

Legal Requisition Reply

Agency Control No. :		Reply Date :	23/05/2023
Agency Ref No. :		Fax Number :	
Contact Person :		Contact Number :	
Applicant Name :		Fax Number :	
Applicant Address :			
Applicant Control No. :		Contact Number :	
Applicant Ref No. :			
Applicant Email :			
<u>Property Address</u>			
Blk/Hse No. :	2A	Devs Plot/Blk No./Name :	
Street Name :	HONG SAN WALK	Unit No. :	
Storey No. :	B1		
Development Name :	PALM GARDENS		
Postal Code :	689047		
Property Type :	BUILDING	Description :	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. :	MK 11 U38991A		
Land Lot No. :	MK 11 1972PPT		

1 a) Is there any planning decision made on proposals to develop the site? YES
If yes, state last proposal.

PROPOSED CHANGE OF USE OF UNIT #B1-01 FROM SHOP (MINIMART) TO PIZZA MAKING & DELIVERY OUTLET AT PALM GARDENS ON LOT 01972P MK11 AT 2A HONG SAN WALK (CHOA CHU KANG PLANNING AREA)

b) Is the proposal approved? If yes, state approval date/expiry date. YES
If no, state grounds of refusal.

TEMPORARY PERMISSION SHALL LAPSE ON 19-10-2023

2 2019 Master Plan Zoning

RESIDENTIAL

3 Remarks

NIL

Conditions :

The above information is given subject to the conditions spelt out in Annex 1.

TAY HUP CHONG (ZHENG XUECONG)
DEVELOPMENT1 CONTROL GROUP
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY
as COMPETENT AUTHORITY.

THIS IS A COMPUTER GENERATED PRINTOUT - NO SIGNATURE REQUIRED

Agency Ref No. :

Applicant Control No. :

Annex 1

The following are to be read with the Legal Requisition Reply

1. Information on Master Plan Zoning

- a) Subject to sub-paragraph (b), the information given in the legal requisition on Master Plan zoning is based on the current Master Plan.
 - b) Information on Road zone and Waterbody zone affecting a site would not be given in the legal requisition. Such information will be given only if you apply for a Certified Interpretation Plan.
 - c) Where a subject site is affected by more than one zone, you are advised to obtain a Certified Interpretation Plan.
 - d) The information given in the legal requisition, and in particular on Master Plan zoning is not a representation or indication by the Competent Authority on:
 - i) The specific type, uses or intensity of any proposed development that may be allowed on the property. These can only be determined by the Competent Authority after detailed evaluation upon receipt of a development application.
 - ii) Payment of or liability for land betterment charge in respect of any approved or proposed development on the property. Land betterment charge may be payable in accordance with the provisions of the Land Betterment Charge Act and the rules thereunder for a proposed development.
2. The information given in the legal requisition is for your own use or if you are acting for a client in respect of this legal requisition, to be used for the purposes of your client only. It is not to be used or relied upon by any other person (except your client as aforesaid) without the express consent of the Competent Authority. The Competent Authority shall not be responsible for any loss, damage claim or liability that they may arise directly or indirectly out of any unauthorised use or reliance made of the information given in the legal requisition.
3. The information is supplied on the basis of data available at the time of enquiry and is given without any prejudice to any changes which may take place subsequently.
4. If you wish to know the conditions of the Grant of Written Permission (GWP) mentioned in the Legal Requisition reply, you are advised to purchase a copy of the GWP through our Website at <https://www.ura.gov.sg/maps/?service=devtreg>.
5. If you wish to know the approved use of a property, you are advised to submit a search through our website at <https://www.ura.gov.sg/EnquiryOnApprovedUse/>.
6. If you wish to know the approved layout of a property, you are advised to submit a search through our website at <https://www.ura.gov.sg/buyplanningrecords/>.

Additional Notes

- a) Information on whether the property is affected by a public scheme, a planning study or conservation study will only be made known when an application, including an outline application, for permission to develop the property is submitted to the Competent Authority. For information on whether the property is affected by a Government Gazette Notification under the Land Acquisition Act, please access the Lot Base System under LAWNET.
- b) You are advised to apply for Road Line Plan and Drainage Interpretation Plans to ascertain whether the site is affected by any Road and Drainage proposals.
- c) Please ascertain from the owner(s) directly whether all charges, including levy of land betterment charge have been paid as the Competent Authority is not liable for any financial loss.
- d) If your property is a shophouse and you intend to use or to continue the use as a restaurant or an eating house, you are advised to refer to the Development Control Guideline for restaurant or eating house use in shophouses, which is available at the URA Website at <https://www.ura.gov.sg/Corporate/Property/Business/Change-Use-of-Property-for-Business/Assessment-Criteria>.