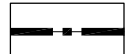

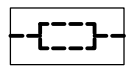



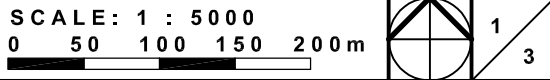
# DEVELOPMENT AT SENGKANG CENTRAL

## LAND PARCEL

SITE AREA : 37,284.8 m<sup>2</sup>  
(Subject to Cadastral Survey)

## LOCATION PLAN

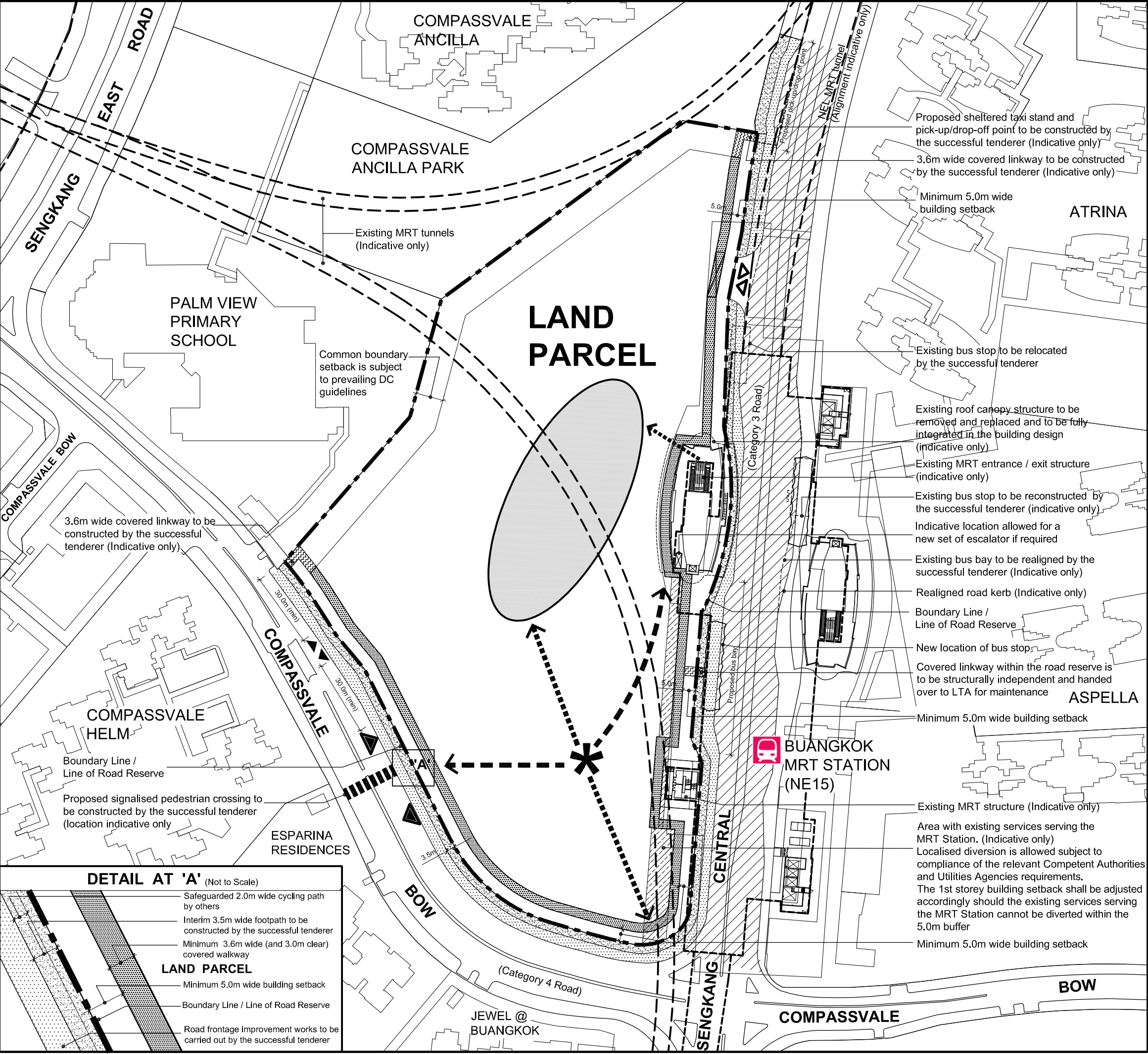
-  SALES PARCEL
-  Amenities
-  Existing MRT Station and Rapid Transit System alignment (Location & profile indicative only)
-  Existing LRT Station and Rapid Transit System alignment (Location & profile indicative only)



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# DEVELOPMENT AT SENGKANG CENTRAL

## LAND PARCEL

SITE AREA : 37,284.8 m<sup>2</sup>  
(Subject to Cadastral Survey)

## CONTROL PLAN

- Boundary Line
- Proposed vehicular ingress / egress for the bus interchange (with signalised junction)
- Proposed vehicular ingress / egress for the residential development
- Proposed vehicular ingress and egress for the commercial development
- Proposed bus interchange to be constructed by the successful tenderer (Location and profile indicative only)
- Proposed road improvement works to be carried out by the successful tenderer (refer to Annex B of CA)
- Road frontage improvement works to be carried out by the successful tenderer (Indicative only)
- Minimum 3.6m wide (and 3.0m clear) covered walkway (Indicative only)
- 5.4m high covered walkway
- 3.6m wide covered linkway to be constructed by the successful tenderer (Indicative only)
- Proposed 3.5m wide footpath to be constructed by the successful tenderer
- Minimum 450 sqm public plaza (Location indicative only)
- Proposed minimum 7.0m wide sheltered through-block link with activity generating uses (Alignment indicative only)
- Proposed pedestrian connection (Alignment indicative only)
- Area with existing services serving the MRT station (Indicative only)

## NOTES :

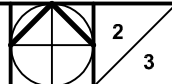
The Control Plan of the proposed development is intended as a guide on the requirements of the Urban Redevelopment Authority.

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.

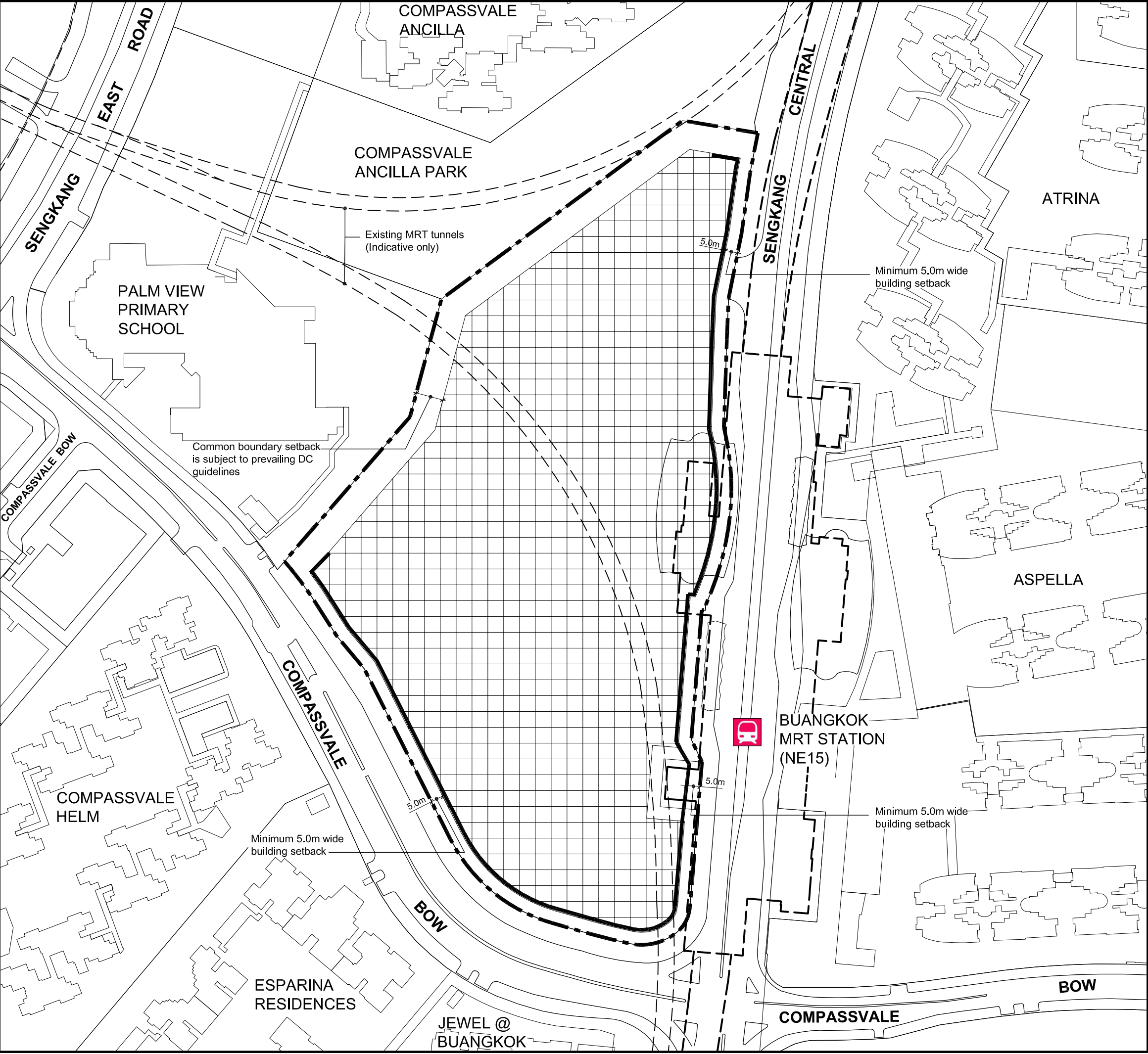
All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

SCALE : 1 : 1500  
0 15 30 45 60 m



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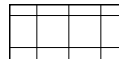
# DEVELOPMENT AT SENGKANG CENTRAL

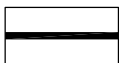
## LAND PARCEL

SITE AREA : 37,284.8 m<sup>2</sup>  
(Subject to Cadastral Survey)

## BUILDING HEIGHT PLAN

 Boundary Line

**BUILDING HEIGHT**  
 Up to 64m AMSL

**BUILDING EDGE**  
 Minimum 2-storey building edge  
(Up to 40% articulation is allowed)

## 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.

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SCALE : 1:1500  
0 15 30 45 60 m



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