



BELGRAVIA PARK

RESIDENTIAL ESTATE



Trou aux Biches Beach

Mont Choisy Beach

Mont Choisy
Le Parc & Le Golf
Horse Riding Delights


**BELGRAVIA
PARK**
RESIDENTIAL ESTATE

Domaine de
Grand Baie

Grand Baie La Croisette
& Mont Choisy Le Mall

Super U Grand Baie
Hypermarket

Chemin Vingt Pieds,
Grand Baie



Welcome to Belgravia Park, where timeless elegance awaits. The 1st phase of this exclusive residential estate consists of 13 plots of land in Triolet, the beating heart of the North of Mauritius. Named after a ship that reached the shores of Mauritius in the 19th century, this secure gated community is curated by a team of seasoned professionals.

This peaceful oasis with an abundance of nature enjoys easy access to the seaside and essential amenities, including prestigious schools, upscale shopping and a golf course. With a low building density of 40%, the building guidelines of Belgravia Park have been developed to blur the lines between indoor and outdoor living spaces, and maintain generous landscaped areas.

Belgravia Park guarantees unmatched quality with impeccable infrastructure, exclusive amenities and a sound investment opportunity. Embrace the best of small-town charm and modern convenience.



Experience a life of unmatched accessibility and connectivity at Belgravia Park, where prime location meets your every need.

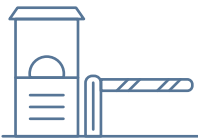
The development is situated in a privileged setting near the Triolet Bypass Road, which makes reaching your destination effortless. Surrounding Belgravia Park, you will find essential amenities such as a filling station and a supermarket in the near future.

The capital, Port Louis, is less than 30 minutes away, ensuring easy access to business and administrative services. Within a mere 5 minutes, you can find yourself on the stunning beach of Trou aux Biches or Mont Choisy, immersing in turquoise blue waters and soft sands. The lively seaside village of Grand Baie is also within reach, providing a wealth of dining, shopping and entertainment options.

Moreover, Belgravia Park residents will enjoy close proximity to quality childcare, schooling and healthcare facilities for their confidence and peace of mind.



COMMON FACILITIES



Main Entrance/
Security Gate Post



Garden



Walking Track



Kiosk

Experience a truly exceptional living environment at Belgravia Park, where space, privacy and exclusivity merge harmoniously.

With a total surface area of over 8 arpents and an east-west orientation, the development maximises natural light and provides a harmonious connection with the environment. The first phase features 13 generously-sized plots ranging from 9 to 11 perches, allowing ample room for your residential aspirations at an affordable price.

Infrastructure work is targeted to commence in October 2023, with completion set for April 2024. Residents will benefit from well-planned roads, utilities and landscaping, ensuring a seamless living experience. Future phases will introduce a beautifully landscaped garden and elegant townhouses, enhancing the overall value and offering diverse housing options.

To maintain the aesthetic harmony of the community, Belgravia Park also adheres to a set of architectural guidelines to ensure consistency and create a visually stunning neighbourhood.



Impeccable infrastructure, security, underground utilities and comprehensive management services come together seamlessly at Belgravia Park.

This fully residential development makes provision for two-storey detached dwelling (G+1), ensuring a harmonious blend of functionality and elegance. Each plot is dedicated to a single house, providing privacy and exclusivity.

A minimum setback of 4.0m from the boundary line will also be maintained, and the area will be planted with at least three endemic trees. A minimum clear space of 2m on each side of the boundary line will further improve privacy. In addition, owners will be requested to add timber fencing on top of the low 0.8m stone wall provided by the developer.

Belgravia Park prioritises safety with a security post, access control and CCTV surveillance. A walking path will connect the community, providing a peaceful space for residents with well-lit streets and bollards.

All utilities, including telephone, water, and electricity will be placed underground, preserving the aesthetic appeal of the surroundings. Belgravia Park will also offer the services of a dedicated management agent (Syndic) at an affordable price, ensuring efficient management of common areas and amenities.



BELGRAVIA
PARK

RESIDENTIAL ESTATE

Site Plan
(all dimensions are in metres)



CAHIER DES CHARGES

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1. Development Concept

- 1.1. The building guidelines (“Cahier des Charges”) of Belgravia Park Residential Estate (“Belgravia Park”) have been developed by Black Obsidian Group Ltd (the “Project Promoter”) and Studio A+D Ltd (the “Controlling Architect”) with the objective to advise prospective home builders of the design requirements and criteria for the development of residential units at Belgravia Park Residential Estate.
- 1.2. These guidelines provide a framework and architectural inspiration for future owners (hereafter referred to as the “Owner”), while maintaining flexibility in terms of design. This document aims to ensure a consistent and cohesive architectural style within the estate. It also outlines the procedures for Owners to submit their plans to the Belgravia Park Syndic (hereafter referred to as the “Syndic”) for approval.
- 1.3. Compliance with the building guidelines is a requirement for all prospective Owners within the estate, as further outlined in the Cahier des Charges. The guidelines will be enforced by the Controlling Architect, ensuring that all buildings within Belgravia Park meet the required standards and contributing to the overall success of the development.

2. General Specification

- 2.1. All building plans shall be approved by the Syndic appointed by the Project Promoter. Architectural plans are required for submission to the Syndic prior to BLUP submission to the District Council of Pamplemousses.
- 2.2. No further subdivision or parcelling of lots will be allowed.
- 2.3. Owners of 2 adjacent plots will be authorised to build a single residential unit on the combined plot areas. Provisions for setbacks in such instances are specified in the Plot Coverage and Buildable Zone (Section 4). Owners of 3 adjacent plots will however not be permitted to build one residential unit on the combined buildable areas with a maximum of 2 combined plots for construction purposes.
- 2.4. Any modification cost resulting from the combination of 2 adjacent plots will be borne by the Owner. The Syndic must be notified at least 1 month in advance of commencement of any modification work.
- 2.5. Such costs include, but are not limited to, changes to the road-facing boundary wall, designated plot entrances, refuse area, reinstatement of green verge and road infrastructure.
- 2.6. Where colours, materials and forms are specified in this Cahier des Charges, no variation from these will be permitted.
- 2.7. The design of road-facing boundary walls shall be maintained as per Annexure 21 of this document. Owners are not allowed to modify these walls in any way.
- 2.8. Provisions have been made for the Owner to install wooden fencing on the low wall section provided by the Project Promoter, with the wood material to be used only as per the ‘Boundary Walls & Gates’ section of this Cahier des Charges. This is mandatory and shall be executed by the Owner.
- 2.9. Upon transfer of ownership of the plot to the Owner, no boundary walls will be present between the said plot and any neighbouring plot within the morcellement.



- 2.10. It remains the responsibility of the Owner to maintain their front boundary wall (erected by the Project Promoter) in a neat, tidy and intact state from the date of taking ownership of their property.
- 2.11. The Syndic will be responsible for maintenance of all common areas, while Owners must keep their respective properties in a tidy manner. Should the latter fail to do so, the Syndic will undertake to maintain the said property, and associated costs will be charged to the Owner. Planting and maintenance along road reserves will be carried out by the Syndic.
- 2.12. A refuse area has been demarcated for each plot by the Project Promoter. Wheelie bins are to be housed within these refuse areas only. Garbage collectors should have access to these areas on the day of collection. Any bins left outside should be wheeled back in on the same day by the Owner. The Syndic maintenance team does not take the responsibility to wheel bins back in the refuse areas.
- 2.13. Owners are encouraged to sort their waste into general waste and recyclables and take the recyclable waste to a recycling depot on a regular basis. Wheelie bins must always be lined with appropriately sized bin liners.
- 2.14. Each Owner is responsible for keeping their refuse area in a clean and tidy state as CEB & CWA meters will also be housed in these cubicles.
- 2.15. Only one residential building per lot is allowed. Duplex or apartment buildings are strictly prohibited.
- 2.16. The dwellings can be ground floor only, ground floor with mezzanine or ground floor + 1 level only. A mezzanine floor will be considered as an upper floor.
- 2.17. Basements are not allowed, except for the use of service areas with a clear height not exceeding 2.1m.
- 2.18. Any cat ladders installed to provide access to the roof area for maintenance must be concealed from public view and blend in with the general colour theme of the house.
- 2.19. No circular shaped buildings will be allowed.

3. Syndic Approval Process

Planning Stage

- 3.1. All documents submitted by the Owner for Syndic approval shall be completed and signed by an architect registered with the Professional Architect Council of Mauritius.
- 3.2. Electronic copies of the following drawings & documents must be submitted:
 - (a) Location & site plan (1:250 minimum), showing:
 - plot coverage breakdown for main house & outbuildings;
 - plot benchmark level as provided in the title deed;
 - all setbacks clearly dimensioned;
 - plot entrance, driveway & parking areas;
 - house footprint, outbuildings, utility structures, gazebos, pergolas, etc.;
 - gulleys, manholes, grease traps & septic tank; and
 - green compost bins & rainwater harvesting tanks (if applicable).
 - (b) Site section(s) (1:200 minimum), showing:
 - natural & new site levels;
 - Ground Floor Structural Level (GFSL) in relation to the Plot Benchmark;
 - Finished height at roof apex;
 - area and depth of veranda(s) and deck levels; and
 - Height of Building from GFSL to existing and proposed finished landscape levels.
 - (c) Main layout plans (1:100 min), showing:
 - Room dimensions,
 - gross areas;
 - plumbing ducts;
 - AC units; and
 - outdoor compressors.
 - (d) Roof plan showing area of flat and pitched roofs with eaves depth & AC compressors (if applicable).
 - (e) Sections (1:100 min) showing roof pitch and overhangs/eaves depth to be clearly shown & dimensions provided.
 - (f) Elevations (1:100 min):
 - position of AC compressors to be shown on elevations.
 - (g) Street-facing boundary wall showing main gate, refuse area gate & timber screen design to be shown on a separate 'Wall Elevations' drawing. Finished Ground level must be shown.
 - (h) Boundary walls with neighbours with profile of existing and finished ground levels to be shown.

- (j) 1 copy of owner(s) National Identity Card
 - (k) 1 signed copy of the completed checklist of the Cahier des Charges.
- 3.3. A fee shall be paid upon submission of the building plans by the Owner. An additional fee will be due should amendments be required and revised plans submitted.

Construction Stage

- 3.4. No construction shall commence until the Owner has informed the Syndic of the start date at least two weeks in advance.
- 3.5. The Owner shall inform the Syndic of the contractors’/subcontractors’ names, contacts, date of beginning and expected completion.
- 3.6. The Owner must ensure that the construction period is of a maximum of eighteen (18) months commencing from the date the Building and Land Use Permit (BLUP) is issued. A copy of the BLUP shall be submitted to the Syndic prior to the start of work.
- 3.7. The contractors/contractors’/subcontractors’ shall abide by the Builders’ Code of Conduct and construction regulations.
- 3.8. Construction work will be allowed from 06:30 to 18:00 on weekdays and from 08:00 to 14:00 on Saturdays. No work will be permitted on Sundays and public holidays.
- 3.9. The Owner must notify the Syndic at the construction stages below, following which the Controlling Architect will be called for inspection:
- (a) site setting-out;
 - (b) Ground Floor Structural Level; and
 - (c) building height.
- 3.10. Owners are not permitted to continue with the construction without prior approval of the Controlling Architect at each of the above stage.
- 3.11. One week notice shall be given to the Syndic/Controlling Architect prior to scheduled date of visit for Point 3.9 above.

4. Plot Coverage & Buildable Zone

- 4.1. Buildings shall be constructed within the designated limits (“Buildable Zone”) as defined for each plot and included in the Setbacks & Buildable Zone section of the Cahier des Charges.
- 4.2. Provision shall be made for the position of septic tanks and absorption pits as per the Planning Guidelines set out by local authorities.
- 4.3. Only one house being at either ground floor level, or a one-storey structure shall be allowed within each plot.
- 4.4. The minimum ground floor area of the house to be constructed must be 100 m² and maximum up to the 40% allowable in terms of plot coverage.
- 4.5. The coverage of the first floor shall not exceed of 60% of the ground floor coverage area.
- 4.6. A minimum setback of 4.0m must be observed for the construction between the houses on each plot (i.e. 2.0m from boundary line between neighbouring plots).
- 4.7. The above setback of 4.0m between adjacent plots will not apply for an Owner of 2 adjacent plots wishing to build a single residential unit on the combined Buildable Zones. All other setbacks specified in this section must be respected.
- 4.8. A minimum setback of 2.0m must be observed for construction at the back of the plot.
- 4.9. A minimum setback of 4.0m must be observed for construction from the road-facing main access road to the plot (exceptions are Plots 01/09/10/13, where there are 3m setbacks to the side road boundaries)
- 4.10. Overall, Owners should strictly adhere to the setbacks as included in the respective title deeds.
- 4.11. The Buildable Zone and setbacks for each plot are included in "Setbacks & Buildable Zone Illustration" (Annexure A) of this Cahier des Charges.

5. Building Massing & Height

- 5.1. A datum/benchmark level will be provided for every site by the Land Surveyor.
- 5.2. The Ground Floor Structural Level (“GFSL”) of the house will be at a minimum of 300mm above the adjoining Finished Ground Level (FGL).
- 5.3. All construction should not exceed a maximum height of 8.0m, measured from the GFSL.
- 5.4. Drawings submitted for Syndic approval shall clearly indicate the GFSL of the building relative to the benchmark given. The highest point of the dwelling should also be indicated on Sections and Elevations.

6. Veranda & Pergola Structure

- 6.1. Large openings connecting the interior and exterior spaces shall be implemented.
- 6.2. Owners will need to cater for a veranda at ground floor level and this shall represent a minimum of 10% of the total ground floor footprint.
- 6.3. Verandas will be counted as 50% of the total surface area coverage only if open on 3 sides.
- 6.4. The veranda design shall match the house design. Classical elements such as Ionic, Doric or Corinthian types of columns or elements are strictly prohibited.

7. Outbuildings

- 7.1. Outbuildings and other utility structures may be constructed within the Buildable Zone of each plot.
- 7.2. No building or structure above 1.2m high will be allowed against wall boundaries.
- 7.3. Car port structures are authorised and shall fall outside of the plot coverage calculation. Such structures should be properly designed and submitted to the Syndic for approval prior to construction.
- 7.4. The materials authorised are as follows: steel, timber, zinc-aluminium and polycarbonate sheeting.
- 7.5. The colour of the structure should match that of the roof sheeting as per the Colour Theme section.
- 7.6. Where "Mahaveer Swami" temples, shrines or similar outdoor structures are built, they should be in precast concrete. The counter height shall be no higher than 900mm above Finished Ground Level (FGL), and the overall height of the temple structure must be a maximum of 1,500mm above FGL. The structure of the temple/shrine should be discrete and planting around is encouraged. The structure must be painted in the same colour as the main house, and one additional colour from Section 19C: External Feature Colours is allowed.
- 7.7. Plot coverage calculation guidelines for outbuildings:
 - (a) garage is included;
 - (b) garden pavilions & kiosks, if open on 4 sides, shall be accounted as 50% of the footprint area;
 - (c) equipment enclosures, built-up barbecue counters and kennels less than 1.2m from finished ground level shall not be included in the plot coverage; and
 - (d) uncovered structures including gazebos, trellis structures, pergolas are permitted and not included in the total coverage provided that these do not have a covering. Where these structures are covered, they will be considered in the overall calculation of the plot coverage. If open on 4 sides, this will account for 50% of plot coverage calculation.
- 7.8. Decks on timber or masonry piers are acceptable if the height does not exceed 1.2m from FGL.

8. Boundary Walls & Gates

- 8.1. Walls of a specific design and height are provided along the main access road and cannot be modified by the Owner. The front boundary design and colour theme cannot be modified by the Owner.
- 8.2. Refer to Annexure B for the architectural details of the front boundary wall.
- 8.3. Where low walls have been constructed, a timber fence of 1.0m in height must be implemented by the Owner along the street frontage above the wall.
- 8.4. No gates shall be provided by the Project Promoter. The Owner shall implement their own gates which must either open into or slide along the inner boundary. The refuse area demarcation at the Utility Hub shall be built by the Owner.
- 8.5. The wooden blades of the gate and fence shall be oriented horizontally and shall be 90mm in width, 22mm thick and at an interval of 10mm maximum. The support or frame of the gates and fence shall be made of Galvanised Mild Steel (GMS) tubes and painted in Anthracite Grey (RAL 7016).
- 8.6. Timber choices for the gate and fence panelling are as follows:
 - (a) keruing,
 - (b) cumaru,
 - (c) balau.
- 8.7. The design of both main and pedestrian gates as well as for the refuse area shall follow the above guidelines in this section and be submitted along with the approval of the plans.
- 8.8. The above fence and gates shall be constructed by the Owner within 6 months from the date of signature of the title deed, failing which the Syndic will execute the works and charge the Owner accordingly.

9. Plot Landscaping

- 9.1. A minimum of 3 trees acting as additional screen on the inside of the plot from the front boundary wall shall be mandatorily planted by the Owner. The 3 trees in the front yard shall be from the below list only, with repetition of tree type permissible:
 - (a) Pongomia Pinnata
 - (b) Tarena Borbonica
 - (c) Gastonia Mauritiana
 - (d) Diospyros Egrettarum ("Bois d'Olive")
 - (e) Bauhinia Purperea
 - (f) Bauhinia Galpinii
 - (g) Jatrophia Integerrima
 - (h) Plumeria Glaba or Rubra
 - (i) Thevetia Peruviana
 - (j) Lagerstromia Indica

- 9.2. The trees shall be planted within 6 months of the date of transfer of the plot to the Owner.
- 9.3. Garden trees must not exceed 8m in final growth height, and branches must not project within 3m distance from the house. Owners may be required by the Syndic to prune or remove trees/palms that grow beyond this limit, at the Owners’ cost.
- 9.4. It is encouraged that additional trees are planted on the remaining boundary lines and back garden, wherever possible. Aside from the front yard, Owners have flexibility in the selection of trees for the rest of their property.

10. Building Facades

- 10.1. All external walls should consist of block walls at least 150mm thick.
- 10.2. General wall paint base colours must represent light to mid-range toning as per the colours in the Colour Theme section.
- 10.3. External wall plaster must be Tyrolean (grade 3 minimum) or crushed/flattened Tyrolean (Tyrolienne kraze). Other textured plaster to be approved by the Syndic/Controlling Architect.
- 10.4. Simple plaster surrounds to windows and doors are acceptable.
- 10.5. Stone wall claddings are encouraged. Dry-packed or flush-jointed stonemasonry are allowed, made of natural stones only.
- 10.6. No artificial stone-like finishes will be permitted. No artistic paint effects such as stone imitations, etc. will be permitted.
- 10.7. Timber slat wall claddings are encouraged with horizontal jointing.
- 10.8. Timber panelling and metal screens/grilles matching the Colour Theme section are allowed and must be approved by the Syndic.

11. Garden Walls & Fences with Neighbours

- 11.1. Owners shall construct the boundary walls between neighbouring plots in a stepped manner to follow the topography of the site and are encouraged to use stone walls to maintain the aesthetic continuity of the residential estate.
- 11.2. The height of boundary walls between two plots shall not exceed 1.8m.
- 11.3. Block walls with a rendered natural Tyrolean finish are encouraged.

12. Parking & Access to Site

- 12.1. No parking is permitted on the streets and landscaping reserves.
- 12.2. There must be provision made for at least 2 parking spaces on every plot (this includes garage and/or carport).

13. Service Connections

- 13.1. A designated service point (“Utility Hub”) at the refuse area from which service connection shall be made (i.e. electricity, water and telephone connection) must be built by the Owner.
- 13.2. Owners shall provide for soakaways within their plots for stormwater drainage. No other discharge shall be allowed.
- 13.3. No pipework should be visible on external walls – plans should clearly show internal ducts as necessary.
- 13.4. Plumbing pipes and electrical lines should be concealed within services ducts and risers. The service ducts and risers should be painted in white or match the Colour Theme as per the Cahiers des Charges and be discreet to the eye.
- 13.5. Similarly, rainwater pipes should be either concealed in ducts or painted in the same colour as the wall so that they appear as discreet as possible.
- 13.6. AC compressors should not be visible from street level and must be concealed by screens, installed on the (flat) roof behind parapets where possible or installed at ground level for discretion. ‘Window type’ AC is prohibited.
- 13.7. Plans to be approved by the Syndic shall clearly indicate the location of the septic tank and a grease trap from the kitchen prior to connection to the septic tank.
- 13.8. Septic tanks and absorption pits must be situated within a 2.0m distance when measured from the building or boundary line with adequate space provided for disposal.
- 13.9. Water tanks shall be completely hidden from common street view and shall be enclosed within a service court.
- 13.10. Solar water heaters shall be fixed on the plane of the pitched roof with the tank located at ground level or on the rear section of the building only. Water tanks shall not be visible from the main frontage road. This equipment should be hidden behind a timber or metal cladding, matching the Colour Theme selected for cladding.
- 13.11. All electrical & telephone reticulation shall be laid in buried sleeves from the Utility Hub to the house.
- 13.12. Clothes lines must not be visible and be fully concealed within a service court.
- 13.13. Gas bottles must be housed outdoors, away from common sight.
- 13.14. Use of outdoor coloured lighting and floodlights is not permitted.

14. Roofs

- 14.1. Roof to be pitched type with a minimum slope of a slope between 25° and 45° and shall cover a minimum of 75% of the residential building i.e. flat roofs surfaces should not exceed 25% of the surface area of the roof.
- 14.2. Four-pitched roofs with the same pitch on all sides and double-pitched roofs with the same pitch are allowed. However, inverted double-pitched (butterfly type) roofs shall not be allowed.
- 14.3. Roof overhangs shall be at a minimum of 0.6m and not exceed 0.9m when measured from the ground floor footprint. The overhang shall stay within the authorised Buildable Zone.
- 14.4. The following materials are permitted:
 - Zinc aluminium or aluminium pre-painted sheeting (only as included in the Colour Theme section)
- 14.5. The following materials are not permitted for the pitched roof:
 - Cement;
 - Clay roof tiles;
 - Straw;
 - Timber shingles;
 - Tegola shingles or composite timber shingles; and
 - Slate tiles.
- 14.6. Kiosks shall be of similar material and with the same slope for the main hipped roof.
- 14.7. Only light-coloured liquid waterproofing shall be applied.

15. Colours & External Wall Finishes

- 15.1. The materials shall be consistent throughout and subject to review by the Syndic.
- 15.2. Colours must be as per the 'Permoglaze' and 'Mauvilac' colour code in the Colour Theme section.
- 15.3. The following materials are permitted:
 - (a) rendered and painted blockwall;
 - (b) stone Cladding (no artificial stone allowed); or
 - (c) natural timber.

16. Windows, Shutters & Doors

- 16.1. Windows and doors should be simple with consistency of material, height and alignment on facades.
- 16.2. Window canopy overhangs shall not exceed 0.6m in depth and stay within the authorised Buildable Zone.
- 16.3. Shutters along verandas are permitted. Material shall be aluminium or timber.
- 16.4. No curved or arched doors and windows will be permitted. Only rectangular-shaped doors and windows will be accepted.
- 16.5. Aluminium garage doors are mandatory. The colour of garage doors must be Anthracite Grey (RAL 7016) or Dark Grey (RAL 7021) or Traffic Grey B
- 16.6. (RAL7043).
 - Where Xpanda, Trellidor or equivalent security grill doors are used, these should be in white colour or Grey White (RAL 9002), or made to match colour of aluminium openings. Grill doors with colours clashing with that of aluminium openings will not be permitted. Black colour for security grill doors will not
- 16.7. be permitted.
 - Where burglar bars are used, they should match the colour of aluminium openings or can be Grey White (RAL 9002). Burglar bars must be simple 10mm SHS horizontal tubes with 90mm gap between tubes.

17. Balustrades & Railings & Cat Ladder

- 17.1. No balustrade is allowed on top of a flat roof parapet wall, unless if protecting an accessible terrace.
- 17.2. Balustrades to balconies must be made of galvanised steel, powder-coated aluminium or timber or clear glass.
- 17.3. Simply designed balustrades with predominantly vertical format will be permitted.
- 17.4. No carved or cast-iron artistic detailing will be permitted.
- 17.5. No staircase is allowed on the external facades of the building. A cat ladder to access the roof is allowed and must not be visible from the street.

18. Satellite Dishes, TV Aerials and Air Conditioning

- 18.1. Satellite dishes and TV aerials must be fitted below the eaves line of the main building form and must not be visible from the street.
- 18.2. TV aerials, satellite dishes and other items must form part of the basic structure and their position must be clearly shown on the approval drawings.
- 18.3. AC condenser units must be installed at a maximum height of 1,200mm above ground level (top of unit).
- 18.4. No surface trunking shall be allowed, except at wall corners if painted to match the wall colour.

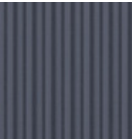
19. Colour Themes

A. ROOF SHEETING

Profilage Range:



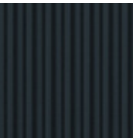
Deep Ocean
(Dark Blue)



Pigeon Blue
(Blue)



Griffin Grey
(Dark-Grey)



Ironstone
(Blue-Grey)

Grewals Range:



Gris Tarpaulin
(Brown-Grey)



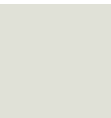
Gris Basalt
(Mid-Tone grey)



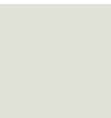
Gris Graphite
(Dark Grey)

B. VERTICAL WALLS & FACADES

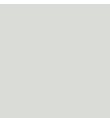
Permoglaze Colour Palette:



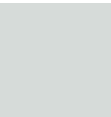
White Smoke
(8785-1)



Artemesia
(8792-1)

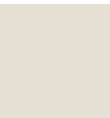


Chaste
(8855-1)

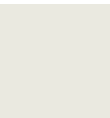


Silverpointe
(8862-1)

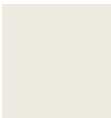
Mauvilac Colour Palette:



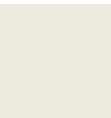
White Wash
(2918P)



Nearly White
(2904P)



Marble Mist
(2911P)



Worn White
(2953P)

C. EXTERNAL FEATURE COLOURS

Permoglaze Colour Palette:



Magic Spell
(8788-1)



Stonehedge
(8781-4)



Silver Night
(8857-1)



Cloud Nine
(8879-1)

Mauvilac Colour Palette:



Windy Peak
(2982P)



Dream Dust
(2969P)

D. ALUMINIUM OPENINGS

Colours:



Black Grey
(RAL 7021)



Anthracite Grey
(RAL 7016)



Earth Brown
(RAL 8014)



Quartz Grey
(RAL 7039)



Dusty Grey
(RAL 7037)



Signal Grey
(RAL 7004)



Grey White
(RAL 9002)



Storm Grey
(RAL 210 70 10)



Desert Grey
(SEN025)

E. CLADDING / DECKING AND METALWORKS

Timber Cladding & Decking :

To be selected from the following:

- (a) keruing
- (b) cumaru
- (c) balau

Metalwork:

Colour of Xpanda grill doors and burglar bars must be as described in Section 16:

Balustrading and gate metal frame must be Anthracite Grey (RAL 7016).

F. GARAGE DOOR

Garage door colour options are as follows:

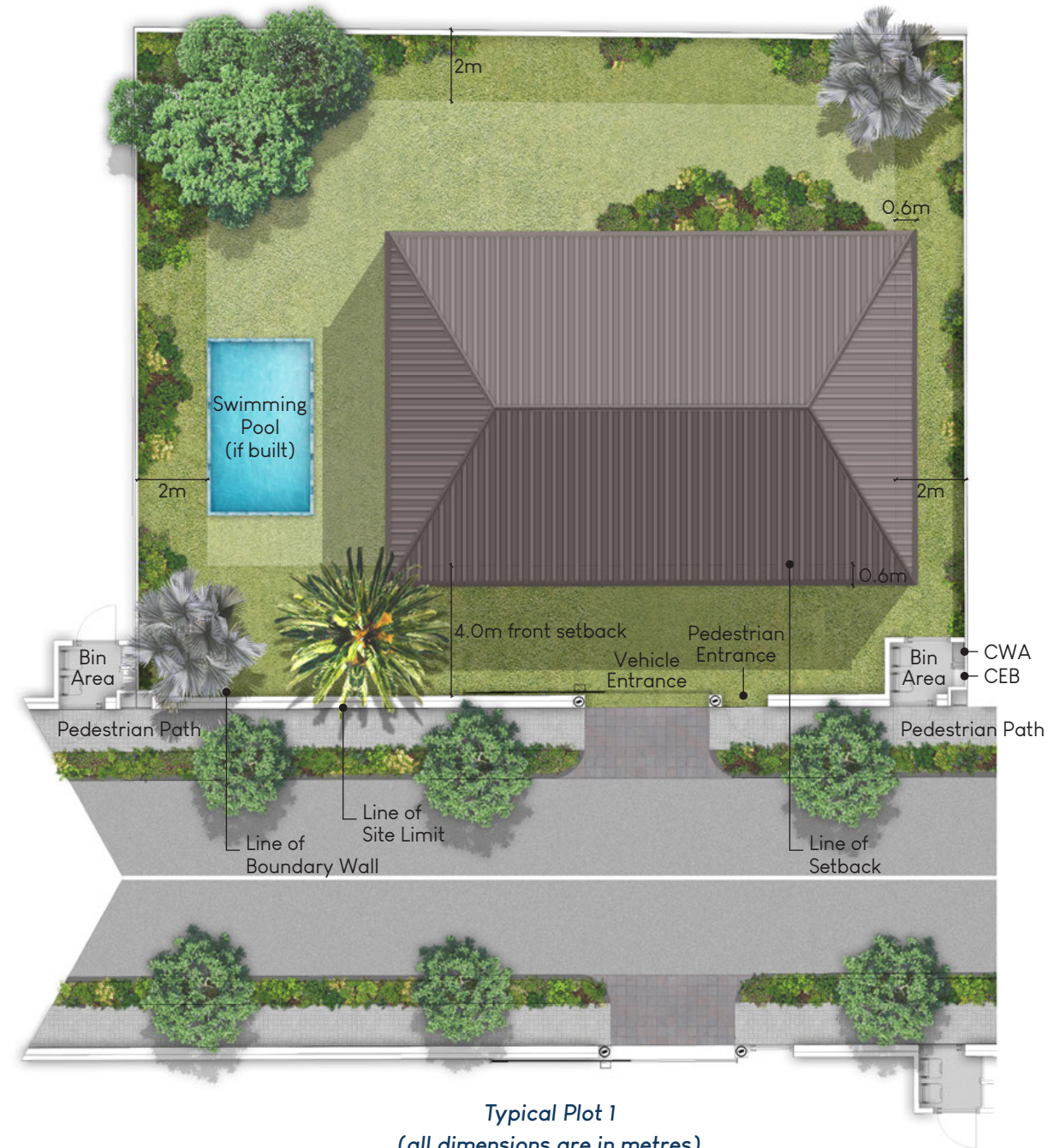
Anthracite Grey (RAL 7016)

Dark Grey (RAL 7021)

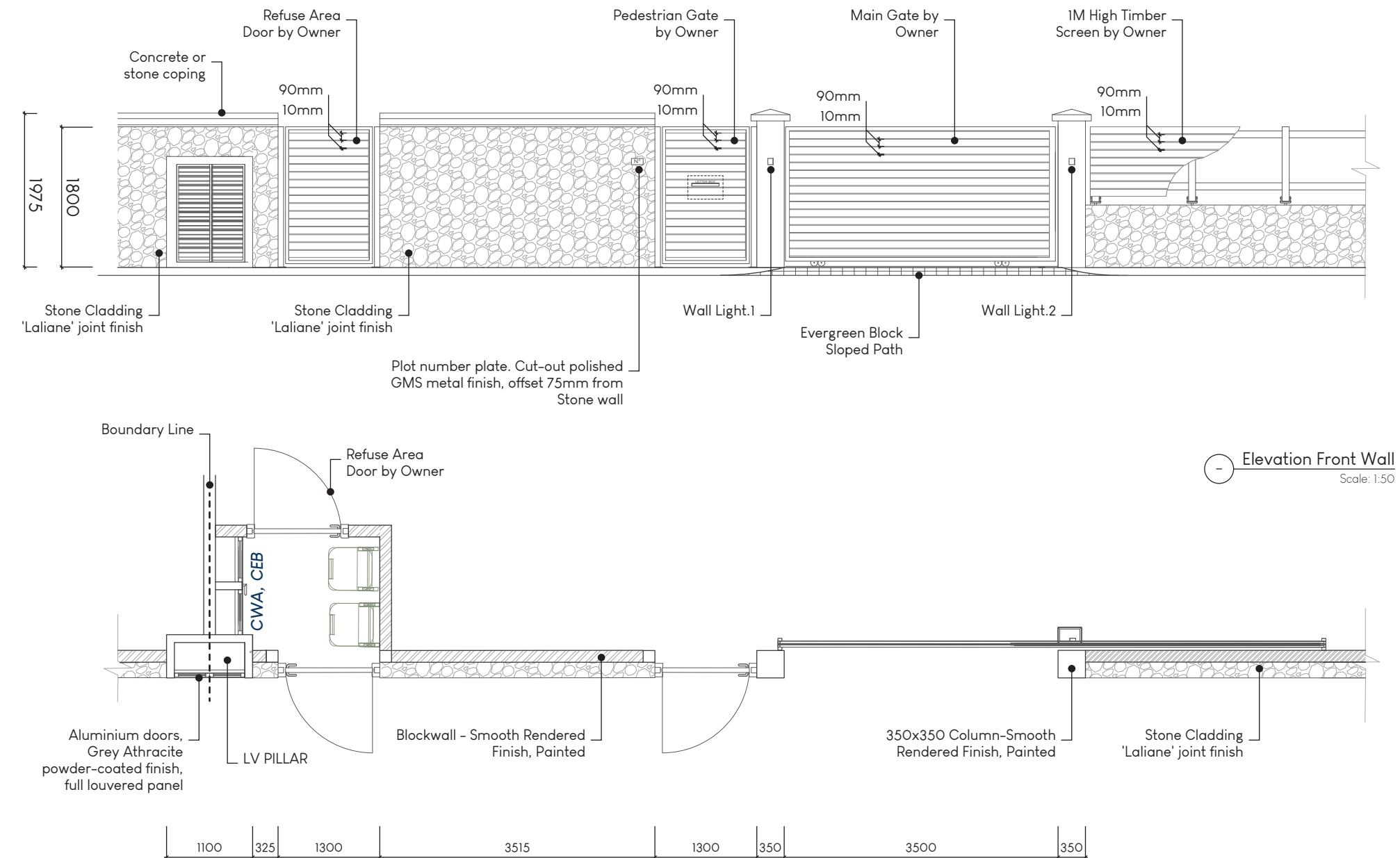
Traffic Grey B (RAL7043)

ANNEXURE

20. Annexure A: Building Setbacks



21. Annexure B: Gates & Refuse Area Details



22. Annexure C: Front Yard Tree Palette

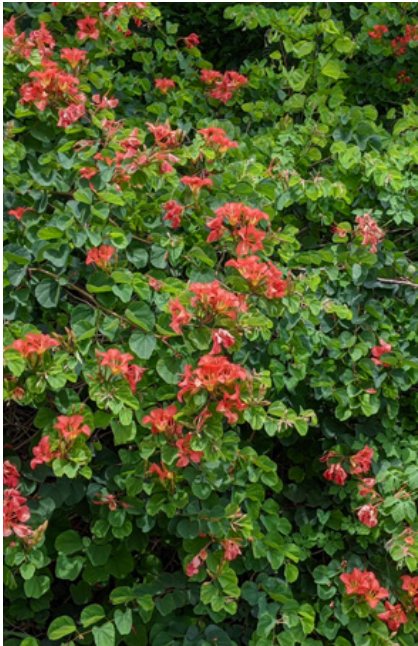
Gastonia Mauritiana



Diospyros Egrettarum (Bois d’Ebene)



Bauhinia Galpinii



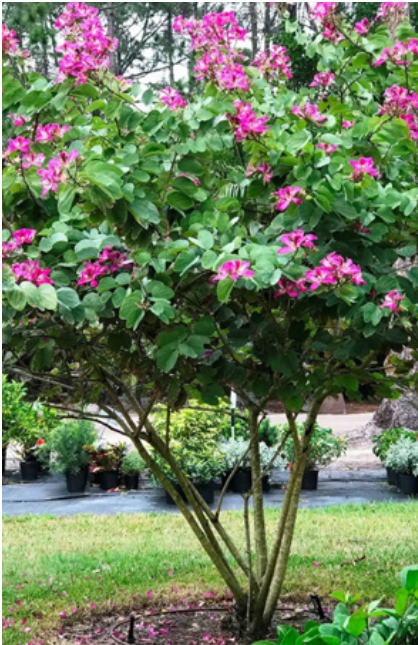
Pongamia Pinnata



Plumeria Glabra



Bauhinia Purpurea



Jatropha Integerrima



Thevetia Peruviana



Lagerstromia Indica





BELGRAVIA
PARK

RESIDENTIAL ESTATE



PROJECT TEAM

Project Developer : Black Obsidian Group

Architect : Studio A+D

Civil Engineer : Kaselor

MEP Engineer : Axis Engineers

Land Surveyor : Kadterra

Notary : Etude Aneeksha Dassyne-Ramdenee

3D Illustrations & Graphic Concept : Three Motions Ltd



TRIOLET, MAURITIUS