343
No.	<i>6348/57</i>	No. 1564/1950	Survey Records 1231/1949
Registrar of Deeds, No.		relating to Cert. of Amended Title on Consolidation	Compilation D9. FU. 7A.
			Degree Sheet 59
			General Plan No.

T. & M.-P.M.B. 0517-5-50

FU 7A 2C
 FU 7A 1D

**ZONE: SPECIAL RESIDENTIAL
1200**

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

- Single residential use in a form of a dwelling house and ancillary uses, and caters for multiple unit development and various building typologies.
- Protection of the quality and character of residential neighbourhood and the well-being of its residents.
- Limiting multiple uses of buildings to minimize adverse impact on the residential environment.
- Business that comply with residential amenity such as a Bed and Breakfast Establishment and Home Business at the discretion of the eThekweni Municipality (see Section 1.14 - Exemptions).

MAP COLOUR REFERENCE: Yellow with Orange cross hatch

MAP REFERENCE:

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> • Dwelling House • Multiple Unit Development 	<ul style="list-style-type: none"> • Agriculture Land • Boarding House • Crèche • *Health & Beauty Clinic • Educational Establishment • *Institution • Place of Public Worship • *Retirement Centre • Special Building • Telecommunication Infrastructure • Uses authorised in terms of Sub-sections (1.13.3 – 1.13.8) • Any other use authorised in terms of Section 9.4 (Important Buildings and Objects) 	<ul style="list-style-type: none"> • All other uses not indicated in the Primary and Special Consent columns

ADDITIONAL CONTROLS – LAND USE

1. *Health and Beauty Clinic:
The principles of Home Business shall apply to the development of a Health and Beauty Clinic.
2. *Institution:
The minimum ERF size for an Institution shall be 900m².
3. *Place of Public Worship:
The minimum Erf size for a Place of Worship shall be 900m².

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m ²)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE	One dwelling house for every 1200m ²	1200	2	40%	N/A
5m	2.0m					

FEES	
Stamp Duty.....	
Reg. <i>R950-0000</i>	
Waiver.....	
O/M Bond.....	

18

SHAMOLA DASRATH XANADU PROPERTIES

Chabilall & Company
 91 Kensington Drive, Durban North
 Tel : 031-5647751

Prepared by me

Sh Chabilall

**CONVEYANCER
 CHABILALL MD**

2012-06-07

T 016313 / 2012

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

SHAMOLA DASRATH

appeared before me, REGISTRAR OF DEEDS at Pietermaritzburg, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at Durban on 17 April 2012 granted to him by

**XANADU PROPERTIES 95 C.C.
 Registration Number 2003/016856/23**

And the appearer declared that his said principal had, on 10 February 2012, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

LETASHA KALIDEEN
Identity Number 780314 0153 08 1
Unmarried

her Heirs, Executors, Administrators or Assigns, in full and free property

PORTION 57 OF ERF 3193 DURBAN NORTH
REGISTRATION DIVISION FU,
PROVINCE OF KWAZULU-NATAL

IN EXTENT 1301 (ONE THOUSAND THREE HUNDRED AND ONE)
SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T6348/1957 with diagram annexed and held by Deed of Transfer Number T24320/05.

THIS PROPERTY IS TRANSFERRED:-

- a) Subject to all the terms and conditions of the Original Deed of Grant Number 1537/1848 in so far as same are now applicable.
- b) Subject to the following special conditions which shall be enforceable by the City Council, as created in said Deed of Transfer Number 6348/1957.
 1. The land and any buildings erected thereon shall be used for residential purposes only, and it is an express condition that it shall not be used for business purposes of any kind whatsoever.

Further, only one entirely detached private residence, with the necessary outbuildings, will be allowed on the lot, and the erection of one building containing two or more residential flats is prohibited by the terms of this condition.

2. No subdivision of the Lot will be permitted.

3. Buildings, which are to be of brick, stone, concrete or other hard, permanent and fireproof material to the value of at least THREE THOUSAND TWO HUNDRED RAND (3 200⁰⁰) shall be erected upon the lot by the Owner on such level to such building line and to such elevation as shall be determined by the City Council. D

In the event of the buildings aforesaid being destroyed or damaged, either wholly or in part, from any cause whatsoever, in such a manner that their value is reduced to less than THREE THOUSAND TWO HUNDRED RAND (R3200⁰⁰), the Owner shall be bound either to erect new buildings or make such additions to any existing buildings, within a period to be fixed by the City Council, as will restore the value of the buildings on the lot to at least THREE THOUSAND TWO HUNDRED RAND (R3 200⁰⁰) D

4. The Owner shall pay the rates imposed and levied on the land from the date of sale and on the buildings from the date of erection thereof. If, in any year from the third or any subsequent year from the date of sale, the buildings on the said lot shall be of a less value than that set out in the preceding condition, or if in any such years there shall be no building at all upon the said lot, the Owner for the time being shall pay to the City Council, in addition to and at the same time as he is due to pay the rates imposed and levied for that particular year, a sum equivalent to the difference between the sum which would have been payable as rates in respect of buildings of a rateable value of THREE THOUSAND TWO HUNDRED RAND (R3 200⁰⁰) and the sum he is liable to pay as rates upon the buildings actually erected, or a sum equivalent to that which would have been payable upon building valued for rating purposes at THREE THOUSAND TWO HUNDRED RAND (R3 200⁰⁰) according as there are or are not buildings upon the said lot. D

If the foregoing building clause has ceased to be effective owing to the erection of buildings it may be renewed by the City Council, either wholly or in part, if, from any cause whatsoever the buildings on the lot shall be demolished or destroyed, either wholly or sufficiently to reduce their value below the said sum of THREE THOUSAND TWO HUNDRED RAND (R 3 200,00).

5. External coverings to all roofs shall be of tiles, shingles, slate or concrete, and no external surface of any roof or any fence or other visible structure or improvement of any kind shall be of visible corrugated material.

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[Handwritten signature]

6. Should the owner be in breach of any of the conditions set out above at any time, the City Council shall, upon notice to the registered owner, be entitled to apply to the Supreme Court of South Africa, Natal Provincial Division, by way of motion or otherwise, as the said Court may, in its discretion, direct, for an Order authorising the Registrar of Deeds to retransfer the lot to it, without any liability on the part of the City Council to repay the purchase price of any portion thereof, or to pay any compensation whatsoever in respect of any buildings which may have been erected upon the lot at the date of such Order, or otherwise howsoever, and to recover from such registered owner the expenses of and incidental to such order, and the expenses of any incidental to the retransfer as aforesaid to the City Council.

In the event of the City Council applying for an Order of Court directing a retransfer of the lot to it, as herein provided, and in the event of the lot being mortgaged such application to Court shall be made without prejudice to the Mortgagee's rights under the Bond or Bonds.

- (c) Subject to a 3 metre sewer and drain servitude running immediately along and parallel to the entire length of the boundary lettered BC on diagram S.G. No. 5043/50 annexed to Deed of Transfer No. 6348/1957 as created by Notarial Deed No. K206/1972 S.



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

**XANADU PROPERTIES 95 C.C.
Registration Number 2003/016856/23**

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


LETASHA KALIDEEN, Unmarried

her 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 R3 800 000,00 (THREE MILLION EIGHT 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

2012-06-07




q.q.

In my presence



REGISTRAR OF DEEDS



VERBIND MORTGAGED	
VIR FOR <u>R 2 520 000 . 00</u>	
④ B 009388 / 2012	 REGISTRATEUR/REGISTRAR
2012-06-07	



BRAMIN

CONSULTING ENGINEERS
CIVIL ∞ STRUCTURAL ∞ GEOTECHNICAL

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Fax: 086 571 4138

E-Mail: yashvir@bramin.co.za
CK. No: 2010/031255/23

20 June 2022
Our Ref: BCE- 20101-01

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

Dear Sirs

DESCRIPTION OF WORK : **ADDITIONS AND ALTERATIONS (A1.3a)**
ADDRESS : **PORTION 57 OF ERF 3193 DURBAN NORTH
215 ADELAIDE TAMBO DRIVE**

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*