

STREET BLOCK PLAN FOR HSE NOS. 65, 69 & 70 MOHAMED SULTAN ROAD, 20, 22, 38 & 50 MARTIN ROAD, 11 ARNASALAM CHETTY ROAD AND 9 MUTHURAMAN CHETTY ROAD (RIVER VALLEY PLANNING AREA)

Table 1

PARAMETERS		REQUIREMENTS		
		Hse. Nos. 65, 69 & 70 Mohamed Sultan Road; 38 (Front Plot Facing Martin Road) & 50 Martin Road; and 9 Muthuraman Chetty Road	Hse. Nos. 20 & 22 Martin Road	38 (Rear Plot From Martin Road) Martin Road and 11 Arnasalam Chetty Road
1	Land Use*	Residential with Commercial at 1st Storey	Commercial	Residential
2	Gross Plot Ratio	Maximum 2.8		
3	Building Height	Maximum 15 storeys		
4	Building Setback / Building Edge#	<p><u>Road Reserve</u></p> <p>Developments are to be built up to abut the lines of Road Reserve at the lower floors to a minimum of 1 storey to provide a building edge along the main roads, as shown in Appendix 1.</p> <p><u>Common Boundaries</u></p> <p>Developments are to be built up to the common boundary to a minimum height of 1 storey between Hse. Nos. 65, 69 & 70 Mohamed Sultan Road, and 20 Martin Road, and a maximum height not exceeding the height of the existing party wall of the adjacent development, as shown in Appendix 1. Beyond the height of the party wall, the development is to be setback according to the prevailing Development Control Guidelines. No openings are allowed within the party wall.</p> <p>The development at Hse No. 50 Martin Road is to be set back a minimum of 3.0m along the common boundary.</p> <p>The developments are to be set back along the rear and side boundaries in accordance with the prevailing Development Control Guidelines as shown in Appendix 1.</p>		
5	Covered Walkway	<p>A minimum 3.6m wide (and 3.0m clear) or minimum 3.0m wide (and 2.4m clear) covered walkway is to be provided within the development at the 1st storey abutting the lines of Road Reserve as shown in Appendix 1.</p> <p>The requirements for the covered walkways are:</p> <p>a. To have a maximum external soffit height of 3.6m. Higher soffit heights can be considered, subject to the provision of drop-panels or the width of the covered</p>		

		<p>walkway being increased to match the higher soffit height. This is to ensure adequate weather protection for pedestrians during inclement weather;</p> <p>b. To abut, open out onto and match the platform level of the open walkways within the adjacent Road Reserves and the covered walkways of the adjacent developments;</p> <p>c. To be at a constant level throughout the entire length;</p> <p>d. Where there are differences in level with the adjacent open walkways or the covered walkways of abutting developments, ramps must be built to mediate the differences. Steps are only allowed for steep gradients where ramping is not possible; and</p> <p>e. Where there is a level difference between the covered walkway and the 1st storey of the development, ramps or steps between the two levels must be built within the 1st storey level of the development and not along the covered walkway.</p>
6	Roofscape	<p>The roof areas of the developments are to be well-designed and attractive when viewed from surrounding developments.</p> <p>For flat roofs, roof parapet walls may be built to a maximum height of 1m. Architectural features that exceed this limit will be evaluated base on its individual merits.</p>
7	Service Areas	<p>All service areas, mechanical and electrical (M&E) equipment, water tanks, car parking lots, etc., are to be located within, and be fully integrated into, the building envelope and visually well-screened <u>from the top and on all sides</u>.</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none"> • <i>Screening of Mechanical and Electrical Services and Car Parks</i> • <i>Guidelines To Encourage More Innovation and Better Design of Rooftop (Part A. Relaxation of the Gross Floor Area (GFA) Exemption Guidelines for Rooftop Covers)</i>
8	Vehicular Access	<p>All vehicular access to the developments are to be taken from the local access roads – Arnasalam Chetty Road, Narayanan Chetty Road or Muthuraman Chetty Road, where possible.</p>

Updated on 26 February 2026

* Please refer to the prevailing Master Plan land use zoning. Where there is any discrepancy, the Master Plan land use zoning shall prevail.

The plot for road widening is required by LTA to be vested free of charge in the State with vacant possession and free from encumbrances prior to issue of CSC for the development.

URA / CUD PLAN RELEASE 1/2014E

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 MOHAMED SULTAN ROAD, 20, 22, 38 & 50 MARTIN
 ROAD, 11 ARNASALAM CHETTY ROAD AND
 9 MUTHURAMAN CHETTY ROAD
 (RIVER VALLEY PLANNING AREA)

URBAN DESIGN PLAN

LEGEND

-  Boundary of Street Block
-  Line of Road Reserve
-  House Nos.
-  Minimum 1 storey to be built up to the Line of Road Reserve
-  Minimum 1 storey to be built up to the Line of Road Reserve with the requirement to provide covered walkway or to be set back to comply with the prevailing Development Control Guidelines with no requirement for covered walkway / linkway
-  Minimum 1 storey to be built up to the common boundary with a party wall, and not exceeding the height of the existing party wall of the adjacent development. Beyond the height of the party wall, the building is to be set back according to the prevailing Development Control Guidelines.
-  Minimum 3.0m building setback along Common Boundary
-  Building setbacks to comply with the prevailing Development Control Guidelines
-  Minimum 3.6m Wide (and 3.0m clear) Covered Walkway
-  Minimum 3.0m Wide (and 2.4m clear) Covered Walkway

SCALE : 1 : 1000 @ A3



DRWG NO : RV/2014/063

DATE : JUNE 2014

GROUP : CUDG/UPD



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