DEVELOPMENT
AT CHUAN GROVE

LAND PARCEL

SITE AREA : 15831.5 Sq m
(Subject to Cadastral Survey)

LOCATION PLAN

- Sales Parcel
- Amenities
- Existing MRT Station and Rapid Transit System alignment (Location & profile indicative only)

SCALE : 1:5,000
0 5,000 M

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URBAN REDEVELOPMENT AUTHORITY
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ANG MO KIO AVENUE 1
CENTRAL EXPRESSWAY
KALLANG RIVER
LORONG CHUAN
LORONG
CHUAN GROVE
CHUAN LANE
BISHAN STREET 13
BISHAN STREET 11
BISHAN
LAND PARCEL
TAI HWAN TERRACE PLAYGROUND
KINGSGROVE CONDO
TAI HWAN PARK
GOLDENHILL VILLAS
SERANGOON GARDEN PARK
GOLDENHILL ESTATE
CARDIFF RESIDENCE
BISHAN DEPOT (SMRT)
MEI HWAN DRIVE PLAYGROUND
MEI HWAN CRESCENT PLAYGROUND
GOLDENHILL PARK CONDO
CHUAN VILLAGE
CHUAN LANE PARK
NEW TECH PARK
THE CHUAN PARK
LORONG CHUAN (CC14)
BISHAN RIDGES (U/C)
KUO CHUAN PRESBYTERIAN SEC / PRI SCHOOL
THE SPRINGBLOOM
THE SCALA
NANYANG JUNIOR COLLEGE
CHILTERN PARK
THE CHUAN
ST GABRIEL'S PRI SCHOOL
GOLDEN HEIGHTS
AMARANDA GARDENS
CHUAN VILLAS
ONE CHILTERN
CASTELLO
AUSTRALIAN INTERNATIONAL SCHOOL
DUNSFOLD 18
COTSWOLD VILLAS
MATLOCK RESIDENCES
SERANGOON PARK
MEIHE GARDENS
DUNSFOLD VILLAS
BCA BRADDELL CAMPUS
LYNWOOD EIGHT
BISHAN TOWERS
BISHAN GREEN
DUNSFOLD RESIDENCES
MOSELLA
THE CLYDESWOOD

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CONTROL PLAN

NEW TECH PARK

CHUAN GROVE (Category 4 Road)

LORONG CHUAN (CC14)

Site boundary of New Tech Park (subject to survey)

A minimum 50m nuisance buffer should be maintained between the proposed residential developments and the building setback line within New Tech Park

Road buffer along Chuan Grove subject to prevailing DC guidelines

Existing footpath with future covered linkway to be implemented by others

Building setback subject to prevailing DC guidelines

5m

50m

40m

CHUAN

LAND PARCEL

Existing open space / PUB's Pipeline Reserve

Building setback subject to prevailing DC guidelines

Existing pedestrian crossing

Existing MRT's tunnel line (Location & profile indicative only)

MRT 2nd Reserve (Indicative only)

MRT 1st Reserve (Indicative only)

MRT 1st Reserve (Indicative only)

MRT 2nd Reserve (Indicative only)

Road buffer along Lorong Chuan subject to prevailing DC guidelines

Existing sheltered connection

Existing bus stop

Existing bus stop

Proposed pedestrian gate, if any, to be located close to the southeastern boundary (indicative only) to the existing bus stop

LANE

THE CHUAN

LORONG CHUAN

(Category 4 Road)

ST GABRIEL'S PRI SCHOOL

CHUAN CLOSE

CHUAN VILLAS

ONE CHILTERN

CASTELLO

AUSTRALIAN INTERNATIONAL SCHOOL

- Boundary Line / Line of Road Reserve
- Proposed vehicular ingress / egress for residential uses
- Minimum 2.4m wide (and 1.8m clear) covered linkway to be constructed by ST
- Minimum 5.0m wide and 5.7m high covered linkway across the proposed vehicular ingress/egress of the development (indicative only) to be constructed by the ST
- Minimum 3.6m lush landscaping (and 2m free of trees) to be constructed by ST
- Future covered linkway by others
- Existing cycling path

NOTES :
The Control Plan of the proposed development is intended as a guide on the requirements of the Urban Redevelopment Authority

The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plan for formal consideration.

The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

SCALE : 1:1,500

0 50 M

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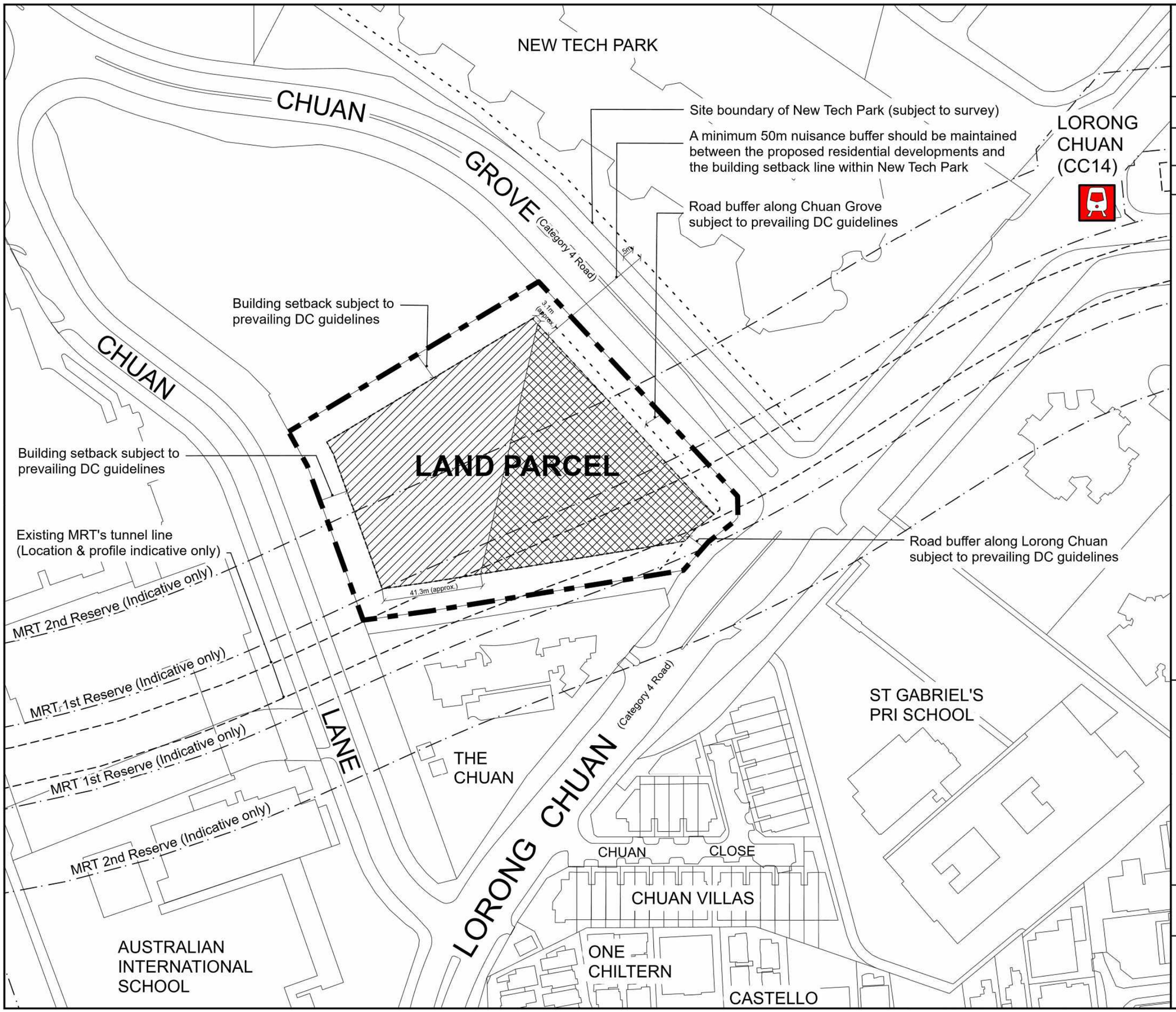
BUILDING HEIGHT PLAN



Boundary Line / Line of Road Reserve

BUILDING HEIGHT

High-rise Zone 1

Up to technical height control of a maximum of 90 SHD

High-rise Zone 2

Up to technical height control of a maximum of 100 SHD

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