

**PLANNING & URBAN DESIGN GUIDELINES FOR NO. 68 TO 148
(EVENNUMBERED ONLY) MACKENZIE ROAD AND NO. 73 TO 99 BUKIT TIMAH
ROAD (ROCHOR PLANNING AREA)**

Parameters	Requirements	
Location	Mackenzie Road	Bukit Timah Road
Land Use <i>Master Plan</i>	Residential	Commercial
Gross Plot Ratio	2.1	4.2
Building Height <i>Appendix 1</i>	Up to a maximum 24.0m AMSL / 36.0m AMSL as shown in <u>Appendix 1</u> .	Up to a maximum 24.0m AMSL / 30.0m AMSL as shown in <u>Appendix 1</u>
	The building height of all permanent structures, such as water tanks, mechanical and electrical (M&E) equipment, lift motor rooms are not to exceed the maximum allowable height.	
Building Edge <i>Appendix 1</i>	Not Applicable	Developments along Bukit Timah Road are to be built up to the line of Road Reserve up to their full height.
Building Setback <i>Appendix 1</i>	2.0m / 7.5m setback from the line of Road Reserve of Mackenzie Road, as shown in Appendix 1.	2.0m setback from the line of Road Reserve of Mackenzie Road, as shown in Appendix 1.
	No building setback required for the rear.	
Party-Wall Developments <i>Appendix 1</i>	Developments are to be built up to the full height of the development. Window openings are not permitted along the party wall.	
Covered Walkway <i>Appendix 1</i>	Not Applicable	Covered walkways are to abut the line of Road Reserve as shown in Appendix 1. The covered walkways must be at least 3.6m wide along Bukit Timah Road and 3.0m wide along Mackenzie Road. Where colonnades are provided, the internal clear width of the covered walkways must be at least 3.0m / 2.4m wide respectively.

Parameters	Requirements	
		To provide adequate weather protection for pedestrians, the external soffit heights must minimally match the width of the covered walkway.
Service Areas	<p>All service areas, mechanical and electrical (M&E) equipment, water tanks, car parking lots, etc, are to be located within the building envelope, be fully integrated with the main building and visually screened <u>from the top and on all sides</u>.</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none"> • <u>Screening of Mechanical and Electrical Services and Car Parks</u> • <u>Guidelines To Encourage More Innovative and Better Design of Rooftop (Part A. Relaxation of the Gross Floor Area (GFA) Exemption Guidelines for Rooftop Covers)</u> 	
Vehicular Access	All vehicular access is to be taken from the service road at the rear.	

Updated on 26 February 2026

* Please refer to the updated Master Plan land use zoning. Where there is any discrepancy, the Master Plan land use zoning shall prevail.

The plot for road widening is required by LTA to be vested free of charge in the State with vacant possession and free from encumbrances prior to issue of CSC for the development.