



Plan Reference  
**URA / DC PLAN  
RELEASE 21 / 2004E**

N

**Legend**  

Boundary of Control Area

**STREET BLOCK PLAN:**  
**AREA BOUNDARY BY**  
CHENG SOON GARDEN / KISMIS AVENUE  
FOR HOUSE NO. 1 TO 73 (ODD NOS)  
CHENG SOON GARDEN AND NO. 2 TO 68 (EVEN NOS) KISMIS AVENUE  
[BUKIT TIMAH PLANNING AREA]

The purpose of this release is to inform the public of an approved control plan for regulating the residential development in the area bounded by Cheng Soon Garden / Kismis Avenue

Note:  
This streetblock plan is updated with the current house numbers on 4 Oct 2004.  
  
Where relevant, Envelope Control Guidelines for landed housing may be applicable. Please refer to the circular URA/PB/2015/02-DCG.

GUIDELINES	
Planning Parameter	Requirement
Land Use	Residential
Building Form	Mixed Landed
Building Setback Requirements	Front: 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> storey: 5m from road reserve  Side (for corner units): 1 <sup>st</sup> and 2 <sup>nd</sup> storey: 2m 3 <sup>rd</sup> storey: 3m  Rear: 1 <sup>st</sup> and 2 <sup>nd</sup> storey: 2m 3 <sup>rd</sup> storey: 3m  Carporch and covered terrace: 2.4m from road reserve line
Height Control	Maximum 3 storeys