



Development Data

1 : 100

SCHEDULE OF RIGHTS		
PROPERTY DESCRIPTION		
Erff / Portion: R/8873	Title Deed No. n/a	Site area 11 652.59
Township: GA-RANKUWA UNIT 5		
ZONING INFORMATION		
Town Planning Scheme: (REVISED 2014)	TSHWANE Town Planning Scheme 2008	Amendment Scheme No. Annexure No.
Use Zone: MUNICIPAL TAXI RANK		
DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
5	Height Zone	
19 m	Height of Buildings	6 m
60%	Coverage	2.5%
6 991.54 m ²	Coverage Area	300 m ²
0.6	Floor Area Ratio	0.025
6 991.54 m ²	Floor Area	300 m ²
PARKING		
Required	Provided	
300/100x6=18 BAYS	282 * 264 PARKING BAYS IN HAND	

SCHEDULE OF RIGHTS		
PROPERTY DESCRIPTION		
Erff / Portion: 10207	Title Deed No. TG 314/1996BP	Site area 1 883 m ²
Township: GA-RANKUWA UNIT 5		
ZONING INFORMATION		
Town Planning Scheme: (REVISED 2014)	TSHWANE Town Planning Scheme 2008	Amendment Scheme No. Annexure No.
Use Zone: Business 1		
DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
5	Height Zone	
19 m	Height of Buildings	6 m
60%	Coverage	15.9%
1129 m ²	Coverage Area	300m ²
0.6	Floor Area Ratio	0.159
	Floor Area	300m ²
PARKING		
Required	Provided	
300/100= 3x6=18	23 * 5 PARKING BAYS IN HAND	

SCHEDULE OF RIGHTS		
PROPERTY DESCRIPTION		
Erff / Portion: ERF R/9114, ERF 10203	Title Deed No. TG/1999/1995BP	Site area 92 330 m ²
Township: GA-RANKUWA UNIT 5		
ZONING INFORMATION		
Town Planning Scheme: (REVISED 2014)	TSHWANE Town Planning Scheme 2008	Amendment Scheme No. Annexure No.
Use Zone: Business 2		
DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
13m	Height Zone 9	12.9m
2 Storey	Height of Buildings	2 Storey
70%	Coverage	57%
64 631m ²	Coverage Area	52 651 m ²
2.1	Floor Area Ratio	0.46
193 813m ²	Floor Area	42 668 m ²
PARKING		
Required	Provided	
EXISTING @2.5/100m ² =27 000/100=270x2.5=675 NEW @4/100m ² =16747/100=167.5x4=670 TOTAL REQUIRED =1345 Bays	71 taxi (71x6.45)= 457.95+814 other Total =1272+ *269= 1541 BAYS PROVIDED *SHORTFALL PROVIDED FOR ON ERVEN R/8873, 10207	

TOTAL PARKING PROVIDED ON ALL ERVEN COMBINED = 1541 bays
 (27000+16747+300+300)= 44 347/100=443.47 @3.47 bays/100m²

GROSS FLOOR AREA BREAK DOWN:

EXISTING GROSS FLOOR AREA RETAIL:	33 418 m ²
AREA TO BE ADDED RETAIL :	16 747 m ²
TOTAL RETAIL AREA:	50 165 m ²
AREA TO BE ADDED REFUSE YARDS:	224 m ²
SUB TOTAL m² FOR SHOPPING CENTRE:	50 389 m²
AREA TO BE ADDED TAXI RANK OFFICES ABLUTIONS AND KIOSKS	362m ²
COVERED PARKING FOR TAXI RANK	1 900m ²
SUB TOTAL m² FOR TAXI RANK	2 262 m²
NEW GROSS FLOOR AREA PROVIDED:	52 651 m²

FLOOR AREA RATIO BREAK DOWN:
 (TFA-D)-(1-X)
 52 651-(1900 + 8083)=42 668

SDP SUBMISSION

Project No.	1104.06	Drawing No.	051	REV
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REVISIONS

No.	Date	Description	Auth

Parking Schedule Copy 1

Level	Type	Count
Ground Floor	1000x2500 - Motorcycle Parking	14
Floor	2500x5000 at 90°	1050
Ground Floor	3500x5000 at 90°	10
Ground Floor	Paralegic	45
Ground Floor	5500x2500 Side Parking	71
Ground Floor	7000x2700 Taxi	1190

GENERAL NOTES
 All work is to be done in accordance with the National building Regulations.
 Quality of all materials and workmanship to comply with the relevant S.A.N.S. specifications and/or specified international codes where applicable in the Architectural specifications, the recommendations and requirements of such documents to be considered a minimum standard for the works.
 The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act.
 This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from ARC MUV and all other consultants related to the project.
 This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters and Levels are in meters, unless otherwise stated.
 All dimensions and levels must be checked on site by the contractor. Any discrepancies between consultant's documentation are to be verified before putting any work in hand to be executed by competent persons qualified for the specific trade.
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ARC MUV

CLIENT
 PUBLIC INVESTMENT CORPORATION

PROJECT
 GA RANKUWA CITY MALL
 ERF 10203, ERF 10207, ERF R/8873, ERF R/9114
 GA-RANKUWA UNIT 5

DRAWN
 AS RS MP
 Indicated

SITE PLAN

Scale	AS	Drawn	RS	Checked	MP	Print Date	2019/11/05
Project No.	1104.06	Drawing No.	051	REV			

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