

KOUGA MUNICIPALITY

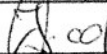
BUILDING PLAN APPROVAL

Erf Number	3420
Plan Number	SFB 2453/08

NAME OF OWNER: Sunset Bay Trading 563 (Pty) Ltd
 STREET ADDRESS: Port St Francis

This building plan has been approved in terms of the Act pertaining to National Building regulations and Building Standards (Act No 103 of 1977) and under the following conditions:

- 1 The building work is to comply with the provision of the National Building Regulations The Building Standards Act Municipal Bylaws and Electrical installations to be in accordance with SABS 1042 as amended.
- 2 **No deviation from the approved plan is permitted, (deviations without prior Council authority shall result in prosecution).**
- 3 This form together with the approved plan is to be available on site at all times.
- 4 In the event of structural details (Engineer=s drawings) not accompanying this approved plan, are to be submitted not less than 3 days, excluding Saturdays, Sundays and public holidays, before structural work is commenced.
- 5 Adequate sanitary facilities are to be provided on site at all times i.e. chemical.
- 6 Only one night watchman per building site being permitted.
- 7 **Appointments for the following inspections are to be made with the Town Planning Department 24 hours before inspection.**
7.1 Foundation 7.2 Drainage 7.3 Conservancy Tank 7.4 Final Inspection
- 8 Roof inspection being carried out by the registered structural engineer responsible for the design thereof or his duly appointed representative.
- 9 **Occupation Certificates** will only be issued if the building has been erected in accordance with the approved plan as well as the National Building Regulations and Building Standards Act and the necessary certificates have been issued by the **Structural Engineer, Electrician , Kouga Municipality Fire Department and the Roof Loading and Completion Certificate** have been submitted.
- 10 Frontage / entrance levels to the stand / erf being a minimum of 250mm above the nearest edge of the hardened street.
- 11 The owner hereby accepts all water discharged onto this stand / erf from the natural storm water route and the discharge point under no circumstances being blocked off or altered.
- 12 The owner / agent hereby indemnifies the Local Authority from any claim of whatsoever nature caused to the property by storm water.
- 13 The owner / builder / agent removing all surplus material and matter from the stie and from any other land, public street or public place affected by such material or matter to the satisfaction of the Local Authority.
- 14 All costs for the provision / moving / removal / altering of any street furniture / services being bourne by the Owner.
- 15 NOTE: 8,5m height restriction above NGL to be strictly observed - not to be exceeded at any point - (Santareme area has a 7,00m height restriction above NGL or as stated in the title deeds).
- 16 The owner / applicant having any relevant restrictive condition contained in the title deeds removed if necessary prior to the commencement of any building works.

	APPROVED	DATE
BUILDING CONTROL OFFICER		<u>02/08/08</u>

PLAN RECEIVED BY:

DATE:.....