




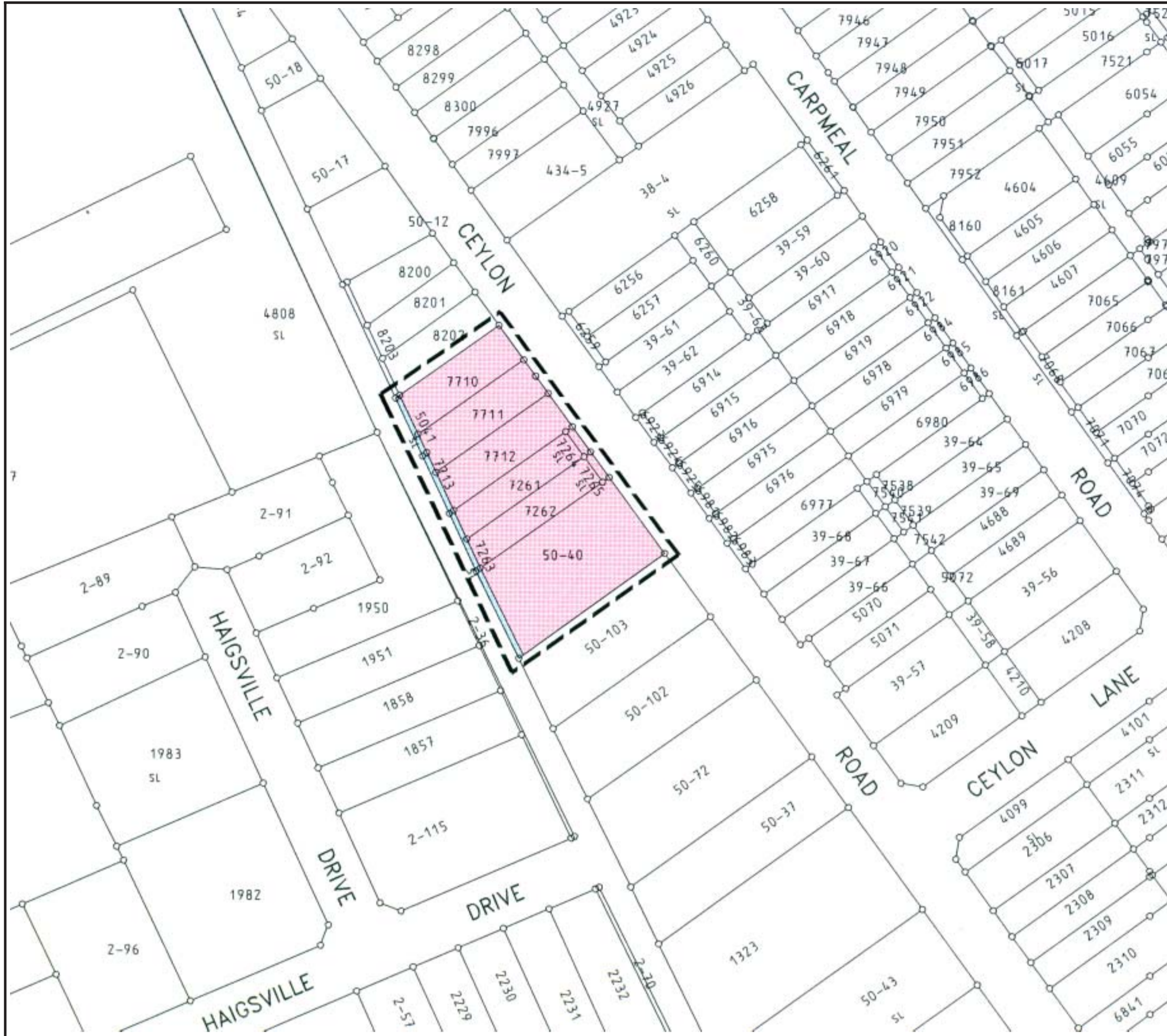
Scale
0 30m

100m²



Legend

-  Terrace House up to 3 storeys
-  Drainage Reserve
-  Boundary of Control Area



STREET BLOCK PLAN :

CEYLON ROAD

LOTS 50-9, 50-26 & 5042 MK 26 (NOW KNOWN AS LOTS 50-40, 7261, 7262, 7264 (SL), 7265 (SL) & 7710 TO 7712 MK 26)

The purpose of this release is to inform the public of an approved control plan for regulating the conventional housing form of development along the streetblock of Ceylon Road from lots 50-40 to 5042 (now known as lots 50-40 7710 Mk 26), as shown in the attached control plan (6/91E).

Note:

This streetblock plan is updated with the current lot numbers on 1 Aug 1998.

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 house (*)
Building Height	Up to 3 storeys [or up to 11.7m to be measured from the 1st storey level to the top level of the top most storey or springing line for the pitch-roof (**)]
Layout	All proposals have to comply with the prevailing conventional housing guidelines. There shall be no openings along the party wall abutting the common boundary of the intermediate terrace houses. For the drainage reserve, you are advised to consult Head (Drainage Dept) ENV for the exact drainage reserve requirements.

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.