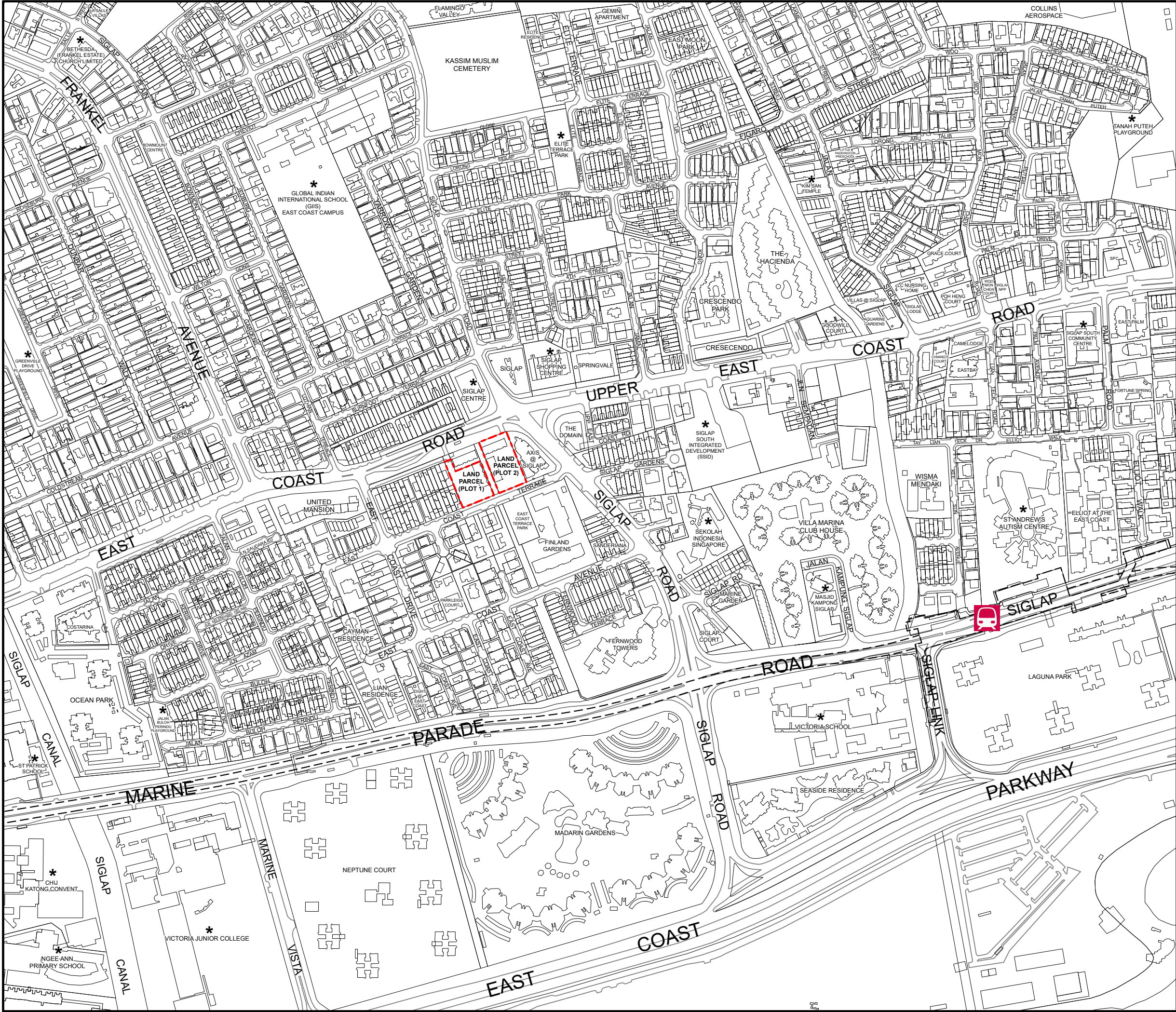




DEVELOPMENT

AT EAST COAST ROAD

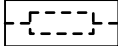
LAND PARCEL

Site Area:
Plot 1 : 2,481.1 sqm (Subject to Cadastral Survey)
Plot 2 : 3,021.9 sqm (Subject to Cadastral Survey)

LOCATION PLAN

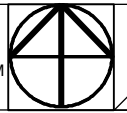
Sales Parcel

Amenities

MRT Station and Rapid Transit System alignment (Location & profile indicative only)

SCALE : 1:5,000

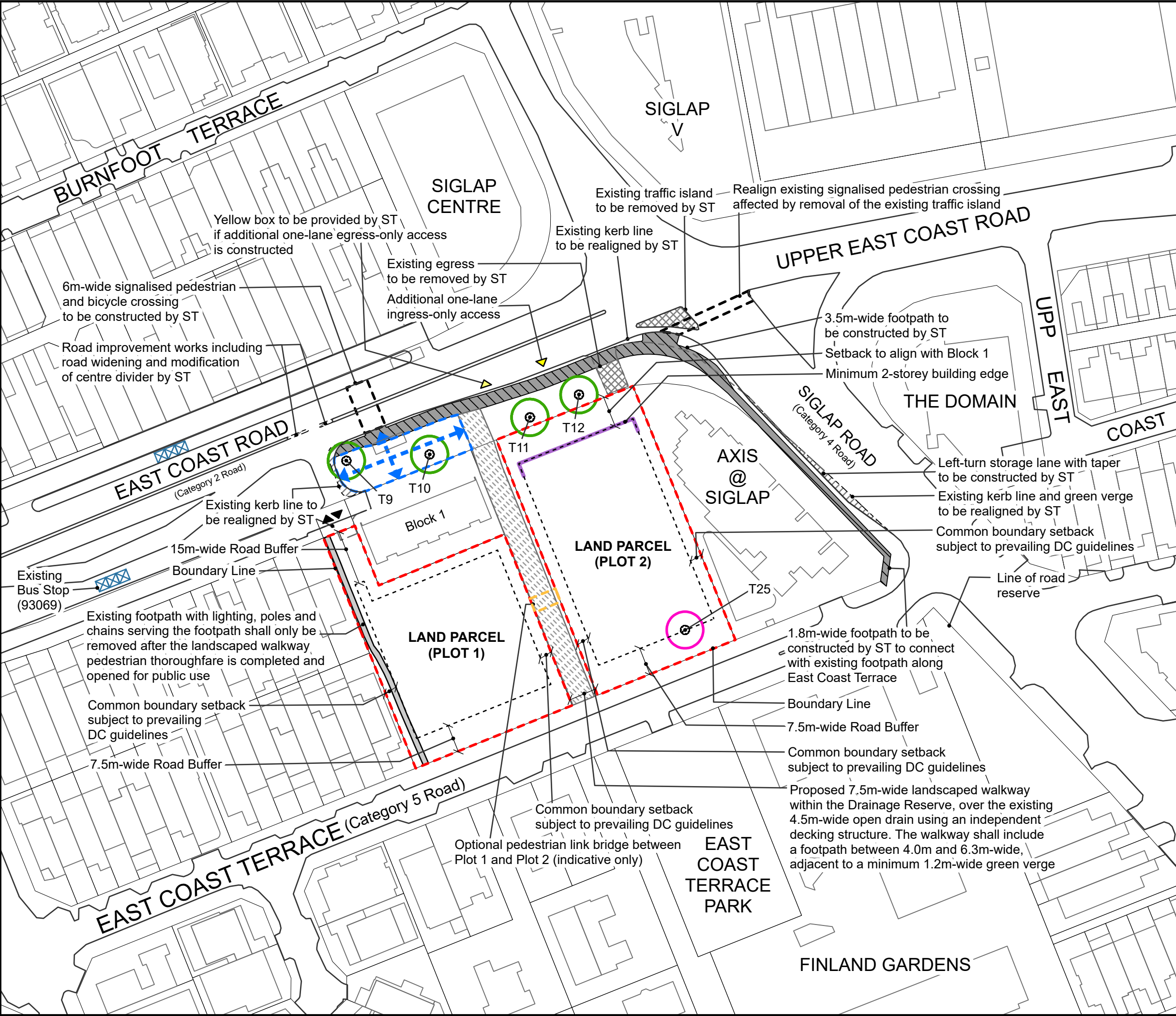




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DEVELOPMENT

AT EAST COAST ROAD

LAND PARCEL

Site Area :
Plot 1 : 2,481.1 sqm (Subject to Cadastral Survey)
Plot 2 : 3,021.9 sqm (Subject to Cadastral Survey)

CONTROL PLAN

- Boundary Line
- Optional pedestrian link bridge between Plot 1 and Plot 2 (indicative only)
- Proposed vehicular ingress / egress (indicative only)
- Additional vehicular ingress / egress can be considered (indicative only)
- Proposed footpath to be constructed by ST
- Proposed decking over existing 4.5m-wide open drain to be constructed by ST within the Drainage Reserve (DR) (indicative only)
- Proposed signalised crossing to be constructed by ST
- Proposed road improvement works to be carried out by ST (indicative only)
- Removal of existing road infrastructure by ST (indicative only)
- Existing footpath to be removed after landscaped walkway is completed and opened for public use (indicative only)
- Existing Bus Stop
- Minimum 2 storey building edge
- Indicative Tree Protection Zone (TPZ) for trees to be retained (5m or as advised by certified arborist)
- Indicative TPZ for tree strongly encouraged to be retained (5m or as advised by certified arborist)
- Proposed works by others (indicative boundary only)
- Proposed future pedestrian connectivity by others (indicative alignment only)

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.



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