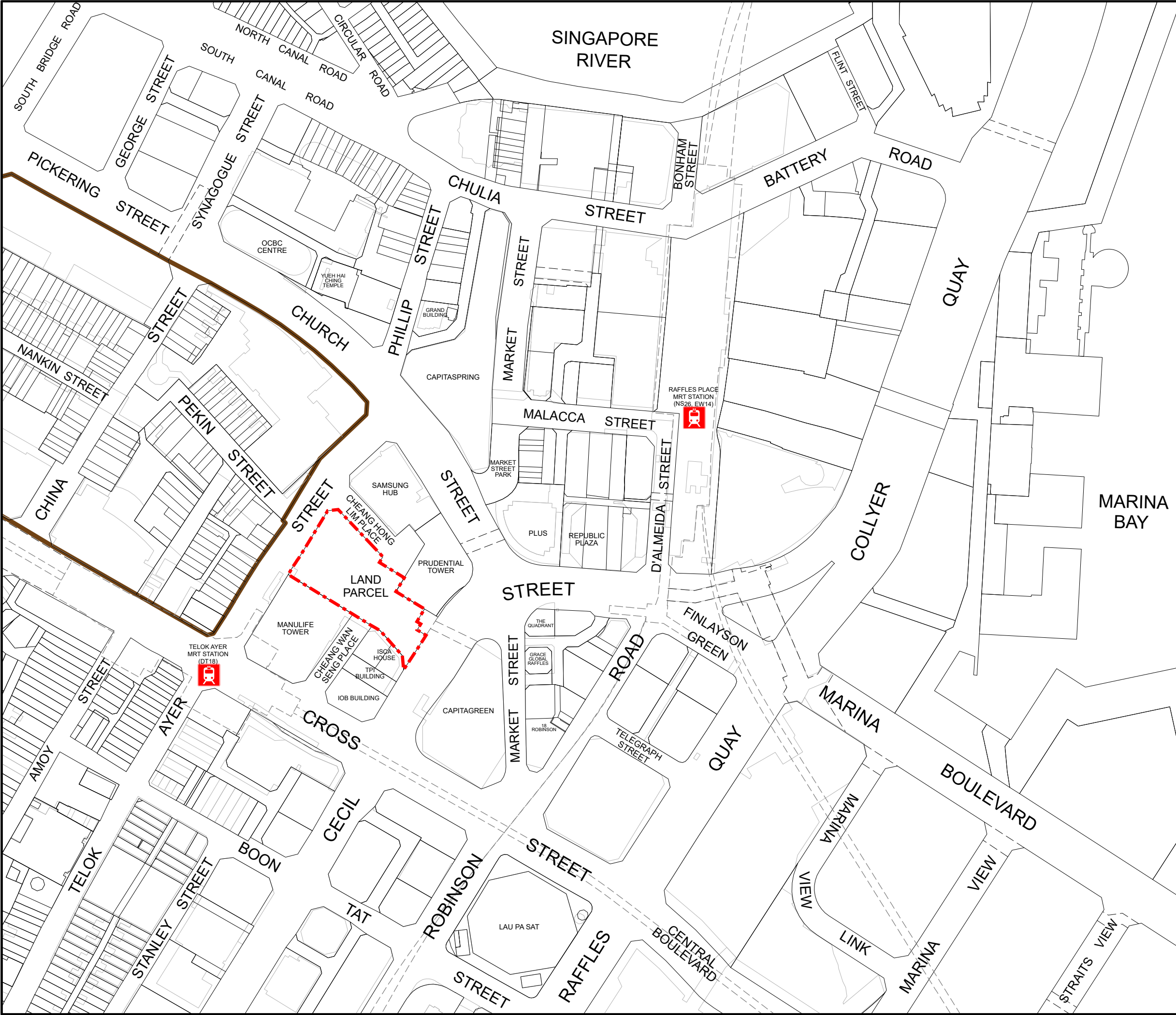




DEVELOPMENT
AT TELOK AYER STREET
[DOWNTOWN CORE PLANNING AREA]

SITE AREA : 4,187.3 SQM
(Subject to Cadastral Survey)

LOCATION PLAN

LEGEND

-  Site Boundary
-  Existing MRT Station and Rapid Transit alignment
(Location & Profile Indicative only)
-  China Square Conservation Area

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.

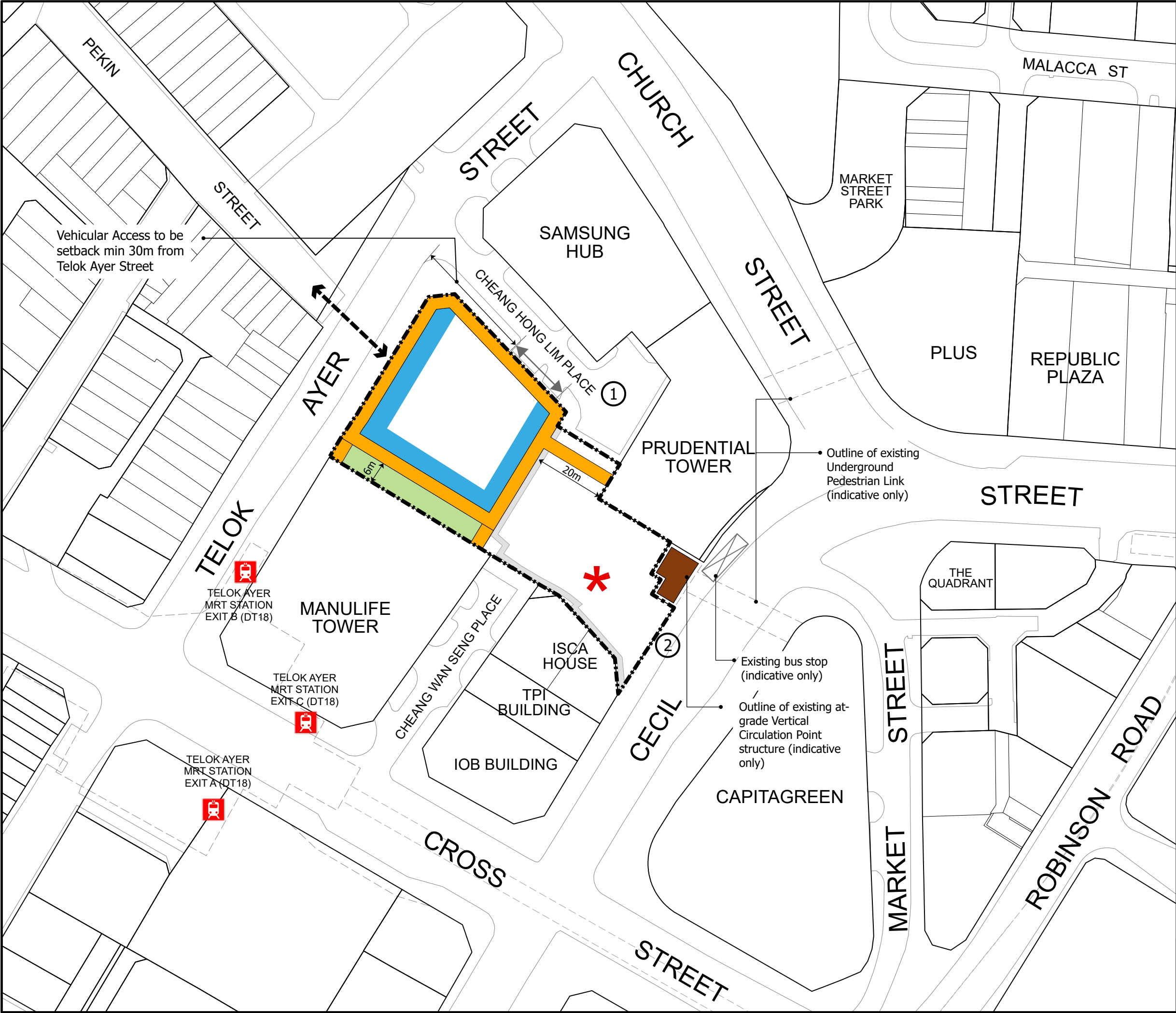
The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

SCALE : 1:2,500



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DEVELOPMENT AT TELOK AYER STREET [DOWNTOWN CORE PLANNING AREA]

SITE AREA : 4,187.3 SQM
(Subject to Cadastral Survey)

CONTROL PLAN

LEGEND

- Site Boundary
- Existing 1.5m wide Drainage Reserve (Indicative only)
- ST to explore introducing an informal kerb cut crossing (location indicative only)
- Proposed vehicular ingress/ egress is allowed along this stretch of road (indicative only)
- Proposed Minimum 3.6m wide (and 3.0m clear), maximum 3.6m soffit height Covered Walkway (Indicative only)
- Activity Generating Uses (AGUs)
- Pedestrian Mall
- Public Space
- ① ST to retain and incorporate mature trees as part of proposed streetside planting verge. Details attached in below.
- ②

Species	Height (m)	Girth (m)	Min. TPZ radius (m)
1. Samanea Saman	>12 but ≤15	1.9	Existing roundabout to be retained
2. Peltophorum Pterocarpum	>12 but ≤15	1.7	2.0

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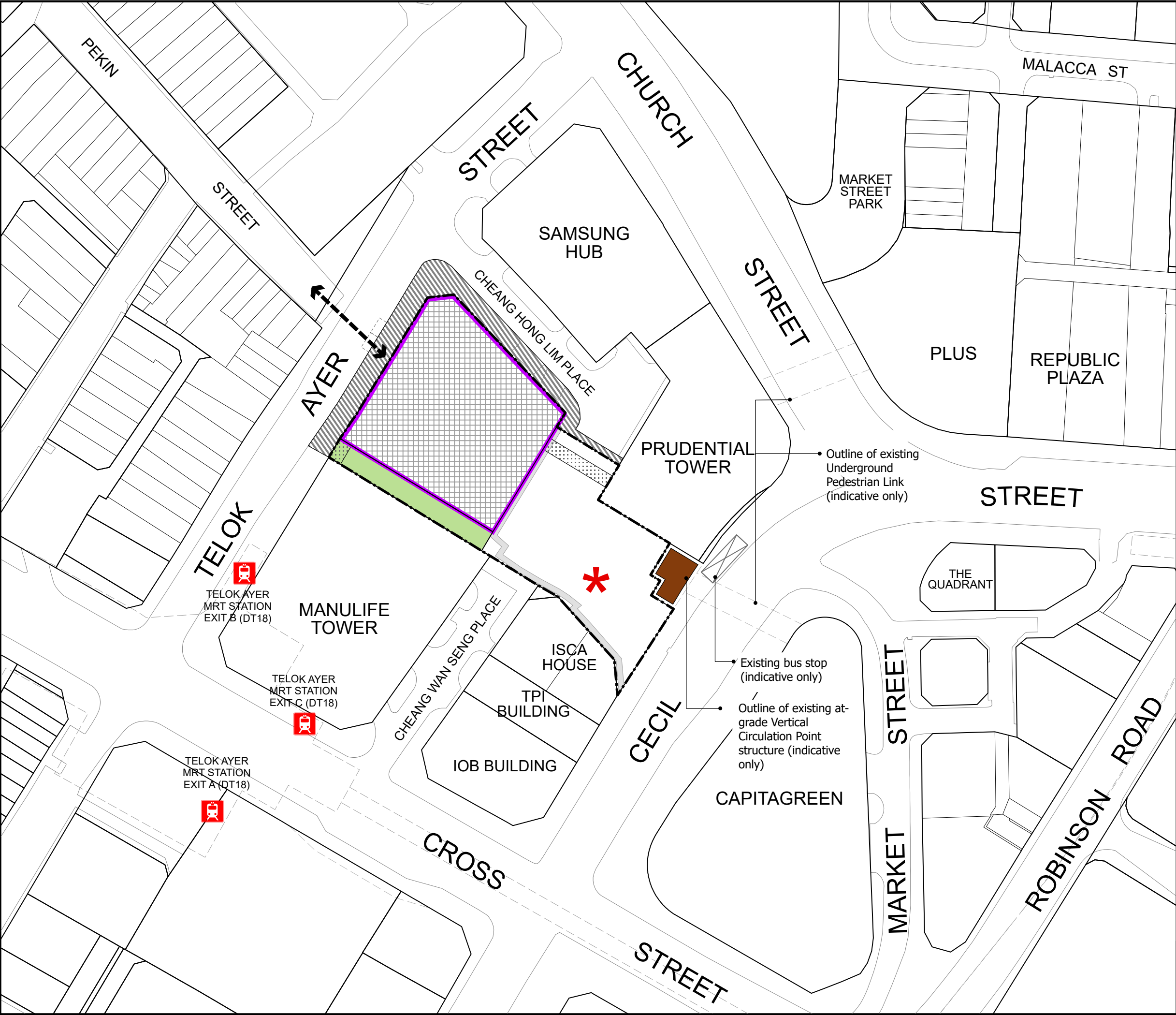
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SCALE : 1:1,000



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DEVELOPMENT

AT TELOK AYER STREET
[DOWNTOWN CORE PLANNING AREA]

SITE AREA : 4,187.3 SQM
(Subject to Cadastral Survey)

BUILDING HEIGHT & INFRASTRUCTURE PLAN

LEGEND

- Site Boundary
- Pedestrian Mall
- Public Space
- Existing 1.5m wide Drainage Reserve (Indicative only)

BUILDING HEIGHT

- Maximum 30 storey

BUILDING EDGE

- Minimum 4 storey building edge

INFRASTRUCTURE

- Side table improvement works to be carried out by ST and handed over to LTA (indicative only)
- ST to introduce an informal kerb cut crossing (location indicative only)
- As part of street improvement works, ST to remove two existing at-grade carparking lots along Telok Ayer Street (location indicative only)
- Existing covered linkway to be removed by ST (location indicative only)

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SCALE : 1:1,000



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