

**STREET BLOCK PLAN FOR No. 219, 221, 223, 225, 227, 229, 231 & 233
RIVER VALLEY ROAD [SINGAPORE RIVER PLANNING AREA] (Apr 2008)**

The purpose of the plan is to inform public of an approved plan for guiding developments at No. 219, 221, 223, 225, 227, 229, 231 & 233 River Valley Road.

The prescribed guidelines for the Street block Plan are:

1	Land Use	Commercial & Residential
2	Gross Plot Ratio	Maximum 3.9
3	Building Form	Party wall development
4	Building Setback	Developments to abut the lines of Road Reserve along Mohamed Sultan Road, River Valley Road and the service access roads.
5	Building Edge	a Developments are to provide a building edge along Mohamed Sultan Road and River Valley Road up to the full height of the development.
6	Height	<p>a Maximum 28.0m SHD, as shown in Appendix 2; and</p> <p>b Mechanical and electrical (M&E) services, such as lift motor room, can be considered to be located beyond 28.0m SHD at localised area on a case-by-case basis.</p>
7	Covered Walkway	<p>Developments are to provide a minimum 3.6m wide (and 3.0m clear) covered walkway along River Valley Road and Mohamed Sultan Road, as shown in Appendix 2. The covered walkways are:</p> <p>a To have a maximum external soffit height of 3.6m. Higher heights can be considered, subject to the provision of drop-down panels or the width of the walkway being increased to match the higher height to ensure adequate weather protection for pedestrian users during inclement weather;</p> <p>b To abut and open out onto and match the platform level of the open walkways within the adjacent Road Reserves; and</p> <p>c To be at a constant level throughout the entire length. Any level changes are to be accommodated by ramps.</p>

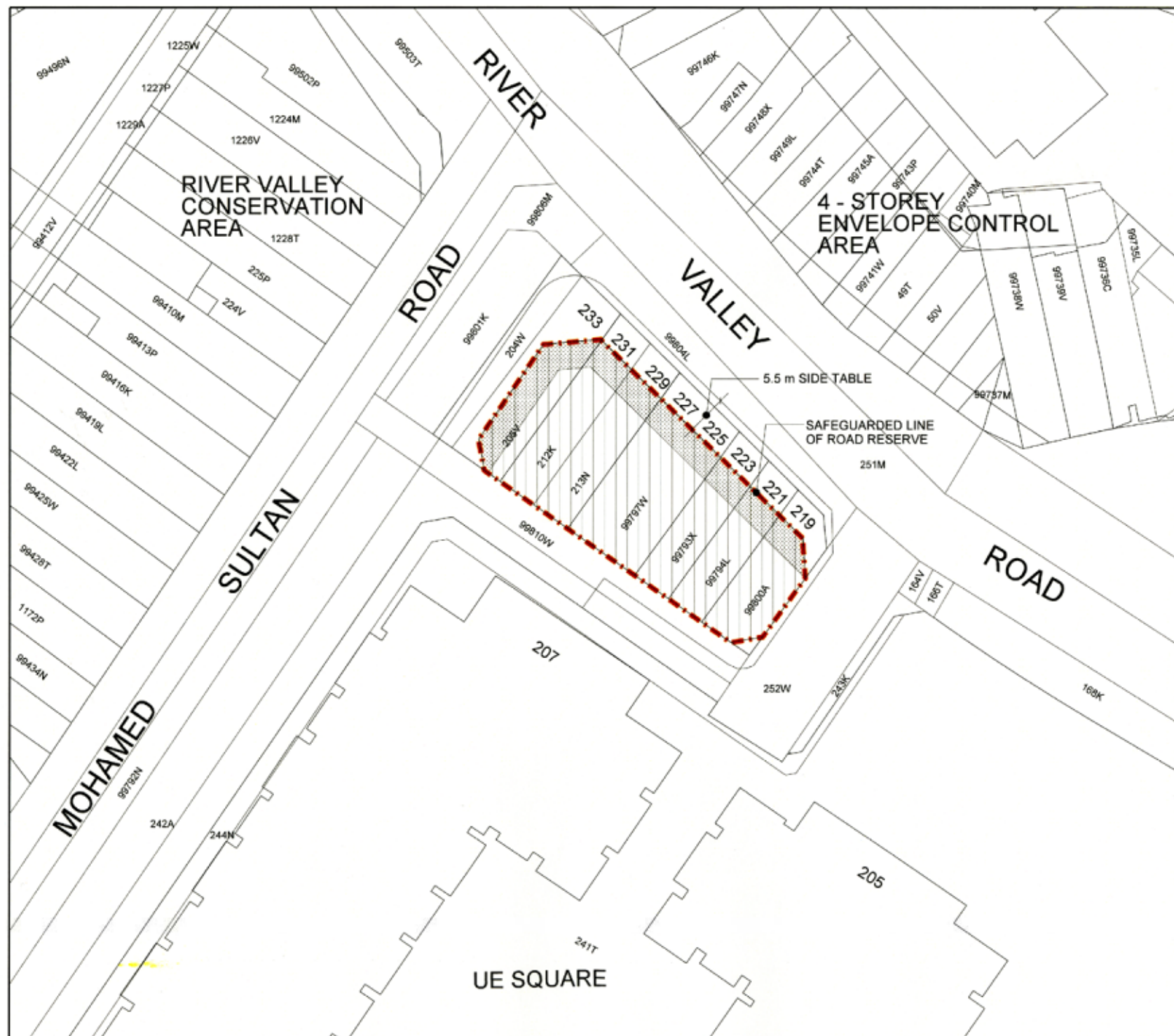
8	Vehicular Access	All vehicular access are to be taken from the service access road at the rear.
9	Service Areas	<p>All service areas, mechanical and electrical (M&E equipment), water tanks, car parking lots, etc, are to be located within, and be fully integrated into, the building envelope and /or visually well-screened from top and on all sides.</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none"> • <u>Screening of Mechanical and Electrical Services and Car Parks</u> • <u>Guidelines To Encourage More Innovation and Better Design of Rooftop (Part A. Relaxation of the Gross Floor Area (GFA) Exemption Guidelines for Rooftop Covers)</u>

Updated on 26 February 2026

URA / CUD PLAN RELEASE 1 / 2008E

STREET BLOCK PLAN FOR 219, 221, 223, 225, 227, 229, 231 & 233 RIVER VALLEY ROAD

-  BOUNDARY OF STREET-BLOCK / LINES OF ROAD RESERVE
-  BUILDING HEIGHT - MAXIMUM 28.0m SHD
-  MINIMUM 3.6m WIDE (AND 3.0m CLEAR) COVERED WALKWAY



PLAN REF : URA/CUD PLAN RELEASE 1 / 2008E

PLANNING AREA : SINGAPORE RIVER

DIVISION : C & UD



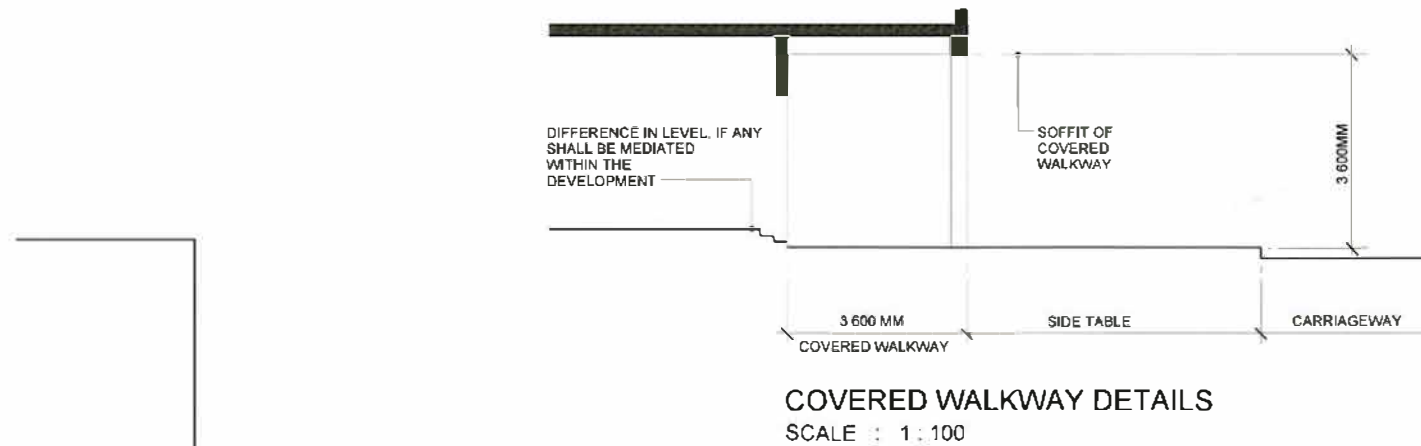
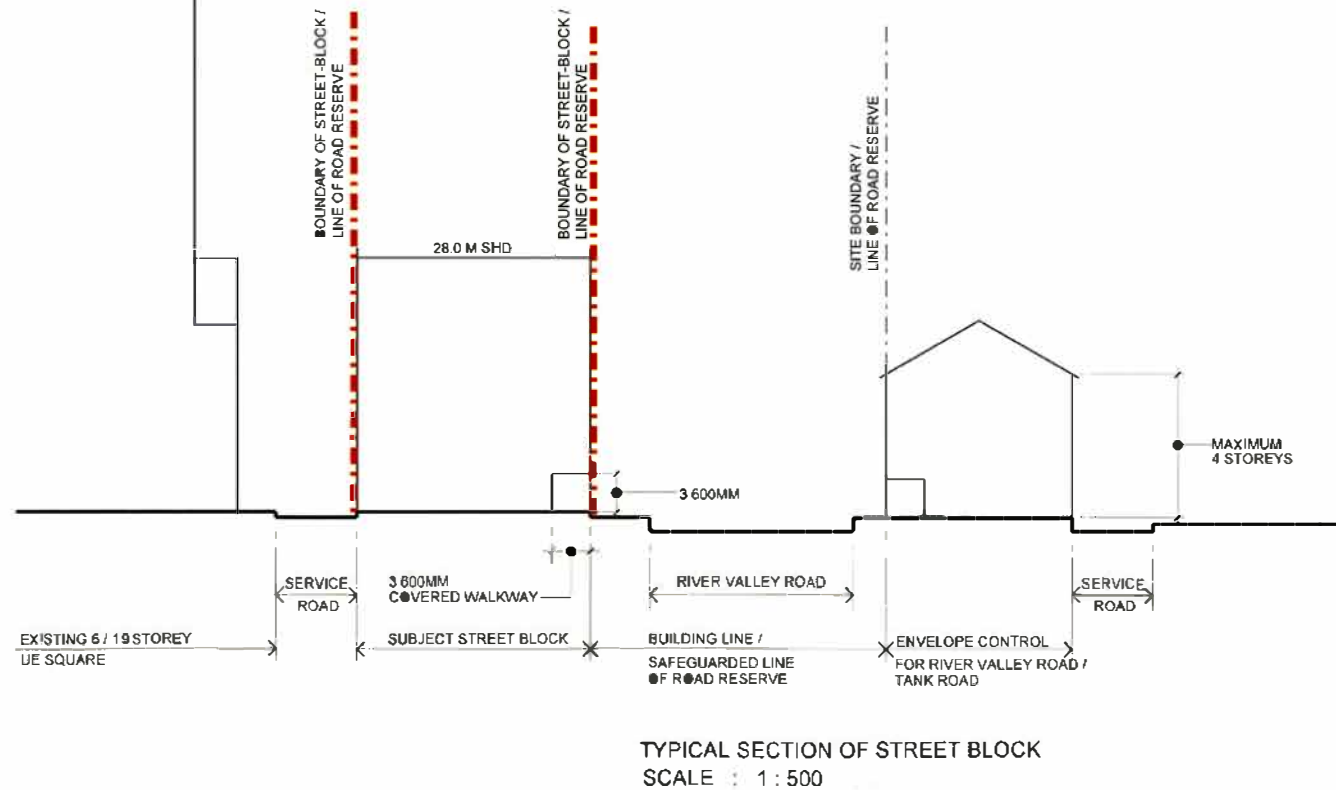
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 BOUNDARY OF STREET-BLOCK /
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