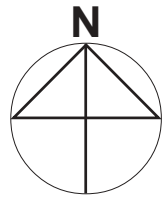
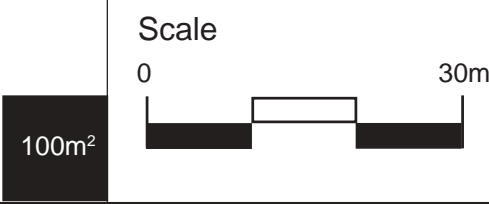


Plan Reference

URA / DC PLAN RELEASE 3/91E



Legend

- Terrace Factories / Terrace Warehouses
- State Land to be amalgamated with adjoining lots
- Boundary of Control Area

STREET BLOCK PLAN :

LORONG 23 GEYLANG

LOTS 433-1, 433-11, 3889, 3890, 433-10 (SL), 872 (SL) MK 24 [NOW KNOWN AS LOTS 433-1, 433-11, 3889, 3890, 7455 (SL), 7454 (SL), 7021 MK 24]

The purpose of this release is to inform the public of an approved plan for regulating industrial and warehouse developments along the streetblock of Lorong 23 Geylang Mk 24 from lots 433-11 to 3889.

Note:

This streetblock plan is updated with the current lot numbers on 1 Aug 1998, and the name of the authority administering road proposals.

Footnote:

Reference can be made to the Handbook on Planning Applications or materials circulated to the professional bodies by URA for the development control requirements not specifically mentioned in the above prescribed guidelines.

(*) Master Plan zoning for the above streetblock is Industry Zone. For warehouse proposal, rezoning to warehouse zone is required.

The URA reserves the right to review or modify the prescribed guidelines from time to time, when necessary.

Nothing herein shall be construed to exempt the person submitting an application or any plan from otherwise complying with the provisions of the Planning Act (Cap 232 Revised Edition 1990) or any rules and/or guidelines made thereunder or any Act or rules and/or guidelines for the time being in force.

Whilst every endeavour is made to ensure that the information provided is correct, the Competent Authority and the Urban Redevelopment Authority disclaim any liability for any damage or loss that may be caused as a result of any error or omission.

G u i d e l i n e s	
Planning Parameter	Requirement
Land Use	Industry or Warehouse (*)
Plot Ratio	2.5 gross (max)
Building Form	Terrace factories or warehouses
Building Setback	Front setback from Lorong 23 Geylang to be 6.0m (min).
	Rear & Side setbacks from site boundary to comply with the current development control requirements.
Layout	No openings along the party wall of the intermediate terrace factories or warehouses abutting the common lot boundary; Bin centre to abut the common party boundary wall of the adjoining bin centre, and to be directly accessible from Lorong 23 Geylang; Remnant State Land, after widening of Aljunied Road be amalgamated with the respective adjoining lots 433-11 to 3889 for buffer and building setbacks.
Buffer	7.6m buffer (3.0m green, 4.6m physical) from Aljunied Road widening line.
Technical Requirements	Requirements of Roads & Transportation Division (PWD) (now known as LTA) to be complied with. Other technical requirements of the relevant departments must be complied with at BP stage.
Access	From Lorong 23 Geylang