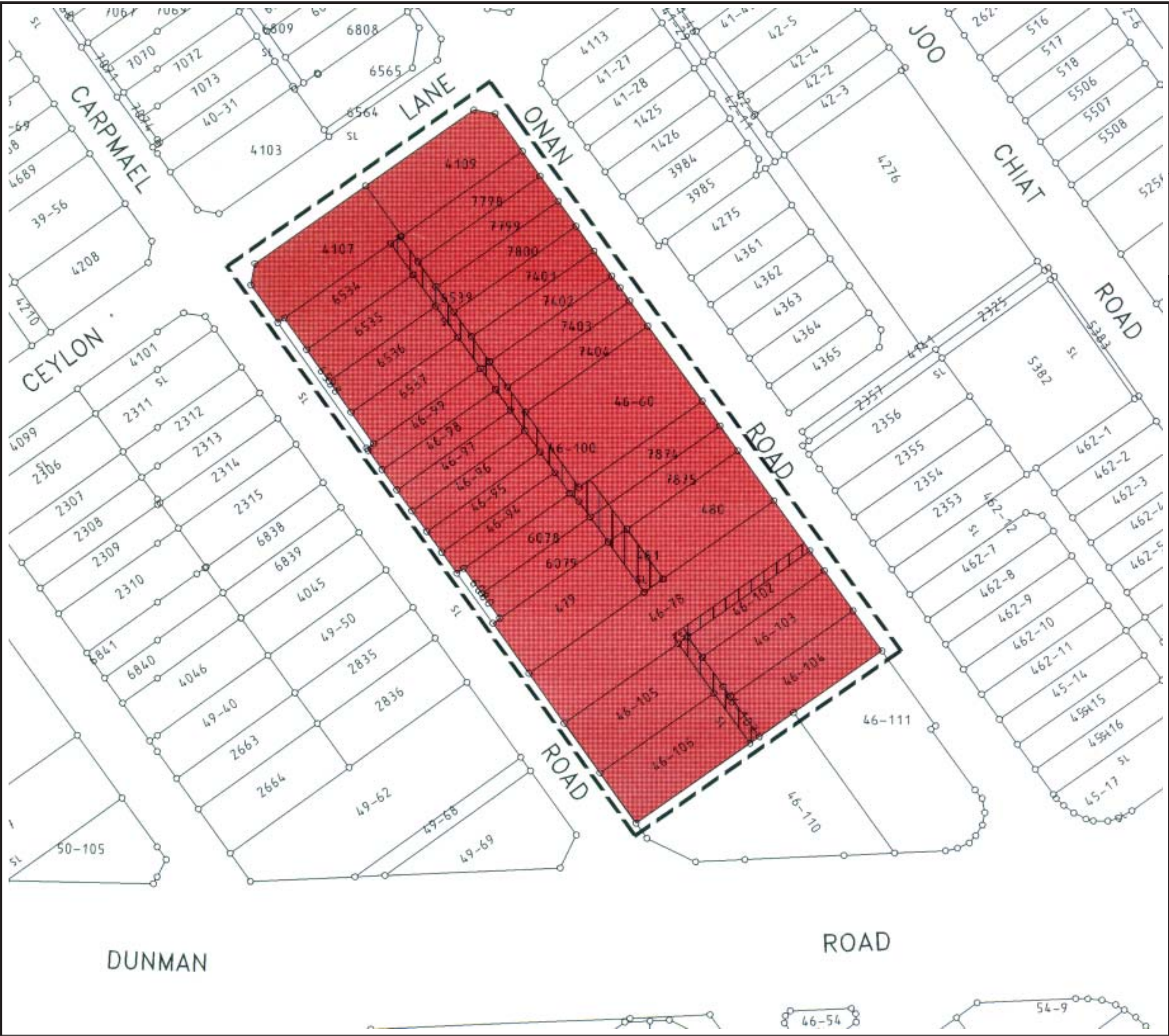




Plan Reference

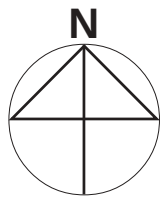
URA / DC PLAN RELEASE 4/91E

100m²

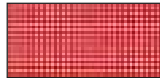
Scale

0

30m



Legend



Terrace House
up to 3 storeys



State Land / Backlanes to be
amalgamated with adjoining lots



Boundary of Control Area

STREET BLOCK PLAN :

AREA BOUNDED BY ONAN ROAD / CARPMAEL ROAD / CEYLON LANE / HDB LAND

The purpose of this release is to inform the public of an approved control plan for regulating the conventional housing form of development in the area bounded by Onan Road/Carpmael Road/Ceylon Land/HDB Land.

Note:

This streetblock plan is updated with the current lot numbers on 1 Aug 1998, and the name of the authority administering road proposals.

Where relevant, Envelope Control Guidelines for landed housing may be applicable. Please refer to the circular URA/PB/2015/02-DCG.

G u i d e l i n e s

Planning Parameter	Requirement
Land Use	Residential
Building Form	Terrace houses (*)
Building Height	Up to 3-storeys [or up to 11.7m to be measured from 1st storey to the top of the top most storey or springing line for pitch-roof (**)].
Layout	All proposals have to comply with the prevailing conventional housing guidelines. State land and backlanes, shown hatched on plan (4/91E) to be amalgamated with the adjoining lots. Owners whose properties abut the State Land and backlanes should approach the Land Office on this. There shall be no openings along the party wall abutting the common boundary of the intermediate terrace houses. Technical requirements of the relevant government departments such as Roads & Transportation Division, PWD (now known as the Development & Building Control Department, LTA) are to be complied with.
Footnote: (*) Semi-detached houses and bungalows are also permissible if they are proposed and they fit well into the subdivision layout, and they do not prejudice the development potential of the adjoining lots. (**) The guideline for storey height is 4.5m for 1st storey and 3.6m for the upper storeys. Variation in storey height can be permitted provided that it is not more than 5.0m per storey. The prescribed guidelines will not affect those proposals which have valid written permissions, and also those existing non-conforming housing types within an area built with past approvals.	