



Development Data

1 : 100

SCHEDULE OF RIGHTS		
PROPERTY DESCRIPTION		
Erf / Portion:	Title Deed No.	Site area
R/8873,	n/a	11 652.59
Township: GA-RANKUWA UNIT 5		
ZONING INFORMATION		
Town Planning Scheme:	TSHWANE Town Planning Scheme 2008 (REVISED 2014)	Amendment Scheme No:
Use Zone:	MUNICIPAL TAXI RANK	Annexure No:
DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
5	Height Zone	
19 m	Height of Buildings	6 m
60%	Coverage	2.5%
6 991.54 m2	Coverage Area	300 m2
0.6	Floor Area Ratio	0.025
6 991.54 m2	Floor Area	300 m2
PARKING		
Required	Provided	
300/100x6=18 BAYS	282 * 264 PARKING BAYS IN HAND	

SCHEDULE OF RIGHTS		
PROPERTY DESCRIPTION		
Erf / Portion:	Title Deed No.	Site area
10207	TG 314/1996BP	1 883 m2
Township: GA-RANKUWA UNIT 5		
ZONING INFORMATION		
Town Planning Scheme:	TSHWANE Town Planning Scheme 2008 (REVISED 2014)	Amendment Scheme No:
Use Zone:	Business 1	Annexure No:
DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
5	Height Zone	
19 m	Height of Buildings	6 m
60%	Coverage	15.9%
1129 m2	Coverage Area	300m2
0.6	Floor Area Ratio	0.159
	Floor Area	300m2
PARKING		
Required	Provided	
300/100= 3x6=18	23 * 5 PARKING BAYS IN HAND	

SCHEDULE OF RIGHTS		
PROPERTY DESCRIPTION		
Erf / Portion:	Title Deed No.	Site area
ERF R/9114,		86408 m2
ERF 10203	TG1999/1995BP	5922 m2
Township:	GA-RANKUWA UNIT 5	92 330 m2
ZONING INFORMATION		
Town Planning Scheme:	TSHWANE Town Planning Scheme 2008 (REVISED 2014)	Amendment Scheme No:
Use Zone:	Business 2	Annexure No:
DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
13m	Height Zone 9	12.9m
2 Storey	Height of Buildings	2 Storey
70%	Coverage	57%
64 631m2	Coverage Area	52 651 m2
2.1	Floor Area Ratio	0.46
193 813m2	Floor Area	42 668 m2
PARKING		
Required	Provided	
EXISTING @2.5/100m2=27 000/100= 270x2.5=675 NEW @4/100m2=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:		ERF R/9114, ERF 10203
EXISTING GROSS FLOOR AREA RETAIL:	33 418 m2	
AREA TO BE ADDED RETAIL :	16 747 m2	
TOTAL RETAIL AREA:	50 165 m2	
AREA TO BE ADDED REFUSE YARDS:	224 m2	
SUB TOTAL m2 FOR SHOPPING CENTRE:	50 389 m2	
AREA TO BE ADDED TAXI RANK OFFICES ABLUTIONS AND KIOSKS	362m2	
COVERED PARKING FOR TAXI RANK	1 900m2	
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	Drawing No	REV
A0 1104.06	051	

REVISIONS			
No.	Date	Description	Auth

Parking Schedule Copy 1		
Level	Type	Count
Ground Floor	1000x2500 - Motorcycle Parking	14
Ground 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 AEC M/U/V 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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1st Floor, Grosvenor Place
235 Grosvenor St
Hatfield
Pretoria
PO Box 13399
Hatfield, 0028
T +27 12 362 7350
F +27 12 362 7349
arc@arc.co.za
www.arc.co.za



CLIENT	
GA RANKUWA CITY MALL	
ERF 10203, ERF 10207, ERF R/8873, ERF R/9114 GA-RANKUWA UNIT 5	
PROJECT	
SITE PLAN	
DRAWING	
Scale	AS Indicated
Drawn	RS
Checked	MP
Print Date	2015/11/05 18:33:35
PROJECT NO	
A0 1104.06	051
DRAWING NO	
A0 1104.06	051

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