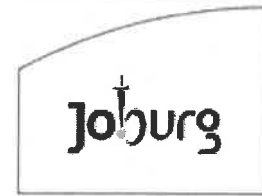


**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



a world class African city

Date: 2022/03/07

Requested by:	Sandy Ngwenya
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	JOBURG PROPERTY COMPANY
Erf/Holding Name/Farm Portion:	Erf 9975
Township/Holding Name/Farm Name:	Orlando West
Street Name and No:	Ntombela street
ZONING INFORMATION	
Use Zone:	Business 1
Height Zone:	A (As per attached table 4)
Floor Area Ratio:	As per attached table 6
Coverage:	As per attached table 5
Density:	No Density
Building Line:	As per attached table 7
Parking:	
AMENDMENT SCHEME APPLICABLE:	N/A
Served By:	Sandy Ngwenya

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No Information will be given telephonically due to the technical and interpretive complications.

Corporate Geo-Informatics 8th Floor, A-BLOCK, Metro Centre 158 Civic Boulevard, Braamfontein

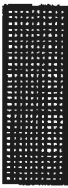
ZONE	(1) USEZONE	(2) NOTATION	(3) PRIMARY LAND USE RIGHTS	(4) SECONDARY LAND USE RIGHTS	(5) PROHIBITED LAND USES
5	RESIDENTIAL 5		Dwelling units, mobile dwelling units, residential buildings	Uses not in columns (3) and (5)	Noxious industries
6	BUSINESS 1		Business purposes, shops, residential buildings, place of instruction, social halls, restaurant, car sales lot, motor showrooms, showrooms, offices, public or private parking area, institutions, religious purposes, dwelling units, warehouse	Uses not in columns (3) and (5)	Noxious industries, scrap yards, panel beaters, spray painting
7	BUSINESS 2		Shops, dwelling units, residential buildings, places of instruction, business purposes, car sales lots, institutions	Uses not in columns (3) and (5)	Noxious industries, scrap yards, panel beaters, spray painting
8	BUSINESS 3		Shops, offices, restaurants, drycleaners and laundrettes	Uses not in columns (3) and (5)	Noxious industries, scrap yards, panel beaters, spray painting
9	BUSINESS 4		Offices	Place of instruction, place of amusement, dwelling units, religious purposes, shops, restaurants, car sales lot, motor showrooms, special building, public or private parking area, residential buildings, child care centre.	Uses not in columns (3) and (4)

TABLE 2: USE ZONES

ZONE	(1) USE ZONE	(2) NOTATION	(3) PRIMARY LAND USE RIGHTS	(4) SECONDARY LAND USE RIGHTS	(5) PROHIBITED LAND USES
1	RESIDENTIAL 1		Dwelling house	Religious purposes, place of instruction, child care centre, social halls, institutions, residential buildings (excluding hotels), special buildings, sport and recreation clubs, public or private parking areas, medical consulting rooms, tavern/shebeen, guest house.	Uses not in columns (3) and (4)
2	RESIDENTIAL 2		Dwelling units	Residential buildings, religious purposes, places of instruction, child care centre, social halls, institutions, special buildings, sport and recreation clubs, public or private parking areas, medical consulting rooms, guest house, tavern/shebeen	Uses not in columns (3) and (4)
3	RESIDENTIAL 3		Dwelling units, residential buildings	Religious purposes, places of instruction, child care centre, social halls, institutions, special buildings, sport and recreation clubs, public or private parking areas, medical consulting rooms, guest house, tavern/shebeen	Uses not in columns (3) and (4)
4	RESIDENTIAL 4		Dwelling units, residential buildings	Religious purposes, places of instruction, child care centre, social halls, institutions, special buildings, sport and recreation clubs, public or private parking areas, medical consulting rooms, guest house, tavern/shebeen	Uses not in columns (3) and (4)