OCEANSIDE

The Village

ARCHITECTURAL GUIDELINES

ARCHITECTS
STUDIO

APRIL 2025 REV 7B

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1. DEFINITIONS

The following definitions are for ease of reference and clarity in the context of this document.

- **ASHRAE** – American Society of Heating, Refrigerating and Air-Conditioning Engineers.
- **ANSI** - American National Standards Institute.
- **BAF –** Biotope Area Factor is a tool allowing the measurement of "green qualities" or "ecological value" of a project.
- **BLUP** - Building and Land Use Permit.
- **BREEAM** – Building Research Establishment Environmental Assessment Method.
- **Contractor** - any person appointed by the Plot Owner to execute Works on the plot.
- **Coverage** - the percentage that the building footprint represents in respect to the total plot area.
- **CGI**– Computer Generated Image.
- **Developer** – Uniciti Ltd.
- **EPD** – Environmental Product Declarations.
- **FAR** – Floor Area Ratio.
- **HVAC** – Heating, ventilation and Air-conditioning System.
- **ISO** - International Organization for Standardization.
- **LCA** – Life Cycle Assessment.
- **LEED** – Leadership in Energy and Environmental Design.
- **LEED OP**– Leadership in Energy and Environmental Design – Operation.
- **PPG** - Planning Policy Guidance.
- **STP-** Sewer Treatment Plant.
- **Syndic –** "The '*administrateur*' elected by the '*Association Fonciere Mere*' for the monitoring and implementation of the cahier des charges. Prior to the creation of the '*Association Fonciere(s)*' the **Developer** shall have the powers of the Syndic.
- **VOCs** – Volatile Organic Compounds.
- **WWR** – Window-to-Wall Ratio.

2. PROJECT DESCRIPTION

2.1. Introduction

The Developer and Controlling Architect for 'The Village' have set up certain design guidelines and procedures, in line with the Master Planner's guidelines, which must be adhered to by the land owners during the design, construction, and maintenance phases.

The Architectural Guidelines have been very carefully drafted to establish a collective architectural language without inhibiting the creativity of design.

The purpose of these design guidelines is to offer architectural inspiration and guidance that will foster a unity of materials and finish, ensuring the harmony of the overall development is thereby guaranteed. Compliance with those rules by everyone will ensure that the project achieves the quality envisaged for the development of 'The Village'.

The design criteria and rules set out in the document are in addition to the local authority's requirements and national building regulations of Mauritius.

2.2. Vision

The long term vision for the 'The Village' is to create a thriving and aesthetically pleasing development that serves the community's needs in harmony with the local environment and neighbouring development.

The developer's intent is to ensure that the architecture and landscaping in this residential development remain sympathetic to the natural coastal setting and avoid any overpowering architecture that will eclipse the landscape.

3. GUIDELINES SPECIFIC TO INDIVIDUAL PLOTS

3.1. Maximum Coverage

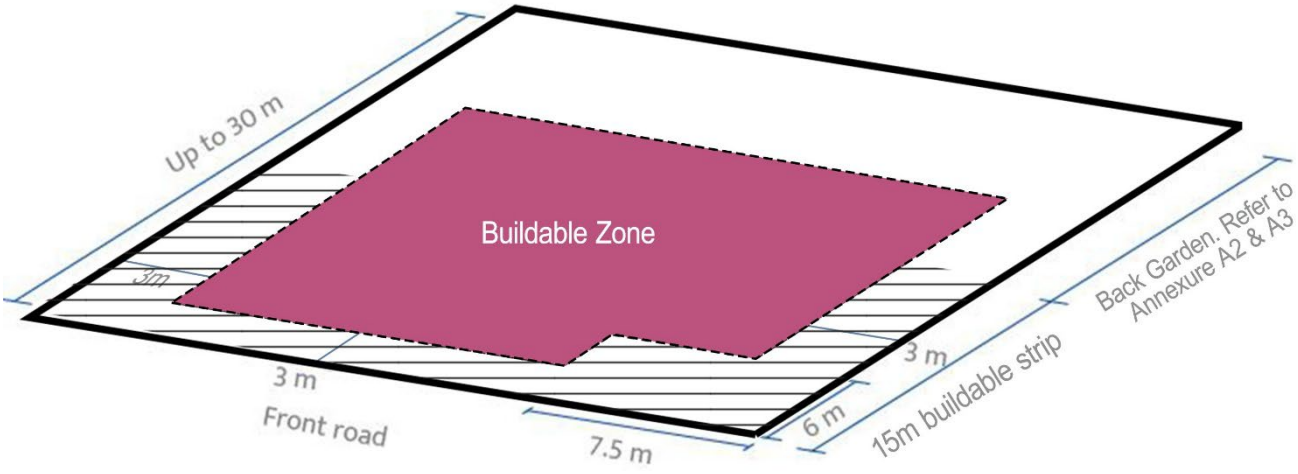
- The Plot Coverage (Ground Floor) cannot exceed **35%** of the plot of land.
- Only one dwelling is permitted per plot. In case of merged plots, same is applicable with a maximum plot coverage of **28%**.
- Refer to Annexure A2 and A3 for more detail. (pg 19 & 20)

3.2. Building Setbacks

- Balconies, patios, verandas should be located within the building setback lines, apart from uncovered balconies which can be built up to 1.5 m into the setback zone.
- Permeable stand-Alone lightweight shading structures count towards the plot coverage and should also be located within the building setbacks.
- Overhangs, opening canopies and eaves of roofs with a minimum depth of 600mm and maximum of 1.2m, are not included in plot coverage calculation and not subject to setback rules.
- For two storey houses (G+1), First Floor Area should be of minimum 30% and a maximum of 65% of the ground floor area.

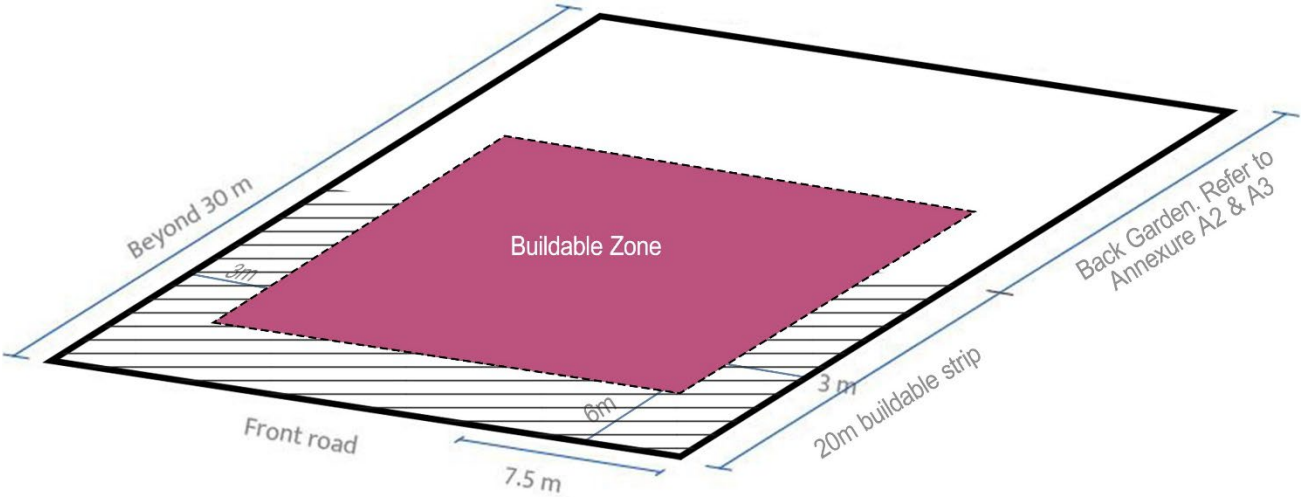
3.2.1. Front Setback for Plots Up To 30m Deep

There is a front buildable strip of 15m to encourage building placement closer to the front boundary and promote a consistent street edge, as mentioned in clause 3.2.9. The remaining portion of the plot may be developed as a back garden. The front setback is 3m, except for the 7.5m-wide entrance zone, where the setback shall be a minimum of 6m, as illustrated below.



3.2.2. Front Setback for Plots More Than 30m Deep

There is a front buildable strip of 20m to encourage building placement closer to the front boundary and promote a consistent street edge, as mentioned in clause 3.2.9. The remaining portion of the plot may be developed as a back garden. The front setback is 6m, as illustrated below.



3.2.3. Side Setbacks

A minimum 3m setback from the internal plot boundaries at ground floor. An additional 3m recess is required for the first floor. A 6m setback is required on at least one side of the building.

3.2.4. Side Setbacks for Narrow Plots

For certain narrow plots (<16 m wide), a minimum of 2m setback is mandatory for ground floor only houses. For two storey houses (G+1), a minimum setback at ground floor is 1.5m with the first floor recessed 1.5m from ground floor alignment. A 3m setback is therefore required on the other side setback.

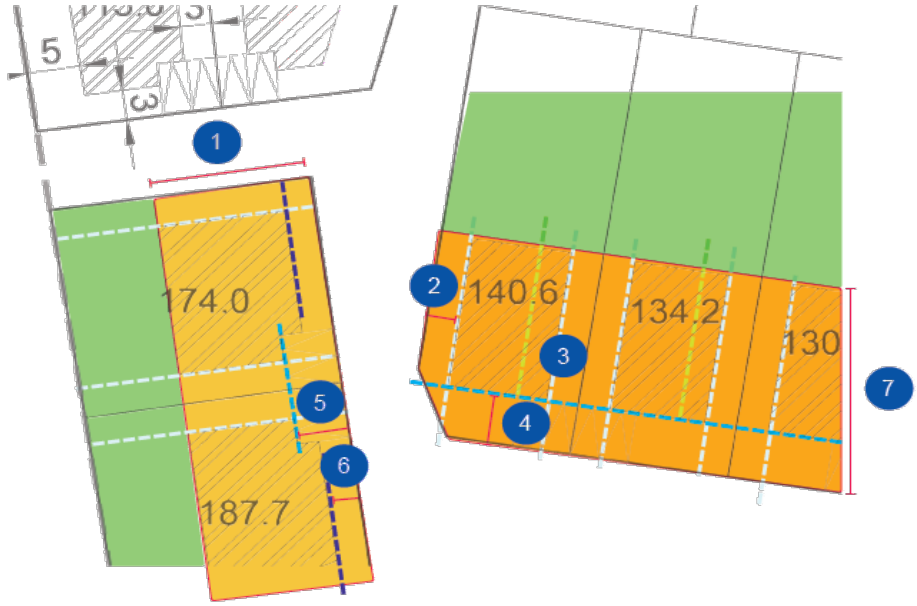
3.2.5. Rear Setback

The individual rear setbacks have been identified in the Annexure A2 and A3 to encourage the implementation of a back garden.

3.2.6. Corner Plots Setbackss

The setbacks for specific corner plots (Lots 3.3, 5.10, 5.25, 5.42, 5.43 and 5.47) have been identified in the Annexure A4.

3.2.7. Summary of Setbacks



For Normal Plots

For Narrow Plots (<16m Wide)

1	Buildable zone of 15 m for plots up to 30m deep
2	3 m side setback at Ground Floor
3	6 m side setback at First Floor on one Side
4	6 m front setback
5	6 m front setback
6	3 m front setback
7	Buildable zone of 20 m for plots more than 30m deep

3.2.8. Pool Setback

Pools are to be located preferably within the back-garden area. They can also be within the buildable zone. The setback should not be less than 2m from any plot boundary.

3.2.9. Front Façade Alignment

A minimum of 50% and a maximum of 75% of the facade is to be aligned to the front setback Line.

3.3. Building Height & Massing Restriction

3.3.1 Building Height

The number of habitable levels (including the mezzanine and potentially a covered roof terrace), is limited to two storeys (G+1). Lower ground floor level, (i.e. semi-basement) is permitted for sloping sites depending on the topography.

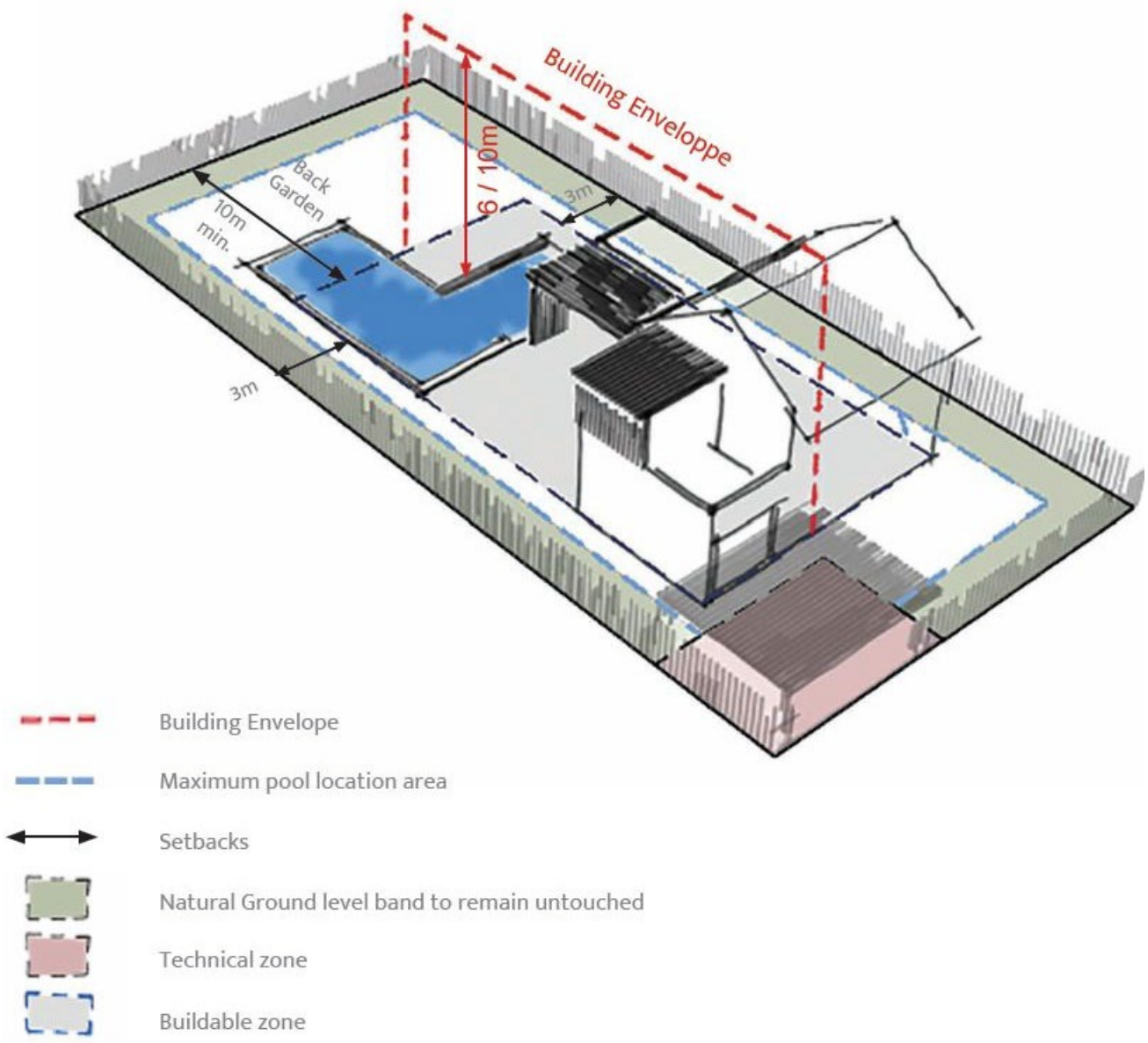
The maximum height of the house is as follows:

Single storey:	Flat Roof (including parapet): 4.5 m
Single storey:	Pitched Roof 6m (obligatory in case of single-story dwelling)
Double storey:	Flat Roof (including parapet): 8.0 m
Double storey:	Pitched Roof (with optional mezzanine/covered roof terrace) 10.0 m

The height restriction is to be measured in a vertical line from the benchmark level (Point d'étalon), which is the ground level at the entrance of the plot.
Refer to figure below for building height restriction for "The Village" precinct.

3.3.2 Building Envelope

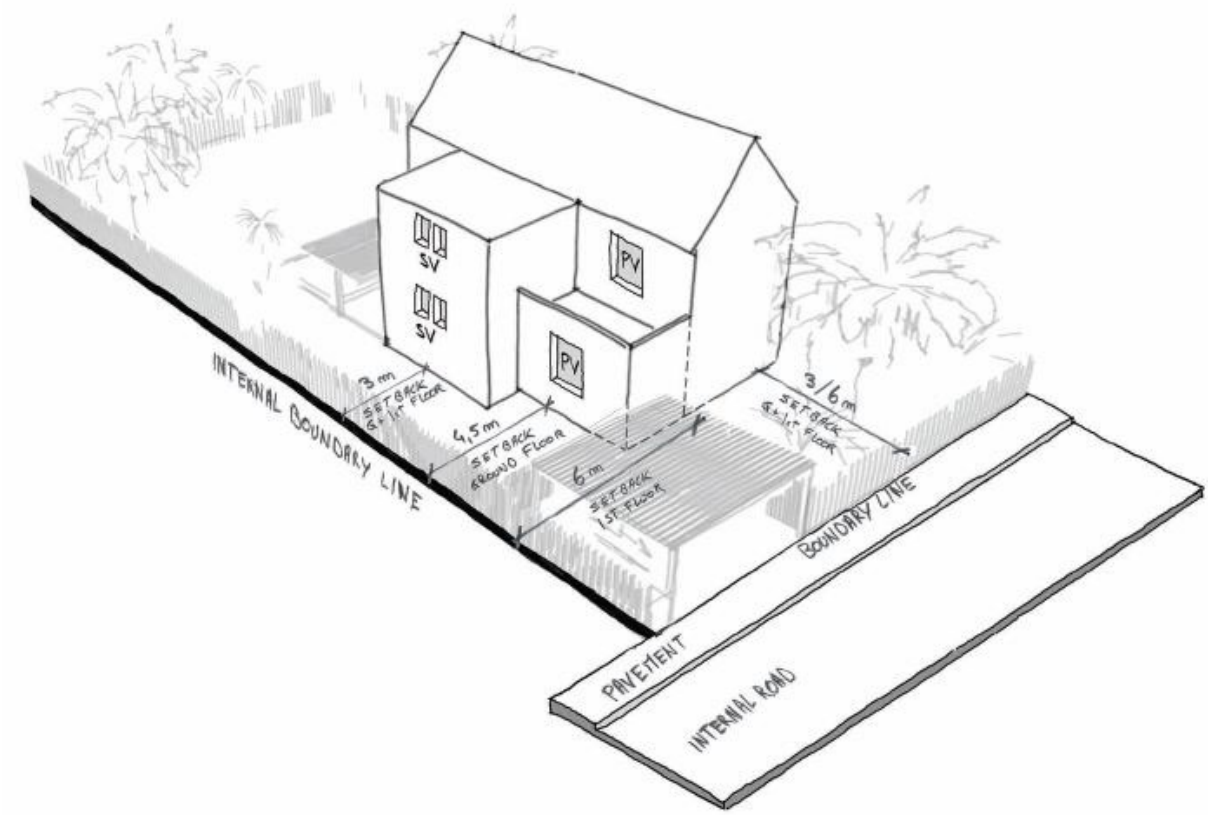
Refer to illustration below for building envelope principle.



3.3.3 Building Volume

Each house should be composed of at least two different volumes visible from the street to avoid long, monotonous façades.
The notion of primary and secondary views are defined below to limit potential privacy concerns.
PV = A primary view is an opening that creates light & ventilation to the main rooms of the building i.e. the living, dining, bedroom, study. The setback at ground floor should be 4.5 m and 6 m at 1st floor.
SV = A secondary view is one that ventilates and lights an entrance, corridor, store, bathroom or toilet, linen or technical area with windows at 1.7 m high. Secondary views to main rooms of the buildings are also authorised.

Refer to illustration below for principles of primary and secondary views.



3.3.4 Building Form & Roof Design

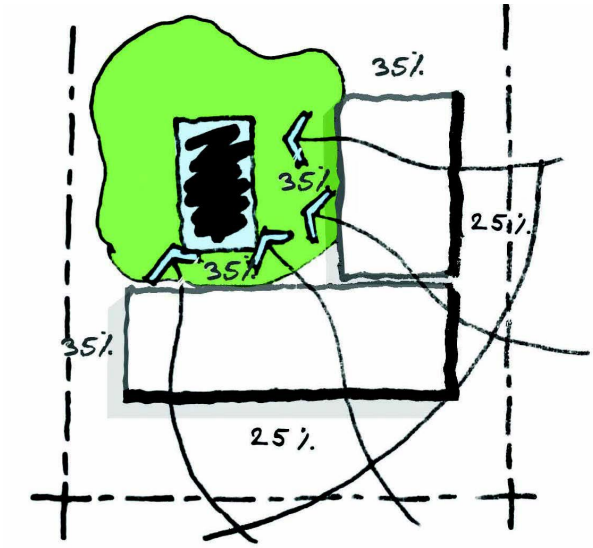
- Pitched and flat roofs are allowed (no mono-pitched).
- Pitched roofs angle between 35˚- 45˚
- Minimum 35% of roof area to be pitched:
  - For ground floor only homes, &
  - At first floor for G+1 homes.
- Flat roof at ground floor allowed for links between pitched roofs.

3.4. Openings

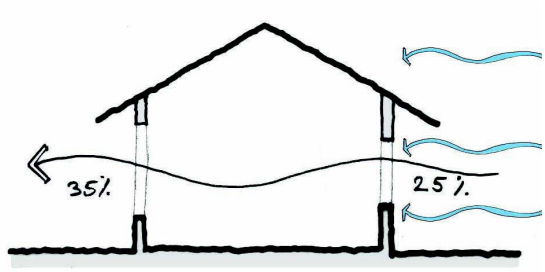
At least two openings (not on the same wall) should be provided to the main rooms of the house to ensure cross ventilation. Special care should be taken on the east and west elevations to limit solar heat gain.

In a tropical environment facade openings should represent at least 25% of an elevation for the windward facade and 30-35% of the area on the other facades.

- Shading structures recommended for east and west facing
- Not more than 35% openings on the East – West façade
- Maximise the openings on the garden side
- Solar glass or double glazing recommended where applicable
- External openings to be generally square or rectangular in either factory coated aluminium or timber, painted or varnished.
- No PVC, tinted or coloured glazing will be permitted.



Percentage of Openings



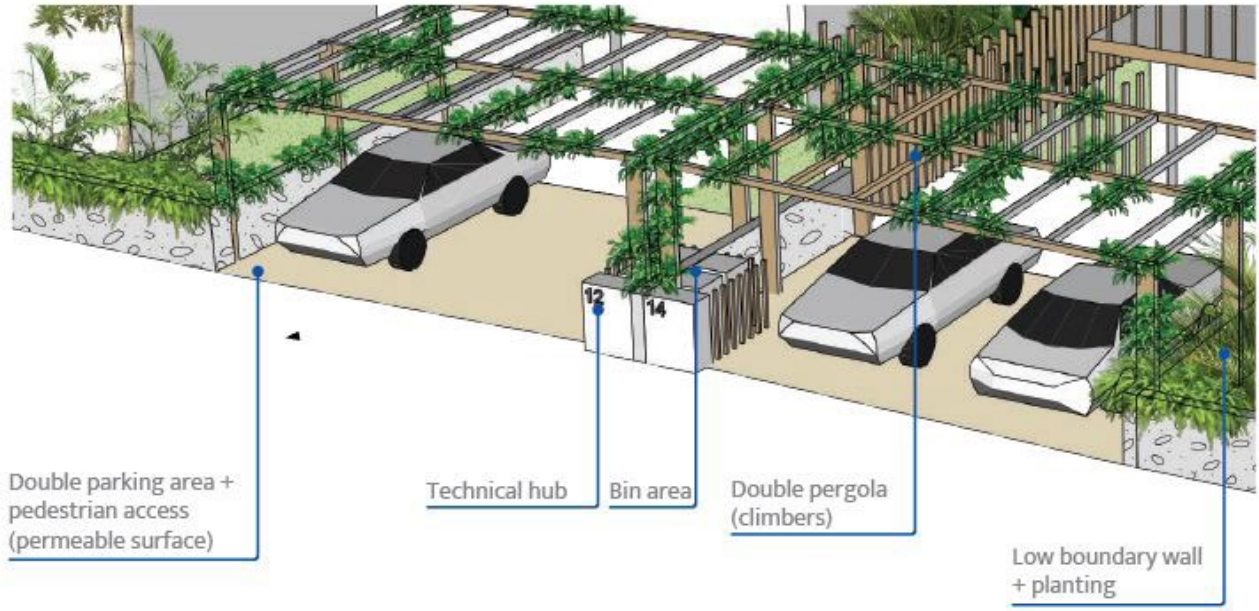
Principle of cross ventilation

3.5. Plot Access & Entrance Design

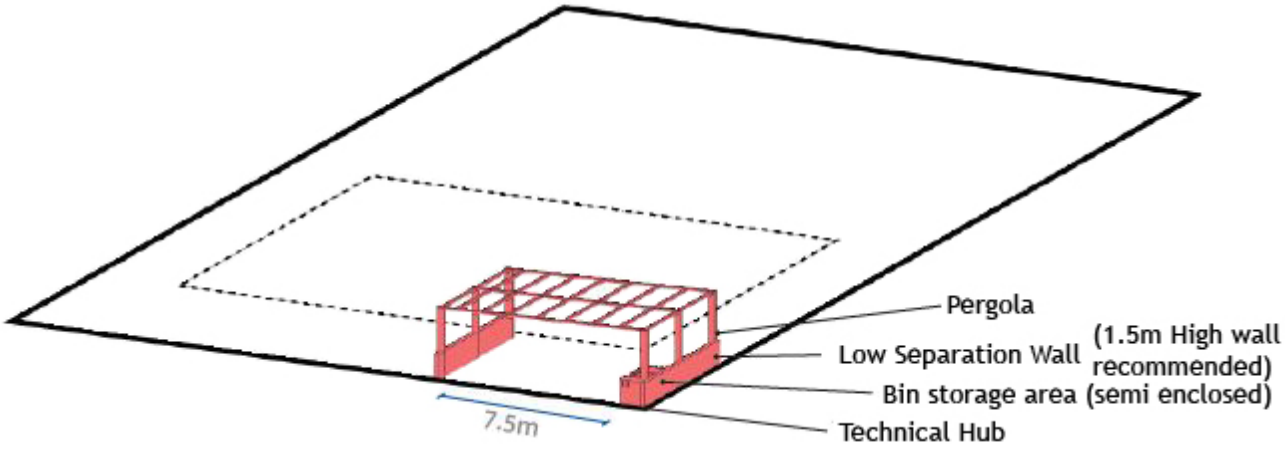
Plot access is indicated & compulsory for each plot. There is only one vehicular access per plot.

- The front driveway or parking area indicated can be covered with a pergola.
- The pergola design should be light and simple. It can either cover the entire entrance area (5.0 – 7.5m) or part of it.
- The pergola may be planted to provide additional shade and cooling benefits.
- For the overall coherence, the maximum pergola height should be 2.7 m.

The driveway/parking area should be made with permeable parking materials to reduce stormwater runoff. The house entrance should be located as close as possible to the existing site levels.

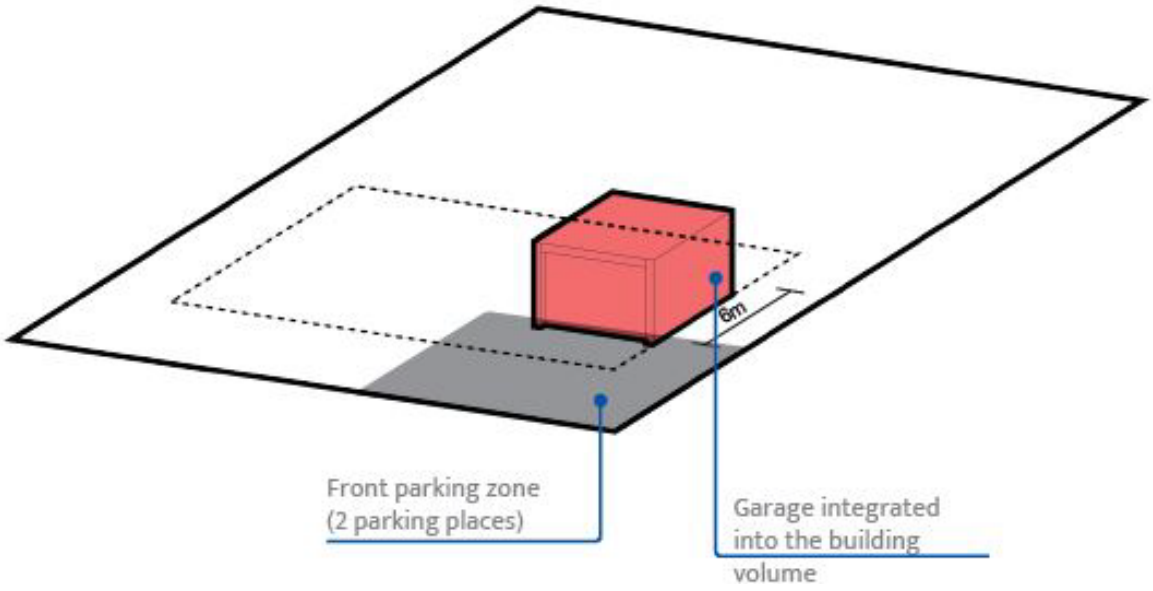


3.5.1. Key Elements of the Entrance Area



3.5.2. Parking

Each plot has two designated outdoor parking spaces. In addition, it is recommended that there is at least one parking space in an enclosed garage, integrated into the volume of the main building. There is a possibility of maintaining only one parking space outside on the condition that a garage is provided. The garage should be designed as the continuity of the driveway. The finishes of the external wall & garage door should match those of the main building.

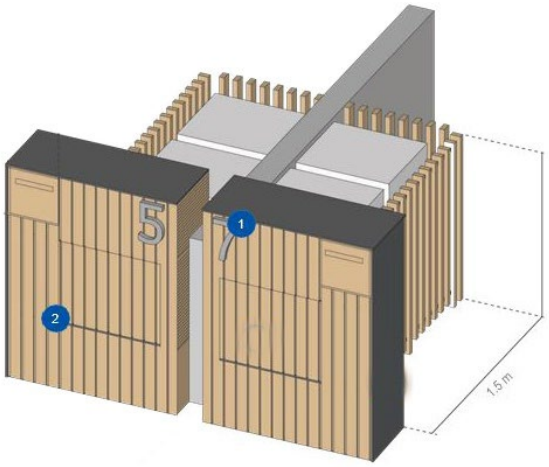


3.5.3. Bin Storage Area

Bin storage should be located in the front setback zone and should be screened, with a screen matching the chosen fence.

3.5.4. Technical Hub

Should be integrated into the overall fence / entrance design.



1 Stainless steel plot number. (By Promoter)

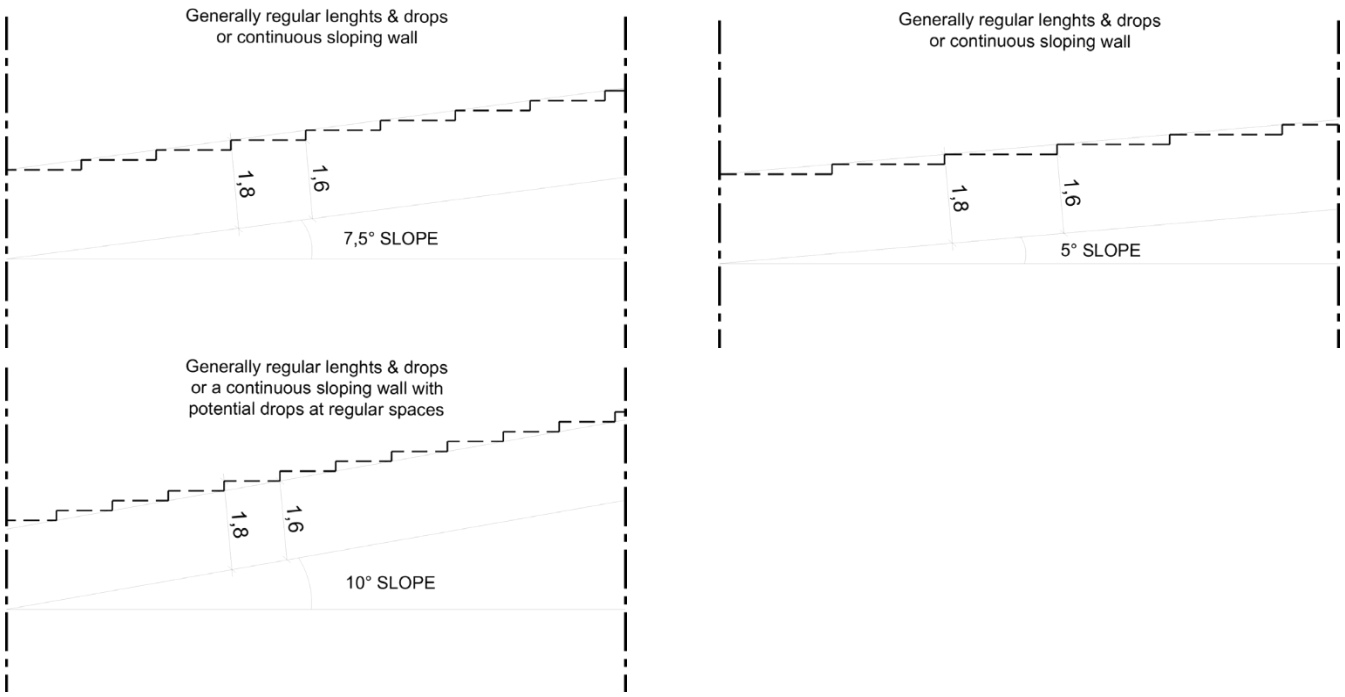
2 Timber cladding with integrated letter box. (By Promoter)

3.6. Boundary Treatment

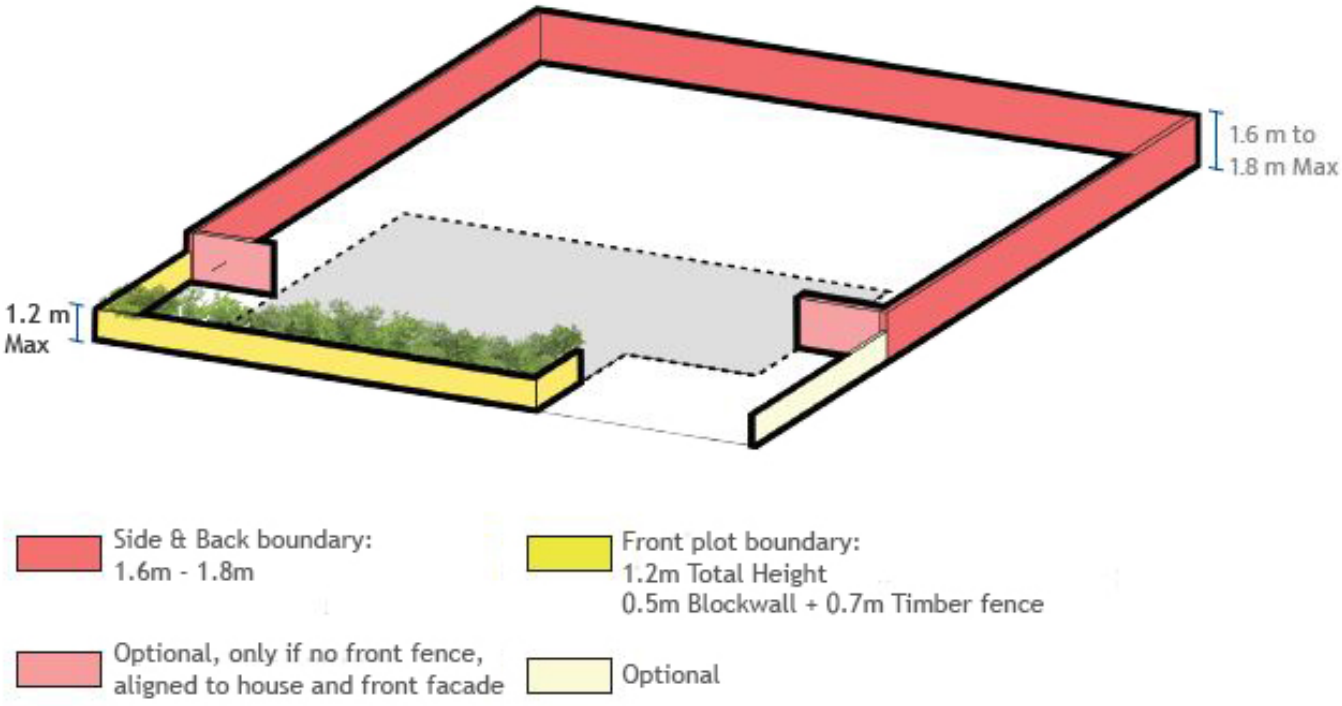
The following boundary types have been identified:

- Front plot boundary: 500mm high Blockwall (By Promoter) with 700mm timber fence (By Owner) - 1.2m Total Height. Refer to Annexure C (Pg 23).
- Inter plot boundary: Timber Fence or approved equivalent (Installation By Owner).
- Side and Back plot boundary: 1.8m high betafence. (By Promoter)

It is mandatory for the homeowners to erect the boundary fences (except frontage walls). All boundary walls shall be maintained by the owner and at the owner's costs. For sloping sites, the fence is to follow the slopes angle. If stepped, the stepped sections of the fence are to have regular length & drop as shown in figure below.



3.6.1 Key Elements for Boundary Wall



3.6.2 Front Boundary Treatment

The driveway area (parking zone between the plot boundary and the building) should be left open (no fence and no gate) to facilitate parking and enhance the overall quality of the street environment.
All plots at 'The Village' should have a timber fence (By Owner) on the remaining part of the front boundary used to mark the plot boundary.
The front fence should not exceed 1.2m at its highest point and should allow for a certain level of transparency, balancing the need for privacy with maintaining the street quality. The fence permeability also ensures natural ventilation.

3.7. Materials & Colours

Façade Finishes

- Colour Range – light colours to reduce energy consumption on Energy cooling system in building use (only for feature walls: to have darker colours).

- The building is to be substantially of the primary colour (i.e. 50% or more of any single elevation and its associated roof).
- The secondary colour is to be in the range of medium grey to darker grey to charcoal.
- Secondary colours should account for no less than 5% of any single elevation and not more than 40%.
- Timber cladding and/or Screens are highly recommended for 'The Village'.
- Stone cladding should be limited to less than 10% of any single elevation.
- Accent colours if any (that is, colours not in the primary or secondary ranges) may account for no more than 10% of any single elevation and its associated roof.
- The facade is designed as an integral part of the building.
- The openings need to be an integral part of the design scheme, contributing to the facade's aesthetics while allowing for appropriate natural light penetration and ventilation.
- All materials should be robust, low-maintenance and adequate to the local climatic conditions.
- No artificial stone or artistic paint effects such as stone imitations etc. will be permitted.

Add-on Elements

- Timber pergolas fixed to the facade are encouraged.
- Façade screening is encouraged for buildings with respect to the solar orientation.

Authorised Façade Materials:

- Plaster + Paint
- Timber Elements

Refer to Annexure B (pg 21) for additional information regarding Materials, Colours & Finishes.

3.8. External Floor Finishes

Refer to Annexure B (pg 21) for palette of external floor finishes.

3.9. Balconies

Balconies and terraces will be integrated into the overall architectural form and detail of the building.

3.10. Balustrades

- Balustrade should be simple and regular with horizontal or vertical members only.
- Frameless Glazed balustrades are allowed.
- No decorative motives will be permitted.

3.11. Outbuildings

All technical buildings, prayer rooms and/or ancillary buildings to be within the specified setbacks and will count towards the plot coverage.

3.12. Gate, Boundary Walls & Fences

- All inter-plot perimeter fences except the frontage wall to be a maximum of 1.8m high.
- Gate designs (if required) to be simple and functional recessed by 6m from the Front Boundary.
- Electric fence is prohibited for this residential development.

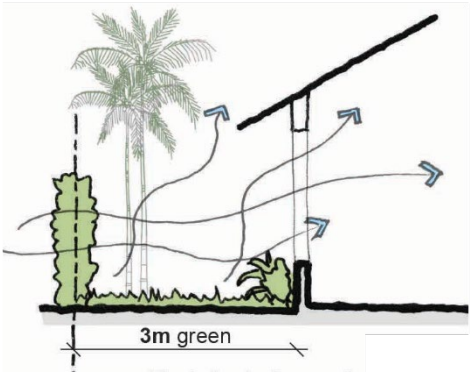
3.13. Integration of Tech Elements

- Satellite dishes and TV aerials must not be visible from boundary line at Ground Floor.
- Solar water heaters (if any) – Split unit recommended with tank hidden from view.
- TV aerials, satellite dishes and other items must form part of the basic structure and their position is to be clearly shown on the approval drawings.
- Installation of structures such as (but not limited to) advertising structures, major telecommunication antenna and turbine towers is strictly prohibited.

3.14. Landscaping

The basic principles in respect of landscaping are as follows:

- Landscaping shall cover a minimum of 25% of the site area. Simple landscaping is sought to enhance the clean lines of the anticipated architecture.
- It is strongly recommended that a portion of the landscaped zone includes fruit trees, endemic trees and a vegetable garden.
- A strip of landscaping is compulsory along the boundary line to match the setback dimension.
- Any areas, after development, not requiring to be flat are to be re-contoured to create an undulating landscape in keeping with the rest of the surrounding area.
- Native ground cover planting should be used instead of water hungry lawns.
- There should be dense planting along east / west façades to protect them from direct sunlight.
- Large canopy trees should be used to provide adequate amount of shading for outdoor areas.



3.15. Sewage & Grease Traps

The sewage and grease traps are to be positioned in order to cause the least amount of visual interference. Natural screening with landscaping is encouraged. Manholes are to be covered with geo-textiles where possible.

3.16. Wastewater Management Strategy

- All plots shall have an on-site sewer treatment system (Micro STP) in place. Same shall be fully operational and compliant with rules and regulations.
- Treated effluent generated from onsite micro STP shall be recycled/used for irrigation purposes only.
- Discharge of treated effluent shall be compliant in terms of volume and water quality to norms and regulations.
- System for managing sewer flow savings including treated effluent must be implemented and grease traps need to be provided as well.

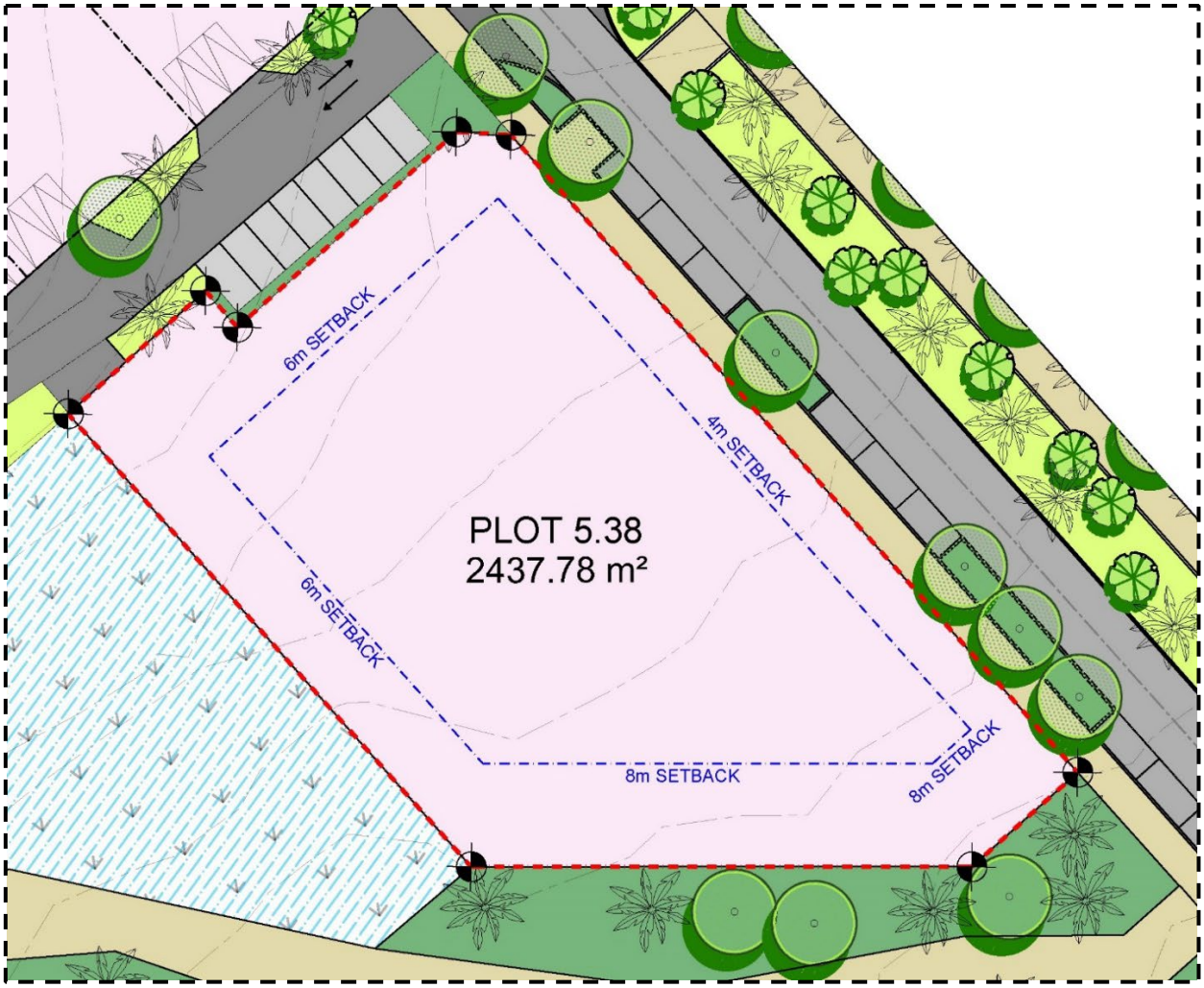
3.17. Stormwater Management Guidelines

- No stormwater discharge into public spaces is allowed.
- Apart from infiltration, the systems should be designed to allow for stormwater collection and reuse for irrigation purposes only.
- Each plot should allow for temporary storage of up to $3m^3$ of stormwater in the form of a raingarden, soakaway pits or small retention basins.

3.18. Commercial Plot (5.38) Guidelines

Drawings require approval in line with the Cahier de Charges procedures before submitting to local authorities. All the previous clauses are applicable to Plot 5.38 except for the following clauses:

- Plot Coverage: Maximum allowable plot coverage (at Ground Floor) is 28%.
- Maximum F.A.R of 0.35 as per Annexure A3.
- Building Setback as per figure below.



- Number of floors: Refer to clause 3.3.1. G+1 is permitted.
- Building height (if Ground Floor only):
  - Flat Slab: Maximum height of 4.5m with parapet wall maximum 1.5m above slab level.
  - Pitched Roof: Maximum height of 7.0m.
- Building height (if G+1):
  - Flat Slab: Maximum height of 8.0m with parapet wall maximum 1.5m above slab level.
  - Pitched Roof: Maximum height of 10.0m.
- Building envelope: As per specific design of the project architect for this site.
- Building Form and Roof Design: Corner shops (if applicable) to be hipped roof with the remaining to have a flat concrete roof. Roof angle between 35˚- 45˚.
- Parking count provisions for commercial activity as per PPG.
- Delivery zones to be located away from the plot entrance in a screened area.
- Commercial activity limited “Light Commercial and Educational” whereby superettes, offices, warehouses, factories, pubs, betting centres, gambling houses and casinos are strictly prohibited.

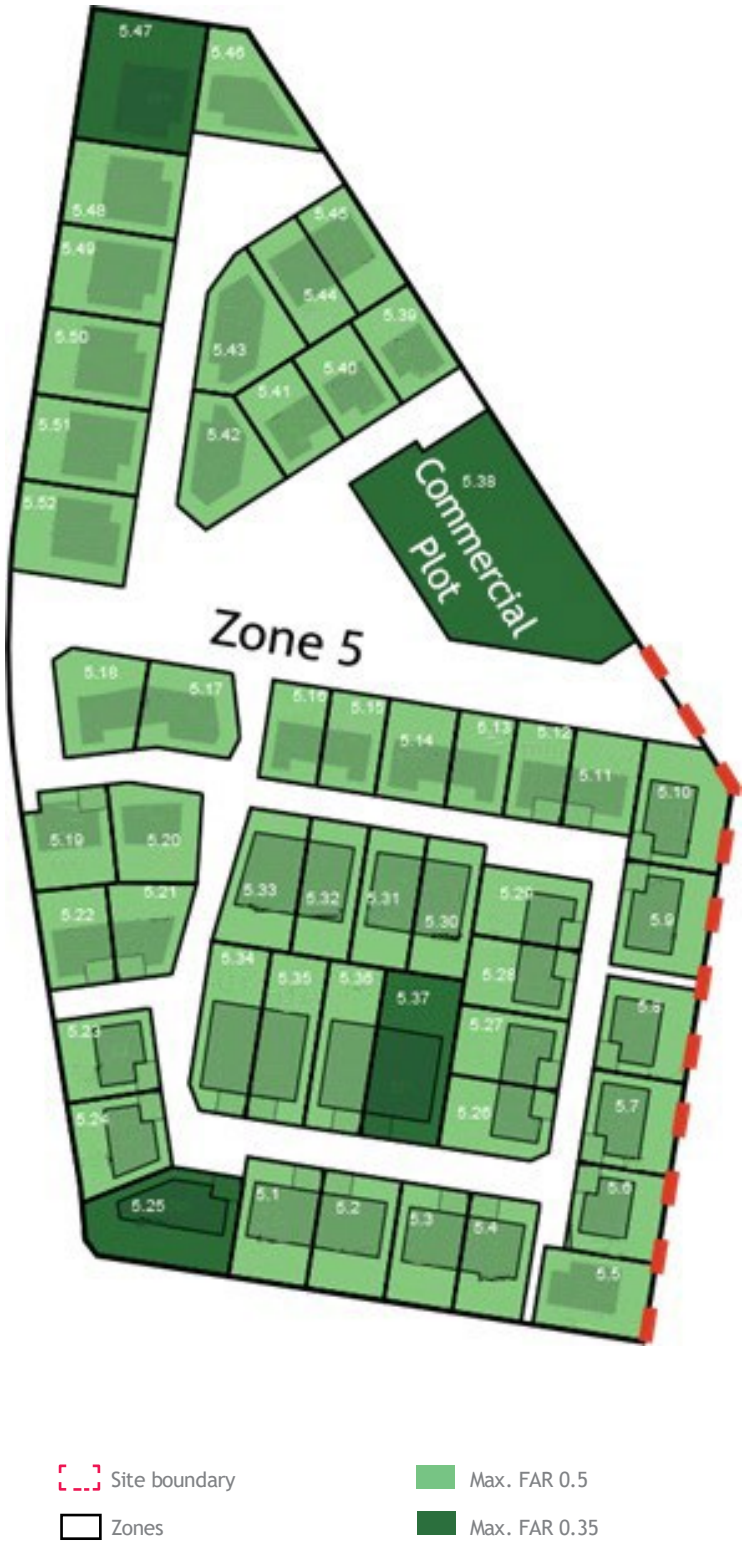
4. ANNEXURES

4.1. Annexure A1 - 'The Village'

4.2. Annexure A2 – 'The Village' Zone 3

Plot Number	Plot Area	Total Built Area (Max FAR x Plot Area)	Rear Setback
3.1	630 m²	315 m²	7.3m
3.2	618 m²	309 m²	7.3m
3.3	1359 m²	476 m²	Annexure A4
3.4	1001 m²	350 m²	10m
3.5	604 m²	302 m²	8.5m
3.6	502 m²	251 m²	6.7m
3.7	716 m²	358 m²	9m
3.8	705 m²	353 m²	8m
3.9	562 m²	281 m²	7.2m
3.10	520 m²	260 m²	7m
3.11	658 m²	329 m²	7m
3.12	844 m²	295 m²	9m
3.13	681 m²	341 m²	9m
3.14	681 m²	341 m²	9m
3.15	839 m²	294 m²	9m
3.16	551 m²	276 m²	7.5m
3.17	646 m²	323 m²	7.5m
3.18	713 m²	357 m²	7.5m
3.19	1025 m²	359 m²	10m
3.20	981 m²	343 m²	10m
3.21	635 m²	318 m²	7.7m
3.22	719 m²	360 m²	7.7m
3.23	723 m²	362 m²	7.7m
3.24	544 m²	272 m²	7m
3.25	639 m²	320 m²	7m
3.26	589 m²	295 m²	7m
3.27	1015 m²	355 m²	10m
3.28	767 m²	268 m²	7.5m
3.29	652 m²	326 m²	7.5m
3.30	647 m²	324 m²	7.5m
3.31	941 m²	329 m²	9.5m
3.32	867 m²	303 m²	9.5m
3.33	741 m²	259 m²	9.5m
3.34	868 m²	304 m²	9.5m
3.35	888 m²	311 m²	9.5m
3.36	878 m²	307 m²	9.5m
3.37	1240 m²	434 m²	9.5m
3.38	1230 m²	431 m²	9m
3.39	1293 m²	453 m²	9m
3.40	1269 m²	444 m²	9m
3.41	1189 m²	416 m²	9m
3.42	1123 m²	393 m²	9m
3.43	803 m²	281 m²	7.3m
3.44	630 m²	315 m²	7.3m

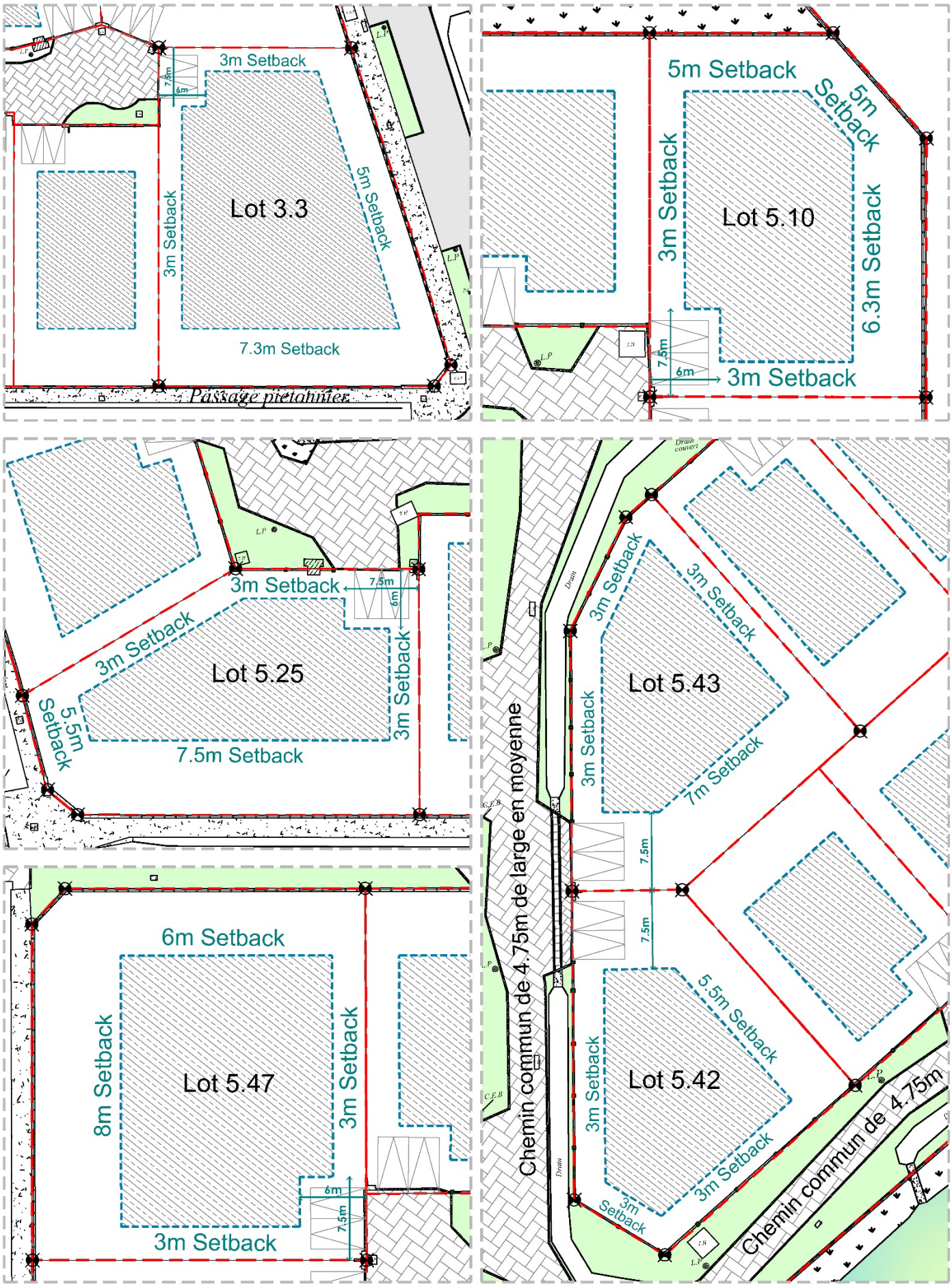
4.3. Annexure A3 – 'The Village' Zone 5



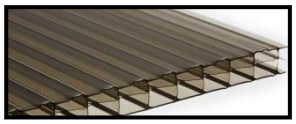
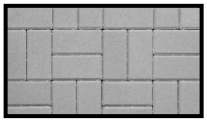
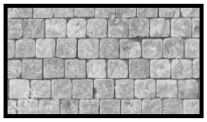
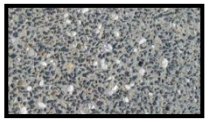
Plot Number	Plot Area	Total Built Area (Max FAR x Plot Area)	Rear Setback
5.1	612 m²	306 m²	7.5m
5.2	612 m²	306 m²	7.5m
5.3	543 m²	272 m²	7.5m
5.4	543 m²	272 m²	7.5m
5.5	566 m²	283 m²	6.3m
5.6	523 m²	262 m²	6.3m
5.7	564 m²	282 m²	6.3m
5.8	564 m²	282 m²	6.3m
5.9	634 m²	317 m²	6.3m
5.10	695 m²	348 m²	Annexure A4
5.11	451 m²	226 m²	5m
5.12	375 m²	188 m²	5m
5.13	375 m²	188 m²	5m
5.14	450 m²	225 m²	5m
5.15	375 m²	188 m²	5m
5.16	375 m²	188 m²	5m
5.17	523 m²	262 m²	5m
5.18	542 m²	271 m²	5m
5.19	533 m²	267 m²	6.5m
5.20	546 m²	273 m²	6.5m
5.21	444 m²	222 m²	5m
5.22	450 m²	225 m²	5.5m
5.23	510 m²	255 m²	5.5m
5.24	553 m²	277 m²	5.5m
5.25	837 m²	293 m²	Annexure A4
5.26	520 m²	260 m²	6m
5.27	504 m²	252 m²	6m
5.28	504 m²	252 m²	6m
5.29	504 m²	252 m²	6m
5.30	527 m²	264 m²	7.5m
5.31	526 m²	263 m²	7.5m
5.32	527 m²	264 m²	7.5m
5.33	625 m²	313 m²	7.5m
5.34	646 m²	323 m²	10m
5.35	640 m²	320 m²	10m
5.36	627 m²	314 m²	10m
5.37	854 m²	299 m²	10m
*5.38 *	*2438 m²*	*853 m²*	*Clause 3.18*
5.39	439 m²	220 m²	5.5m
5.40	439 m²	220 m²	5.5m
5.41	436 m²	218 m²	5.5m
5.42	615 m²	308 m²	Annexure A4
5.43	648 m²	324 m²	Annexure A4
5.44	451 m²	226 m²	7m
5.45	445 m²	223 m²	7m
5.46	592 m²	296 m²	6m
5.47	995 m²	348 m²	Annexure A4
5.48	659 m²	330 m²	8m
5.49	659 m²	330 m²	8m
5.50	659 m²	330 m²	8m
5.51	660 m²	330 m²	8m
5.52	692 m²	346 m²	8m

** Plot 5.38 = Commercial Plot*

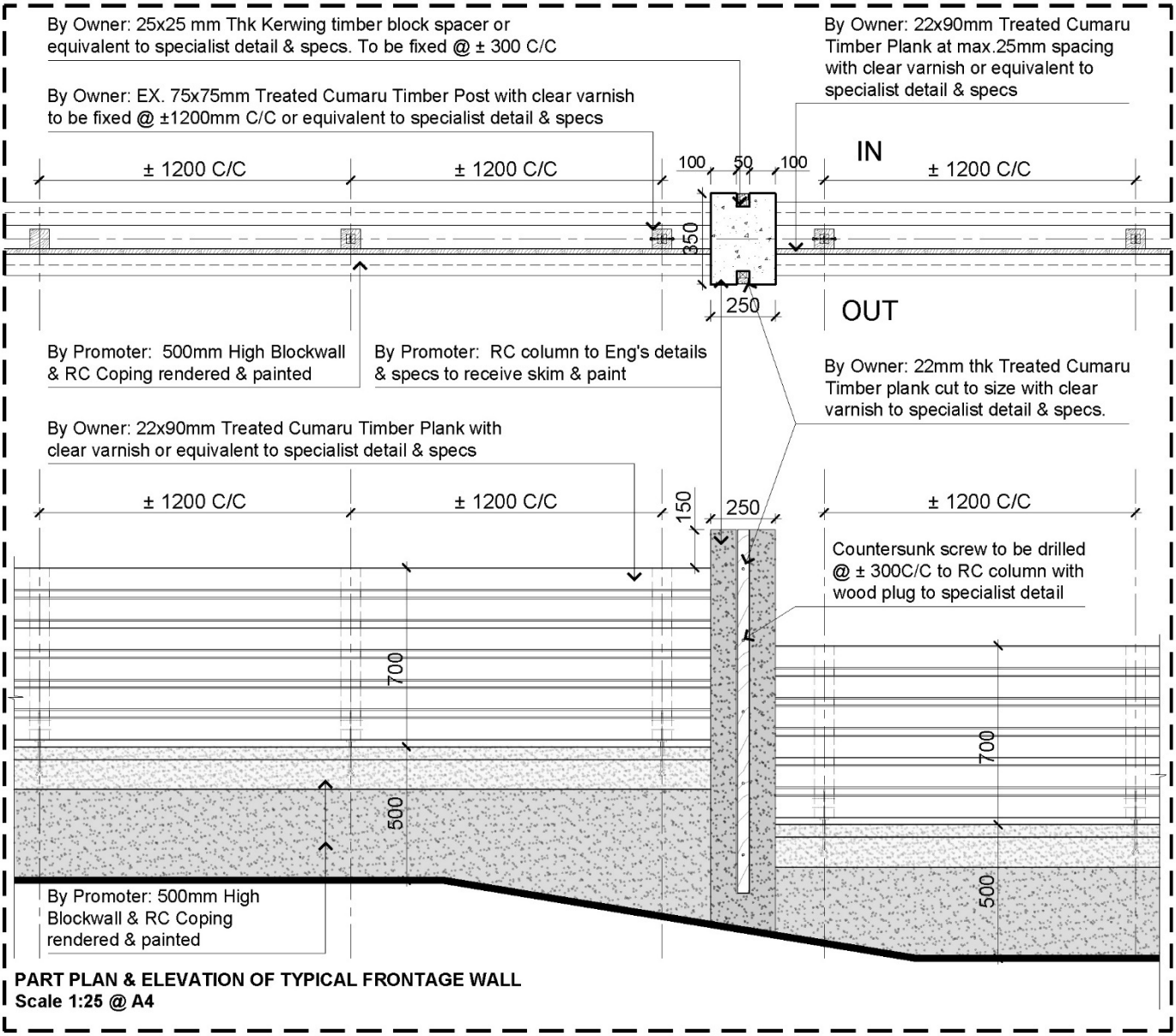
4.4. Annexure A4 – Corner Plots Setbacks



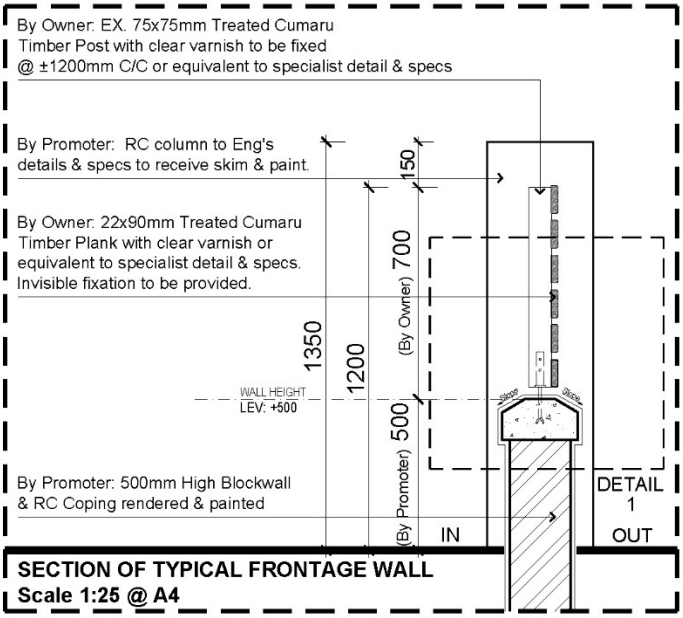
4.5. Annexure B – Materials & Finishes

<table>
<tr><td>ROOF</td><td colspan="3">METAL SHEET
 
RAL: 7024 “GRAPHITE GREY”
OR GREWAL’S “GRIS BASALT”
OR APPROVED EQUIVALENT</td><td colspan="3">POLYCARBONATE SHEET
 
DOUBLE LAYER POLYCARBONATE SHEET
COLOUR “BRONZE”
OR APPROVED EQUIVALENT</td></tr>
<tr><td>PRIMARY WALL COLOURS (MAUVILAC)</td><td colspan="2"> 
PURE WHITE</td><td colspan="2"> 
2953P – WORN WHITE</td><td> 
6J3-3</td></tr>
<tr><td>SECONDARY WALL COLOURS (MAUVILAC)</td><td colspan="2"> 
6K1-4</td><td colspan="2"> 
6K1-7</td><td> 
6K2-7</td></tr>
<tr><td>ACCENT WALL COLOURS (MAUVILAC)</td><td> 
2957D
ROCKSLIDE</td><td> 
2958D
NIGHT MOVES</td><td> 
NCS S 7502-Y</td><td>STONE</td><td> 
MAURITIAN “FIELD STONE”
WITH DRY JOINTS</td></tr>
<tr><td>ALUMINIUM OPENINGS</td><td colspan="2"> 
POWDER COATED
RAL: 7022
“UMBRA GREY”</td><td colspan="2"> 
POWDER COATED
RAL: 7016
“ANTHRACITE GREY”</td><td>FENCE</td><td> 
BETAFENCE
RAL: 7016
“ANTHRACITE GREY”</td></tr>
<tr><td>TIMBER</td><td> 
BALAU OR CUMARU OR APPROVED EQUIVALENT
FINISHED IN “NOVA” TYPE OIL-BASED PRESERVATIVE CLEAR VARNISH ONLY</td><td>STEELWORK GMS</td><td colspan="2"> 
POWDER COATED
OR PAINTED
RAL: 7022
“UMBRA GREY”</td><td colspan="2"> 
POWDER COATED
OR PAINTED
RAL: 7016
“ANTHRACITE GREY”</td></tr>
<tr><td>BOUNDARY WALL COLOUR</td><td> 
NCS S 5502-Y
OR APPROVED EQUIVALENT</td><td>EXTERNAL FLOOR FINISH</td><td> 
HEAVY-DUTY PAVING BLOCKS LIGHT GREY “BASKETWEAVE BOND”</td><td> 
COBBLESTONE PAVING BLOCKS LIGHT GREY</td><td> 
EXPOSED AGGREGATE CONCRETE</td></tr>
<tr><td colspan="6">NOTE: ON-SCREEN AND PRINTED COLOURS MAY DIFFER FROM ACTUAL PAINT COLOURS
ALL EQUIVALENT COLOURS AND/OR FINISHES TO BE APPROVED BY THE VETTING ARCHITECTS.</td></tr>
</table>

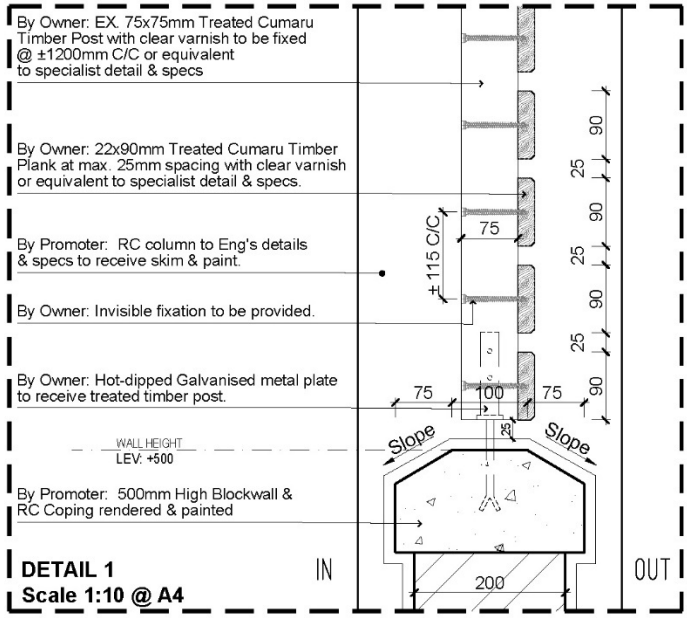
4.6. Annexure C – Typical Frontage Wall



PART PLAN & ELEVATION OF TYPICAL FRONTAGE WALL
Scale 1:25 @ A4



SECTION OF TYPICAL FRONTAGE WALL
Scale 1:25 @ A4



DETAIL 1
Scale 1:10 @ A4