

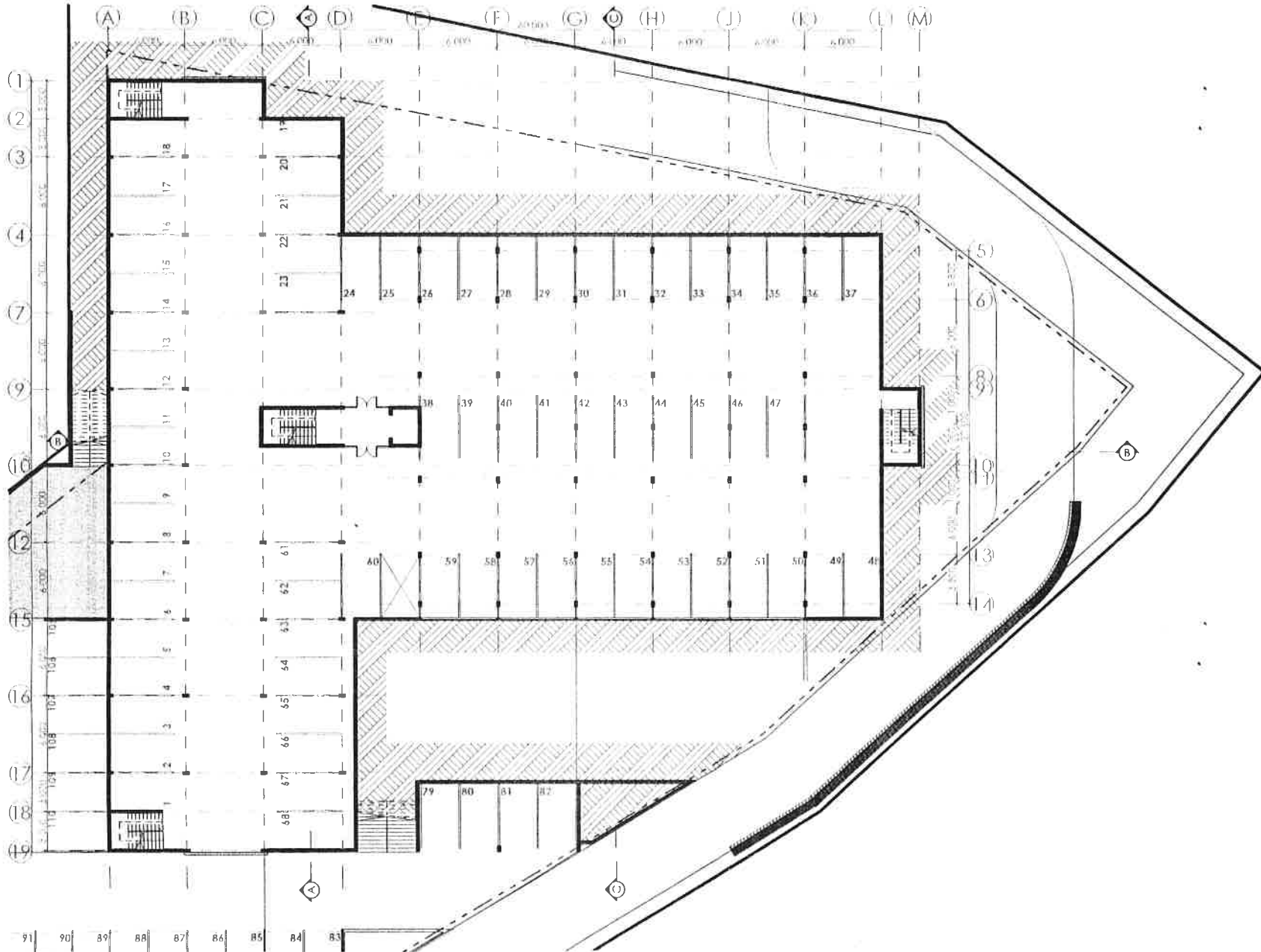
TOWN PLANNING REQUIREMENTS		
Current Zoning (Phase 1)		
Permissible F.A.R	(0.50)	= 3 384.50 m ²
Proposed F.A.R	(0,48)	= 3 295,24 m ²
Permissible Coverage (30%)		= 2 030,70 m ²
Proposed Coverage (29%)		= 1 985,26 m ²
Permissible Height	(Ground + 3 stories)	
Proposed Height	(Ground + 2 stories)	
Parking Required (Phase 1)		
92 parking bays Required		
129 Parking Provided		
Basement : 70 bays		
Covered : 16 bays		
Open : 56		

Proposed Re-Zoning (Phase 2)		
Permissible F.A.R	(0.75)	= 5 076,75 m ²
Proposed F.A.R	(0,75)	= 5 036,74 m ²
Permissible Coverage (40%)		= 2 707,60 m ²
Proposed Coverage (29%)		= 1 985,26 m ²
Permissible Height	(Ground + 3 stories)	
Proposed Height	(Ground + 3 stories)	
Parking Required (Phase 1&2)		
132 parking bays Required		
129 Parking Provided		
Basement : 70 bays		
Covered : 16 bays		
Open : 56		

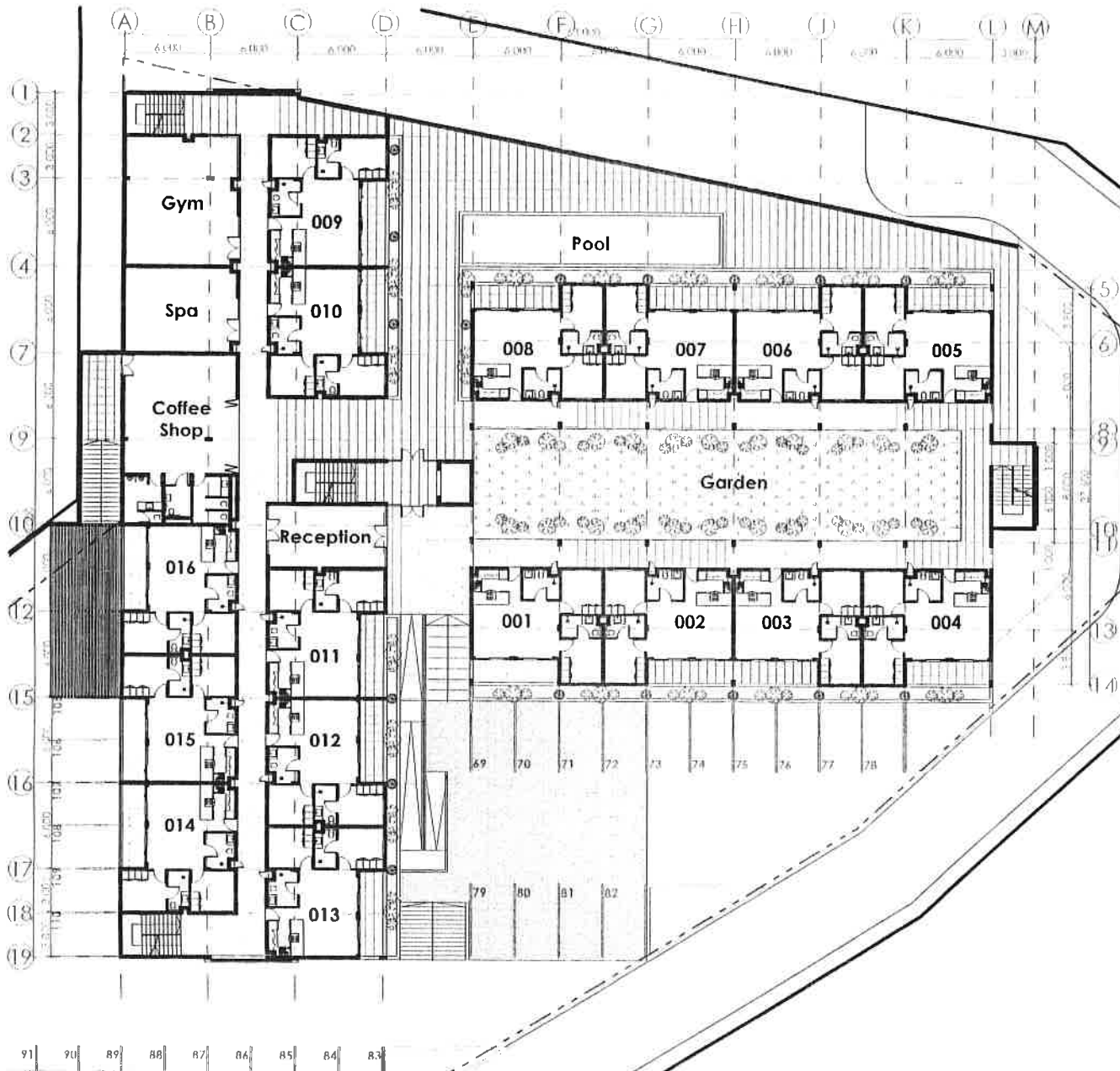
PROJECT INFO

Site Description
 Portion 14 of ERF 2354
 Westville
 KZN

Site Area
 6769 m²

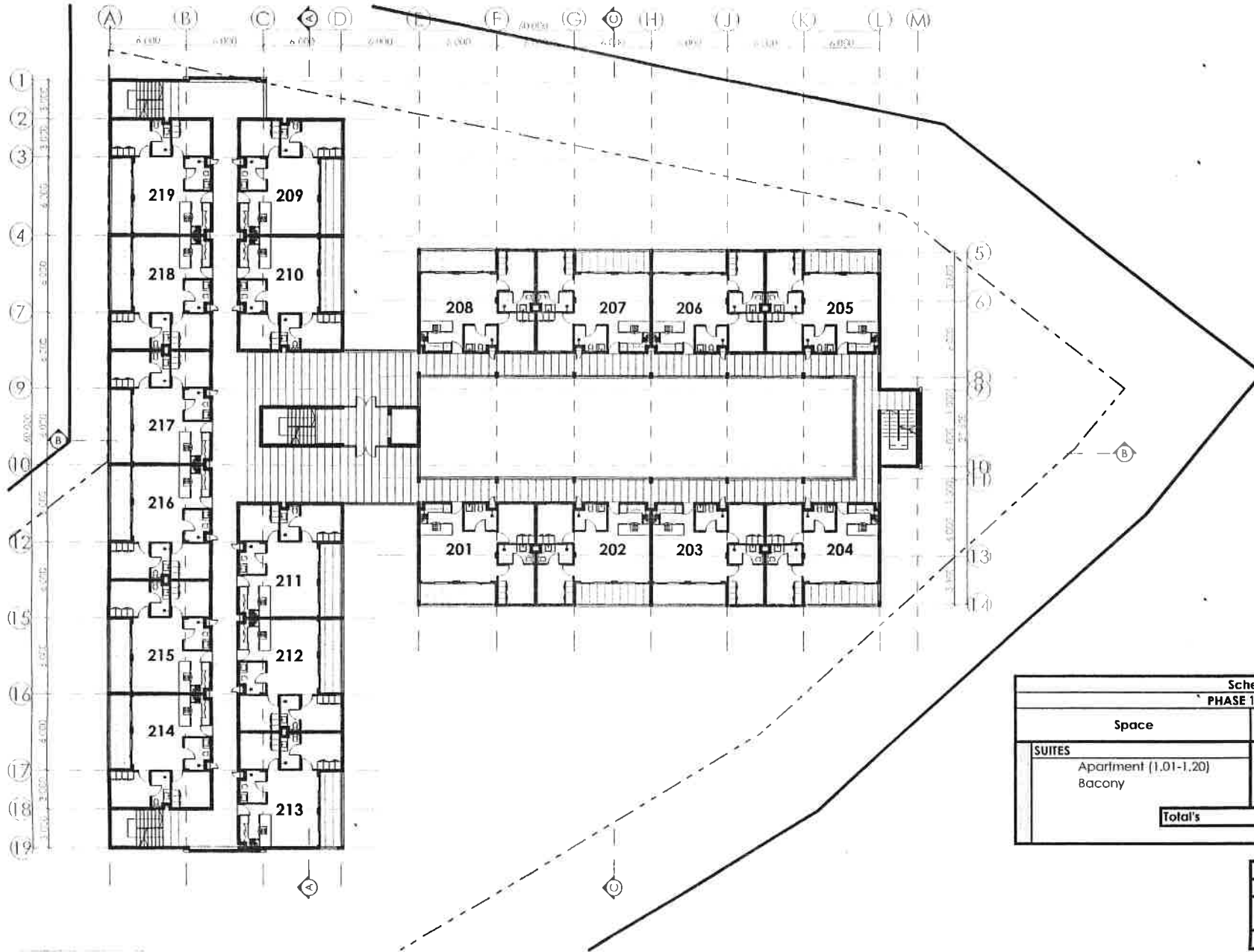


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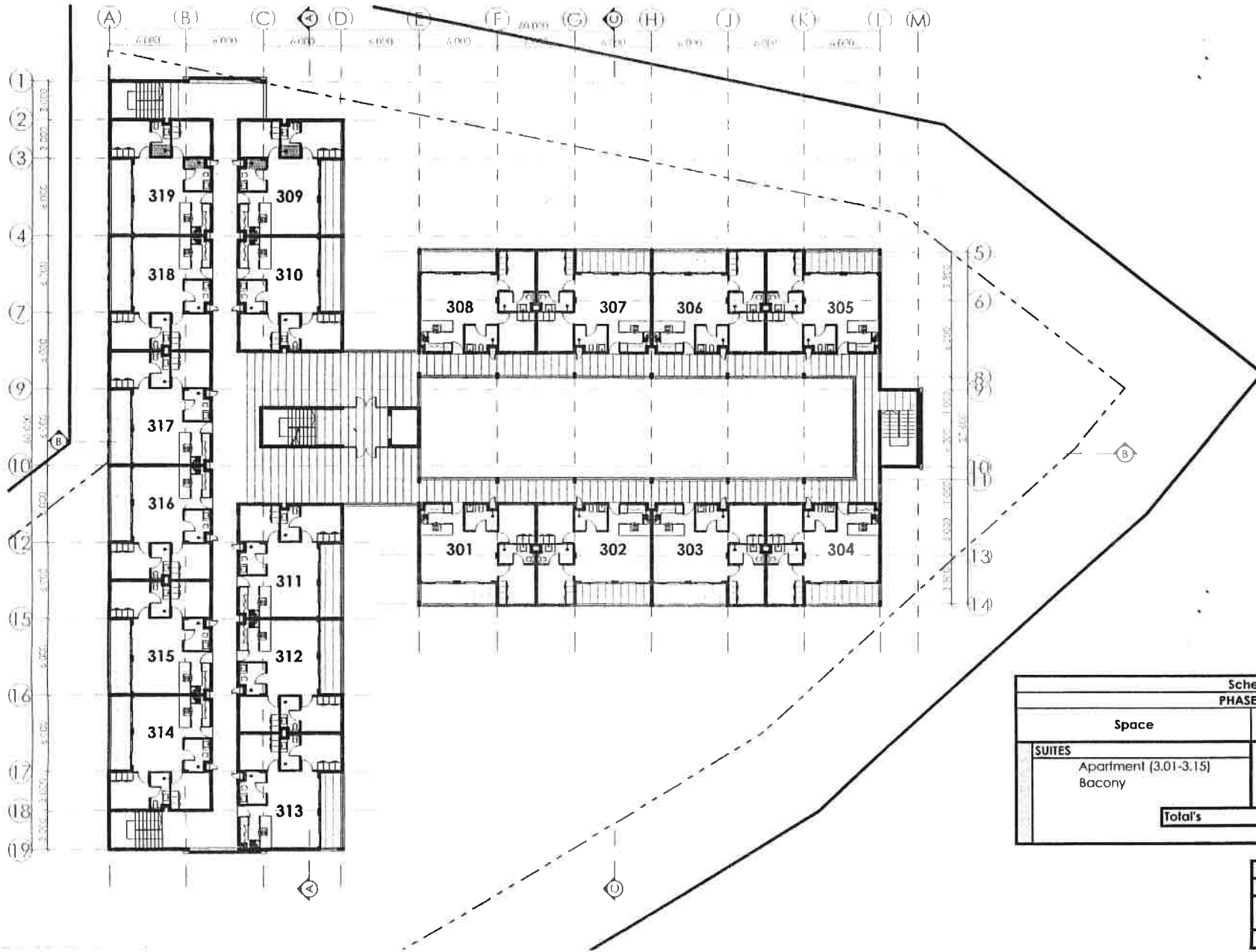
PHASE 1 - GROUND FLOOR					
Space	Room No.	FAR	Balcony/Terrace	Sellable Area	Parking Required
RESTAURANT / OFFICES'S					
Reception	-	37,98		37,98	3,80
Spa	-	49,09		49,09	4,91
Coffee Shop	-	95,53		95,53	9,55
Gym	-	37,98		37,98	3,80
Public:					
Male Ablutions	-	10,35		0	0
Female Ablutions	-	9,83		0	0
Paraplegic Ablutions	-	6,51		0	0
Cores:					
Lift Core	-	39,87			
Stair 1	-	13,3			
Stair 2	-	13,3			
Stair 3	-	14,5			
Total's		328,24	0	220,58	22,06
SUITES					
Apartment (0.01-0.12)	16	64,5		64,5	24
Baconomy	16		11,5	11,5	0
Total's		1032	184	1216	24

Ground Floor Total Area's			
FAR	Balcony/Terrace	Sellable Area	Parking Required
1360,24	184,00	1436,58	46,06



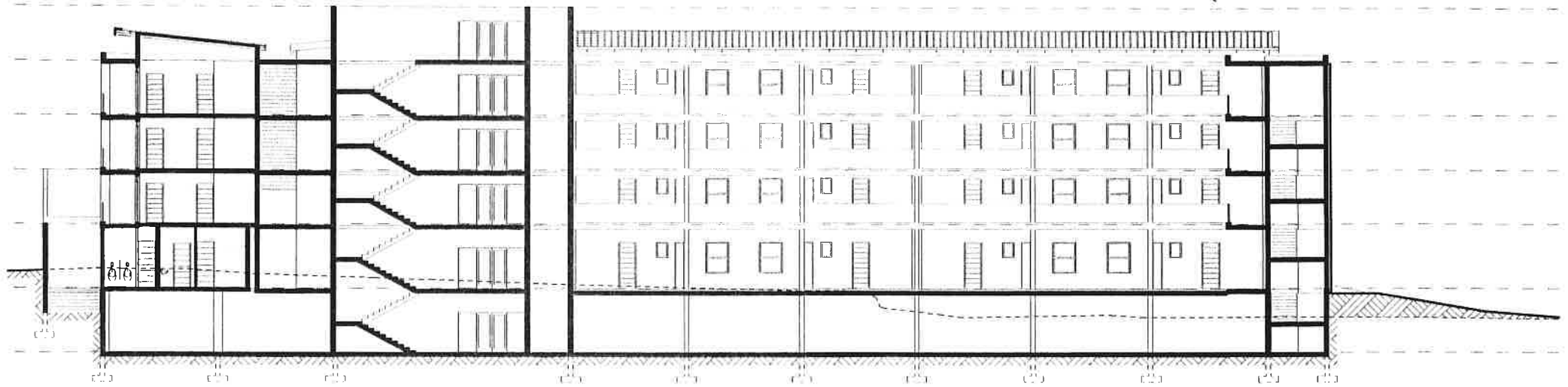
Schedule of Area's					
PHASE 1 - SECOND FLOOR					
Space	No. of Units	FAR	Balcony/Terrace	Sellable Area	Parking Required
SUITES					
Apartment (1.01-1.20)	19	64,5		64,5	28,5
Bacony	19		11,5	11,5	0
Total's		1225,5	218,5	1444	28,5

First Floor Total Area's				
No. of units	FAR	Balcony/Terrace	Sellable Area	Parking Required
19	1225,50	218,50	1444,00	28,50

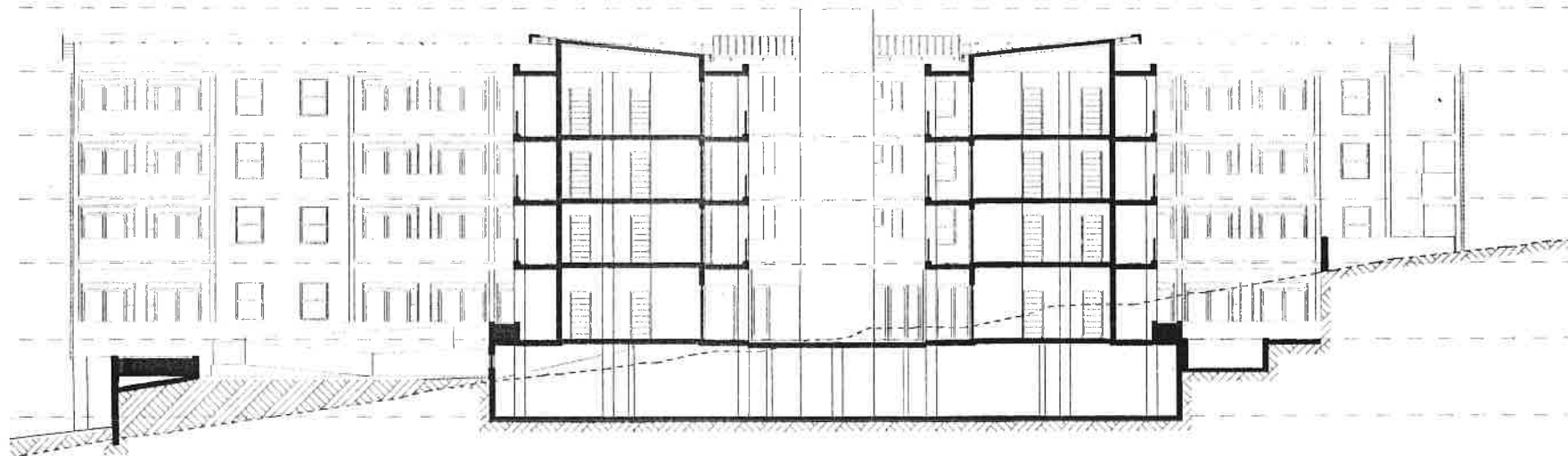


Schedule of Area's					
PHASE 2 - Third FLOOR					
Space	No. of Units	FAR	Balcony/Terrace	Sellable Area	Parking Required
SUITES					
Apartment (3.01-3.15)	19	64,5		64,5	28,5
Baconomy	19		11,5	11,5	0
Total's		1225,5	218,5	1444	28,5

Third Floor Total Area's				
No. of units	FAR	Balcony/Terrace	Sellable Area	Parking Required
19	1225,50	218,50	1444,00	28,50



Section B



Section C