

Circular No : URA/PB/2014/10-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_14
Date : 10 Jun 2014

Fax: 6227 4792

CIRCULAR TO PROFESSIONAL INSTITUTES

URA/DC PLAN RELEASE 2/2014E

STREETBLOCK PLANS FOR 7 ROWS OF PARTY-WALL DEVELOPMENTS AT MAJU AVENUE / KENSINGTON PARK ROAD / SERANGOON GARDEN WAY (SERANGOON PLANNING AREA)

Who should know

Homeowners, qualified persons and developers

Effective Date

With immediate effect

Objective

To guide the redevelopment of 7 rows of party-wall developments along Maju Avenue, Kensington Park Road and Serangoon Garden Way

Details

1. The URA has completed a review on the streetblock plans to guide redevelopment of the 7 rows of party-wall developments along Maju Avenue, Kensington Park Road and Serangoon Garden Way as shown in the attached plan, URA/DC Plan Release 2/2014E. The guidelines are shown in Annex A below.
2. I would appreciate if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please do not hesitate to call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or e-mail us at ura_dcd@ura.gov.sg. We will be pleased to answer queries on this subject and any other development control matters. For your information, our past circulars to the professional institutes are available from our website <http://www.ura.gov.sg>.

Thank you.

HAN YONG HOE
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

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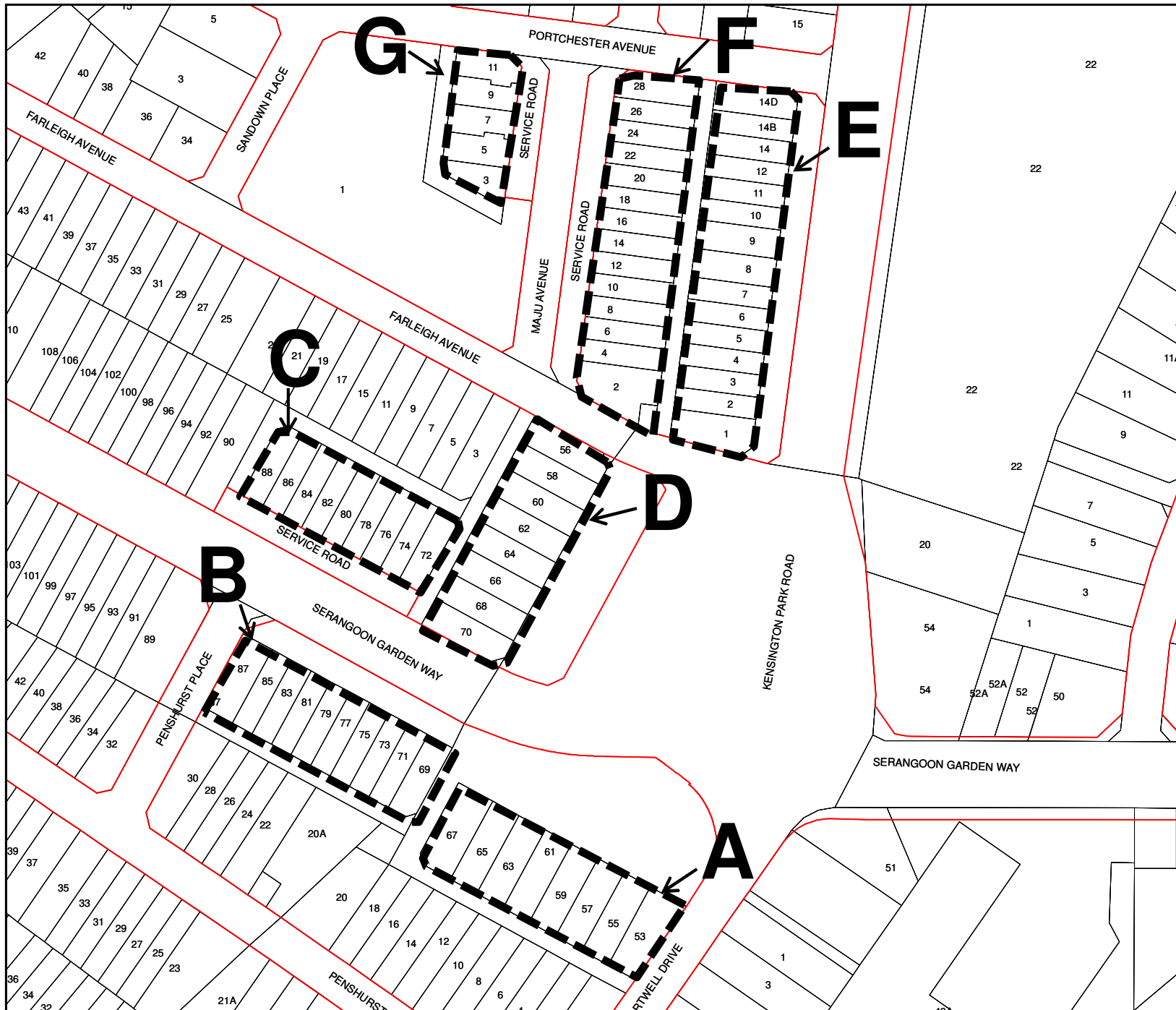
Annex A

URA/DC PLAN RELEASE 2/2014E

STREETBLOCK PLANS FOR 7 ROWS OF PARTY-WALL DEVELOPMENTS AT MAJU AVENUE / KENSINGTON PARK ROAD / SERANGOON GARDEN WAY (SERANGOON PLANNING AREA)




The prescribed guidelines for the Street Block Plans for the 7 rows of party-wall developments at Maju Ave, Kensington Park Road and Serangoon Garden Way are:

| | |
|-------------------------------|--|
| Land Use | Commercial at GPR 1.4 |
| Height Control | Maximum 2 storeys |
| Building Form | Party-wall development |
| Building Setback Requirements | Front: To abut road reserve/ service road/ state land |
| | Side: To abut common boundary |
| | Rear: <u>No. 1-14D Kensington Park Road [Streetblock E]</u> <u>No. 2-28 (even no.) Maju Ave [Streetblock F]:</u> 1 st and 2 nd Storey: To abut boundary line |
| | <u>No. 3-11 (odd no.) Maju Ave [Streetblock G]</u> 1 st storey: To abut boundary line 2 nd Storey: To provide 1m (min) setback with no openings allowed |
| Covered walkway | <u>No. 53-87 (odd no.) [Streetblock A and B]. No 56-88 (even no.) [Streetblock C and D] Serangoon Garden Way:</u> 1 st storey: To abut boundary line 2 nd Storey: To provide 1m (min) setback. |
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| | |
| Other Requirements | Rear Service lane: Subject to LTA's requirement if there is vehicular access |



**URA / DC PLAN
RELEASE 2 / 2014E**

**STREETBLOCK PLANS FOR
NO. 3-11 (ODD) & NO. 2-28
(EVEN) MAJU AVENUE / NO.
1-14D, KENSINGTON PARK
ROAD / NO. 53-87 (ODD) &
NO. 56-88 (EVEN)
SERANGOON GARDEN WAY
(SERANGOON PLANNING
AREA)**

-  Boundary of Streetblock
-  Line of Road Reserve
-  House Number



SCALE : 1:1,000
DGP : SERANGOON PLANNING AREA
DATE : JUNE 2014
DIVISION : DEVELOPMENT CONTROL GROUP