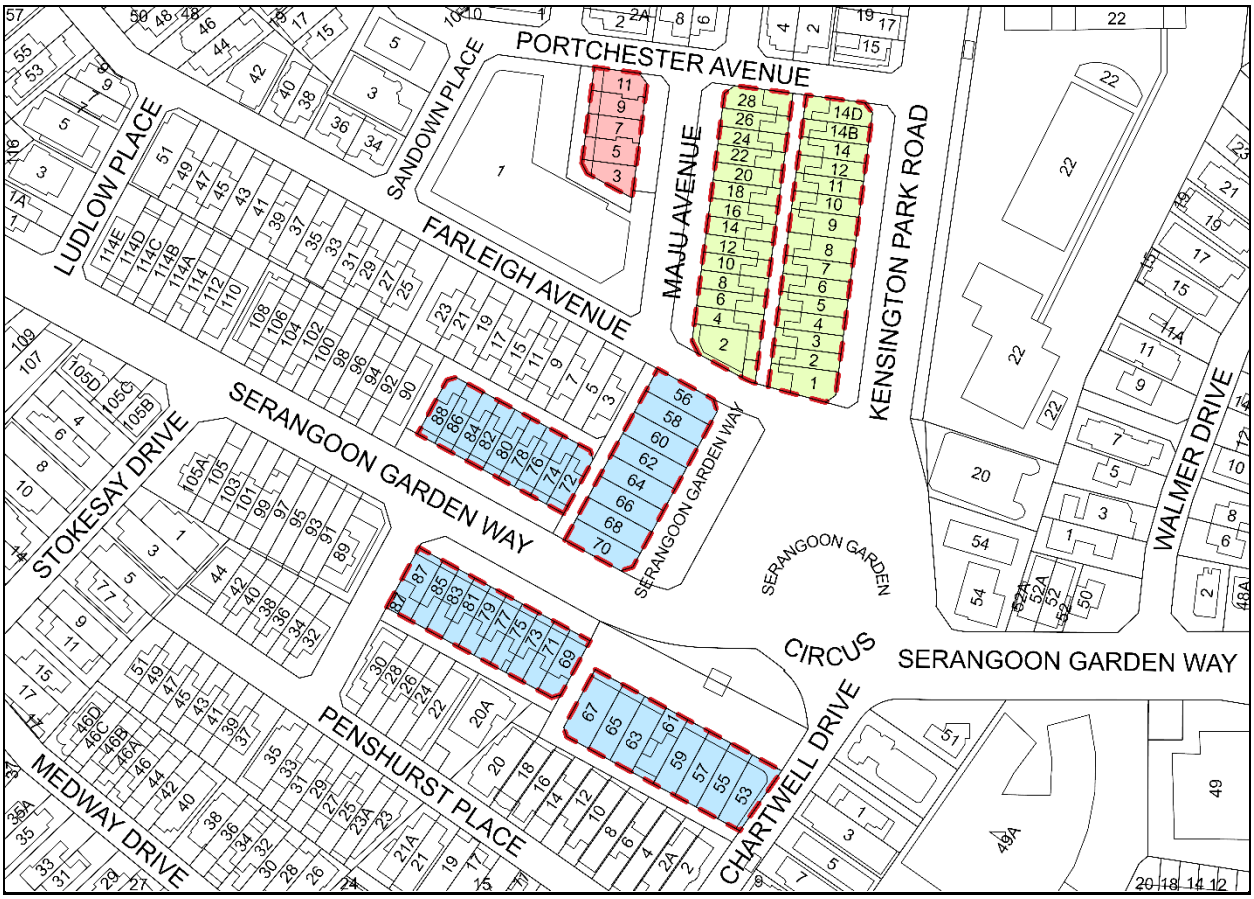
STREET BLOCK PLAN FOR AREA BOUNDED BY MAJU AVENUE / KENSINGTON PARK ROAD / SERANGOON GARDEN WAY (SERANGOON PLANNING AREA)

The purpose of this release is to inform the public of an approved control plan for regulating the developments along Maju Avenue, Kensington Park Road, Serangoon Garden Way.

LOCATION



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

<table>
<tr><th colspan="2">PARAMETERS</th><th colspan="3">REQUIREMENTS</th></tr>
<tr><td>1</td><td>Land Use</td><td colspan="3">Commercial at GPR 1.4</td></tr>
<tr><td>2</td><td>Height</td><td colspan="3">Maximum 2 storeys</td></tr>
<tr><td>3</td><td>Building Form</td><td colspan="3">Party-wall development</td></tr>
<tr><td rowspan="4">4</td><td rowspan="4">Setback Requirements</td><td></td><td>Road Buffer/Common Boundary</td><td>Green Buffer</td></tr>
<tr><td>Front</td><td>To abut road reserve / service road / state land</td><td>NIL</td></tr>
<tr><td>Side</td><td>To abut boundary</td><td>NIL</td></tr>
<tr><td>Rear</td><td>Parcels shaded in blue and red:

1st storey: To abut boundary

2nd storey; 1m (min) setback from boundary (no openings allowed for parcel shaded in red)

Parcel shaded in green: 1st and 2nd storey to abut boundary</td><td>NIL</td></tr>
<tr><td>5</td><td>Covered walkway</td><td colspan="3">To provide a continuous covered walkway fronting Kensington Park Road, Maju Avenue, Farleigh Avenue and Serangoon Garden Way to match the level and width of the existing walkway</td></tr>
<tr><td>6</td><td>Other Requirements</td><td colspan="3">Rear service lane is subject to LTA’s requirements if there is vehicular access</td></tr>
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