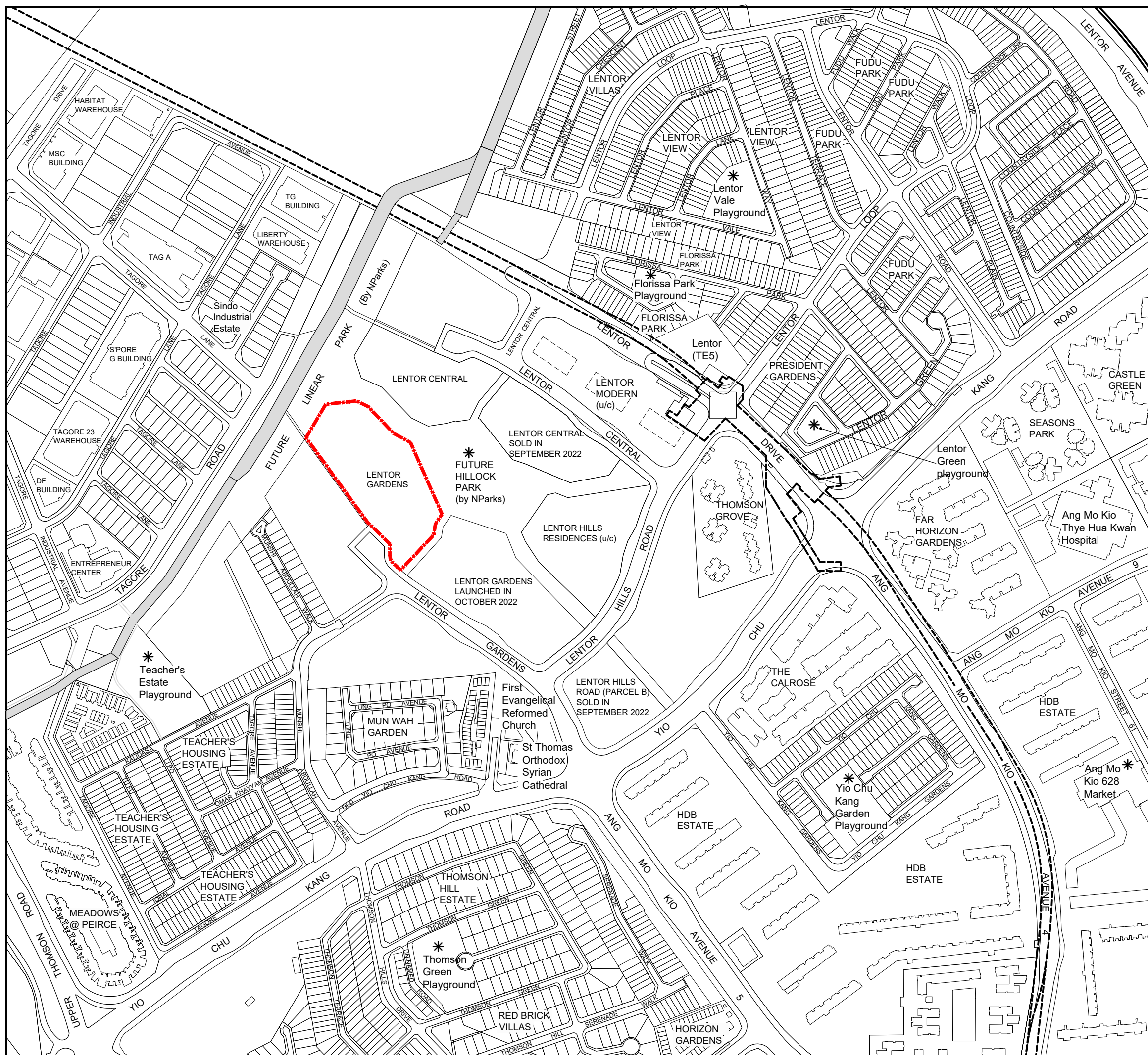
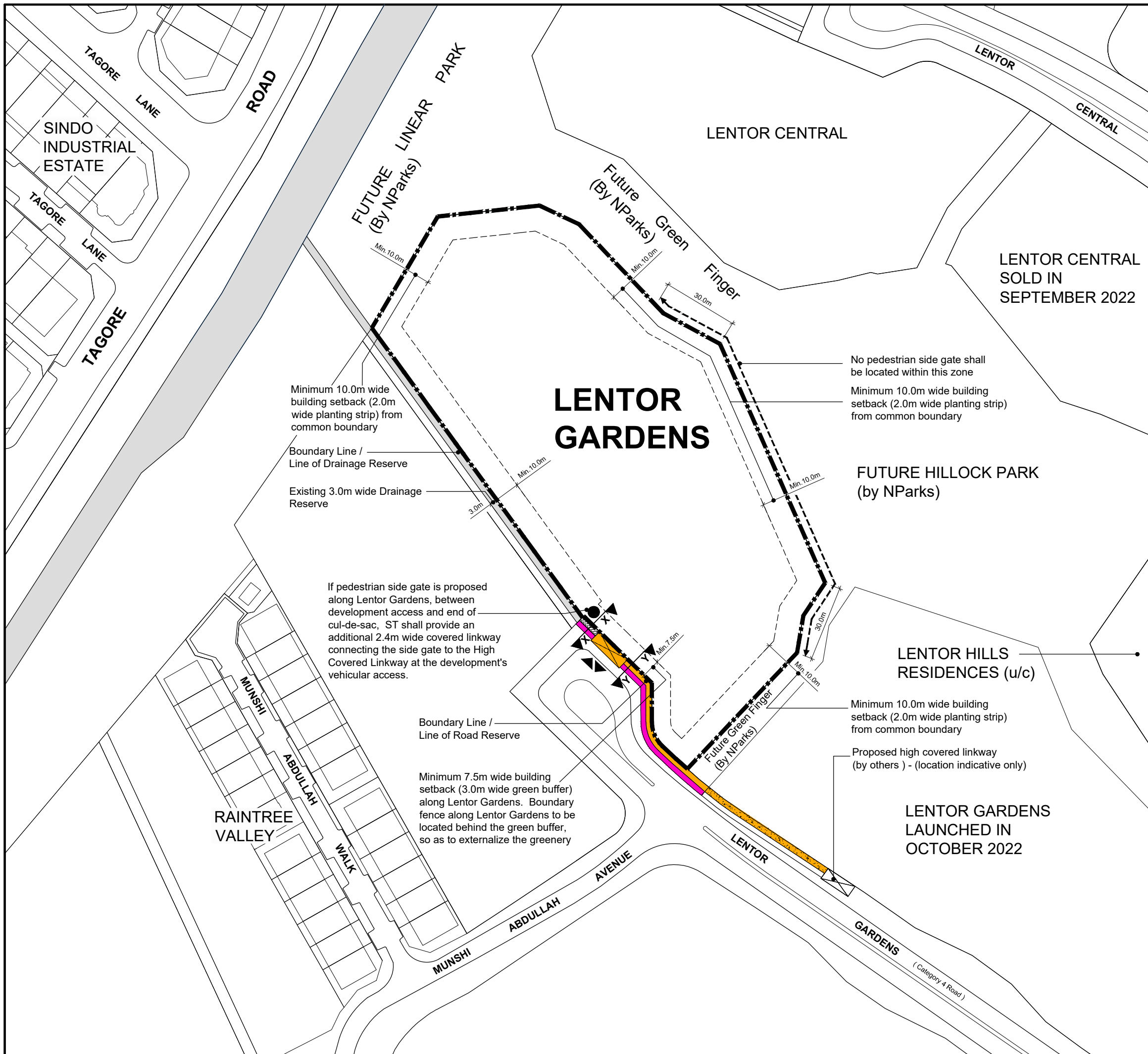


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# DEVELOPMENT AT LENTOR GARDENS

LAND PARCEL

SITE AREA : 20,639.4 m<sup>2</sup>

## CONTROL PLAN

- Boundary Line
- Proposed vehicular ingress / egress
- The successful tenderer (ST) to widen the existing pavement by 0.9m and implement a 2.4m wide covered linkway and 2.0m wide cycling path (to LTA's requirements) along Lentor Gardens (Indicative only) - refer to Section Y - Y [1]
- The ST to widen the existing pavement by 0.9m and implement a 2.4m wide footpath and 2.0m wide cycling path (to LTA's standard requirements) along Lentor Gardens (Indicative only) - refer to Section X - X [1]
- Proposed 2.4m wide covered linkway to be constructed by ST on the existing footpath along Lentor Gardens, to connect to any high or low covered linkway provided by adjacent development.
- Proposed 5.0m wide High Covered Linkway to be constructed by the ST across the proposed vehicular access of the development (location indicative only)
- Proposed High Covered Linkway (by others) - (location indicative only)

[1] The sections X-X and Y-Y are included under the requirements of LTA in the "Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees" (CA)

### NOTES :

The Control Plan of the proposed development is intended as a guide on the requirements of the Urban Redevelopment Authority.

The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.

The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

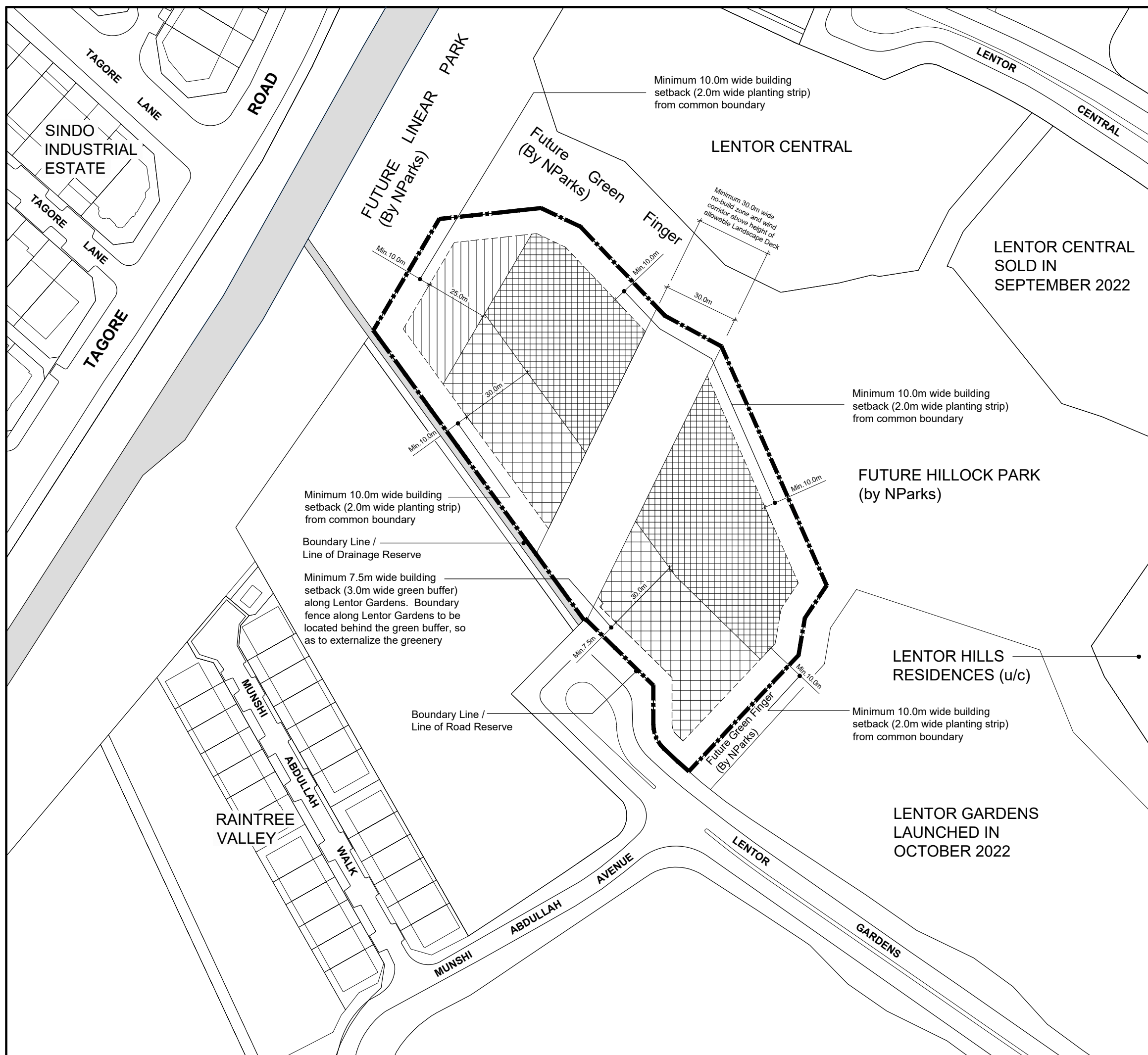
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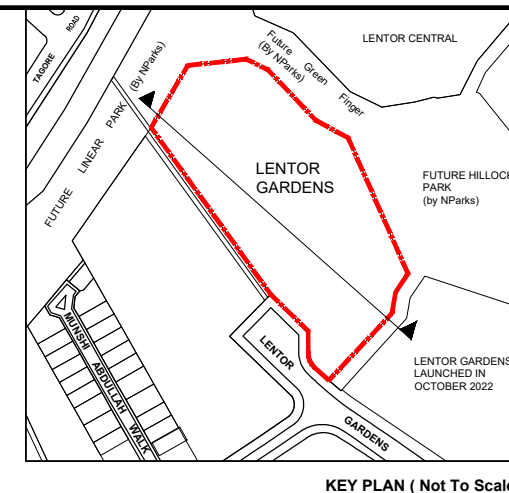


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KEY PLAN ( Not To Scale)

All construction, M&E, temporary and permanent structures are subject to the maximum technical height control of 120m SHD

Boundary Line

Minimum 10.0m wide building setback (2.0m wide planting strip) from common boundary

Mid-Rise Zone  
- Up to 16 storeys

Low-Rise Zone  
(Fronting Lantor Gardens)  
- Up to 8 storeys

Low-Rise Zone  
(Fronting Linear Park)  
- Up to 5 storeys

Boundary fence shall be porous

Minimum 30.0m wide no-build zone and wind corridor

Minimum 10.0m wide building setback (2.0m wide planting strip) from common boundary

Boundary Line

Building Envelope Control

Minimum one double-volume predominant sky terraces within each residential tower. Sky terraces to be located at eighth storey or higher levels

Indicative Building Profile

Boundary fence shall be porous

Existing land profile (Indicative only)

FUTURE LINEAR PARK

LAND PARCEL

FUTURE GREEN FINGER

## SECTION BETWEEN FUTURE LINEAR PARK AND FUTURE GREEN FINGER

# DEVELOPMENT AT LENTOR GARDENS

LAND PARCEL

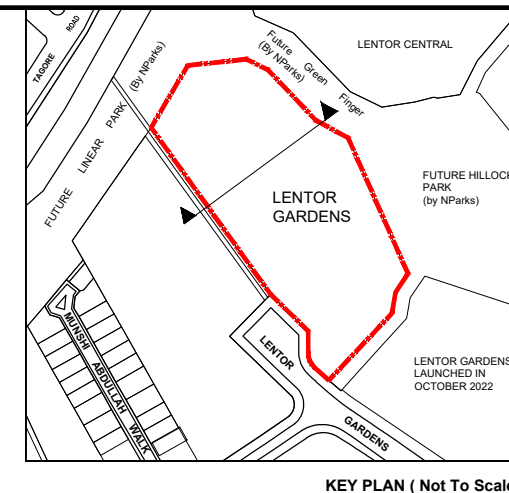
SITE AREA : 20,639.4 m<sup>2</sup>

Urban Design Guidelines  
(Section between Future Linear Park and Future Green Finger)

NOT TO SCALE



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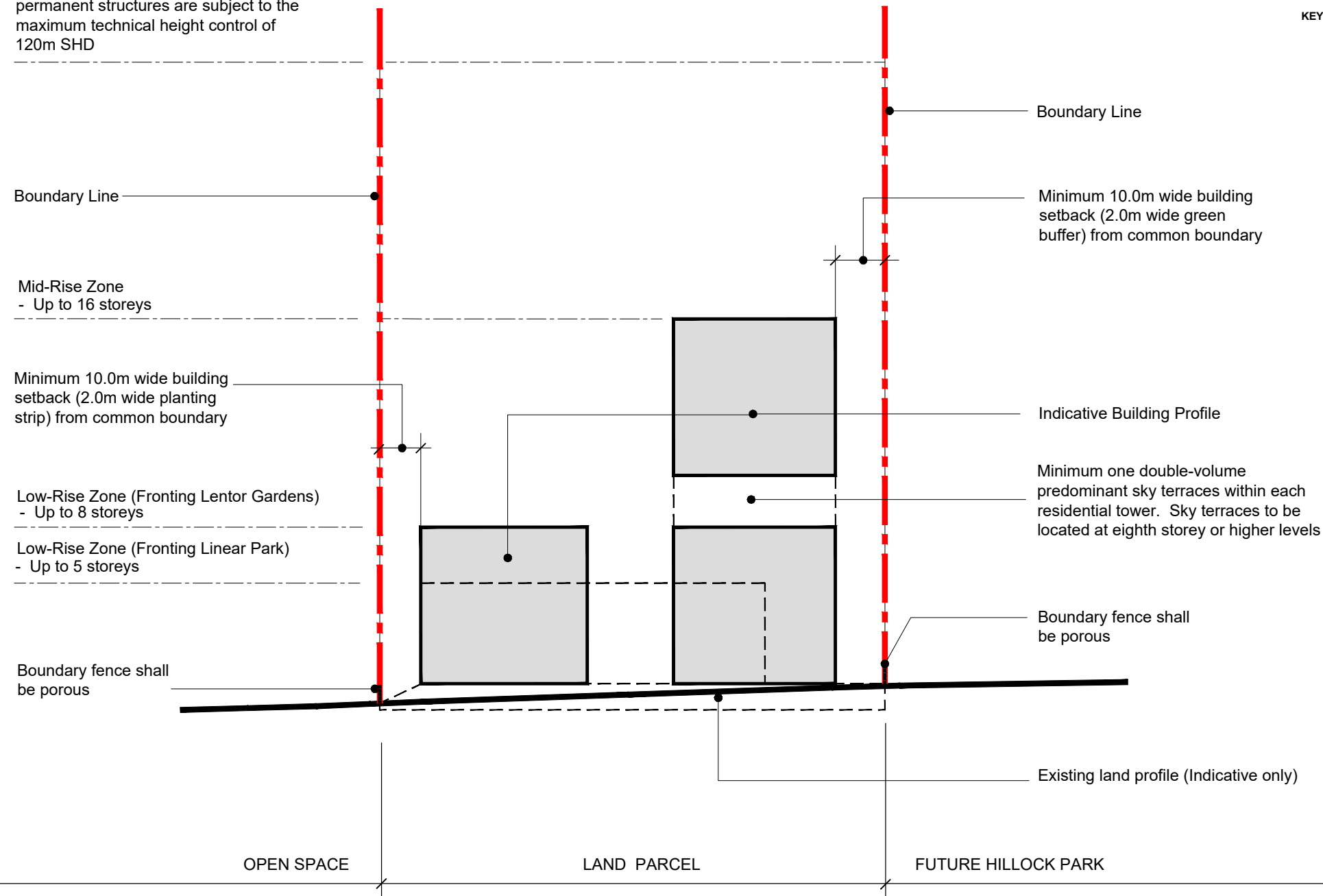
# DEVELOPMENT AT LENTOR GARDENS

LAND PARCEL

SITE AREA : 20,639.4 m<sup>2</sup>

Urban Design Guidelines  
(Section between Open Space  
and Future Hillock Park)

All construction, M&E, temporary and permanent structures are subject to the maximum technical height control of 120m SHD



## NOTES :

The Control Plan of the proposed development is intended as a guide on the requirements of the Urban Redevelopment Authority.

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## SECTION BETWEEN OPEN SPACE AND FUTURE HILLOCK PARK

NOT TO SCALE

5  
5



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