



AREA SCHEDULE	12 391m ²
SHOPS PHASE 1	6 600m ²
SHOPS PHASE 2	18 996m ²
SHOPS TOTAL	25 596m ²
GLA	19 986m ²
Internal walkways	2 453m ²
External walkways	1 318m ²
W.C.	107m ²
Admin	58m ²
Transformer	106m ²
Services	60m ²
Stores	66m ²
GBA	22 514m ²
SCHEDULE OF AREAS & RIGHTS	
Site Area	70 000m ²
Site number	Portion 1 of 157 LT
Zoning	Business 1
Height Zone	2
Floor Area Ratio	170%
Coverage	2m All round except 6m on street side
Building lines	
COVERAGE	
Permitted	70%
Proposed	32.2%
In Hand	37.8%
FLOOR AREA RATIO	
Permitted	28 000m ²
Proposed	18 996m ²
In Hand	9 004m ²
PARKING	
3100sqm GLA Shop	369 bays
11000sqm Loading	20 bays
1 Taxi Bays = 7 Bays	22 x 7 = 154 bays
Phase 1 Car Parking required	377
Car parking provided	384
Taxi bays	140
Car Parking in hand	147
Phase 2 Car Parking required	569
Car parking provided	437
Taxi bays	154
Car Parking in hand	22

Board Approved Schedule - Phase 1		
Number	Tenant Name	Area
Shop 01	Cashbuild	1 330
Shop 02	Best Home	95
Shop 03	Fashion	304
Shop 04	Sportscene	350
Shop 05	Lewis	240
Shop 06	OK Furniture	600
Shop 07	Voic Africa	66
Shop 08	Local Choice	150
Shop 09	Phu Call	47
Shop 10	Shoprite	2 477
Shop 11	Phu Call	47
Shop 12	Phu Call	47
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