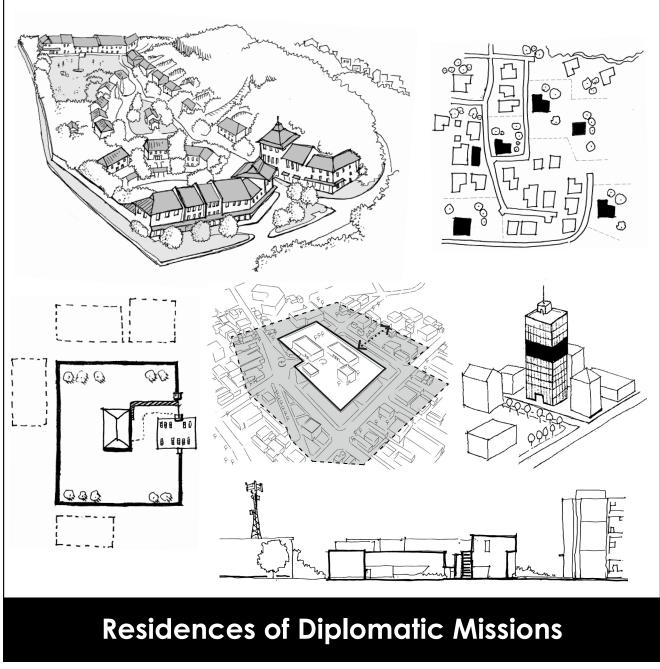


PLANNING POLICY GUIDANCE 10



August 2022



Ministry of Housing and Land Use Planning



Design Guidance

The Design Guidance should be read in conjunction with Planning Policy Guidance 1 (PPG 1) November 2004 (Revised September 2006 and October 2007) and other planning instruments including the Outline Planning Schemes (OPS).

This document is issued as:

PPG 10: Residences of Diplomatic Missions

Background

There are presently 34 diplomatic mission residences/offices based in Mauritius (Annex 1). The diplomatic missions comprise high commissions, embassies, consulates and other international organisations which are located in either rented or owned premises. Eight (8) residences of Heads of Missions are on privately-owned sites (Annex 2). Most of them are located in Floréal. A few diplomatic mission sites have both their offices and residences on the same compound.

Under the provisions of the Vienna Convention on Diplomatic Relations (VCDR) 1961, to which Mauritius is a party and which is also incorporated in the Diplomatic Relations Act of 1968, diplomatic missions enjoy a number of privileges and immunities, including inviolability of their premises and freedom of access and communication. Accordingly, the receiving State (Mauritius) has a special duty to take all appropriate steps to protect the premises of diplomatic missions against any intrusion or damage and to prevent any disturbance of the peace of the mission or impairment of its dignity.

However, certain types of development around diplomatic missions may constitute incompatible uses, may generate additional traffic and result in nuisances or pose a security threat to the diplomatic premises. In this regard, a Planning Policy Guidance has been prepared to enable the Local Authorities to assess Building and Land Use Permit (BLUP) applications within a **designated buffer** around the residences of the Heads of Missions. Moreover, the relevant Local Authorities should seek clearance of the Prime Minister's Office prior to determining any application.



Objective of the Guidance

The objective is to create a set of performance criteria and design standards that are applicable to most forms and scales of development in relation to the residences owned by diplomatic missions.

The Design Guidance is appropriate for use by:

- Government and Local Authority officers to manage and control development located within the designated buffer zone around the residences of diplomatic missions; and
- Project promoters, developers, designers and individual site owners to prepare proposals using appropriate design principles.

Application of the Guidance

This Design Guidance is applicable to the 8 sites owned by the diplomatic missions for residences of Heads of Missions (Annex 2) or new sites to be acquired in the future for the setting up of residences of Heads of diplomatic missions.

Note: New sites to be acquired for the residences of diplomatic missions should provide an appropriate buffer within their own sites.

Effective Date

With effect from 04 August 2022

The Planning Policy Guidance 10 on Residences of Diplomatic Missions is available on the website of the Ministry of Housing and Land Use Planning at https://housing.govmu.org/. The Ministry of Housing and Land Use Planning at https://housing.govmu.org/. The Ministry of Housing and Land Use Planning at https://housing.govmu.org/. The Ministry of Housing and Land Use Planning at https://housing.govmu.org/. The Ministry of Housing and Land Use Planning at https://housing.govmu.org/.



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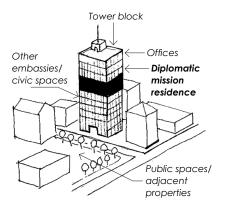




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Residences of Diplomatic Missions

Note that where this symbol is placed, the requirements provided alongside it, is considered to be the minimum/ maximum acceptable and must be adhered to.



Island diplomatic mission integrated within Central Business Districts (CBDs)



Decentralised diplomatic mission located within predominantly residential areas

1.0. INTRODUCTION

Diplomatic mission usually denotes the office of a country's diplomatic representative in another country which is used for diplomatic purposes relating to issuing of visas, immigration, dissemination of relevant information, cultural affairs, defense and trade. Moreover, Article 1 (i) of the Vienna Convention on Diplomatic Relations (VCDR) 1961 states that diplomatic premises are buildings or part of buildings and the land ancillary thereto, irrespective of ownership, used for the purposes of the mission including the residence of the head of mission.

1.1. Typologies

Each diplomatic mission provides amenities, functions and safety design measures specific to the location and site characteristics. There are three main types of diplomatic missions in Mauritius which are as follows:

1.1.1. The Island Diplomatic Mission

This is a standalone diplomatic mission that sits in tower blocks within Central Business Districts (CBDs) such as the Embassy of the Arab Republic of Egypt at Ebène. The building provides the standoff distance and perimeter security without over-hardening its context and surroundings. Due to site and size limitations, there is no public parking but employees usually park in the basement of the building. The building is a shared structure which may include other embassies, offices and civic spaces.

1.1.2. The Decentralised Diplomatic Mission

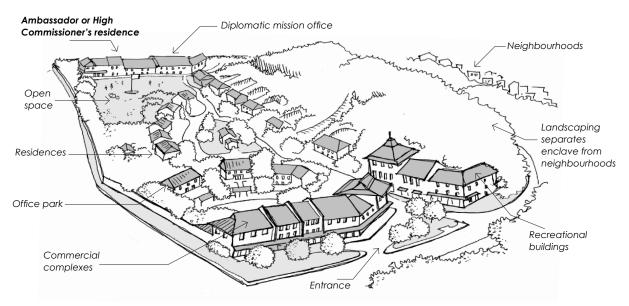
This type of diplomatic mission is located within predominantly residential areas such as Floréal. This diplomatic mission is often secured by a perimeter wall that acts as a safety buffer with adjacent properties. The low profile of the building does not overpower the surroundings but is not that welcoming to pedestrians walking by. The diplomatic building isolates itself within the context of its setting and may include both office and residence of the ambassador or high commissioner.



1.1.3. The Enclave Diplomatic Mission

This contains all the amenities a diplomatic mission needs within an enclosed space or community located on the edge or outside settlements. The enclave may include multiple facilities such as offices, residences, consular buildings, campus, commercial complexes, warehouses, staff quarters and ancillaries that are used by diplomatic people and visitors but walled off from the public. The site is large enough to include all parking lots. Open spaces separate the diplomatic mission from its surroundings which increase the sense of safety.

For example, the US Government has acquired land to set up an enclave diplomatic mission within Moka Smart City. Diplomatic missions proposed within smart cities should comply with the Smart City Scheme Guidelines and other regulations issued under the Economic Development Board (EDB) and the quality standards of the respective foreign country to promote environmentally-friendly and sustainable construction designs.



The enclave diplomatic mission within an enclosed space or community



2.0. NEW RESIDENCES OF DIPLOMATIC MISSIONS

2.1. Site Planning

The site should meet the needs of the diplomatic mission by providing privacy, security measures, landscaping and vehicular and pedestrian access. The site should be located in less congested areas to ensure access to services such as fire safety, intervention of police and local amenities.

Diplomatic missions should also develop an architecture that reflects the foreign country while being sensitive to the local culture, climate and traditions.

New sites for the residences of Heads of diplomatic missions should provide an appropriate buffer within their acquired sites in order to protect their premises against any damage, intrusion or overlooking.

2.1.1. Locational Context

Subject to existing regulations governing property ownership in Mauritius, diplomatic missions are free to locate and acquire suitable properties for residences, offices and other accommodation.

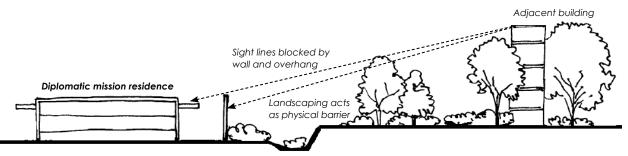
Diplomatic mission sites should be compatible with adjacent land uses and zoning (e.g., residential, office, commercial and mixed-use) and also maintain the integrity of the neighbourhood. Each diplomatic mission should respect and respond to the context of the surrounding neighbourhood.

Special attention should be given to the general ensemble of surrounding buildings, streets and public spaces of which the diplomatic missions will form part.

For example, low-rise diplomatic buildings should not be sited within an area of predominantly high-rise buildings.

The buildings should be located in such a way that future expansion is possible without compromising security or detracting from the main facility.

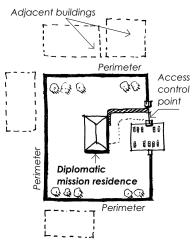
For a high-risk diplomatic building, it may be necessary to provide additional protection by creating a clear zone immediately adjacent to the structure that is free from all visual obstructions.



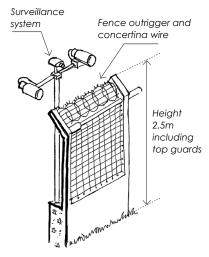
Residences of diplomatic missions should not be sited immediately adjacent to higher surrounding terrain or unsecured buildings







The perimeter creates a physical barrier on or within the property boundary



Anti-intrusion barriers include walls, fences and top guards

2.1.2. Perimeter

The perimeter of a diplomatic mission protects the premises against any potential threat by creating a physical barrier on or within the property boundary. A perimeter security design involves two main elements:

- The physical barriers (boundary walls and fences) that prevent unauthorized vehicles and pedestrians from entering the site; and
- Access control points at which vehicles and pedestrians can be screened and if necessary, inspected before they pass through the barrier.

Physical barriers can be used to define the physical limits of the diplomatic mission site and create a continuous barrier around it.

However, these barriers should not impede pedestrian mobility nor operational use of sidewalks. Below are the security measures which form part of the perimeter to detect, delay and/or deny access.

(a) Boundary Walls and Fences

Anti-intrusion barriers may consist of a fence or wall as the main physical barrier, anchored with an appropriate foundation. It may also be equipped with a top guard and detection, alarm and surveillance systems. Below are some key design considerations:

- Maximum barrier height should normally be 2.5m (unless otherwise justified) including top guards such as concertina wire, spikes or fence outrigger;
- Height and design should be consistent throughout the perimeter to prevent vulnerabilities;
- There should be no footholds or objects that allow an intruder to scale the barrier;
- Gaps below any gates should be smaller than 0.15m;
- Welded mesh fencing should resist cutting;
- Retaining walls, plaza edges, extension of a building's architecture or the base of a fence may be used as part of a vehicle anti-ramming perimeter; and
- Foundation of the wall may be continuous.

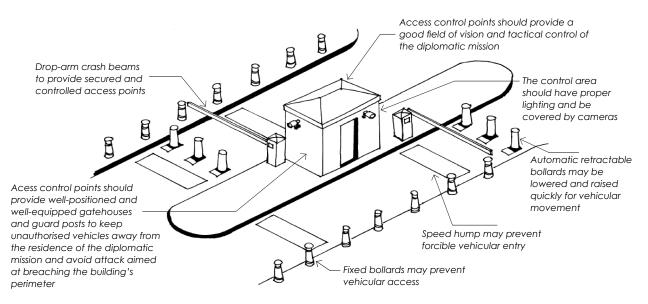


(b) Access Control Points

Vehicular access control and screening measures should be carefully planned such that they do not excessively impede the entry/exit of vehicles to and from diplomatic mission premises. A smooth flow of traffic facilitates the conduct of security checks. Active barriers are necessary to deny entry and to give entry control personnel adequate time to respond to unauthorized activities.

The following measures may be adopted to control vehicular and pedestrian access:

- Not more than two vehicular access points (ceremonial and service) should be provided;
- Pedestrian access and walkways should be separated from vehicular access points;
- Structures and equipment including drop-arm crash beams, crashrated gates, retractable bollards and CCTV cameras should be layered throughout the entry to provide secured access points;
- Gatehouses, lobbies and guard posts should be provided with clear views of approaching traffic both pedestrian and vehicular;
- Holding or containment areas for screening vehicles should be established outside the control zone;
- Loading/unloading bays and drop-off areas should be carefully monitored; and
- Service and emergency vehicles should be granted access when necessary.



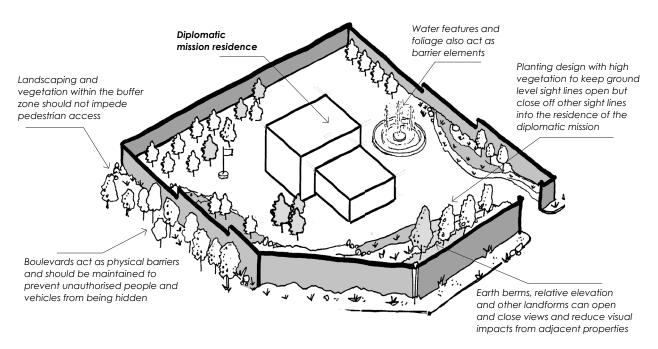
Features of a typical access control point and centre gatehouse





(c) Landscaping and Natural Features

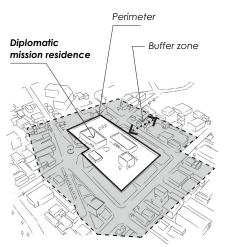
Natural elements including trees, bushes, rivers, swales, drains, canals and stabilized natural boulders also act as security barriers to the residence of the diplomatic mission. Topography, earth berms, relative elevation and other landforms are the design elements that can open and close views. Vegetation can be designed to block sight lines from adjacent tall buildings and should be maintained to prevent unauthorised people and vehicles from being hidden.



Landscaping and natural features acting as natural barriers to the residence of the diplomatic mission







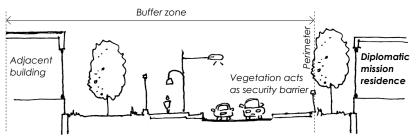
Buffer zone from the property boundary and/or perimeter of the diplomatic mission's residence

3.0. EXISTING RESIDENCES OF DIPLOMATIC MISSIONS

3.1. Buffer Zone

Buffer zones have been designated around the 8 residences of Ambassadors and High Commissioners owned by diplomatic missions (Annex 2) where specific criteria and design guidelines as elaborated below would be applicable. The boundaries of these designated buffer zones are generally within a range of 100-200m from the property boundaries of diplomatic missions, taking into account neighbourhood plots and other physical boundaries.

The purpose of the buffer zone around the diplomatic mission is to enhance aspects of security and maximise surveillance and control of visitors and intruders around the residences. Any activity or development within this buffer zone, which may lead to a security threat against the residence of the diplomatic mission, hinder access to or from the residence and cause embarrassment, will not be allowed by the competent authorities.



The buffer zone may include development and uses that are compatible with the residence of the diplomatic mission

3.2. Compatible and Incompatible Uses within the Buffer Zone

3.2.1. Compatible Land Uses

Below are the types of land uses that would be compatible:

- Low-density residential development within predominantly residential zones;
- Commercial or mixed-use development that does not cause major traffic hazards within commercial zones/mixed-use zones;
- Home-based/small-scale enterprises ancillary to the principal use as residential;
- Small-scale social/community facilities including dispensary, nursery, post office, children's playground;
- Open green spaces, recreational spaces and other utility services;
- Security-related street furniture including streetlights, benches, fountains, planters, bollards, walls and fences;
- Necessary equipment or infrastructure that is considered to be of public interest and is acceptable on planning, environmental and transport grounds and is designed sensitively; and



• Any other compatible uses not causing any nuisance or security threat to the residence of the diplomatic mission.

3.2.2. Incompatible Land Uses

Below are the types of land uses that would be incompatible:

- Pubs/bars/dance clubs/commercial activities including snacks, vegetable stalls etc. which may cause noise as well as traffic hazards and hinder access;
- Billboards which may lead to embarrassment;
- Traffic signals/speed humps very close to the entrance of the diplomatic mission;
- Large-scale socio-cultural facilities and activities including school, hospital, stadium and other facilities which may create traffic hazards and nuisances;
- Change in use of existing development that may cause nuisance and security threat;
- Large telecommunication antennae/dishes on top of buildings close to the residence of the diplomatic mission; and
- Any other incompatible uses to be determined on a case-to-case basis.

3.3. Design Guidelines

Specific design criteria should be considered within the designated buffer zone around residences of Heads of diplomatic missions. These include traffic measures, orientation and layout of buildings, setbacks, building heights, landscaping and protection of privacy amongst others. Developers may use one measure or a combination of those design measures that will achieve the best result to minimise security threats and nuisances around the residences of diplomatic missions.

3.3.1. Traffic Calming Measures

Traffic calming measures include:

- Pavement, traffic circles, medians, curved roadways, high curbs, sidewalks and other alternative measures that can reduce traffic movements within this zone;
- Removal, relocation or restriction of on-street parking to preserve a sufficient security distance from the residence of the diplomatic mission;
- Access to adjacent curbs being limited to government vehicles;
- Access to public streets in the vicinity of the diplomatic mission being restricted during peak hours or the streets being temporarily closed during heightened levels of alert, except for local inhabitants; and
- Nearby existing commercial premises and shops having altering permitted hours for loading and unloading services.



Sidewalks and curbs act as physical barriers to prevent unauthorised vehicles to approach the diplomatic mission premises



3.3.2. Orientation and Layout

Positioning of adjacent buildings within the buffer zone should be considered carefully as the orientation may influence the vulnerability of residences of diplomatic missions against threats such as firearms that require direct line-of-sight to be effective.

By taking advantage of the horizontal and vertical angles and obscuring the lines-of-sight through proper layout and architectural style, adjacent buildings may reduce potential threats to the residences of diplomatic missions.

ħ Setback Setback as per as per PPG 1 PPG 1 - - . ٢ Adjoining I building Adjoining building Diplomatic mission residence

Setbacks of adjoining properties should comply with PPG 1 and should normally increase with additional building height and also in relation to the particular requirements of an existing context.

The main entrances of new adjacent buildings should be located away from the entrance of the residence of the diplomatic mission where possible.

3.3.3. Setbacks

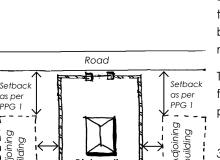
Building to plot boundaries of the diplomatic missions will not be permitted to ensure the provision of adequate privacy and reasonable protection and security of the residences. Setbacks of proposed adjacent buildings should comply with the provisions of PPG 1.

3.3.4. Building Heights

The design, bulk and density of development should normally respect the character and appearance of the surrounding area. New development/extensions should not be detrimental to the privacy, daylighting and amenity of the residences of the diplomatic missions.

Where tall buildings are proposed in commercial/mixed-use zones within the buffer zone of the residence of the diplomatic mission, windows should be located to avoid direct overlooking, using position, high cills or selecting materials and finishes that can absorb noise and ensure privacy.

Building heights around the residences of diplomatic missions in predominantly residential zones should be controlled to maintain the safety and security of the missions. Hence, maximum building height should normally be in harmony with the existing context and should be no more than G+2 floors.



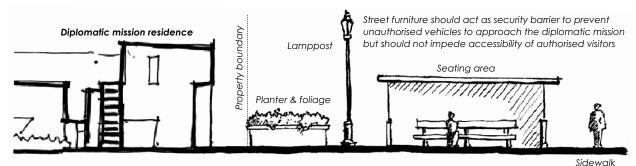
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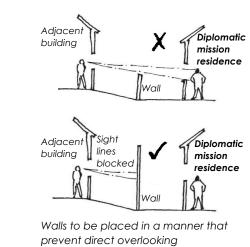
3.3.5. Street Furniture

Barrier elements should take into account the desired level of security based on the threat. Street furniture such as bollards, planters, lampposts, pavements, jersey barriers, benches, sculptures, kiosks, fountains, signs, curbs and other interventions may be integrated into the streetscape to create a welcoming environment for visitors while hindering unauthorized pedestrian and vehicular access. These can be used effectively in combination with other barrier types.

Repetitive and monotonous barriers that frequently disrupt access and movement of pedestrians on sidewalks should be avoided. In addition, street furniture should not block potential evacuation routes nor deny emergency access.



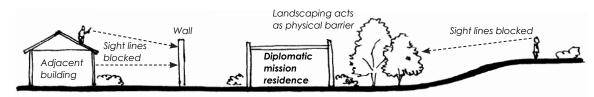
Street furniture serve as anti-ram barriers to the residence of the diplomatic mission



3.3.6. Privacy

Adjacent properties should respect the privacy of the diplomatic mission and visibility issues from outside property boundary of the diplomatic mission should be properly managed. Minor architectural elements such as overhangs, truncated eaves and lightweight window canopies from adjacent properties should not encroach onto the diplomatic mission premises.

Direction of openings should be placed in a manner that prevents overlooking, nuisance and noise impacts onto the residences of the diplomatic missions. Other possible solutions may involve the appropriate location of ancillary buildings such as garages or screen walls and planting to obstruct potential views between private areas.

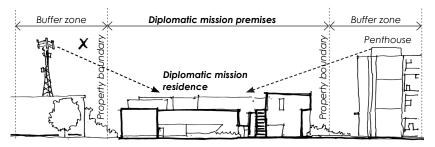


Direct sight lines from adjacent properties are blocked by walls, overhangs and landscaping to ensure privacy



3.3.7. Rooftop Elements

Rooftop elements from adjacent properties such as parapets, mechanical penthouses, communication equipment including satellite and microwave dishes and other non-occupiable roof elements should be carefully designed to ensure architectural compatibility and to minimize their visual impacts onto residences of diplomatic missions. Antenna and mounting materials should be unobtrusive and of colour that blends with surrounding structures.



Rooftop elements such as penthouses from adjacent properties should be carefully designed to minimise visual impacts onto the residences of diplomatic missions and incompatible uses such as large telecommunication antennae and dishes on top of adjacent properties within the buffer zone should not be allowed



4.0. CLEARANCE FROM PRIME MINISTER'S OFFICE

The Local Authority concerned should seek the clearance of the Prime Minister's Office with respect to security aspects prior to determining any application for Building and Land Use Permit (BLUP) within the buffer zones of the residences of the diplomatic missions.

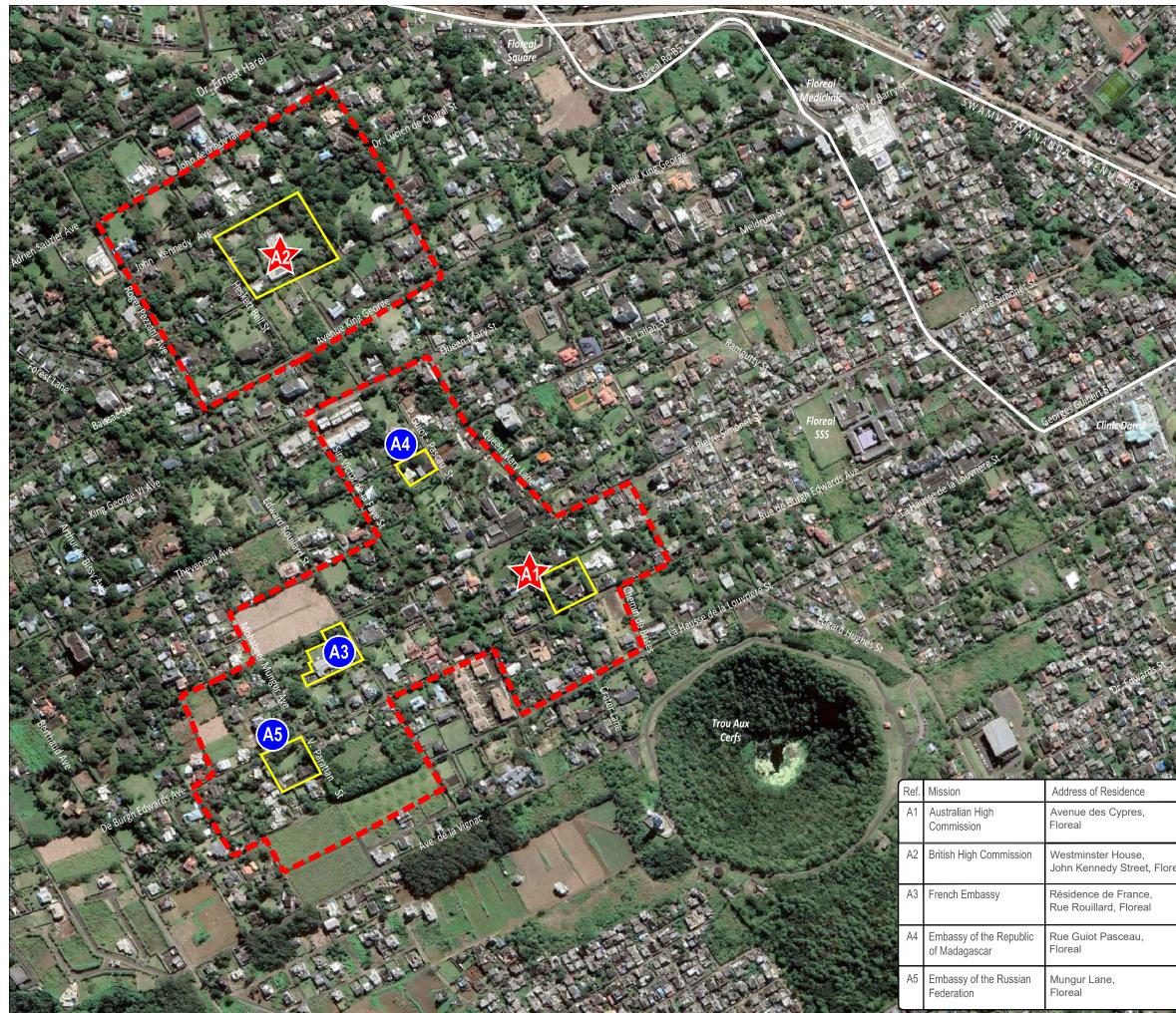


List of Diplomatic Missions - Ownership of Offices and Residences						
S.N.	Mission	Addresse	s of Offices and Residences	Ownership	Categories	Remarks
1	Australian High	Office: Roger	rs House, Port Louis	Rented	Island	
2	Commission	Residence: A	venue des Cypres, Floréal	Owned	Decentralised	
3	High Commission of the	Office: Hennessy Court, Port Louis		Rented	Island	
4	People's Republic of Bangladesh		Residence: Bangladesh House, Domaine de Belle Vue, Mapou		Decentralised	
5		Office: Sir Hes	sketh Bell Street, Floréal	Owned	Decentralised	Office and
6	British High Commission	Residence: Westminster House, John Kennedy Street, Floréal		Owned	Decentralised	residence on same compound
7 8	Embassy of the Peoples' Republic of China		Office & Residence: Royal Road, Belle Rose, Quatre Bornes		Enclave	Office and residence on same compound
9	Embassy of the Arabs	Office: Level Cybercity, Eb	6, Nexteracom Tower 3, bene	Owned	Island	
10	Republic of Egypt	Residence : Level 8, Nexteracom Tower 3, Cybercity, Ebene		Rented	Island	
11		Office: 14, Sa	int-Georges Street, Port Louis	Owned	Decentralised	
12	French Embassy	Residence : Résidence de France, Rue Rouillard, Floréal		Owned	Decentralised	
13	Consulate General of	Office: Henne	essy Tower, Port Louis	Rented	Island	
14	the Republic of Ghana	Residence: M Mont Piton, P	Aorcellement de Bon Espoir iton	Rented	Decentralised	
15	High Commission of	Office: Plot N	o. 65-C, Cybercity, Ebene	Owned	Decentralised	
16	India	Residence: India House, Angus Lane, Vacoas		Owned	Decentralised	
17	Embassy of Japan	Office: Tower	C, One Cybercity, Ebene	Rented	Island	
18		Residence: J	ohn Kennedy Street, Floréal	Rented	Decentralised	
19	Embassy of Libya	Office: John	Kennedy Street, Floréal	Rented	Decentralised	
20		Residence: P	Residence: Parkside Apartment, Sodnac		Island	
21 22	Embassy of the Republic of Madagascar	Office & Resid	Office & Residence: Rue Guiot Pasceau, Floréal		Decentralised	Office and residence on same compound
23	High Commission of	Office: Quee	n Mary Avenue, Floréal	Rented	Decentralised	
24	the Islamic Republic of Pakistan	Residence: D	r. Lallah Street, Floréal	Rented	Decentralised	
25	Embassy of the Russian	Office: P.O. B Floréal	ox 10 Queen Mary Avenue,	Owned	Decentralised	
26	Federation	Residence: N	1ungur Lane, Floréal	Owned	Decentralised	
27	Consulate General of	Office: One Cybercity Tower, Ebene		Rented	Island	
28	the Kingdom of the Saudi Arabia	Residence: Tamarina Golf Estate and Beach Club, Tamarin		Rented	Decentralised	
29	South African High	Office: MauBank Building, Port Louis		Rented	Island	
30	Commission	Residence: L	a Mivoie, Tamarin	Rented	Decentralised	
31		Officer	Rogers House, Port Louis	Rented	Island	
32		Offices:	Bagatelle	Owned	Enclave	
33	Embassy of the United States of America	Residences:	3, Theveneau Avenue, Floréal Macarty House, Rue des	Owned	Decentralised	Embassy of USA has two premises that are used as
34			Nations Unies, Vacoas	Owned	Decentralised	residences





List of Privately-Owned Residences of Heads of Diplomatic Missions						
MAP A						
S.N.	Mission	Address of Residence	Category	Ref.		
1	Australian High Commission	Avenue des Cypres, Floréal	Decentralised	A 1		
2	British High Commission	Westminster House, John Kennedy Street, Floréal	Decentralised	A2		
3	French Embassy	Résidence de France, Rue Rouillard, Floréal	Decentralised	A3		
4	Embassy of the Republic of Madagascar	Rue Guiot Pasceau, Floréal	Decentralised	A4		
5	Embassy of the Russian Federation	Mungur Lane, Floréal	Decentralised	A5		
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		МАР В				
S.N.	Mission	Address of Residence	Category	Ref.		
6	Embassy of the People's Republic of China	Royal Road, Belle Rose, Quatre Bornes	Enclave	B1		
MAP C						
S.N.	Mission	Address of Residence	Categories	Ref.		
7	High Commission of India	India House, Angus Lane, Vacoas	Decentralised	C1		
8	Embassy of the United States of America	Macarty House, Rue des Nations Unies, Vacoas	Decentralised	C2		



DESIGN GUIDANCE, Residences of Diplomatic Missions Ministry of Housing and Land Use Planning, August 2022

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DESIGN GUIDANCE, Residences of Diplomatic Missions Ministry of Housing and Land Use Planning, August 2022

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		Legend				
	Embassy Buffer Zone					
		Quatres Bornes Aerial Orthophoto - 2019 Diplomatic Mission Site Ministry of Housing and Land Use Planning				
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Ref. 31	Emba	MissionAddress of ResidenceEmbassy of the People's Republic of ChinaRoyal Road, Belle Rose, Quatres Bornes				

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Vacoas		Real Case		
Aerial Orthophoto - 2019	Ref. Mission	Address of Residence		
Diplomatic Mission Site	C1 High Commission of India	India House, Angus Lane,		
Ministry of Housing and Land Use Planning		Vacoas		
Planning DivisionDrawing OfficeScale : 1 / 5 000Date: 10.05.2022	C2 Embassy of the United States of America (USA)	Macarty House, Rue des Nations Unies, Vacoas		
DESIGN GUIDANCE Residences of Diplomatic Missi				

DESIGN GUIDANCE, Residences of Diplomatic Missions Ministry of Housing and Land Use Planning, August 2022

