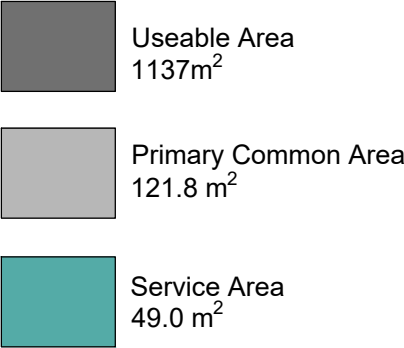


Gross Floor Area : 1493m²



Parking Allocation

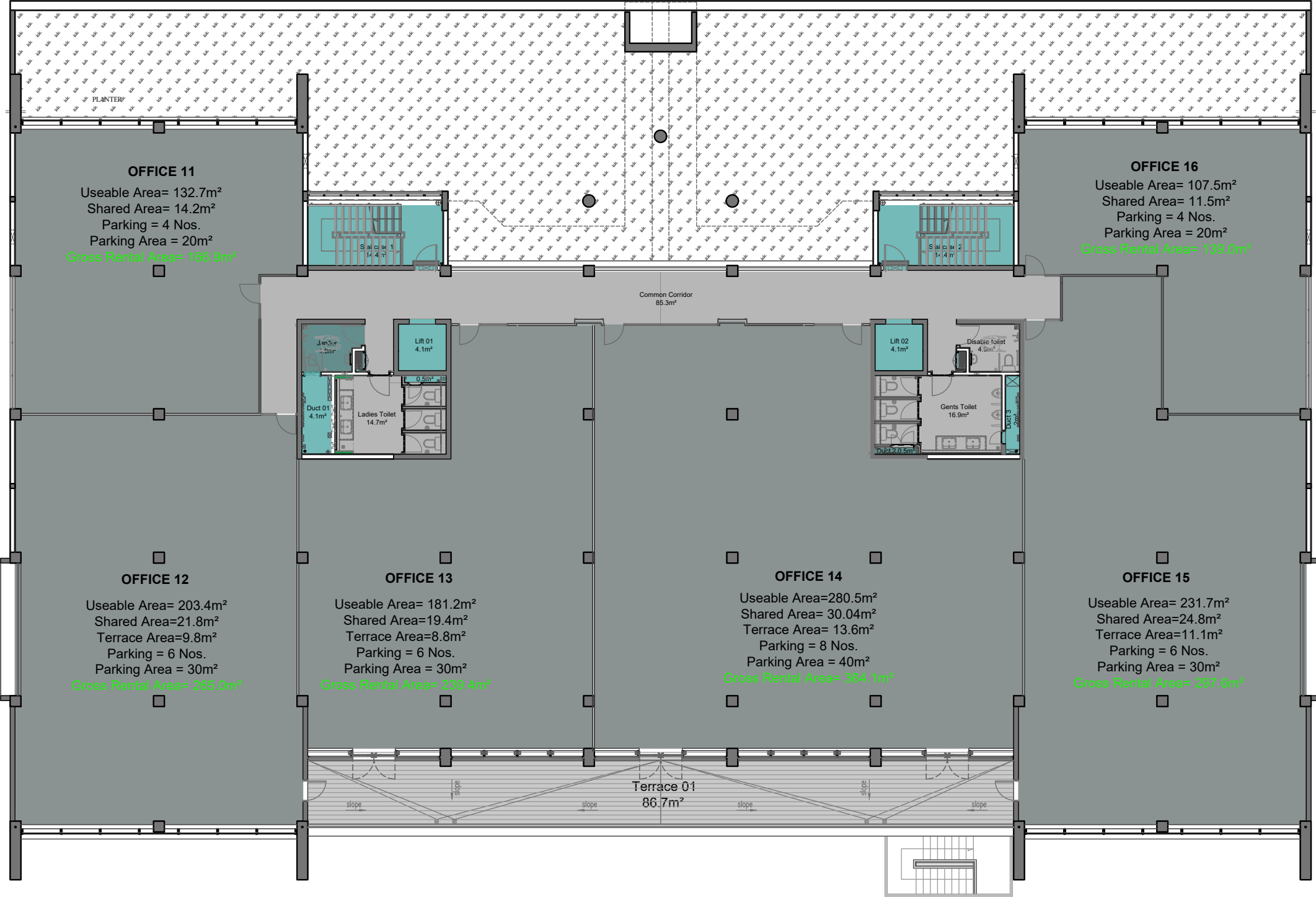
Office 11: 4nos.
Office 12: 6nos.
Office 13: 6nos.
Office 14: 8nos.
Office 15: 6nos.
Office 16: 4nos.

Total per floor: 34nos.
Visitors total: 15
Electric Vehicle: 4
Grand total: 133nos.

Gross Rental Area

Office 11: 166.9m²
Office 12: 265.0m²
Office 13: 239.4m²
Office 14: 364.1m²
Office 15: 297.7m²
Office 16: 139.0m²

Total GRA Area : 1472.1m²
Grand total GRA (All floors): 4,343.4m²



Level 1
Scale: 1:200

morphos
architecture+interiors

LWC Building, 5/7 Rue Seeneevassen Street, Port Louis, Rep. of Mauritius.
Tel (230) 216 6351, 216 2000, 216 2001, Fax (230) 216 6352
Email: admin.morphos@intnet.mu VAT no: 20159720

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REVISION NOTES

LOCATIONS OF REVISIONS ARE INDICATED ON DWG. AS

REV.	BY	DATE
1	-	-
2	-	-
3	-	-

NOTES

1. Useable Area = Internal Office Area.
2. Shared Area = [(Useable/Total Useable) x Common Area].
3. Terrace Area is counted as half of Total Area.
4. Terrace Area = [(Useable/Total Useable of Shared Terrace) x (0.5) Terrace Area].
5. Gross Area = Useable Area + Shared Area + Terrace Area.
6. Parking PPG Requirement - 3.5 Bays/100m² Office Space.
7. Parking Area is 40% of Useable Office Space.

PROJECT DESCRIPTION

New Building -
Bagatelle Exclusives

DRAWING TITLE

Lot 13B
Level 1 - Schedule of areas

CLIENT

BlaXand Ltd

DRAWN	CHECKED	DATE	FORMAT
KR	CM	25.08.2022	A3
APPROVED	SCALE	SHEET	REVISION
Pritoo Purmanund	1 : 200	-	-
DRAWING NUMBER	18-14C Level 1	-	-

Gross Floor Area : 1420 m²

Useable Area
1160 sqm

Primary Common Area
101.1 sqm

Service Area
74 sqm

Parking Allocation

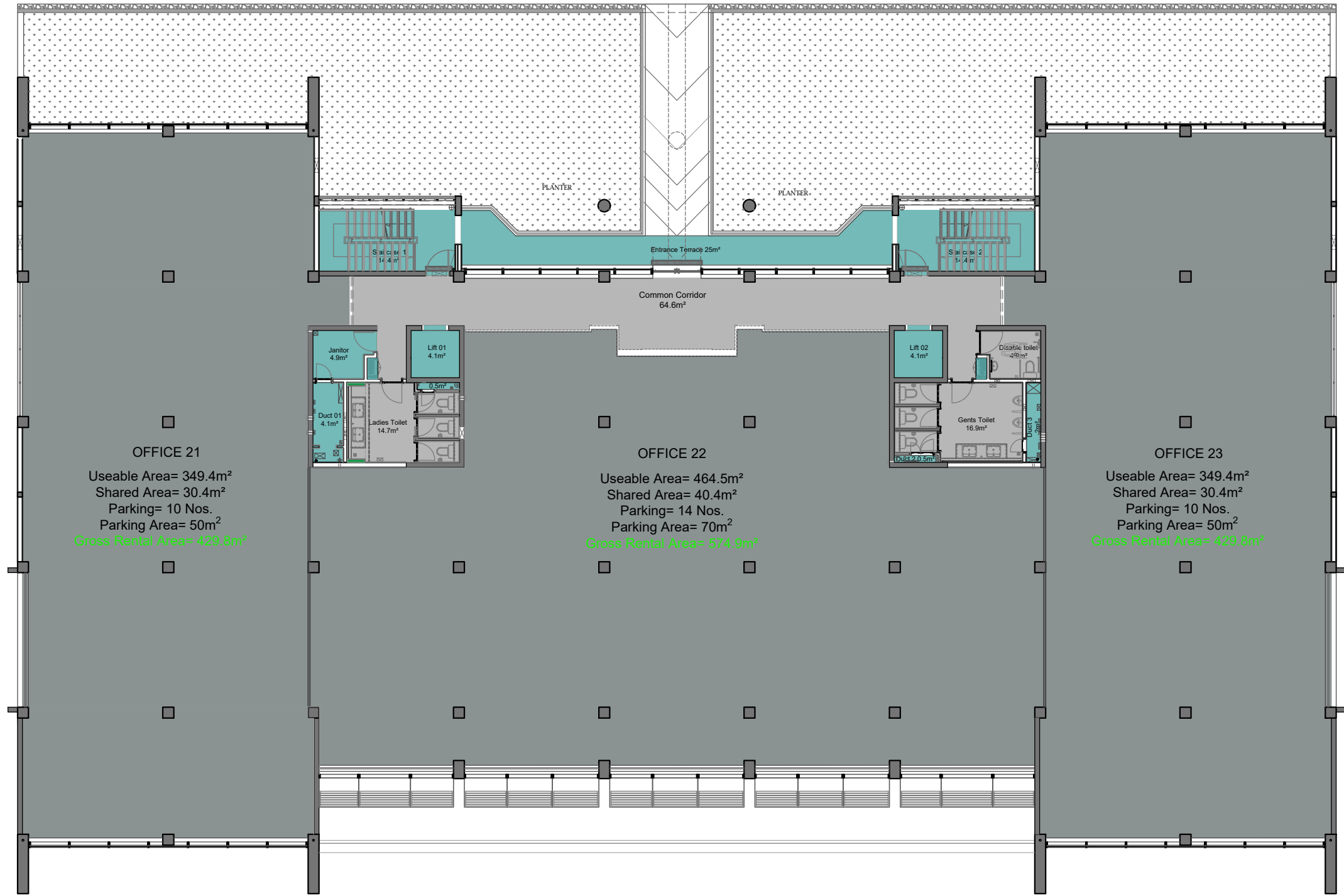
Office 21: 10nos.
Office 22: 14nos.
Office 23: 10nos.

Total per floor: 34nos.
Visitors total: 15
Electric Vehicle: 4
Grand total: 133nos.

Gross Rental Area

Office 21: 429.8m²
Office 22: 574.9m²
Office 23: 429.8m²

Total GRA Area : 1434.5m²



Level 2
Scale: 1:200



LWC Building, 5/7 Rue Seenevassen Street, Port Louis, Rep. of Mauritius.
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Email: admin.morphos@intnet.mu

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REVISION NOTES		REV. BY	DATE
LOCATIONS OF REVISIONS ARE INDICATED ON DWG. AS		-	-
	-		

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 4. Terrace Area = [(Useable/Total Useable of Shared Terrace) x (0.5) Terrace Area].
 5. Gross Area = Useable Area + Shared Area + Terrace Area.
 6. Parking PPG Requirement - 3.5 Bays/100m² Office Space.
 7. Parking Area is 40% of Useable Office Space.

PROJECT DESCRIPTION	
New Building - Bagatelle Exclusives	
DRAWING TITLE	
Lot 13B Level 2 - Schedule of areas	

CLIENT			
BlaXand Ltd			
DRAWN	CHECKED	DATE	FORMAT
KR	CM	24.08.2022	A3
APPROVED		SCALE	SHEET
Pritoo Purmanund		1 : 200	-
DRAWING NUMBER			REVISION
18-14C Level 2			-

Gross Floor Area : 1390 m²

Useable Area
1169.7 m²

Primary Common Area
97.4 m²

Service Area
49.0 m²

Parking Allocation

Office 3A: 34nos.

Total per floor: 34nos.

Visitors total: 15

Electric Vehicle: 4

Grand total: 133nos.

Gross Rental Area

Office 3A: 1436.8m²

Total GRA Area : 1436.8m²



Level 3
Scale: 1:200



LWC Building, 5/7 Rue Seeneevassen Street, Port Louis, Rep. of Mauritius.
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REVISION NOTES		REV. BY	DATE
LOCATIONS OF REVISIONS ARE INDICATED ON DWG. AS		-	-
	-		

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 6. Parking PPG Requirement - 3.5 Bays/100m² Office Space.
 7. Parking Area is 40% of Useable Office Space.

PROJECT DESCRIPTION	
New Building - Bagatelle Exclusives	
DRAWING TITLE	
Lot 13B Level 3 - Schedule of areas	

CLIENT			
BlaXand Ltd			
DRAWN	CHECKED	DATE	FORMAT
KR	CM	25.08.2022	A3
APPROVED		SCALE	SHEET
Pritoo Purmanund		1 : 200	-
DRAWING NUMBER			REVISION
18-14C Level 3			-

Gross Floor Area : 1602.2 m²

Useable Area
1123.9m²

Primary Common Area
(Toilets, Common Corridor &
Terrace 03) 184.2m²

Service Area
20.2m²

Parking Allocation

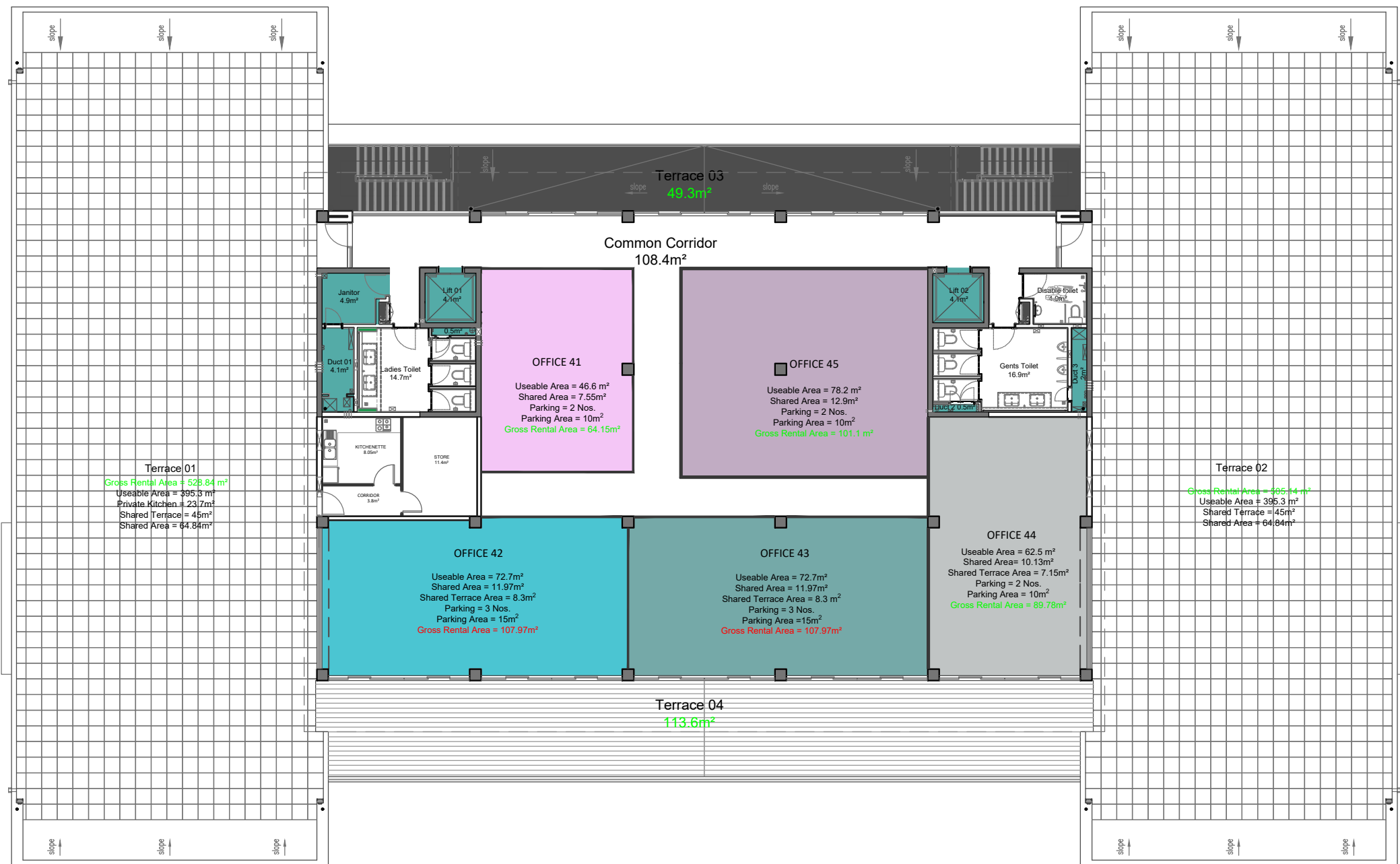
Office 41: 2nos.
Office 42: 3nos.
Office 43: 3nos.
Office 44: 2nos.
Office 45: 2nos.

Total by floor: 12nos.
Visitors total: 15
Electric Vehicle: 4
Grand total: 133nos.

Gross Rental Area

Office 41: 64.15m²
Office 42: 107.97m²
Office 43: 107.97m²
Office 44: 89.78m²
Office 45: 101.1m²
Terrace 01: 528.5m²
Terrace 02: 504.8m²

Total Area : 1504.27m²



Level 4
Scale 1:200

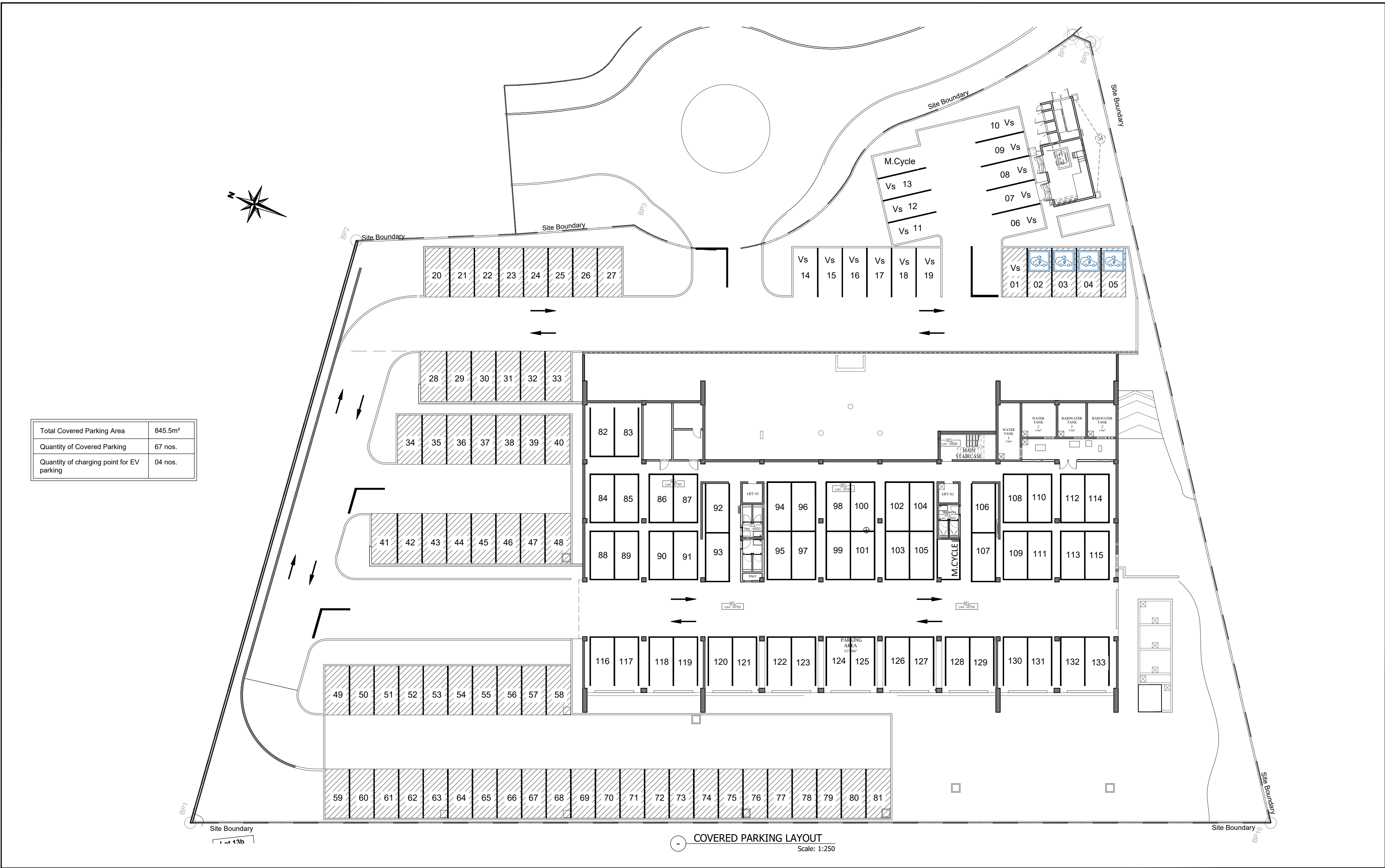
REVISION NOTES		REV. BY	DATE
LOCATIONS OF REVISIONS ARE INDICATED ON DWG. AS △		-	-
△1	-	△4	
△2		△5	
△3		△6	

- NOTES
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 5. Gross Area = Useable Area + Shared Area + Terrace Area.
 6. Parking PPG Requirement - 3.5 Bays/100m² Office Space.
 7. Parking Area is 40% of Useable Office Space.

PROJECT DESCRIPTION
New Building -
Bagatelle Exclusives

DRAWING TITLE
Lot 13B
Schedule of areas

CLIENT			
BlaXand Ltd			
DRAWN KR	CHECKED CM	DATE 25.08.2022	FORMAT A3
APPROVED Pritoo Purmanund		SCALE 1 : 200	SHEET -
DRAWING NUMBER 18-14C Level 4			REVISION -



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architecture+interiors
L W C Building, 5/7 Rue Seenieevassen Street, Port Louis, Rep. of Mauritius.
Tel (230) 216 6361, 216 2000, 216 2001, Fax (230) 216 6362
Email : admin.morphos@intnet.mu VAT Registration no : 20159720

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REVISION NOTES				REV.BY	DATE	REV.BY	DATE	REV.BY	DATE
LOCATIONS OF REVISIONS ARE INDICATED ON DWG. AS									
1	-		4	-	-	7	-	-	-
2	-		5			8			
3	-		6			9			

NOTES	

PROJECT DESCRIPTION			
New Building - Bagatelle Exclusives			
DRAWING TITLE			
Layout for covered parking & socket for electric vehicles			

CLIENT			
BlaXand Ltd			
DRAWN	CHECKED	DATE	FORMAT
SM	CM	22 Feb 2022	A2
APPROVED		SCALE	SHEET
Pritoo Purmanund		1:250	-
DRAWING NUMBER		REVISION	
18-14C 002-10		-	