

Technical Guideline

Plan Grote Berg Phase II

- Deposit of Naf.7.500,-- to reserve your lot.
- The allowed home type is the alone standing home.
- Per lot, only one home and one annex is allowed.
- The allowed area of a home has to be at least 150m² and for the annex a height of a maximum of 50m².
- An allowance of 40% max is allowed for the built area, including the different levels.
- The number of levels allowed is two, plus roof.
- The allowed building height, including roof of building that is made for the purpose of a home, is 6 meters for a one level home, and a maximum of 8 meters for a two level home.
- The allowed distance for a not road facing facade of a building with a height maximum 6 meters, the parcel border is at least 2 meters, larger buildings have a maximum distance of 3.5 meters.
- Buildings need to be made with cement blocks and stone like materials, with the understanding that unpainted metal roof covers are not allowed.

Method of measurement

- The height measurement of the building gets measured from the highest point of the road along the lot till the highest point of the building.
- The area of the building gets measured between the outside facade, covered terraces and other covered areas included.
- If the areas are not bordered by facades, the border of the fictional areas will measured according to the outside borders of the roof areas.
- The distance between the building and the side lot border is measured from the nearest point of the vertical projection of the roof area of the building and perpendicular to the lot border.

Various

- From the start of building, the home has to be finished within 18 months.
- It is not allowed to operate any kind of business on the lot.
- The building can only be used as a house.
- Expenses for the buyer.