

PLOT TYPE 5 (40 m WIDTH)

PLOT AREA: 1697 m2.
MAX. G. F. COVERAGE: 40% (700m2)
MAXIMUM FAR: 52%
NO. OF FLOORS: G only
HEIGHT RESTRICTION: 6.5m
MAX. IMP. LEVEL: 48.5
REC. IMP. LEVEL:

GROUND FLOOR COVERAGE: 600m2 (35%)

LEGEND

- PLOT BOUNDARY LINE
- PERMISSIBLE POSITION FOR LOW & LIGHTWEIGHT ELEMENTS
- MAXIMUM BUILDING LINE (A) FOR LOW & LIGHTWEIGHT ELEMENTS
- MAXIMUM BUILDING LINE (B) ON GROUND FLOOR
- COMPULSORY BUILDING LINE (C) FOR GARAGE
- MAXIMUM BUILDING LINE (D) ON FIRST FLOOR

LOW & LIGHTWEIGHT ELEMENTS

HEIGHT RESTRICTION	
LOW DECORATIVE WALL	2.1m
LOW RETAINING WALL	1.2m
PERGOLA	3.5m
GAZEBO	5.0m
BBQ	2.5m
STORE	4.0m
SWIMMING POOL	N/A
EXTERNAL SHOWER	2.1m
STEPS	N/A
OVERHANGS	N/A



DIRECTION OF VIEW
PLOT SERVICE HUB WITH LIGHTING TYPE B1 & E

SW MH
CL
IL
SEWER MANHOLE COVER LEVEL INVERT LEVEL

SEWER LINE

SERVICES

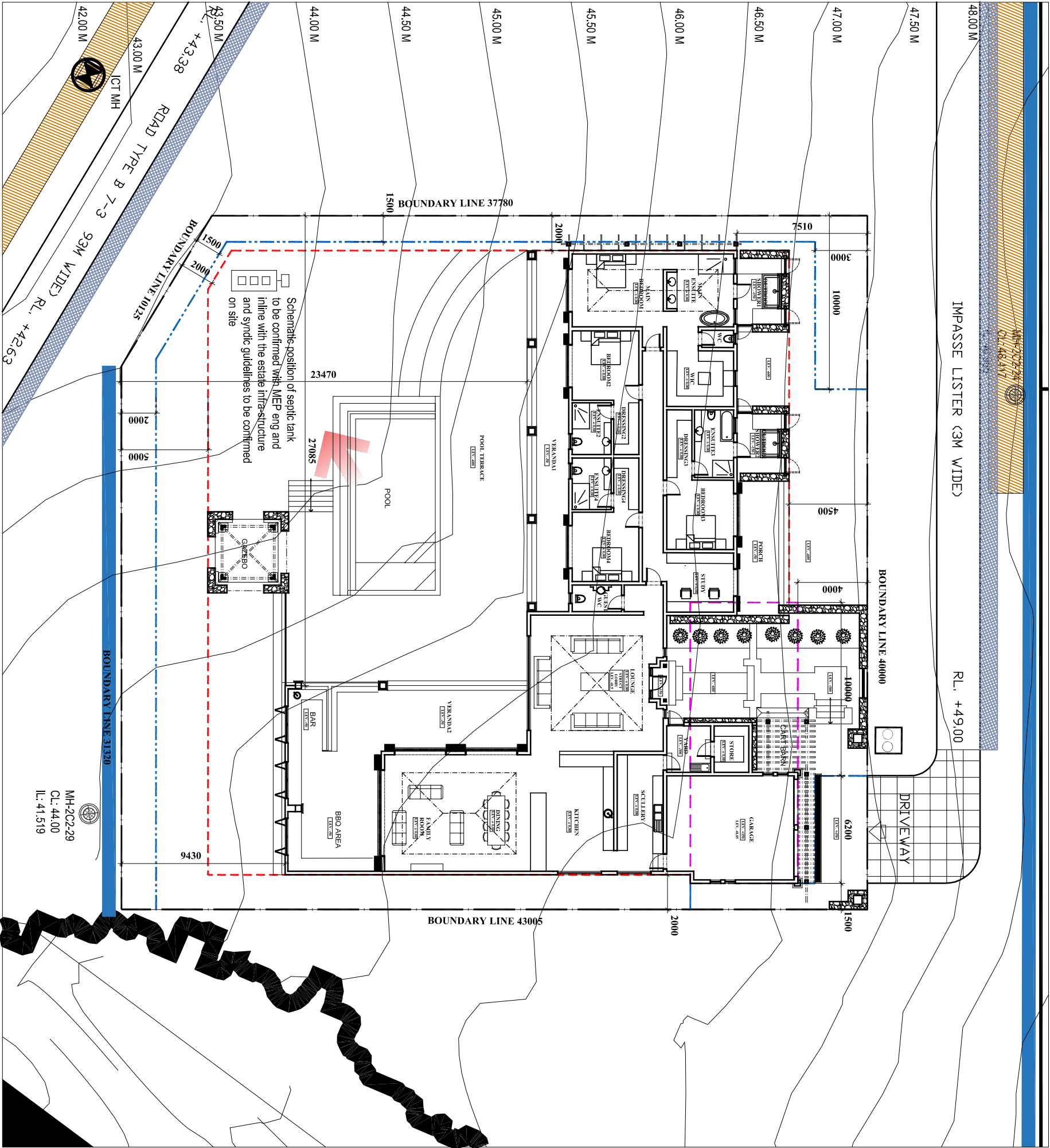
STORM WATER DRAIN

PLOT SERVITUDE

POSSIBLE RETAINING WALLS TO BE BUILT WITH VILLAS' CONSTRUCTION

NATURAL DRAIN

POTABLE WATER MANHOLE



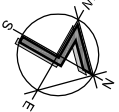
SITE PLAN

SCALE 1:250

IMPORTANT NOTES

All requirements of local and other authorities concerned have to be adhered to. Contractors 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.

REVISION INDEX	
DATE	DESCRIPTION
27/03/2024	A - CHANGES TO SLIDING DOOR AND SLIDING SCREEN IN MAIN ENTRANCE ROOM - UNIT COLUMN ON VERANDA - BRASS RODS SLIDING DOOR - MASTER SUITE ENLARGED - UNIT VOID OPENINGS IN VERANDA ROOF DOOR - POSITION OF EXTERNAL SHOWER 2 CHANGED
08/06/2024	B NEW CONCEPT LAYOUT
19/09/2024	C REVISED CONCEPT LAYOUT
03/10/2024	D REVISED CONCEPT LAYOUT
10/10/2024	E REVISED CONCEPT LAYOUT
23/10/2024	F FOR SYNDIC APPROVAL



DATUM LEVEL:
STRUCT. LOBBY LEVEL : LEV. ± 0.00 : 48.50m
GARAGE LEVEL : LEV. + 350 : 48.65m



PROJECT :
NEW PRIVATE RESIDENCE
(Ground Floor only)
AT VILLAS VALRICHE ON PLOT 207
FOR MIDAN LTD c/o JURIS TAX
EBENE HOUSE
QUATRES BORNES, MAURITIUS

DRAWING TITLE :
Site Plan

SCALE	1:250	- ON A3
PROJECT NO	207	PRINT DATE 23/10/24
DRAWING NO	[207] 004	
BUILDING NO		
SUPPLEMENT PREFIX	DRAWING NUMBER	REVISION
DRAWING STATUS - FOR SYNDIC		
PROJECT DRAWINGS APPROVED BY CLIENT		DATE
PROJECT DRAWINGS - SITE DEVELOPMENT PLAN	SUBMITTED	
PROJECT DRAWINGS - BUILDING PLAN	APPROVED	
PROJECT DRAWINGS ISSUED FOR TENDER		
THIS DRAWING APPROVED BY TENANT	SUBMITTED	
THIS DRAWING FIRST ISSUED FOR CONSTRUCTION	APPROVED	