

Circular No : URA/PB/2014/09-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_14
Date : 10 Jun 2014

Fax: 6227 4792

CIRCULAR TO PROFESSIONAL INSTITUTES

URA/DC PLAN RELEASE 1/2014E STREETBLOCK PLAN FOR NO. 219 TO 277 (ODD NO.) JALAN KAYU AND NO. 242 TO 258 (EVEN NO.) JALAN KAYU (SENGKANG PLANNING AREA)

Who should know

Homeowners, qualified persons and developers

Effective Date

With immediate effect

Objective

To guide the redevelopment of the party-wall developments along No. 219 to 277 (odd numbers) and No. 242 to 258 (even numbers) Jalan Kayu

Details

1. The URA has completed a review to update the streetblock plans to guide redevelopment of the party-wall developments along No. 219 to 277 (odd numbers) and No. 242 to 258 (even numbers) Jalan Kayu as shown in the attached plan, URA/DC Plan Release 1/2014E. The guidelines are shown in Annex A below.
2. This circular supersedes the earlier circular No. URA/PG/2004/08-PPD dated 5 Apr 2004 for the streetblock plan for Jalan Kayu.
3. 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

Join URA's mailing list to get the latest updates on current and future plans and developments around Singapore. Click here to subscribe (<http://www.ura.gov.sg/uol/Newsletters/Subscribe.aspx>)

Annex A

URA/DC PLAN RELEASE 1/2014E

STREETBLOCK PLAN FOR NO. 219 TO 277 (ODD NO.) JALAN KAYU AND NO. 242 TO 258 (EVEN NO.) JALAN KAYU (SENGKANG PLANNING AREA)

The prescribed guidelines for the Street Block Plan for No. 219 to 247 (odd numbers) at Jalan Kayu are:

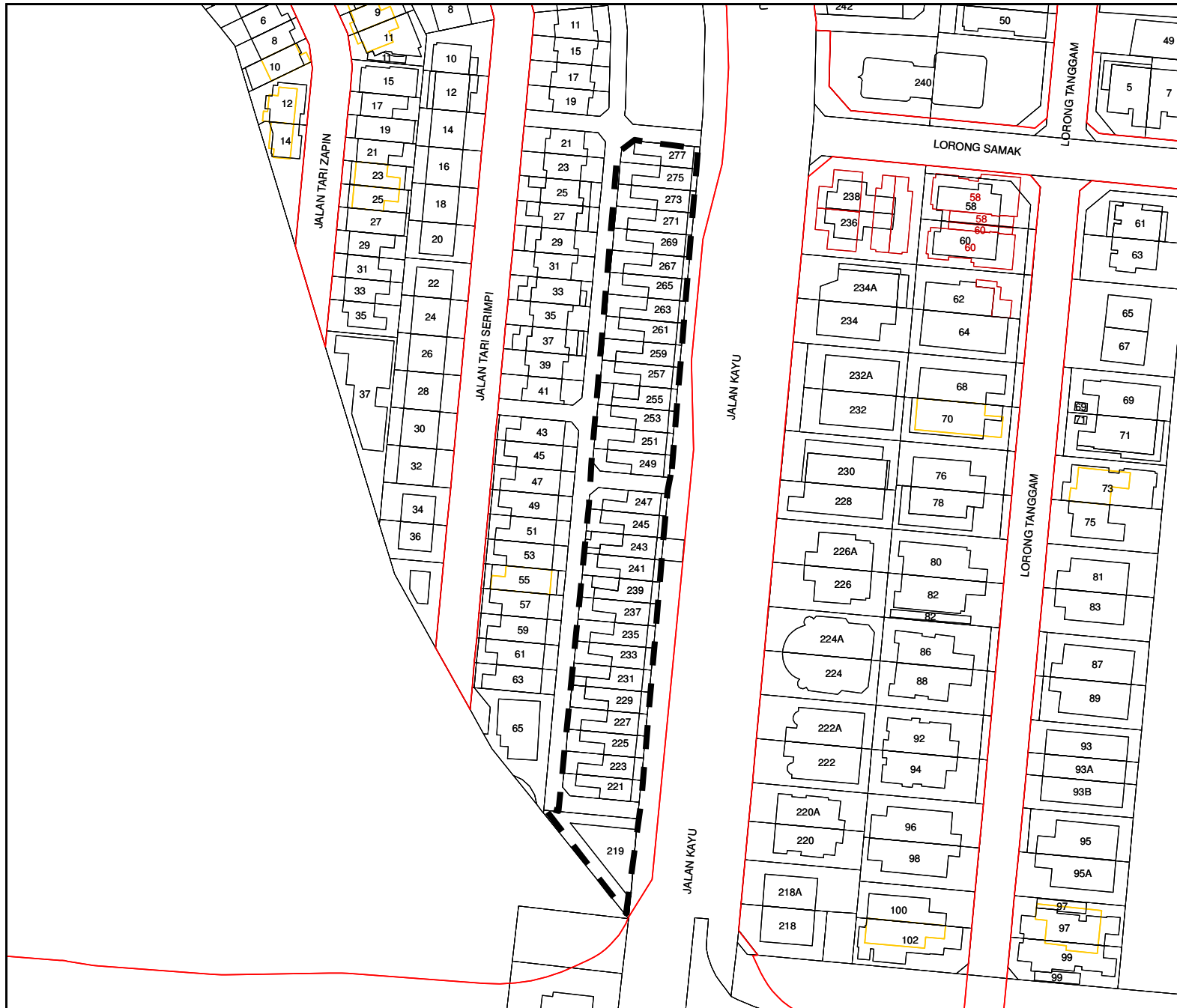
Land Use	Commercial
Height Control	Maximum 2 storeys
Building Form	Party-wall development with pitched roof fronting Jalan Kayu as per existing conditions
Building Setback Requirements	Front: To abut state land
	Side: To abut common boundary
	Rear: To abut boundary line for 1 st storey and provision of 1 m (min) setback from 2 nd storey
Covered walkway	To provide a continuous covered walkway fronting Jalan Kayu to match the level and width of the existing walkway




The prescribed guidelines for the Street Block Plan for No. 242 to 258 (even numbers) at Jalan Kayu are:

Land Use	Commercial
Height Control	Maximum 2 storeys
Building Form	Party-wall development with pitched roof fronting Jalan Kayu as per existing conditions
Building Setback Requirements	Front: To abut road reserve
	Side: To abut common boundary
	Rear: To abut boundary line for 1 st storey and provision of 1 m (min) setback from 2 nd storey
Covered walkway	Provision of a continuous covered walkway fronting Jalan Kayu to match the level and width of the existing walkway

**URA / DC PLAN
RELEASE 1 / 2014E**

**STREETBLOCK PLAN FOR
NO. 219 TO 277 (ODD)
JALAN KAYU
(SENGKANG PLANNING
AREA)**



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



0 12.5 M

SCALE : 1:1,000

PLAN REF : <PLAN REF>

DATE : JUNE 2014




DIVISION : DEVELOPMENT CONTROL GROUP

SENGKANG PLANNING AREA



**URA / DC PLAN
RELEASE 1 / 2014E**

**STREETBLOCK PLAN FOR
NO. 242 TO 258 (EVEN)
JALAN KAYU
(SENGKANG PLANNING
AREA)**

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



0 15 M
SCALE : 1:750

PLAN REF : <PLAN REF>
DATE : JUNE 2014
DIVISION : DEVELOPMENT CONTROL GROUP

SENGKANG PLANNING AREA