Binh Duong New City
Industrial Parks

Economic Statistics 2008

1994 – 2007

Industrialisation Phase
- GDP Growth
- Industrial Production Growth
- Export Growth
- FDI Growth
- Infra Growth
- Most competitive Province
Year 2020

Binh Duong Province

Binh Duong City

6 Main Districts:
1. QUẬN TRUNG TÂM
2. QUẬN THỦ DẦU MỘT
3. QUẬN THU.isPlaying AN
4. QUẬN ĐỊ AN
5. QUẬN BẾN CÁT
6. QUẬN TÂN UYÊN

4 Suburban Districts:
a. DẦU TIÉNG
b. PHỦ GIÁO
c. BÀU BÀNG
d. BẮC TÂN UYÊN
MAJOR ROAD SYSTEM OF BINH DUONG

1 – NATIONAL ROAD 13
2 – HIGHWAY MY PHUOC - TAN VAN
3 – RING ROAD N4
4 – HOI NGHIA - ANTAY ROAD
5 – HOCHIMINH ROAD
6 – RING ROAD N5
Note: All building footprints do not represent the final footprint of each lot. Each building shall be designed by final investors following the guidelines.
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VIEW CORRIDOR PLAN

Legend

- Major View Corridor (Along Ceremonial Axis)
- Major View Corridor (Along Civic Axis)
- View Corridor To Cultural Centre
- View Corridor To Green / Open Space

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Legend

- Park
- Green Connector
- Green Buffer
- Arcaded Walkway
- Public Space (aboveground)
- Public Space (underground / sunken)
- Through Block Link

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Legend

- Courtyard Townhouse
- Row Apartment
- Urban Terrace
- Mixed Residential
- Condominium
- Landed House
- Street Row House
- Residential Facilities
- Schools

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RESIDENTIAL FACILITY PLAN

Legend

- Primary School
- Secondary School
- High School
- University
- Sports Training Center
- Neighborhood Center
- Hospital
- Pure Residential
- Mixed Residential

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Note: Dashed roads are desirable but not mandatory.
RECOMMENDATION OF METRO SYSTEM

Note: Location of metro line is subject to expert’s evaluation.

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ROAD & SIDEWALK DETAILS

MAJOR ARTERIAL

TYPE A

(8 Lane – 2 Way; with kerbside parking on both sides)

A. Main Carriageway Width: 31.5 m

B. Roadside Planting Zone:
   2 row tree planting
   10.0 m

C. Parallel car parking (painted on pavement) 3.0 m

D. Service Carriageway Width:
   Single row tree planting
   5.0 m

E. Planting Zone:
   3.0 m

F. Sidewalk:
   - Spatial Breakdown:
     a. Street furniture 1.0 m
     b. Sidewalk 4.0 m
   5.0 m

G. Arcade (after requisite building setback) 3.0 m

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Legend
- Primary Gateway
- Secondary Gateway
- Elegant Elevation
- Corner Articulation Treatment
Legend

- Minimum 80% of building edge at setback line
- Minimum 70% of building edge at setback line
- Minimum 50% Maximum 80% of building at setback line

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Note:
1. For commercial plots, maximum 10% of total car parking can be surface parking.
2. All car park entrances shall be located minimum 50 meters away from major road junctions.

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Legend

- **Recommended Vehicular Ingress & Egress** (To in Building/covered Car Parking)
- **Roadside Car Parking**
- **Roadside Motorcycle Parking**
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A. If the plot has an adjacent road, minimum 1 m setback from plot boundary line

B. If two plots share one boundary line, minimum 3 m setback from this plot boundary line

C. For plot boundaries located at the controlled street edges, minimum 70% of building line shall sit on the setback line.

D. For the school lots and condominium lots, if any of the plot boundaries are located at the controlled street edges, minimum 70% of the boundary wall shall sit at the setback line and the height of the boundary wall should not exceed 1.8 m with minimum 50% of transparency.

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A. Both single developer and individual owners are allowed for this typology.
B. Maximum 4 storey is allowed; maximum floor to floor height is 3.3m.
C. For units facing the main road, minimum 1m setback from the plot boundary line.
D. For units not facing the main road, minimum 2m setback is required to provide a front yard with boundary wall of maximum 1.6m height.
E. Maximum 1m projection from building wall is allowed for roof or eave and balcony.

Courtyard townhouses are inspired by the local mixed-use residential typology. They have the most convenient access from the main road which provides the suitable setting to accommodate different kinds of usage, like shops, office, restaurant, etc. This typology allows the second or even the third floor to have multiple use while residential remains the basic usage.

Note: All building footprints do not represent the final footprint of each lot. Each building shall be designed by final investors following the guidelines.
A Front of the row apartment should face the main road or linear green
B Maximum 5 storey is allowed

Separated at intervals by private linear parks and carparks, each row apartment can have its own parking lots at the back as well as a park view at the front. With landscapes gardens or children’s playground, the private linear parks provide great semi public open space to cultivate more outdoor activities within the community. Besides residential use, the ground floor of the row apartments can also accommodate diverse uses, eg. kindergartens, convenience shops & hair salons.

Note: All building footprints do not represent the final footprint of each lot. Each building shall be designed by final investors following the guidelines.
A. Front of the urban terrace should face the main road.
B. If the public road B is other than road Type H, no direct access is allowed.
C. Max. 3 storeys are allowed.
D. Max. 1m projection from building wall is allowed for roof eave and balcony.

Adjacent to linear parks, Urban Terraces enjoy convenient access to most residential facilities via a pleasant walk through the green links. Besides the linear park at the doorstep, each terrace is also equipped with its own back garden which is up to 7 meters deep as well as a 3 meter deep front lawn which can be easily converted or partially converted to private parking lots.

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RESIDENTIAL TYPOLOGY RECOMMENDATIONS

LUXURY VILLA

Occupy the most prime land around the central park and being adjacent to major roads, luxury villa can enjoy a resort-like atmosphere as well as the convenient access to other parts of the city. The individual site of each villa is more than 500 sqm, which provides the owners vast choices for their ideal homes or resorts. While privacy is kept intact, these exclusive villa groups are linked by several green connectors or linear parks which lead to the community facilities.

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The landscape concept design is based on the theme of overlapping circles to create a modern and dynamic city park with a wide variety of landscaped gardens, recreational amenities and activity spaces.

Extensive water features such as pools, lakes and fountains will create a cool and relaxing environment. Spaces and stages are provided for public events and performances to enhance the attractiveness and vibrancy of the park.

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