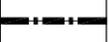
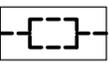


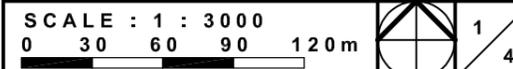
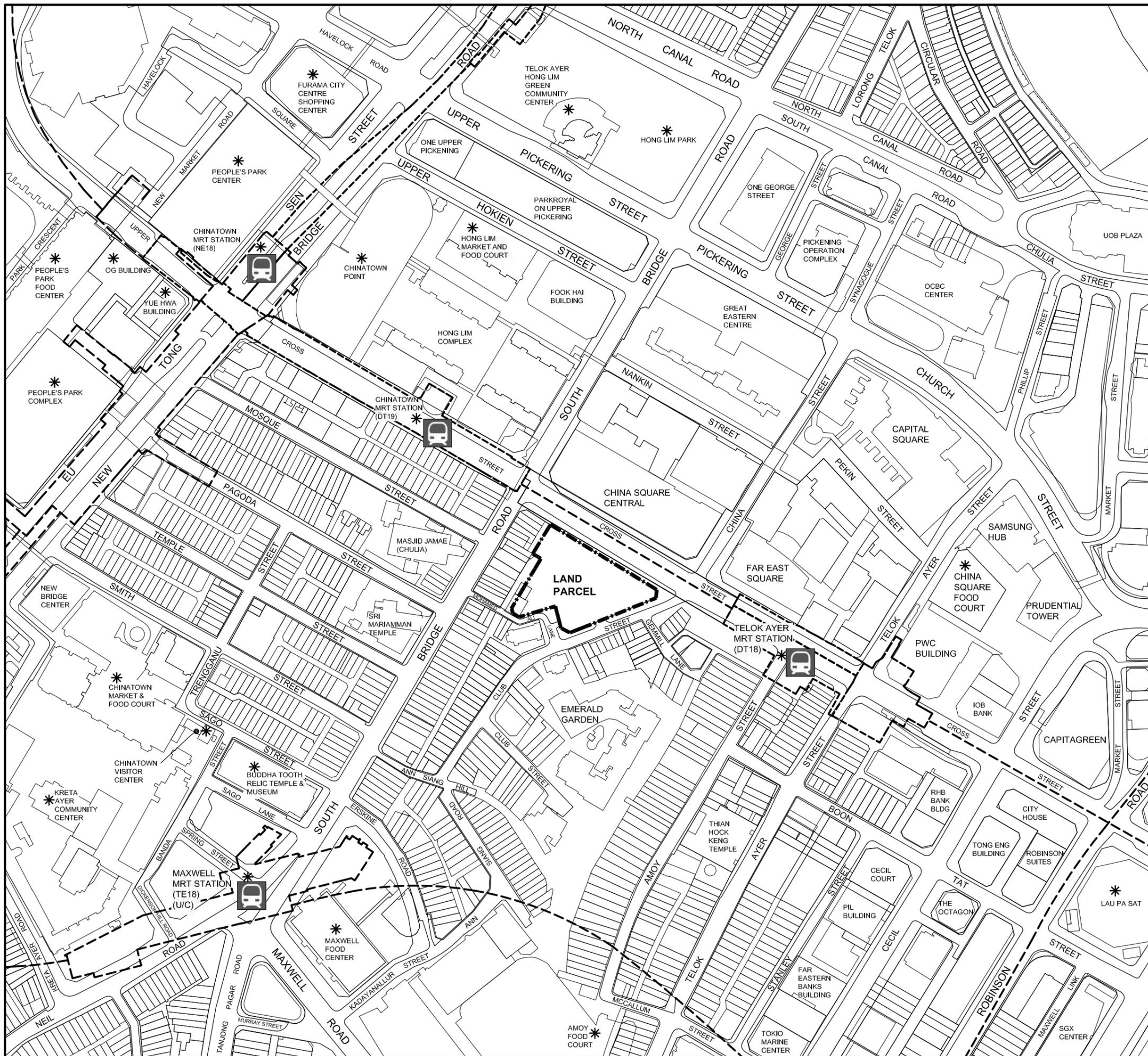
# DEVELOPMENT AT CLUB STREET

## LAND PARCEL

SITE AREA : PLOT 1 5,121.4 m<sup>2</sup>  
(Subject to Cadastral Survey)

## LOCATION PLAN

-  SALES PARCEL
-  Amenities
-  MRT Station and Rapid Transit System alignment (Location & profile indicative only)



**URBAN REDEVELOPMENT AUTHORITY**

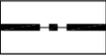
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# DEVELOPMENT AT CLUB STREET

## LAND PARCEL

SITE AREA : PLOT 1 = 5,121.4 m<sup>2</sup>  
(Subject to Cadastral Survey)

## BASEMENT PLAN

-  Boundary Line
-  Minimum 6.0m wide underground pedestrian walkway
-  Existing Knock-Out Panels (Location indicative only)

PLOT	Site Area (m <sup>2</sup> ) (Subject to Cadastral Survey)
1	5,121.4 m <sup>2</sup>
2 RL 95.30 m to RL 100.85 m	4,705.9 m <sup>2</sup>
3 RL 95.30 m to RL 100.85 m	223.7 m <sup>2</sup>
4 RL 95.30 m to RL 100.85 m	31.1 m <sup>2</sup>

### 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.

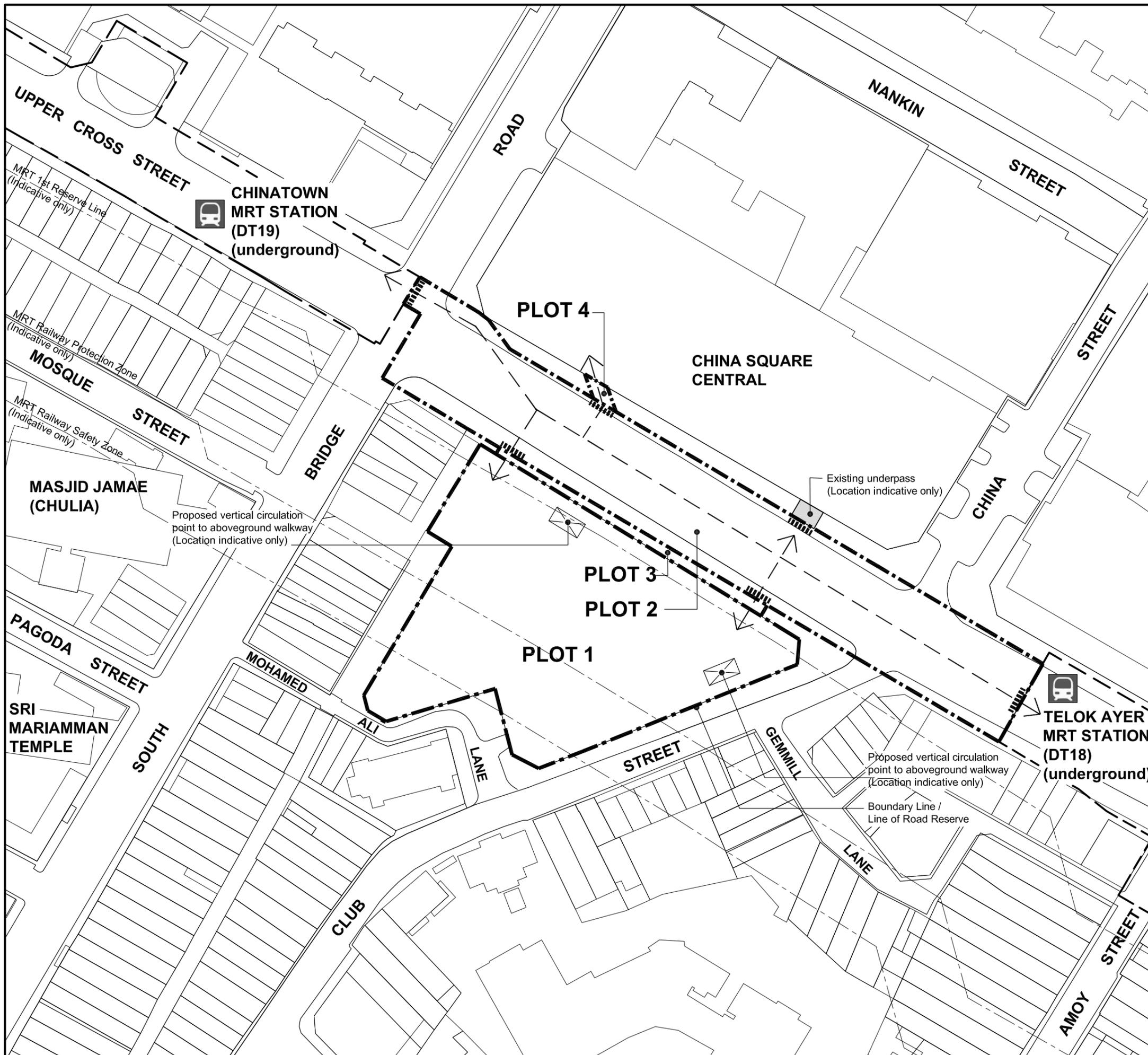
SCALE: 1:1000

0 10 20 30 40 m



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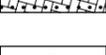


# DEVELOPMENT AT CLUB STREET

## LAND PARCEL

SITE AREA : PLOT 1 = 5,121.4 m<sup>2</sup>  
(Subject to Cadastral Survey)

## CONTROL PLAN

-  Boundary Line
-  Proposed vehicular ingress / egress is allowed along this stretch of road
-  Existing electrical substation buildings to be demolished by the successful tenderer (ST) (Location indicative only)
-  Proposed public space (Extent indicative only)
-  Proposed 3.6m wide (and 3.0m clear) covered walkway
-  Proposed frontage improvement works to be carried out by the ST (Extent indicative only)
-  Proposed road widening / improvement works to be carried out by the ST (Extent indicative only)
-  Enhancement works to the open space and back lane to be carried out by the ST (Extent indicative only)
-  Proposed 3.6m wide (and 3.0m clear) covered linkway and sidetable improvement works by the ST (Extent indicative only)
-  Corner accentuation / expression is encouraged
-  Existing tree T[54] to be retained and protected within a Tree Protection Zone (TPZ) of 10m (Location indicative only)

## NOTES:

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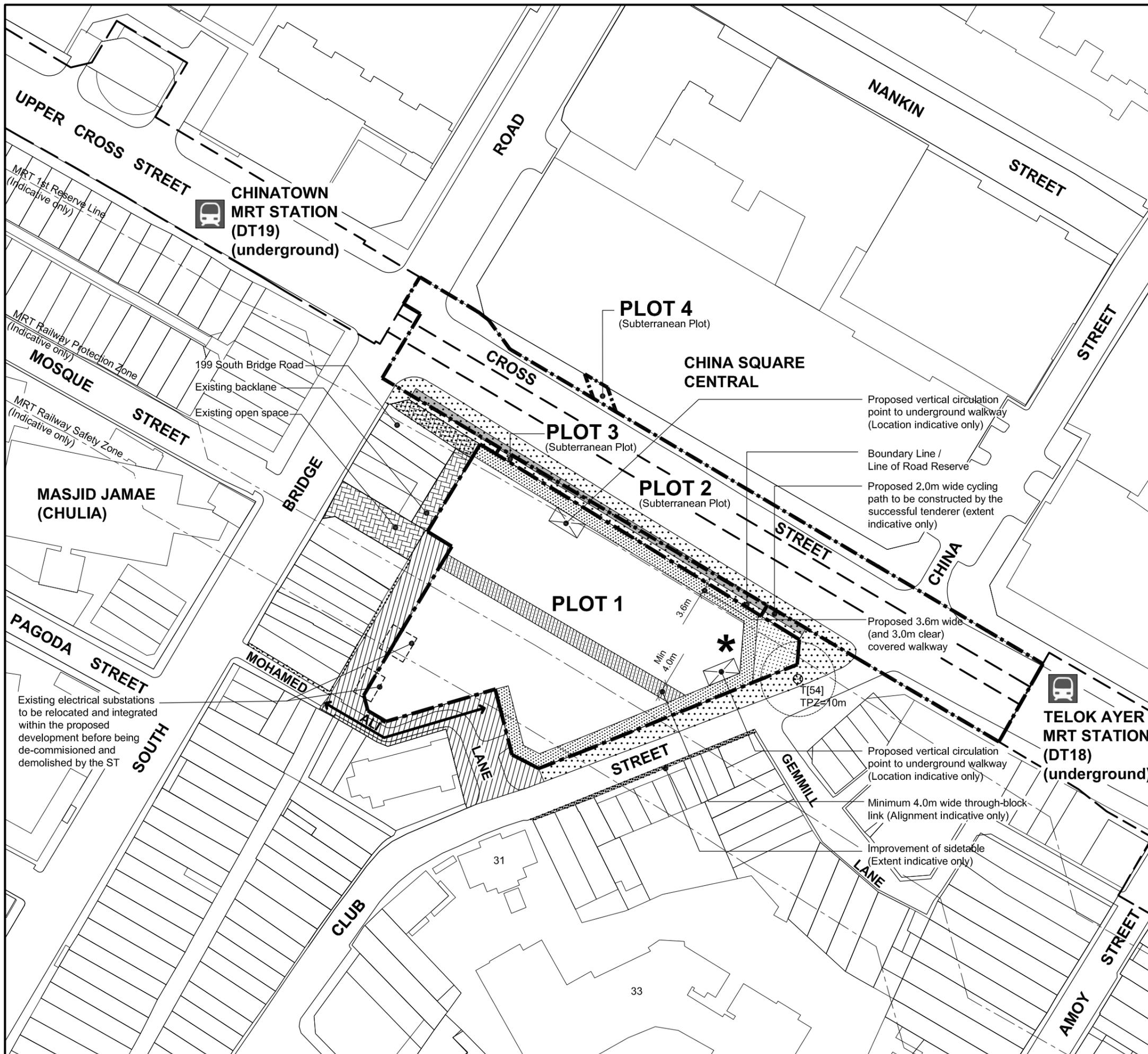
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# DEVELOPMENT AT CLUB STREET

## LAND PARCEL

SITE AREA : PLOT 1 = 5,121.4 m<sup>2</sup>  
(Subject to Cadastral Survey)

## BUILDING HEIGHT PLAN



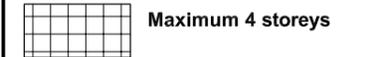
Boundary Line

### BUILDING HEIGHT



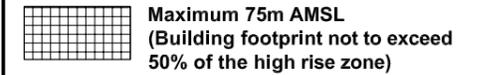
Corner Articulation / expression is encouraged

### Low Rise Zone



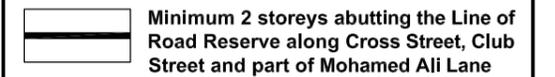
Maximum 4 storeys

### High Rise Zone



Maximum 75m AMSL  
(Building footprint not to exceed 50% of the high rise zone)

### BUILDING EDGE



Minimum 2 storeys abutting the Line of Road Reserve along Cross Street, Club Street and part of Mohamed Ali Lane

### NOTES:

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SCALE: 1:1000

0 10 20 30 40 m



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