

Telfair

SHOWROOMS



Mahatma
Ghandi Institute



Mauritius
Broadcasting
Corporation



SCALE
1/1,500



39a	4,939.60m ²
39b	4,272.23m ²
39c	3,970.83m ²
39d	3,769.65m ²
40b	2,391.87m ²
40c	2,563.56m ²

Telfair Showrooms

Key urban, architectural, landscaping, environmental and technical guidelines



Flat or pitched roofs allowed (single-pitch only – between **5°** and **10°**)



Construction along boundary lines
Zone A: min. **60%** of the length of A7 Road
Zone B: min. **20%** of the length of Barthélémy David Street



Basement structures allowed



Height & levels
Zone A: 2-4 levels (**16m** max.)
Zone B: 2-3 levels (**13m** max)



Footprint: no limit applies — in compliance with the buildable area of the plot



Total built area (external area): min. **80%** of plot area



Glazing: transparent glass/opaque or translucent glazing prohibited



4 spaces/**100m²** of showrooms

3.5 spaces/**100m²** of office space



Mandatory hedges, trees and shrubs: min. **1.5m** thick along property line



Individual water treatment plant required



Waste sorting required



Installation of a transformer is mandatory (with high-voltage cables supplied)



Plan approval processing fees are non-refundable

The contents herein are provided for information purposes only and summarise the architectural specifications, without any legal effect. They cannot be used as a basis for the preparation of architectural and technical plans. For this purpose, please refer to the architectural specifications. The developer reserves the right to amend any information contained herein without prior notice.

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ENL Property