

**ALL CORRESPONDENCE MUST
BE ADDRESSED TO THE
DIRECTOR OF URBAN PLANNING
SERVICES**

Telephones: 775086, 749802-7

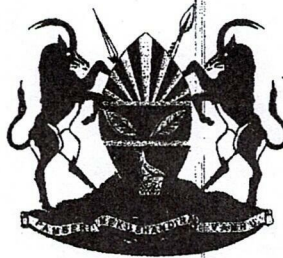
Facsimile: 772507

Email: dow@hararecity.co.zw

When calling or telephoning,

Please ask for:

Ms. Vhutuza



City of Harare

**DEPARTMENT OF
URBAN PLANNING
SERVICES**

Cleveland House
92 Leopold Takawira Street
P.O.Box 1583
Harare, Zimbabwe

Your Reference:

PD/CR/Stand 1731 and 1732 all of Stand 45A Ardbennie Township

Our Reference:

Applicant : . S and B Holdings

Permit No. : SD/CR/11/13

21 November 2013

S and B Holdings (Pvt) Ltd
45A Ardbennie Industrial Township
Ardbennie
HARARE

c.c Surveyor General
 Registrar of Deeds
 Chamber Secretary
 City Treasurer (2)
 The Manager, Tel One Building & Estates
 City Valuer and Estates Manager
 The Area Manager ZESA
 District Officer: Mbare
 Chief Land Surveyor

Dear Sir/Madam

**PERMIT TO SUBDIVIDE PROPERTY : STAND 1731 AND STAND 1732 ALL OF
STAND 45A ARDBENNIE INDUSTRIAL TOWNSHIP**

I refer to your application to subdivide the above property which has been numbered SD/CR/11/13 in the Register held in this Department. In terms of Section 40 (5) of the Regional, Town and Country Planning Act, (Chapter 29:12) Revised Edition 1996 a permit is **HEREBY GRANTED** authorizing the subdivision of stand 1731 and stand 1732 all of stand 45A Ardbennie Industrial Township in the manner indicated on Plan No. SD/CR/11/13 subject to the following conditions:-

- (1) 13% of the value of Stand 1731 and Stand 1732 all of stand 45A Ardbennie Industrial Township excluding the value of any improvements at the time of disposal thereof shall be paid to the City of Harare in terms of the subsection (1) of Section 41 of the Regional, Town and Country Planning Act, Chapter 29:12 1996, and Section 10 of the Subdivision and Consolidation Regulations of the same Act (R G No. 924 of 1976) and the monies shall be paid into the development account.
- (2) (a) The land described as roads that is stands 1781 and 1783 Ardbennie Township created by the subdivision shall be formed, graded and surfaced with bituminous asphalt or other such materials as may be approved and drained by the applicant at its cost all to the specification approved by and to the satisfaction of the Director of Urban Planning Services and then set – aside to the City of Harare for road purposes in terms of Section 41 of the Regional, Town and Country Planning Act, (Chapter 29:12) of 1996.

- (b) (i) The roads shall be completed as required by sub – clause (a) above, before stand 1780, 1782, Rem of 1731 and Rem of 1732 Ardbennie Industrial Township are transferred save that, when the roads in any one section being completed the stands comprising such section may be transferred.
- (ii) One culvert or piped culvert shall be installed by the applicant, at its cost, at the entrance to such stands as the Director of Engineering Services may require.
- (3) (a) A reticulated water supply from the water reticulations systems of the City of Harare shall be provided by the applicant, at its cost to all stands, to a specification approved, prior to installation by and to the satisfaction of the Director of Engineering Services.
- (b) The water reticulation systems shall be completed as required by sub – clause (a) above before stands Rem of 1731, Rem of 1732, 1782 and 1780 Ardbennie Industrial Township are transferred.
- (c) As soon as the Department of Engineering Services has certified that a reticulated water from its water reticulation system has been completed to its specification, the applicant shall hand it over to the City of Harare, together with all land on which any works, reservoirs, pipes etc, are situated, without compensation or other consideration.
- (4) (a) A reticulated sewage system to serve to serve all stands shall be provided by the applicant, at its cost to all stands, to a specification approved, prior to installation by and to the satisfaction of the Director of Engineering Services.
- (b) The reticulated sewerage system shall be completed as required by sub-clause (a) above, and connected to a sewage disposal system before any stands are transferred, save that, when the reticulated sewerage system in any one section has been so completed and connected to a sewerage disposal system, the stands comprising such section may be transferred.
- (c) As soon as the Department of Engineering Services has certified that a reticulated Sewage disposal system has been completed to its specification, the applicant shall hand it over to the City of Harare, together with all land on which any works, reservoirs, pipes etc, are situated, without compensation or other consideration.
- (5) Stormwater drains shall be constructed by the applicant at its cost to the specification approved by and to the satisfaction of the Director of Engineering Services and the Director of Urban Planning Services.
- (6) Servitudes for all Municipal Services shall be granted and registered against the Title Deeds of the stands concerned in favour of the City of Harare at no cost to it simultaneously with the transfer to the said stands..

If subsequent to the layout of the various services being finally approved. It should become necessary to amend the position or width of any of the servitudes, the land surveyor shall advise the Director of Urban Planning Services accordingly in order that an amended plan of subdivision may be issued.

- (7) (a) The approval of the City of Harare shall be obtained to the design of the roads, water and sewerage reticulation system and storm water drains, prior commencement of the work connected with conditions (2), (3) and (4).
- (b) The applicant or its consultants shall provide the Local Authority with a copy of a plan on tracing linen or other durable transparent material, showing details of the water reticulated sewerage system as completed prior to the transfer of any stands. During the maintenance period (i.e.) 12 months after completion of the installation of all the services the applicant shall be responsible for the maintenance of all services, including the roads falling within the boundary of the subdivision land.
- (c) (i) Any alterations to existing electricity reticulation, if required, shall be to the developer's account.
- (ii) if electricity service connection is required, the developer shall submit Form A enquiry to the Harare Area Manager, ZESA.
- (iii) Statutory rights for transmission lines (electricity) shall be granted over the subdivision, as and when required, by and at no cost to ZESA.
- (iv) Access for ZESA personnel, vehicles and its appointed agencies shall be granted at all times, when required.
- (v) The supply authority must be advised at least twenty – four months in advance of development, if electricity is required.
- (vi) The proposed substation sites and servitude, shown on plan no. SD/CR/11/13 are to be provided by the developer at no cost to ZESA.
- (8) The Registrar of Deeds shall not register transfer of Stand except:
- (a) on production of a receipt for the monies required in terms of condition (1) and (2) and in addition,
- (b) on production of a certificate from the Director of Urban Planning Services to the effect that conditions (1), (2) (a), (b), (c) 5(a), (b) (c), (7), 4 (a),(b),(c) and 6 (a) have been complied with.

The Registrar of Deeds is further advised that condition shall be registered against the Title Deeds for stands.

(8) Development Conditions

- (a) No building shall be sited nearer to the following boundaries than in each case the distance indicated opposite such boundary;

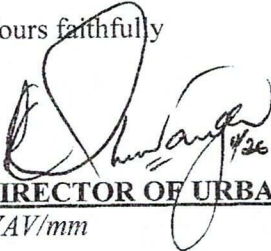
<u>Boundary</u>	<u>Distance</u>
Street building line	5m
Side boundary (with walls without openings)	0m
Side boundary (walls with openings)	1,5m

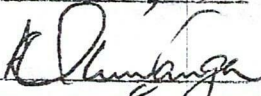
*** One copy of Plan No. SD/CR//11/13 is attached.

Attention is drawn to the following:-

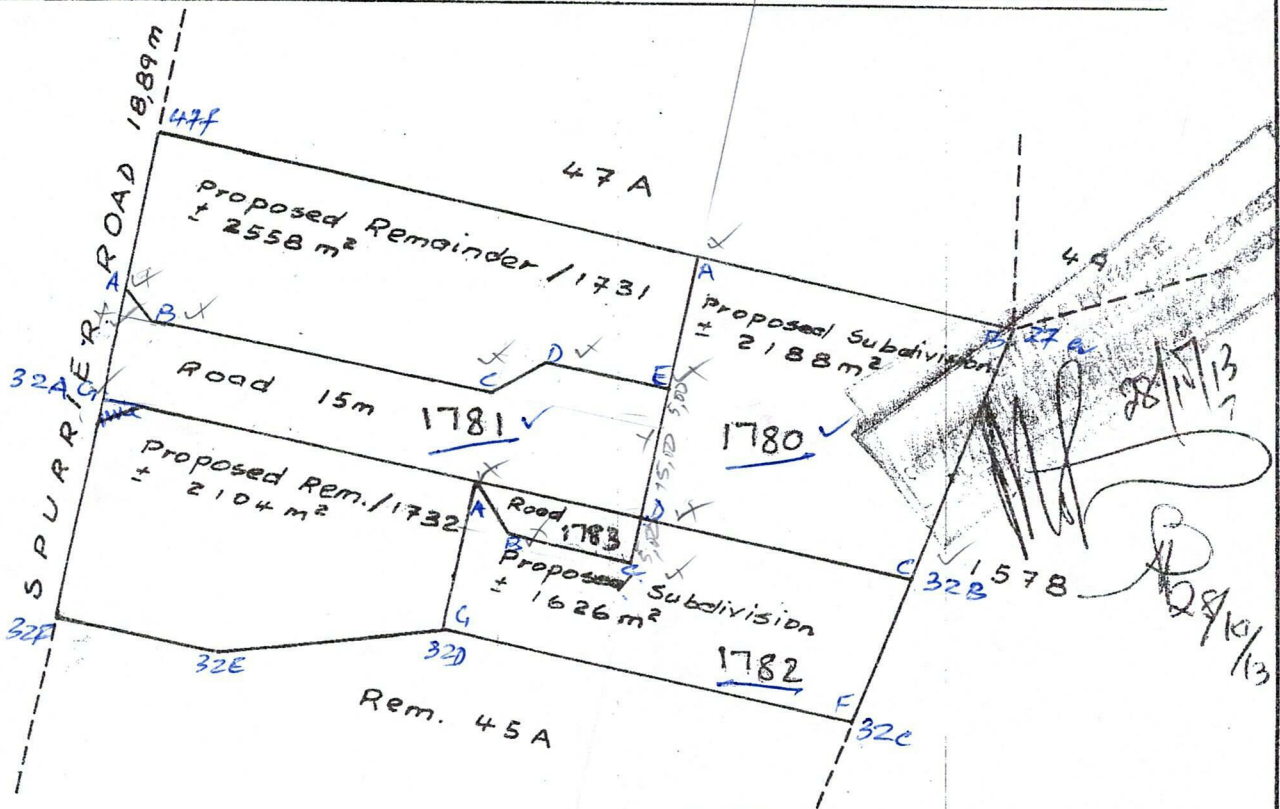
- A. In terms of Section 44 of the act, any person aggrieved by any decision made by the Local Planning Authority in connection with this Permit may appeal to the Administrative Court within one month of the date of this Permit.
- B. Any action taken in pursuance of this Permit within the period allowed for appeals shall be at the risk of the person taking the action concerned.
- C. Where applicable, this Permit should be handed to the Land Surveyor as authority to carry out the required survey and it should be noted that, in terms of subsection 5(ii) of Section 40 of the Act, you shall, within twelve months of the granting of this Permit or any extension of that period granted by the Local Planning Authority in writing, lodge with the Surveyor General such documents as he may require.
- D. Copies of this Permit and plan are required to be forwarded to the Surveyor General and the Registrar of Deeds in accordance with subsection (a) of (7) of Section 40 and this is being actioned simultaneously with the dispatch of this Permit.

Yours faithfully

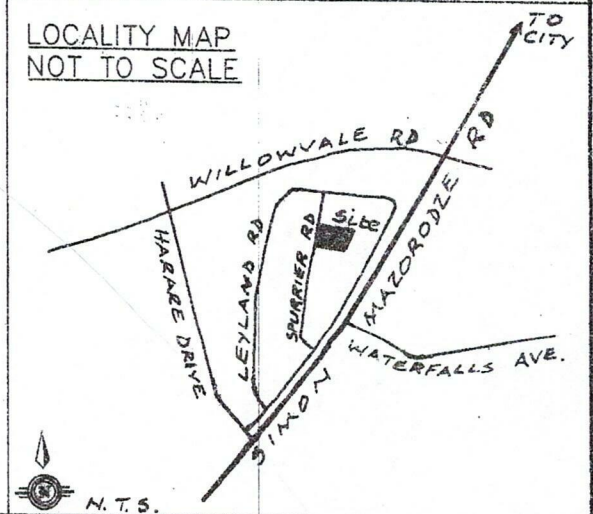

DIRECTOR OF URBAN PLANNING SERVICES
WAV/mm

DIRECTOR OF URBAN PLANNING SERVICES
DATE: 26 th November, 2013
APPROVED: 

**PROPOS SUBDIVISION OF :- 1) STAND 1731 ARDBENNIE TOWNSHIP
 2) STAND 1732 ARDBENNIE TOWNSHIP ALL OF STAND 45A
 ARDBENNIE INDUSTRIAL TOWNSHIP, SALISBURY DISTRICT.**



DIRECTOR OF URBAN PLANNING SERVICES
 DATE 26th NOVEMBER, 2013
 APPROVED: *[Signature]*



Drawn by TM PLANNERS

CELL: 0772-270164

DATE..... AUGUST 2013.....

Scale 1 : 1250

Details of property being subdivided
 Registered Owners S AND B HOLDINGS (PRIVATE) LIMITED.
 Surveyor General's Diagram Nos 12/2004, 13/2004
 Annexed to Deed of Transfer No 000B327/2006
 Current Deed of Grant C.R.T No 000B328/2006
 General Plan No C.G. 1314

I certify that the information given on this plan is to the best of my knowledge correct.
 Date 04 August 2013 Signature *[Signature]*

DEPARTMENT OF URBAN PLANNING SERVICES

Map Reference: TR 895 225
 The stand numbers allocated are :-
 STANDS 1780 - 1783
Ardbenne TOWNSHIP
 of etc
 Roadways to be vested
 Stands 1781 and 1783

The subdivision of this property in the manner indicated on this plan has been approved.
 Approval Reference Dated
 refers.
 Date 26/11/2013
[Signature]
 DIRECTOR OF URBAN PLANNING SERVICES
PLAN NO. SD/CR/11/13