

MATJHABENG

MUNICIPALITY
UMASIPALA

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MUNISIPALITEIT
MMASEPALA

Enquiries: Zandile Majola

Reception
Our Ref.:

Our Ref: 18/4/4/1

2023-03-15

Date.....



GEMA PROJECTS PTY (LTD)
ERF 5701, 4 VAN HEERDEN STREET
SEEMEEUPARK
WELKOM
9450

Gema Projects PTY (LTD),

NOTICE OF PLAN APPROVAL: OFFICIAL PLAN NO: 44044

The above matter bears reference

You are hereby notified that the plan submitted by you for **Residence** on Erf 5701, 4 Van Heerden Street has been approved subject to the under mentioned conditions:

- a) All endorsements on the plan must be complied with.
- b) The erf owner or tenant will not be permitted to occupy or use any building or swimming pool unless a certificate for completion or safeguarding has been obtained from this department.
- c) No deviation, omission or alteration will be permitted without the prior consent of this department.
- d) The approved building plan does not exempt the owner from complying with any law, bylaw or restricted title condition against the erf.

The owner/ architect/ builder ascertains that:

- e) All relevant stipulations of the National Building Regulations and Building Standards Act 103 of 1977 are being complied with.
- f) All relevant stipulations of the Matjhabeng Land Use Scheme, 2022 are being complied with.
- g) The correct erf pegs be located for building purposes as well as for the erection of boundary walls.
- h) The entrance to the stand shall not be obstructed by trees, services equipment or traffic flow restrictions.
- i) No owner shall construct any foundations until the excavations have been inspected and approved by the Local Authority.
- j) The owner/ architect/ builder must ensure compliance with all Council's decisions or conditions with regard to the development of the said property.
- k) Facilities suitable for people living with disabilities should be provided, failing which such an approval will not be provided.

It is hoped that you will find the above in order.

Yours faithfully

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MUNICIPAL MANAGER
ADV. LONWABO NGOQO