



Plan Reference
**URA / DC PLAN
 RELEASE 14 / 2004E**



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Legend

Boundary of Control Area

STREET BLOCK PLAN:

AREA BOUNDARY BY

JALAN LEBAN / JALAN KURAS AND
 JALAN GELENGGANG
 [ANG MO KIO PLANNING AREA]

The purpose of this release is to inform the public of an approved control plan for regulating the shophouses along Jalan Leban / Jalan Kurus and Jalan Gelenggang

Note:
 This streetblock plan is updated on 5 Apr 2004

GUIDELINES

Planning Parameter	Requirement
Land Use	Residential with Commercial at 1 st storey
Height	Maximum 2 storeys
Building Form	Party-wall development with pitched roof fronting Jalan Leban / Jalan Kurus and Jalan Gelenggang
Minimum Setback Requirements	Front: To abut road reserve line
	Side: To abut road reserve / common boundary
	Rear: Parcels A & C – To provide 3m (min) setback. Parcel B – To abut boundary line at the 1 st storey and provision of 3m (min) setback on the 2 nd storey
Covered walkway	Provision of a continuous covered walkway fronting Jalan Leban, Jalan Kurus, Jalan Gelenggang and Jalan Batai
Vehicular Access	Access to be taken from Jalan Leban / Jalan Kurus and Jalan Gelenggang
Other Requirements	If basement is proposed, it shall be for car parking only. Subject to LTA's technical requirements at detailed design state.