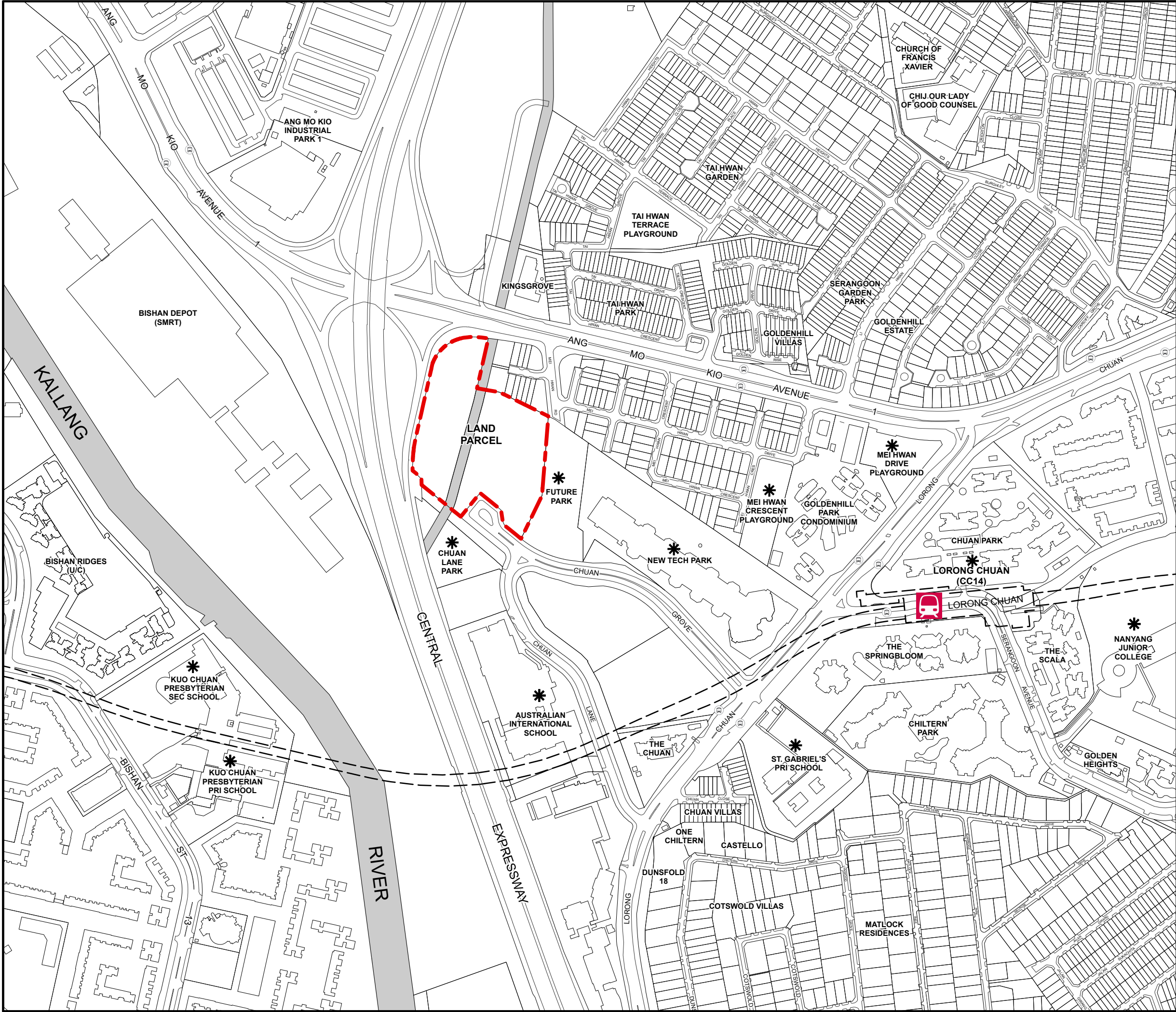




# DEVELOPMENT AT CHUAN GROVE

## LAND PARCEL

SITE AREA : 31,695.7 sqm  
(Subject to Cadastral Survey)

## LOCATION PLAN

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

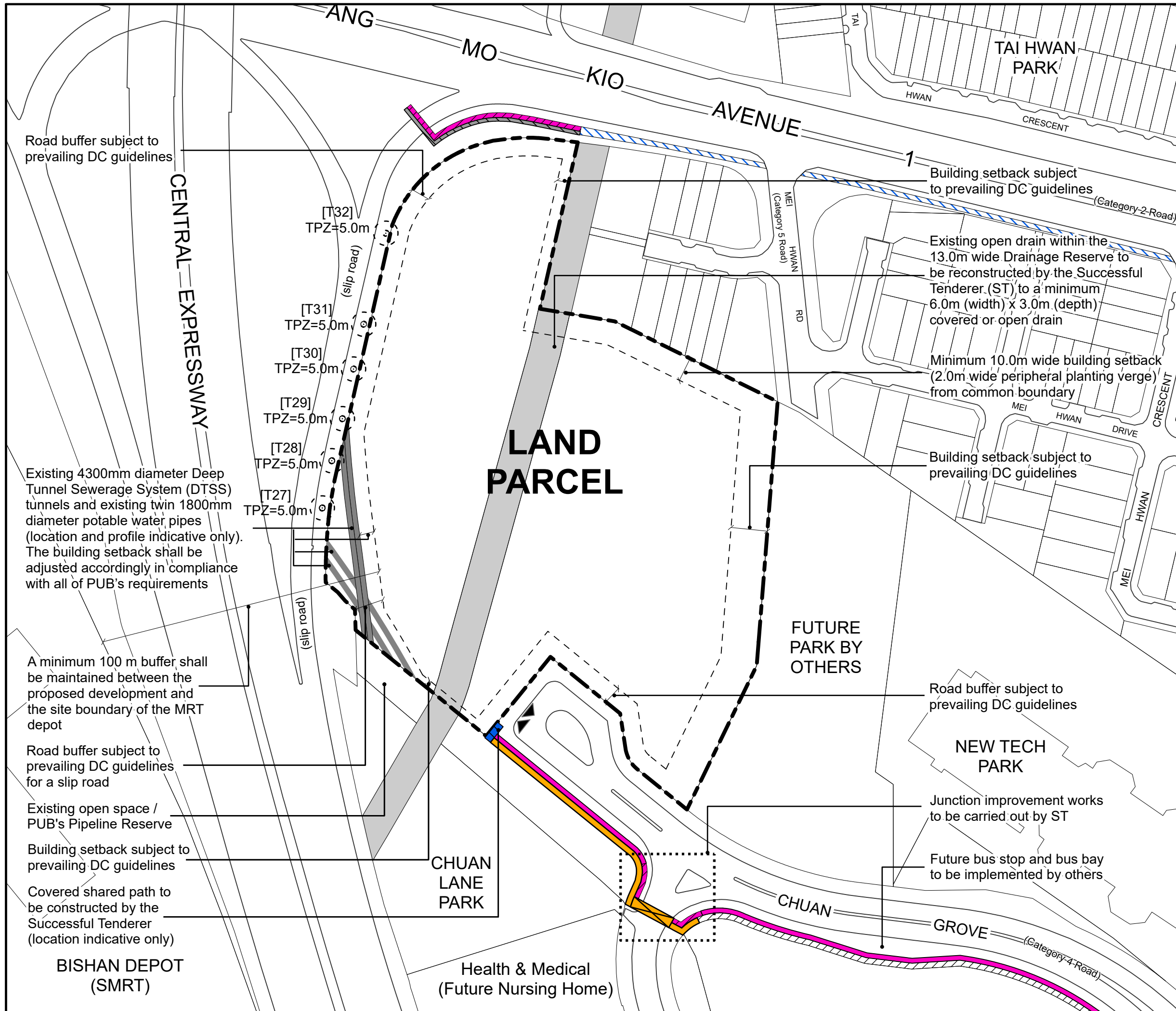
SCALE : 1:5,000



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URBAN  
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AUTHORITY

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# DEVELOPMENT AT CHUAN GROVE

## LAND PARCEL

**SITE AREA : 31,695.7 sqm**  
**(Subject to Cadastral Survey)**

## CONTROL PLAN

- Boundary Line
- Proposed vehicular ingress / egress (location indicative only)
- Minimum 3.0m wide (2.5m clear) covered shared path to be constructed by the ST (location indicative only)
- Minimum 2.4m wide (1.8m clear) covered linkway to be constructed by the ST (location indicative only)
- Minimum 5.0m wide and 5.7m high covered linkway across Chuan Lane to be constructed by the ST (location indicative only)
- Future covered linkway to be implemented by Others (location indicative only)
- Existing cycling path (location and profile indicative only)
- 2.0m wide cycling path to be constructed by the ST (location indicative only)
- 1.5m wide footpath to be constructed by ST (location indicative only)
- Future shared path to be implemented by Others (location indicative only)
- Existing Drainage Reserve (location and profile indicative only)
- Existing trees recommended for retention (location and profile indicative only, subject to the ST's final survey) (TPZ - Tree Protection Zone)

**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**

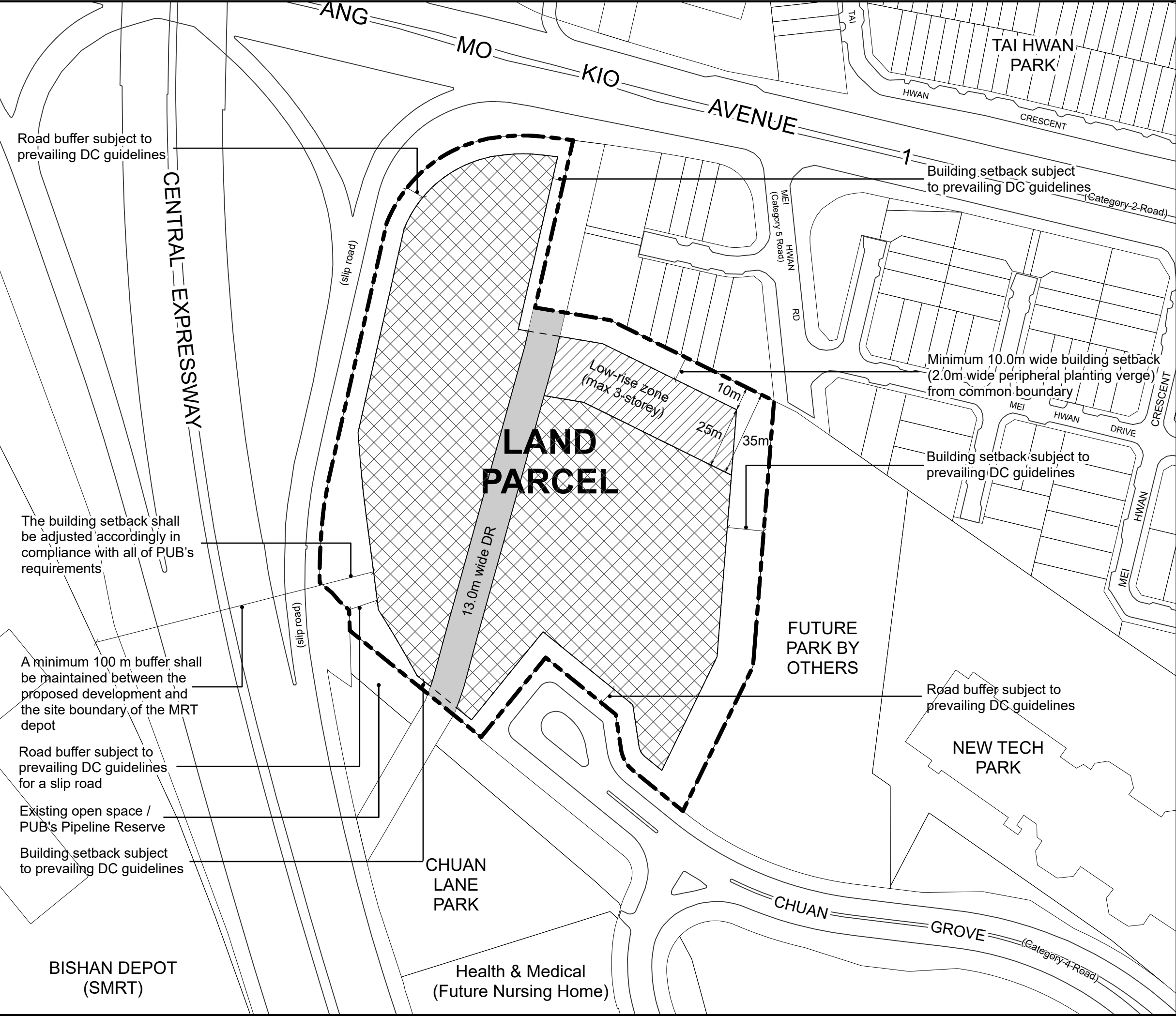


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# DEVELOPMENT AT CHUAN GROVE

## LAND PARCEL

SITE AREA : 31,695.7 sqm  
(Subject to Cadastral Survey)

## BUILDING HEIGHT PLAN

Boundary Line / Line of Road Reserve

### BUILDING HEIGHT

#### Low-rise Zone (25m-wide)

Maximum 3-storey fronting landed housing estate

#### High-rise Zone

Maximum 34-storey

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.

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

SCALE : 1:1,500



3  
3



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