



Contemporary Independent Architects

Architectural Design & Project Management Specialists

SACAP - SAIA - KZNIA Affiliate - RIBA

21-03-2012

ATTN: Mr & Mrs Pillay
319 Blackburn Road - PTN 3 of ERF 389 - Duikerfontein
Durban, South Africa

Dear Sir

Re: 319 Blackburn Road - PTN 3 of ERF 389 – Duikerfontein - Redhill

With reference to the above mentioned property, and with accordance to Ethekewini Municipality regulations for the Durban Town Planning Scheme, the following zoning allocation, land usage, and property restrictions **must** apply.

Zoning Allocation: **'Special Residential 650'**

- Under such zoning one unit is permitted for every 650 m² of net area on the said property.

Total Area on Site: - 1012 m²

Height Restriction: - 2 Storey's max

FAR (floor area ratio) - N/A on this site. No limit given.
(This is the total area of development that will be permitted on site)

Coverage - 40 % (Includes awnings and carports)
(This is the total area of covered space that will be permitted on site)

Parking: - 2 parking bays per unit on site

Building Lines within property: - Side spaces @ 3000 mm
Rear building line @ 5000 mm
Front building line @ 6000 mm from road

Please note that further restrictions for the above mentioned sites may be demonstrated in the title deeds for the property, so it is advised to make reference to this, and seek any legal or professional council before any decisions are made.

Hoping this meets with your approval.

Yours Faithfully

Regards

Usthani Govind

*C*ontemporary *I*ndependent *A*rchitects

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