

NOTE  
The design of this drawing is copyright and remains the property of the architect.  
All requirements of municipal and other authorities concerned have to be adhered to.  
Contractors and subcontractors are to check all dimensions and levels on site before commencing with work.  
Figured dimensions to be taken in preference to scaled measurements and large scale detail supersede small scale drawings.

nr	id	description	date
A	RR	Issued for information	2024/12/13
B	RR	Issued for information	2025/07/29
C	RR	Issued for information	2025/09/12
D	RR	Issued for information	2025/10/14



Number	GLA Area Schedule	Area
Shop 01	Shops	2 500
Shop 02	Shop	91
Shop 03	Shop	92
Shop 04	Style	300
Shop 05	Takkie Town	300
Shop 06	Shop	91
Shop 07	Shop	89
Shop 08	Optom	69
Shop 09	Liquor	250
Shop 10	Shop	8
Shop 11	Shop	8
Shop 12	One Plus	800
Shop 13	Shop	162
Shop 14	Hair	152
Shop 15	Clids	500
Shop 16	PEP	500
Shop 17	Ackermans	400
Shop 18	Jet	600
Shop 19	Fashion W	300
Shop 20	Truworths	850
Shop 21	Boyer Liquor	250
Shop 22	Boyer	1 500
Shop 23	The Fix	210
Shop 24	FNB	285
Shop 25	Fashion City	335
Shop 26	Rage	100
Shop 27	Shop	144
Shop 28	Shop	180
Shop 29	Autzone	250
Shop 30	OK Farm	500
Shop 31	OBIC	500
Shop 32	Cashbuild	900
Shop 33	Legit	279
Shop 34	Shop	97
Shop 35	Shopper Bar	180
Shop 36	Talians	300
Shop 37	Sportscene	300
Shop 38	Markham	300
Shop 39	Exact	300
Shop 40	Mr Price	350
Shop 41	Power F	300
Shop 42	Studio 88	250
Shop 43	Capitec	275
Shop 44	SB Bank	220
Shop 45	Shop	130
Shop 46	Shop	140
Shop 47	Shop	220
Shop 48	Levi's	220
Shop 49	Debonairs	100
Shop 50	Roman's	150
Shop 51	Padros	150
Shop 52	Hungry Lion	150
Shop 53	Bradlows	450
Shop 54	ATM	9
Shop 55	ATM	9
Shop 56	Filling Station	320
Shop 57	KFC	207
Shop 58	Drive through	290
		18 706 m²

Category	Value
SHOPS TOTAL	18 706m²
SCHEDULE OF AREAS	
GLA	18 706m²
Mall walkway	2 302m²
Service passages	324m²
Public passage	132m²
External Walkways	1 446m²
WC	170m²
Admin	71m²
Internal yards	403m²
Store	0m²
Total GBA	23 560m²
SCHEDULE OF AREAS & RIGHTS	
Site Area	16 800m²
Site number	Portion A (a portion of portion 1) of the farm Tshikundu's Location No. 262-MT, Limpopo
Zoning	
Height Zone	
Floor Area Ratio	
Coverage	%
Building lines	4.5m All round
COVERAGE	
Permitted	%
Proposed	%
In Hand	%
FLOOR AREA RATIO	
Permitted	m²
Proposed	m²
In Hand	m²
PARKING	
3/100sqm GLA Shop	561 bays
1/100sqm Loading	18 bays
Car Parking required	561
Taxi rank (20 bays)	193
Car Parking provided	392
Disabled parking bays	15
Total Parking provided	605
Car Parking in hand	+44
Loading bays required	18
Loading bays provided	18
Loading bays in hand	0
ADDITIONAL FUTURE	
PHASE 2 GLA	6 653m²
PHASE 3 GLA	665m²
TOTAL FUTURE	7 318m²

- Board approved
- Offer received
- Under negotiation
- Pop Ups

Number	Area of Outdoor Seating	Tenant Name	Area
40a	Outside Seating	39	
50a	Outside Seating	39	
51a	Outside Seating	39	
52a	Outside Seating	39	
			156 m²



**SASELAMANI MALL**

client



**GMI**  
Property Group



**GMI**  
Property Group

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**MATLA**  
QUANTITY SURVEYORS

Architect



**ROSSOVNI**  
architects

project

Proposed new Saselamani Mall on  
Portion A (a portion of portion 1) of the farm  
Tshikundu's Location No. 262-MT, Limpopo

drawing title

**Board Approved Leasing Plan**

date	2026/02/05	scale	1:750	sheet	A1
project nr	2403	drawing nr	020	rev	D