

X +2 898 600

X +2 898 700

X +2 898 800



PORTION 377

PORTION 379

**SITE DEVELOPMENT PLAN
OF PORTIONS 411
OF THE FARM
DRIEFONTEIN 85-IR
Lilianton Ext 7**

PROVINCE OF GAUTENG
Ekurhuleni

SCALE 1:500

PORTION 35

LEGEND:

	EXISTING PALM TREE / ALOE		NEW MEDIUM SIZE TREE
	EXISTING SMALL TREE		GRASS
	EXISTING LARGE TREE		ROAD INTERLOCK PAVING
	NEW SMALL TREE		PARKING INTERLOCK PAVING

AREA SCHEDULE:

BLOCKS AREA PER FLOOR:

BLOCK "A"	294.50 m2
BLOCK "D"	442.70 m2
BLOCK "E"	471.20 m2

NUMBER OF BLOCKS

BLOCK "A"	9 BLOCKS
BLOCK "D"	5 BLOCKS
BLOCK "E"	2 BLOCKS
TOTAL BLOCKS	16 BLOCKS

1 BEDROOM FLAT

BLOCK "A" = 2 x 4 x 9=	72
BLOCK "D" =	0
BLOCK "E" =	0
TOTAL 1 BEDROOM FLATS	72

2 BEDROOMS - 1 BATHROOM

BLOCK "A" = 2 x 4 x 9=	72
BLOCK "D" =	0
BLOCK "E" =	0
TOTAL 2 BED.-1 BATH FLATS	72

2 BEDROOMS - 2 BATHROOMS

BLOCK "A" =	0
BLOCK "D" = 4 x 4 x 5 =	80
BLOCK "E" = 2 x 4 x 2 =	16
TOTAL 2 BED.-2 BATH. FLATS	96

3 BEDROOMS - 2 BATHROOMS

BLOCK "A" =	0
BLOCK "D" =	0
BLOCK "E" = 2 x 4 x 2 =	16
TOTAL 3 BEDROOM FLATS	16

FLATS PROPORTION IN %

1 BEDROOM FLATS - 72	28.13 %
2 BED.-1 BATH FLATS - 72	28.13 %
2 BED.-2 BATH. FLATS - 96	37.50 %
3 BEDROOM FLATS - 16	6.24 %

BLOCKS AREA PER FLOOR:

BLOCK "A"	294.50 m2
BLOCK "D"	442.70 m2
BLOCK "E"	471.20 m2

AREA PER BLOCK (4 FLOORS):

BLOCK "A" = 294.50 m2 x 4	1178.00 m2
BLOCK "D" = 442.70 m2 x 4	1770.80 m2
BLOCK "E" = 471.20 m2 x 4	1884.80 m2

AREA PER BLOCKS

BLOCK "A" = 9 x 1178.00 m2 =	10602.00 m2
BLOCK "D" = 5 x 1770.80 m2 =	8854.00 m2
BLOCK "E" = 2 x 1884.80 m2 =	3769.60 m2
TOTAL AREA =	23225.60 m2

TOTAL NUMBER OF BLOCKS = 16
TOTAL NUMBER OF FLATS = 16 x 16 = 256

TOTAL BUILDING AREA = 23225.60 m2

COVER CALCULATION:

BLOCK "A" = 9 x 294.50 m2 =	2650.50 m2
BLOCK "D" = 5 x 442.70 m2 =	2213.50 m2
BLOCK "E" = 2 x 471.20 m2 =	942.40 m2

EXISTING BUILDING = 590.90 m2
GUARD HOUSE = 32.00 m2
COVERED AREA = 6429.30 m2

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION

Erf / Portion	411	Site Area:	32802 m2
Township	Lilianton Ext 7		

ZONING INFORMATION

Use Zone	RESIDENTIAL 3
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DEVELOPMENT CONTROL MEASURES

Permissible	Control	Actual
5 Storeys	Height Zone	5 Storeys
N/A	Height of buildings	5 Storeys
80% = 26241.6 m2	Coverage	19.60% = 6429.30 m2
F.A.R. 1.2 = 39362.4 m2	Floor Area Ratio	F.A.R. 0.72 = 23846.50 m2
39362.4 m2	Floor Area	23846.50 m2
100	Density (dwelling unit / ha)	78
N/A	No. of dwelling units / erf	256

PARKING

Parking ratio per use	No. of units	Required parking
1 bedroom flat - 1 parking / unit	72	108 parking bays
2 bedrooms flat - 1.5 parking / unit	168	252 parking bays
3 bedrooms flat - 2 parking / unit	16	32 parking bays
visitors - 3 bedrooms flat - 1/3 units	16	5 parking bays
covered parking - 1 per unit	256	256 parking bays
Total parking bays REQUIRED		397 parking bays
Total parking bays PROVIDED		401 parking bays
Surplus No. of parking bays		4 parking bays

The information provided above is hereby certified to be correct and precise

NAME: **VITRUVIUS** SIGNATURE: _____
DATE: **28th May 2015** PLAN NUMBER: **BW7-SDP-0515/001**

REEFLORDS PROPERTY DEVELOPMENT (Pty) Ltd

VITRUVIUS
consulting and structural engineers
(Pty) Ltd