

Circular No : URA/PB/93/08-DCD

Our Ref : DC 602/11-3

Tel : 3218169

Fax : 3216501

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CIRCULARS TO PROFESSIONAL INSTITUTES

URA/DC PLAN RELEASE 2/93 E

1. Development Control Division is pleased to release the street-block plan for the area bounded by Valley Road, Upper Serangoon Road, Tampines Road and the existing service road/back-lane. This is the 2nd release for 1993.
2. The above Street-block plan is prepared to guide the form, layout of in-fill development or re-development within the development area. Planning parameters covered by the street block plan study include access, permissible height in terms of storeys, type of land use, form of development, ways to amalgamate the lots and buffer requirements. The recommendations have been endorsed by the Minister (ND) for use by Development Control Division to guide subsequent development applications.
3. The [street-block plan](#) ref: URA/DC Plan Release2/93 E is attached for your reference.
4. There are such studies being carried out from time to time and it is the practice that they be made known in the same manner as and when approved.
5. I would appreciate it if you could convey the contents of this circular to members of your Institute/Association/Board.
6. If you or your members have any queries about this circular, please do not hesitate to call Planner Ms Quek Soh Hoon at Tel: 321-6546. Our DCD Technical Enquiry Hotline at Tel:223-4811 would also be pleased to answer queries on this, and indeed any other development control matter.
7. Thank you for your assistance in conveying this information to your members.

LAM KWOK WENG
MANAGER
(DEVELOPMENT CONTROL)
for CHIEF PLANNER
URBAN REDEVELOPMENT AUTHORITY

URA/DC PLAN RELEASE 2/93

AREA BOUNDED BY VALLEY ROAD, UPPER SERANGOON ROAD, TAMPINES ROAD AND THE EXISTING SERVICE ROAD /BACK-LANE

The purpose of this plan release is to inform the public of an approved plan for regulating developments in the area bounded by Valley Road, Upper Serangoon Road, Tampines Road and the existing service road/back-lane.

For this street-block, residential development can be allowed based on the following prescribed guidelines:

THE PRESCRIBED GUIDELINES FOR VALLEY ROAD, UPPER SERANGOON ROAD, TAMPINES ROAD STREET-BLOCK PLAN ARE:-

Land use	Residential use with shops confined to the 1st storey only.
Parcellation	Other than Lots 5352 and 3673 MK 22, the remaining lots fronting Upper Serangoon Road within this street-block are to be amalgamated into three parcels, as marked Parcels (A), (B) and (C). Owner/developer is to liaise with the Commissioner of Lands with regard to amalgamation of the State Land lots where applicable. The other lots fronting Tampines Road are also to be amalgamated into three parcels, as marked Parcels (D), (E) and (F). Owner/developer is to liaise with the Commissioner of Lands or the owner of the adjoining lot forming the respective parcel, where applicable, when any redevelopment is to take place.
Access	Access to the above six parcels is to be taken from the rear via a proposed service road. Direct access from Upper Serangoon Road and Tampines Road is not allowed. The owner/developer is to liaise with the Commissioner of Lands and the owners of the lands forming the proposed service road, wherever applicable, with regard to obtaining the legal right of way over the State Lands and the private lands for the rear access. In the meantime, temporary access from Upper Serangoon Road and Tampines Road can be allowed until the rear service road becomes functional.
Height Control	Maximum building height for the street-block including the six parcels shall not exceed 4-storey, regardless of their plot sizes. The height control for this street-block supersedes the height control for the corresponding areas in the Micro-zoning Plan Part 28.
Forms of development	Party wall developments are to be proposed for the above six parcels. No window openings shall be allowed along the common boundaries of the six parcels.
Buffer requirements	The buffer requirements along Upper Serangoon Road and Tampines Road are waived for the six parcels in this street-block.
Other requirements	Requirements of MRTC and Roads Division, PWD are to be complied with.