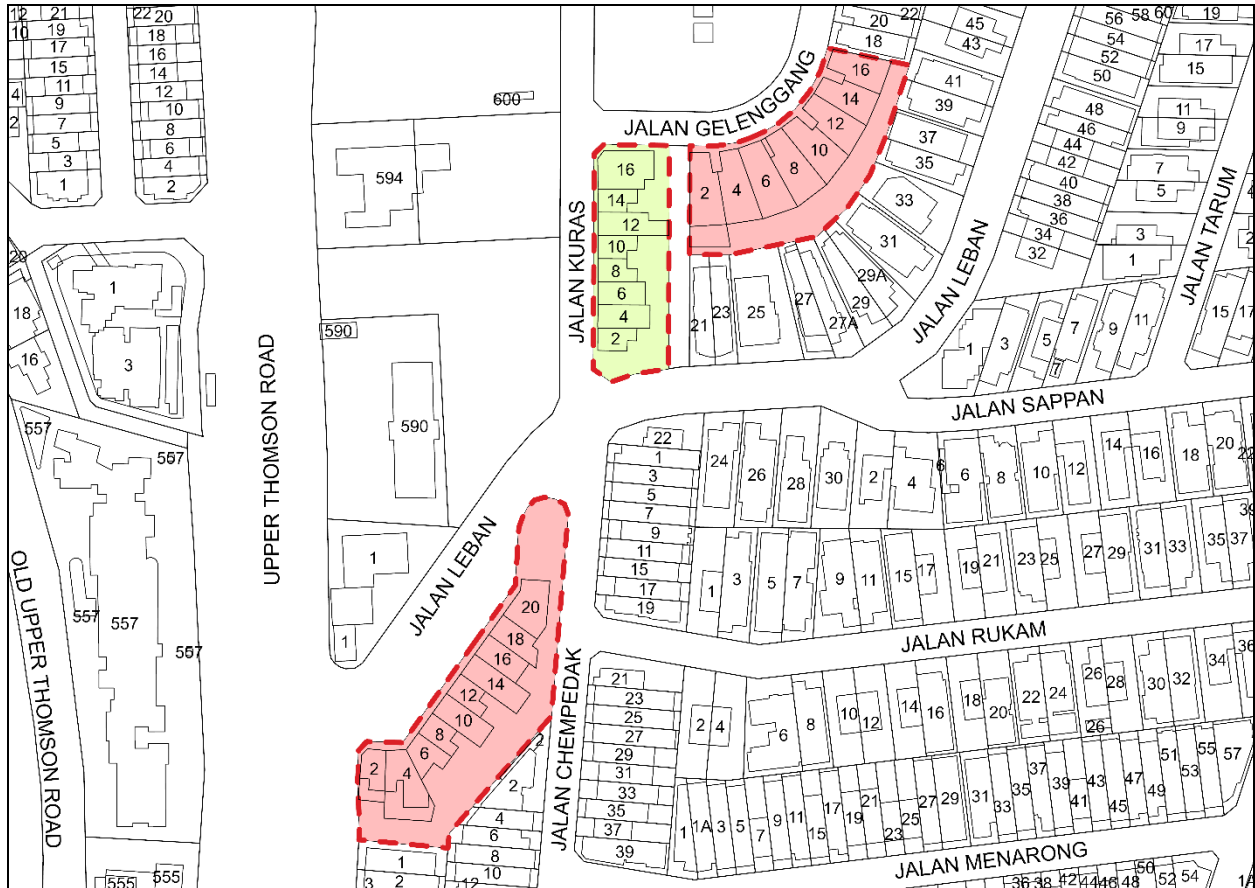


STREET BLOCK PLAN FOR AREA BOUNDED BY JALAN LEBAN / JALAN KURAS / JALAN GELENGGANG (ANG MO KIO PLANNING AREA)

The purpose of this release is to inform the public of an approved control plan for regulating the shophouses along Jalan Leban / Jalan Kuras / Jalan Gelenggang.

LOCATION



 Boundary of Control Area

The prescribed planning parameters for the street block plan are set out below.

PARAMETERS		REQUIREMENTS		
1	Land Use	Residential with Commercial at 1 st storey		
2	Height	Maximum 2 storeys		
3	Building Form	Party-wall development with pitched roof fronting Jalan Leban, Jalan Kuras and Jalan Gelenggang		
4	Setback Requirements		Road Buffer/Common Boundary	Green Buffer
		Front	To abut road reserve	NIL
		Side	To abut road reserve / common boundary	NIL
		Rear	Parcels shaded in red: 3m (min) setback from boundary Parcel shaded in green: To abut boundary line at the 1 st storey; 3m (min) setback from boundary on 2 nd storey	NIL
5	Covered Walkway	Provision of a continuous covered walkway fronting Jalan Leban, Jalan Kuras, Jalan Gelenggang and Jalan Batai		
6	Vehicular Access	Access to be taken from Jalan Leban, Jalan Kuras and Jalan Gelenggang		
7	Other Requirements	If basement is proposed, it shall be for car parking only and will be subject to LTA's technical requirements at detailed design stage		