




Legend

 Boundary of Control Area

**STREET BLOCK PLAN:
 AREA BOUNDARY AT
 PANG SENG ROAD / WAN THO AVENUE**

**FOR HOUSE AT PANG SENG ROAD AND
 HOUSE NOS 27 TO 27J WAN THO
 AVENUE [TOA PAYOH 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 Pang Seng Road and Wan Tho Avenue

Notes:
 This street block plan is updated on 11 Feb 2015.

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
Building Form	Mixed Landed Housing
Building Setback Requirements	From the road: 1st and 2nd storey – To retain the existing setback such that the façade are in line with the adjoining units
	Side (for house nos. 1, 2, 20, 23 Pang Seng Road and 27, 27J Wan Tho Avenue): 1st and 2nd storey – 2m (minimum)
	From the backlane: 1st storey – 0m (ie. can abut the existing backlane) 2nd storey – 1m (minimum)
	Roof eaves: 1st storey front: 0m (ie. can abut the road reserve line) 1st storey rear: 0m (ie. can abut the existing backlane) Side: 1m (minimum) from all boundaries
Height Control	Maximum 2 storeys