



Binh Duong New City

KHU VỊ trí - BÀU BÀNG

TRÍCH LỤC QUY HOẠCH CHUNG XÂY DỰNG

KHU LIÊN HỢP CÔNG NGHIỆP- DỊCH VỤ- ĐÔ THỊ BÌNH DƯƠNG

KHU VỊ trí II MỞ RỘNG VÀ KHU ĐÔ THỊ TÂN UYÊN

KHU CÔNG NGHIỆP VÀ ĐÔ THỊ MỸ PHƯỚC 1,2,3.

KHU CÔNG NGHIỆP VÀ ĐÔ THỊ THỜI HÒA.

KHU CÔNG NGHIỆP VÀ ĐÔ THỊ BÀU BÀNG

KHU ĐÔ THỊ TÂN ĐỊNH



KHU NÔNG LÂM DÂN LỘC

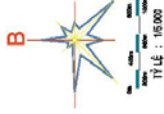
X. LẠI HÙNG

X. LẠI HÙNG

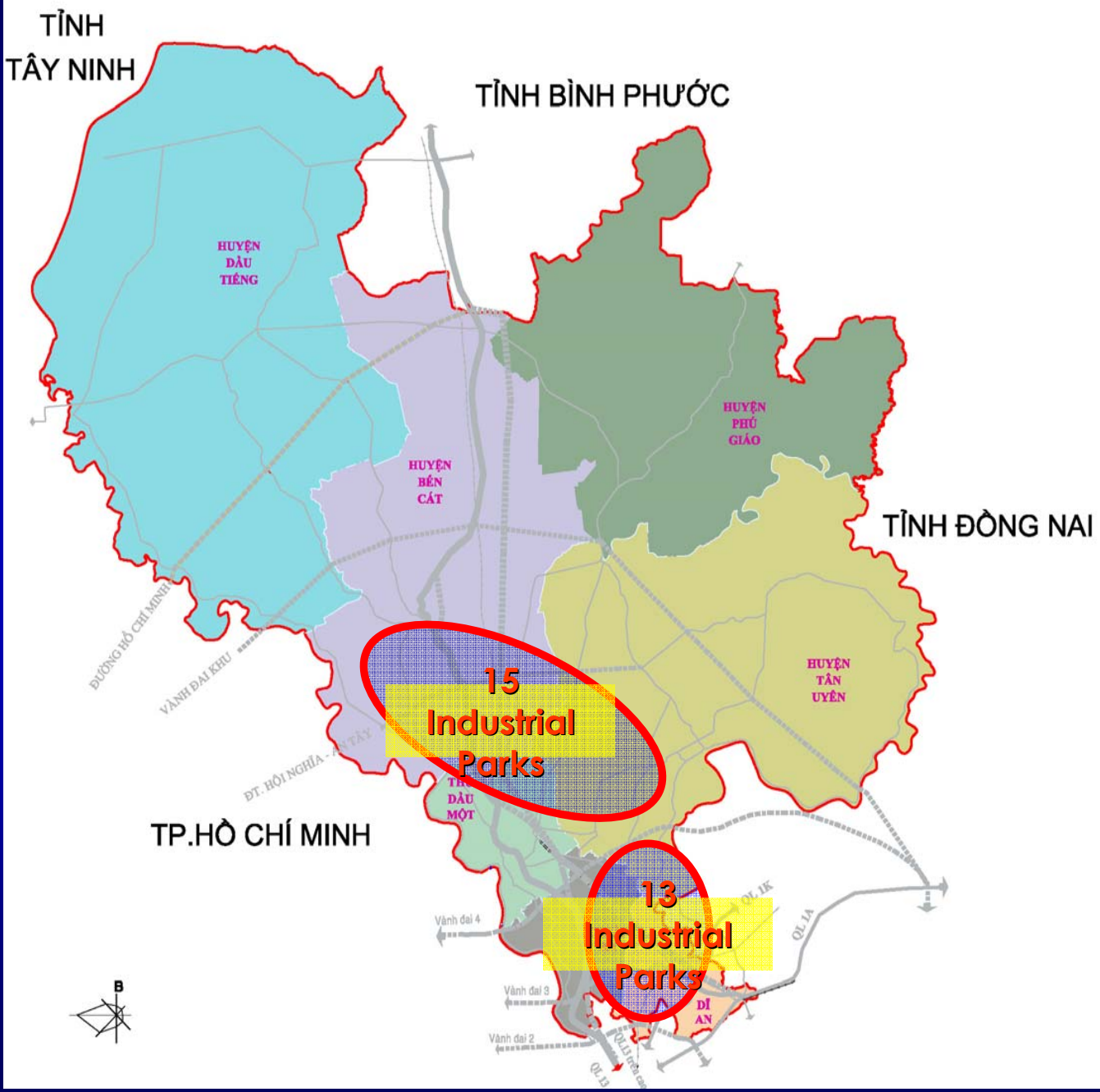
HUYỆN BẾN CÁT

ĐƯỜNG 10 NGUYỄN VĂN LUY

Đ. T. P. HỒM



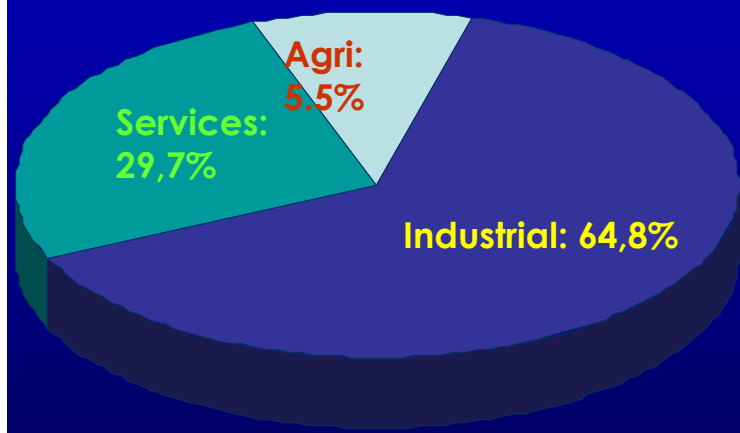
TỶ LỆ : 1:15.000



1994 – 2007

Industrialisation Phase

- GDP Growth
- Industrial Production Growth
- Export Growth
- FDI Growth
- Infra Growth
- Most competitive Province



Economic Statistics 2008

Year 2020

Binh Duong Province



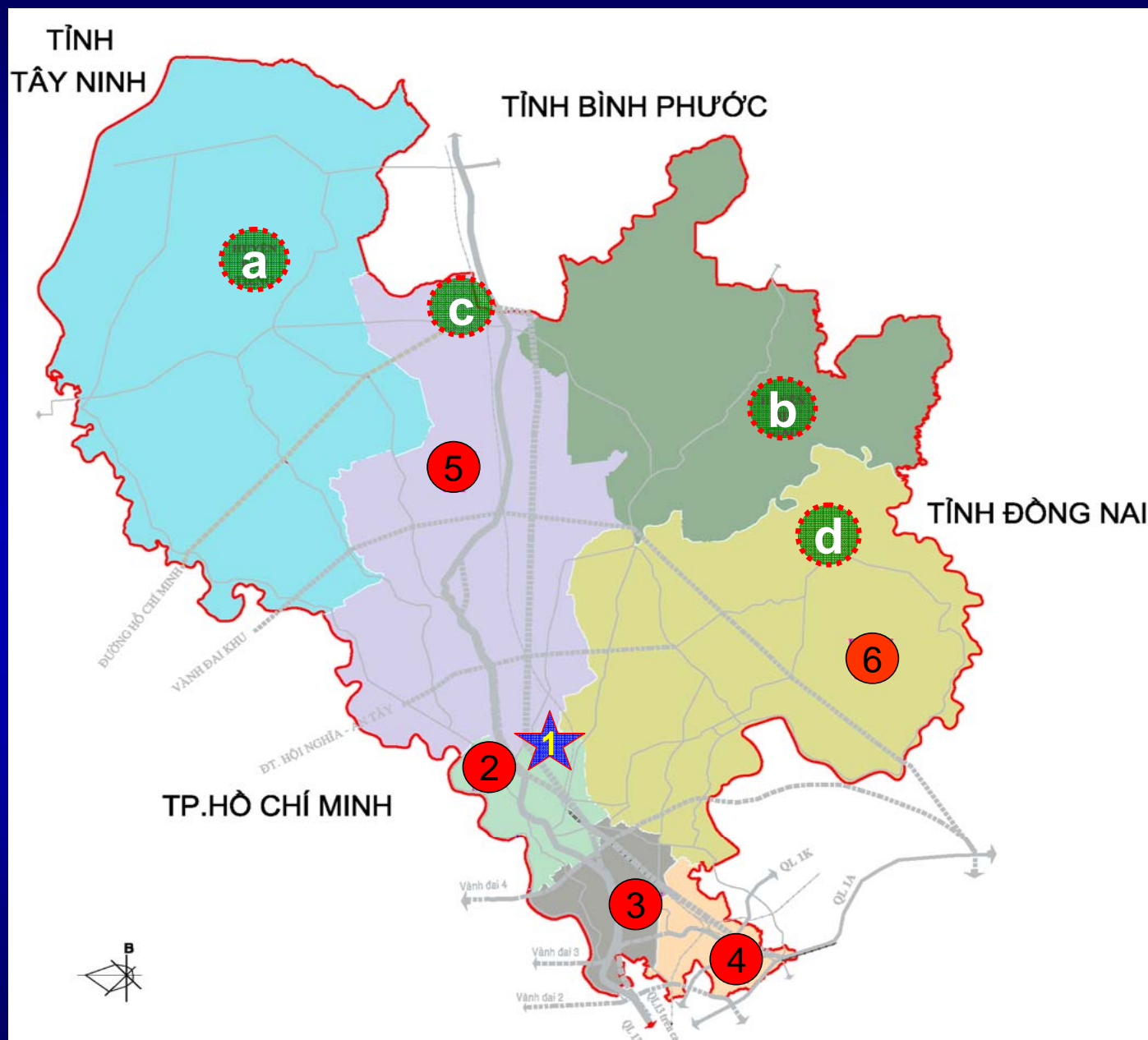
Binh Duong City

6 Main Districts:

1. QUẬN TRUNG TÂM
2. QUẬN THỦ DẦU MỘT
3. QUẬN THUẬN AN
4. QUẬN D. AN
5. QUẬN BẾN CÁT
6. QUẬN TÂN UYÊN

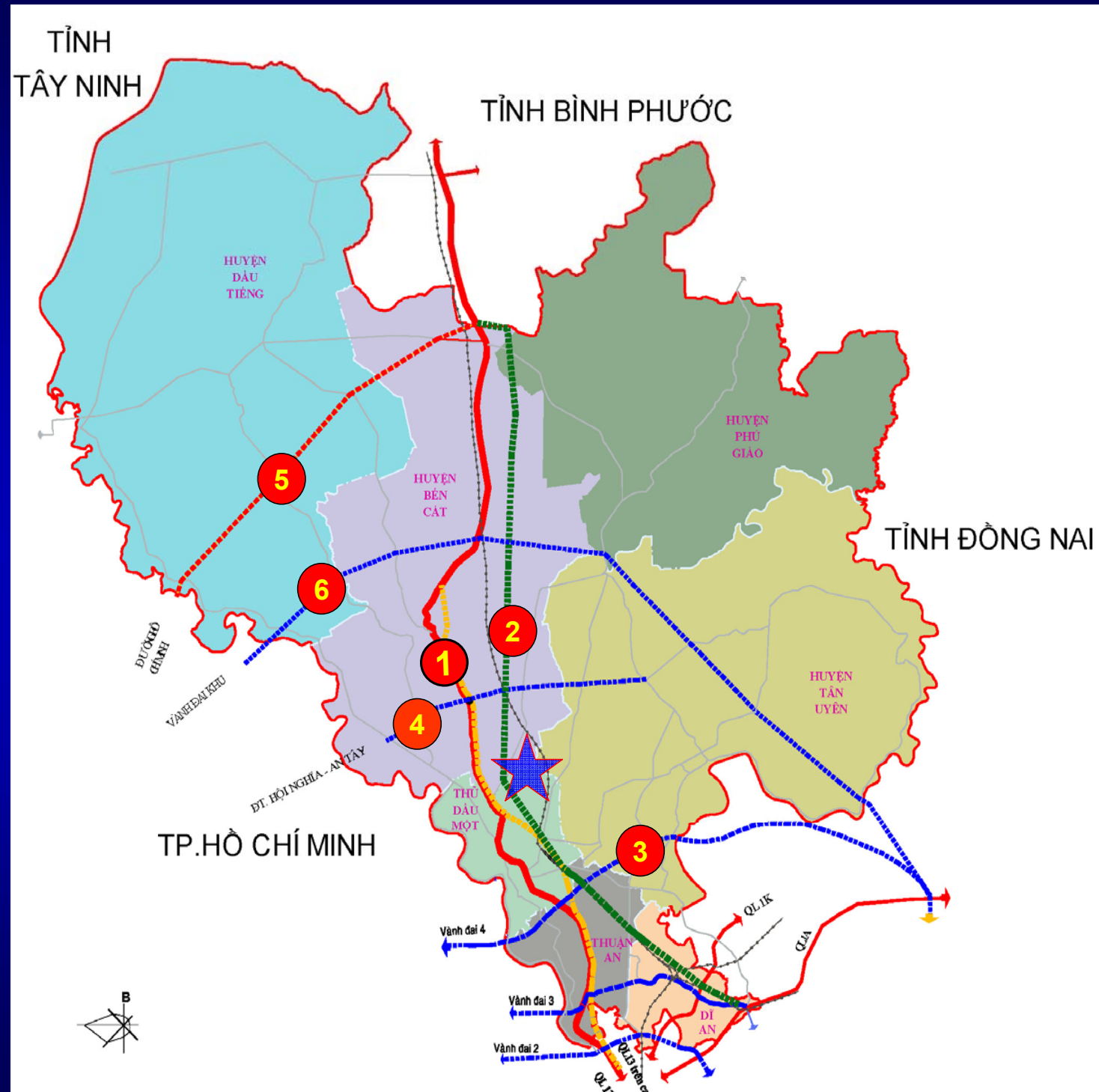
4 Suburban Districts:

- a. DẦU TIẾNG
- b. PHÚ GIÁO
- c. BÀU BÀNG
- d. BẮC TÂN UYÊN



MAJOR ROAD SYSTEM OF BINH DUONG

- 1 – NATIONAL ROAD 13
- 2 – HIGHWAY MYPHUOC - TANVAN
- 3 – RING ROAD N4
- 4 – HOI NGHIA - ANTAY ROAD
- 5 – HOCHIMINH ROAD
- 6 – RING ROAD N5





LAND USE PLAN

urban design analysis



Legend

- ADMINISTRATIVE CENTRE
- CONVENTION CENTRE
- OFFICE
- HOTEL

MIXED USE

- Office + Retail
- Office + Retail + Residential
- Residential + Retail
- Residential + Office
- White Land

RESIDENTIAL

- Walk-Up Apartments
- Luxury Villa
- Street Row House
- Residential Facilities

INSTITUTIONAL

- Hi Tech Business Park
- University
- Sport Training College
- Primary School
- Secondary School
- High School
- Provincial Hospital
- Cultural Centre
- Sports Centre

GREEN & BLUE

- Lake & Canal
- Green & Open Space
- Green Buffers





- Utility

VIEW CORRIDOR PLAN

urban design analysis



Legend

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

GREEN AND BLUE PLAN

urban design analysis



Waterfront path



Green connector



Monument lawn



Neighborhood park



Central park



Urban green lung

Legend

-  Hardscape
-  Public Space Landscaping
-  Parks And Green Connectors
-  Roadside Planting
-  Green Buffer
-  Lake
-  Canal

PEDESTRIAN NETWORK PLAN



Park



Green connector



Arcaded walkway



Through block linkage



Public space (above ground)



Public space (sunken plaza)

Legend

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

ROADSCAPE RECOMMENDATION PLAN



Main Boulevard (*Prunus amygdalus Batsch*)



Parkway



Main Avenue (camphor tree)



Provincial Avenue



Floraway (*Jacaranda minosifolia*)



Palm Ring (*Livistona chinensis*)

Legend

Main Boulevard

Provincial Avenue



Mid tier
Round crown with dia. 8~10m



Inner row (near sidewalk)
Conical
Canopy with dia. 5~7m



Outer Row (near median)
Mid tier
Canopy with dia. 3~5m

Parkway

Floraway



Shady
Canopy with dia. 10~12m



Shady with blossom
Canopy with dia. 5~7m

Main Avenue

Palm Ring



Mid tier
Round crown with dia. 5~7m



Palm
Canopy with dia. 2~4m

RESIDENTIAL TYPOLOGY KEY PLAN

urban design analysis

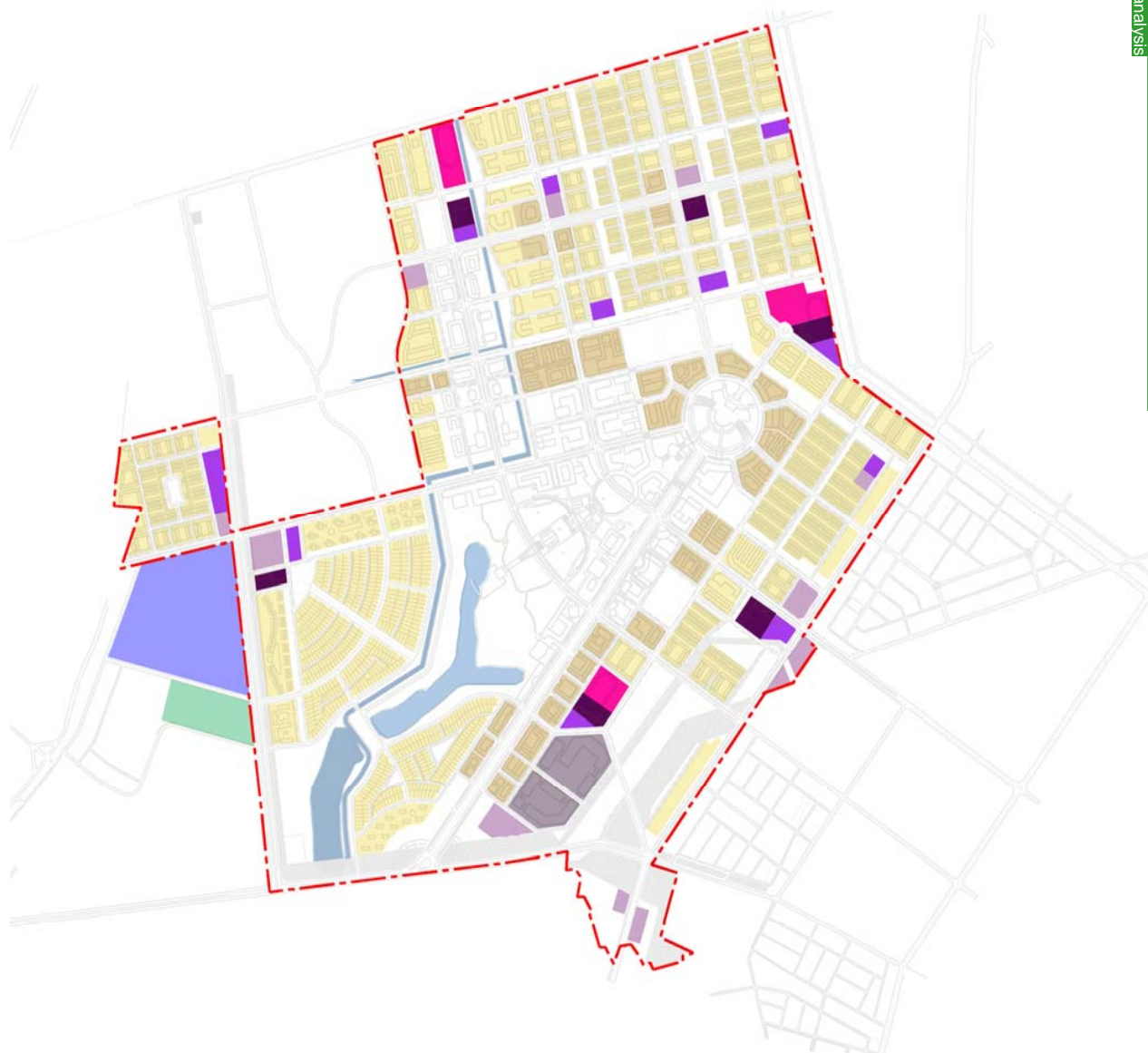


Legend

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

RESIDENTIAL FACILITY PLAN

urban design analysis



Legend

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

ROAD SYSTEM PLAN

urban design analysis



ROAD TYPES PLAN

urban design analysis



Legend

- Type A
- Type B1
- Type B2
- Type C
- Type D1
- Type D1
- Type D3
- Type E
- Type F1
- Type F2
- Type F3
- Type G1
- Type G2
- Type H1
- Type H2

Note: Dashed roads are desirable but not mandatory

RECOMMENDATION OF METRO SYSTEM

urban design analysis



Legend

- Metro line
- Metro station

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

binh duong new city, vietnam ▪ master plan review and urban design | nus centre for design research 2008

Note: All building footprints do not represent the final footprint of each lot.
Each building shall be designed by final investors following the guidelines.

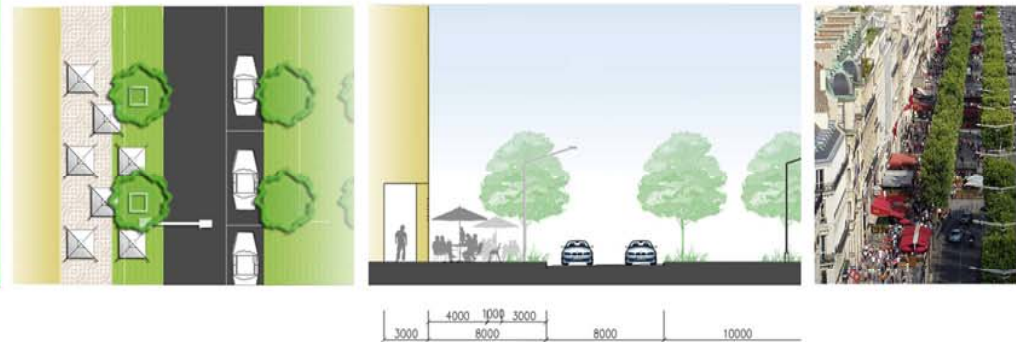
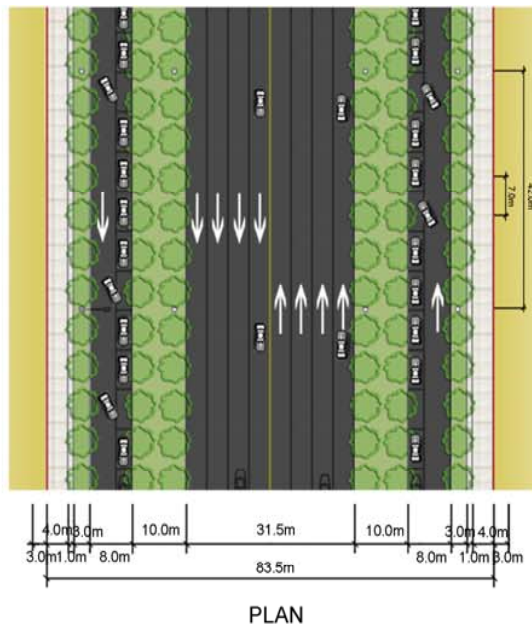
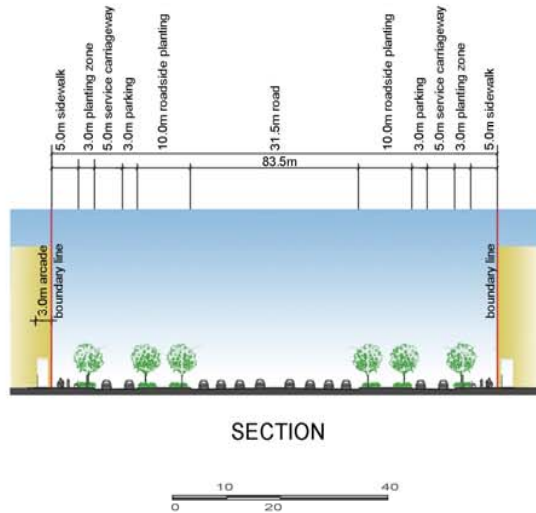
ROAD & SIDEWALK DETAILS

MAJOR ARTERIAL

TYPE A

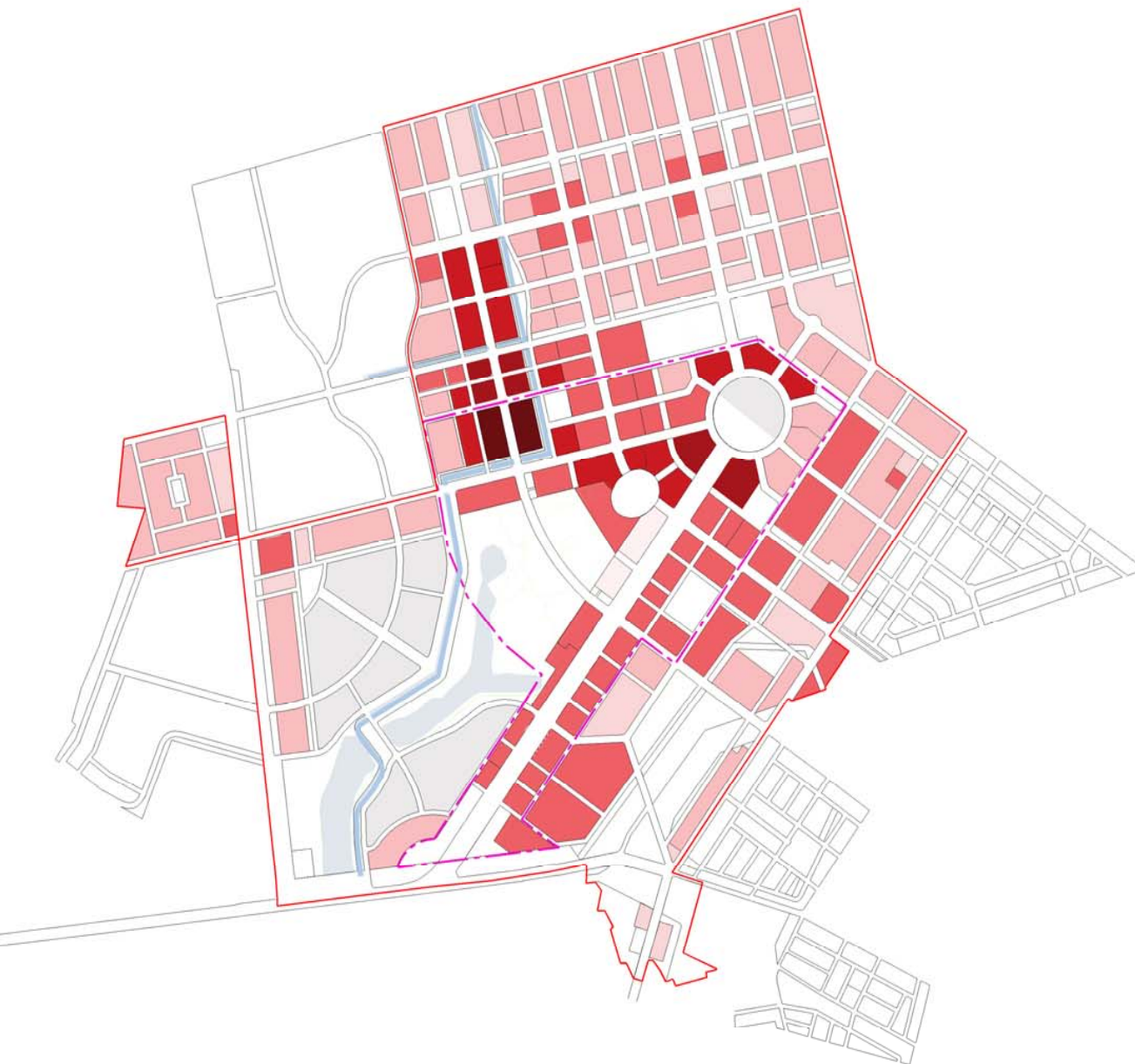
(8 Lane – 2 Way; with kerbside parking on both sides)

- | | |
|---|--------|
| A. Main Carriageway Width: | 31.5 m |
| B. Roadside Planting Zone: | 10.0 m |
| 2 row tree planting | |
| C. Parallel car parking (painted on pavement) | 3.0 m |
| D. Service Carriageway Width: | 5.0 m |
| E. Planting Zone: | 3.0 m |
| Single row tree planting | |
| F. Sidewalk: | 5.0 m |
| - Spatial Breakdown: | |
| a. Street furniture | 1.0m |
| b. Sidewalk | 4.0 m |
| G. Arcade (after requisite building setback) | 3.0 m |











PLOT RATIO PLAN

urban design analysis



Legend

	0.6
	1.2
	1.8
	2.4
	2.6
	2.8
	3.0
	Subject to related guidelines

BUILDING HEIGHT CONTROL PLAN

Urban design analysis

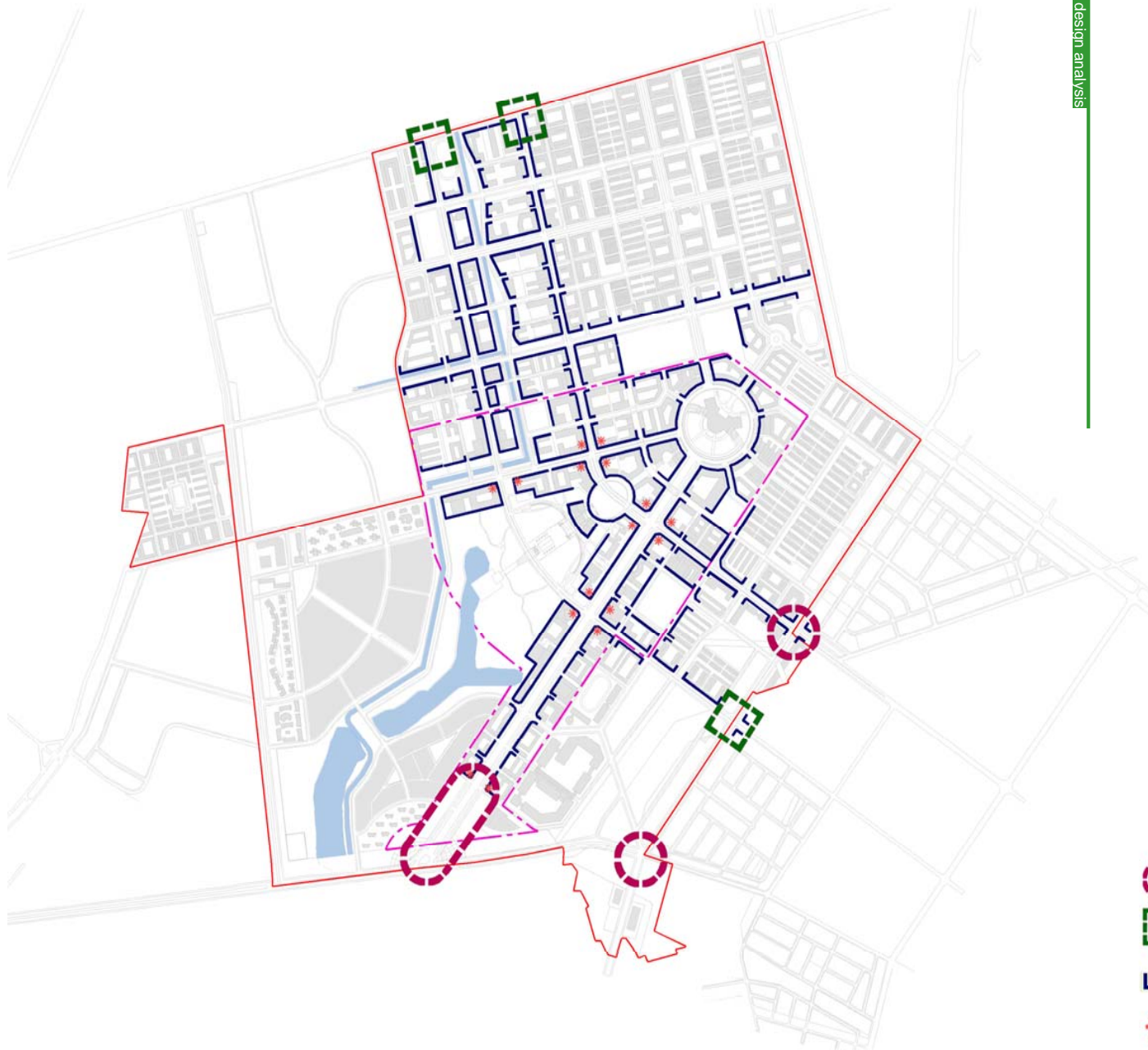


Legend





1~3	Storey
Up to 4	Storey
Up to 5	Storey
Up to 6	Storey
Up to 7	Storey
5~7	Storey
Up to 10	Storey
Up to 12	Storey
Up to 15	Storey
Up to 22	Storey
Up to 28	
No Height Control	

KEY STREETSCAPES & GATEWAYS PLAN

urban design analysis






Legend

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

STREET EDGE CONTROL PLAN



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

line

PARKING & INGRESS/EGRESS PLAN




urban design analysis



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

Legend

-  Recommended Vehicular Ingress & Egress
(To in Building/covered Car Parking)
-  Roadside Car Parking
-  Roadside Motorcycle Parking

SHOPFRONT PLAN

urban design analysis



Legend

- Potential Shopfront
- Commercial
- Courtyard Townhouse
- Row Apartments
- Urban Terrace
- Mixed Residential
- Condominium
- Landed House
- Street Row House
- Residential Facilities
- Institutional Use
- Institutional Use

URBAN MOPHOLOGY KEY PLAN

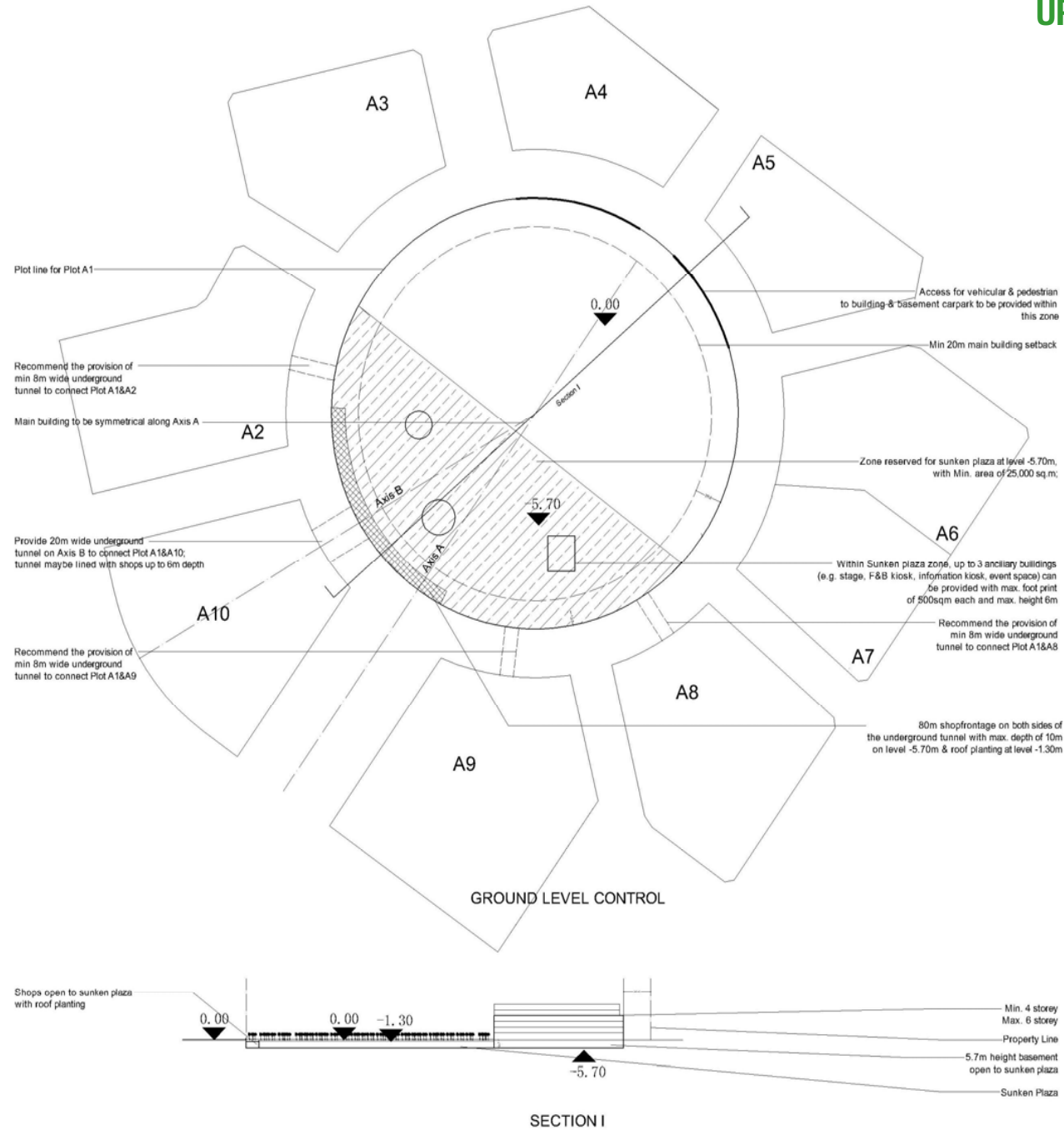
urban morphology



Legend

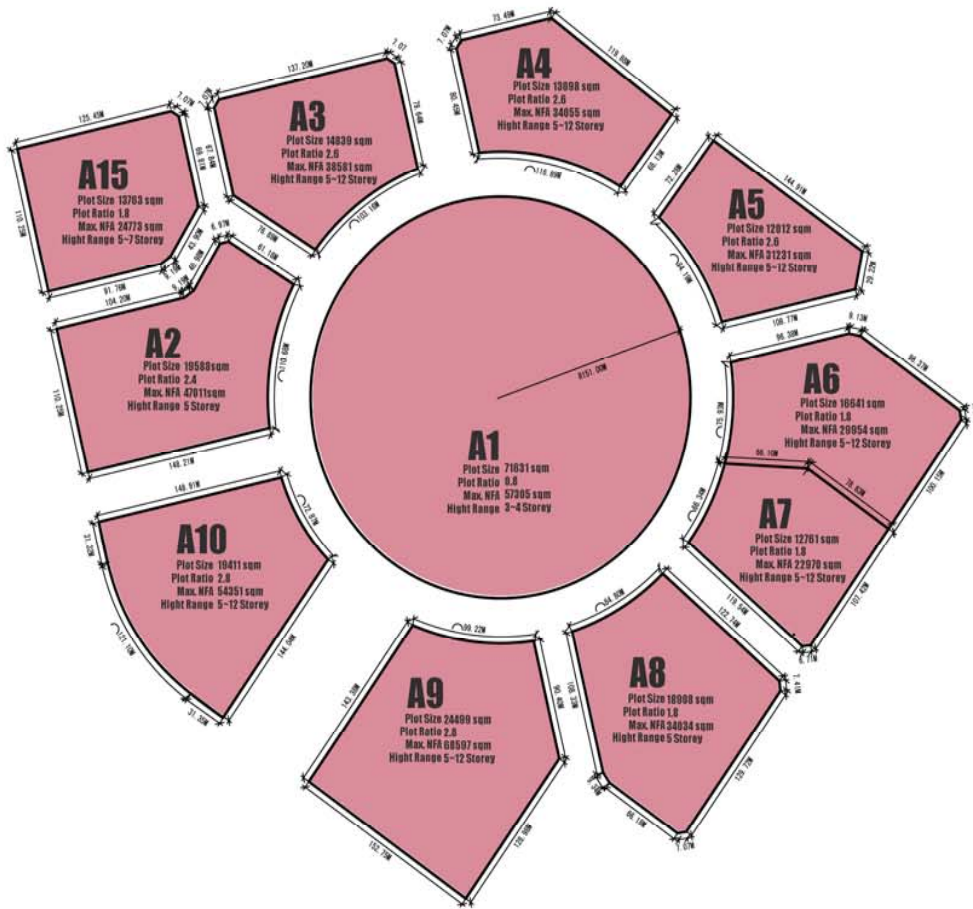
- Plot
- Utility
- Green/Open Space
- Green Buffer

PLOT A1



ECONOMIC DATA

CULTURE CENTER CENTRAL ZONE



PLOT NO.	PLOT SIZE (sqm)	Max. PLOT RATIO	HEIGHT RANGE	MAXIMUM NET FLOOR AREA (sqm)	COMMERCIAL						RESIDENTIAL						SCHOOL & SERVICE FACILITY						OTHER USAGE	
					OFFICE		RETAIL		HOTEL		AVERAGE RESI		VILLA		STREET ROWHOUSE		SCHOOL		SERVICE FACILITY					
					PERCENTAGE GE	MAX. FLOOR AREA	PERCENTAGE GE	MAX. FLOOR AREA	PERCENTAGE GE	MAX. FLOOR AREA	PERCENTAGE GE	MAX. FLOOR AREA	PERCENTAGE GE	MAX. FLOOR AREA	PERCENTAGE GE	MAX. FLOOR AREA	PERCENTAGE GE	MAX. FLOOR AREA	PERCENTAGE GE	MAX. FLOOR AREA	NAME	MAX. FLOOR AREA		
TOTAL	237,151	2.8	Up to 12	442,963	53.5%	237,050	10.7%	47,207	0.0%	0	23.2%	102,900	0.0%	0	0.0%	0	0.0%	0	0.0%	0		55,705		
A1	71,631	0.8	3-4	87,305	0.0%	0	2.8%	1,600	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	Culture Centre	87,305		
A2	19,588	2.4	5	47,811	75.0%	35,269	26.0%	11,753	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0				
A3	14,859	2.6	5-12	38,581	45.0%	17,362	10.0%	3,858	0.0%	0	45.0%	17,362	0.0%	0	0.0%	0	0.0%	0	0.0%	0				
A4	13,098	2.6	5-12	34,855	45.0%	16,398	10.0%	3,406	0.0%	0	45.0%	16,398	0.0%	0	0.0%	0	0.0%	0	0.0%	0				
A5	12,812	2.6	5-12	31,231	45.0%	14,054	10.0%	3,123	0.0%	0	45.0%	14,054	0.0%	0	0.0%	0	0.0%	0	0.0%	0				
A6	16,641	1.8	5-12	29,954	45.0%	13,479	10.0%	2,995	0.0%	0	45.0%	13,479	0.0%	0	0.0%	0	0.0%	0	0.0%	0				
A7	12,781	1.8	5-12	22,970	45.0%	10,536	10.0%	2,297	0.0%	0	45.0%	10,536	0.0%	0	0.0%	0	0.0%	0	0.0%	0				
A8	10,898	1.8	5	24,834	35.0%	11,912	10.0%	3,403	0.0%	0	55.0%	18,719	0.0%	0	0.0%	0	0.0%	0	0.0%	0				
A9	24,492	2.8	5-12	68,597	90.0%	61,737	10.0%	6,860	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0				
A10	19,411	2.8	5-12	54,351	80.0%	48,916	10.0%	5,435	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0				
A15	13,763	1.8	5-7	24,773	35.0%	8,671	10.0%	2,477	0.0%	0	55.0%	13,695	0.0%	0	0.0%	0	0.0%	0	0.0%	0				

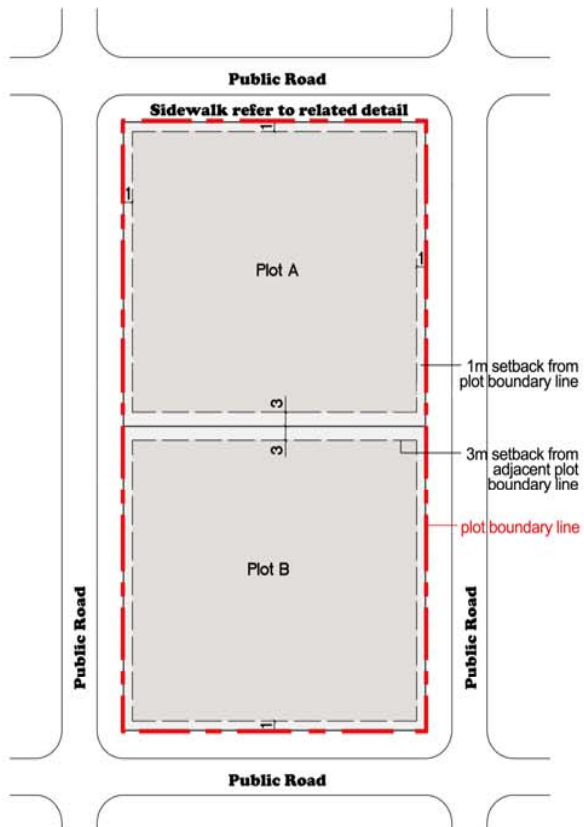
A If the plot has an adjacent road, minimum 1 m setback from plot boundary line

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

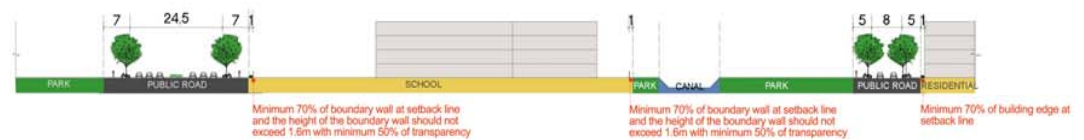
C For plot boundaries located at the controlled street edges, minimum 70% of building line shall sit on the setback line

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 1.6m with minimum 50% of transparency.

conditions

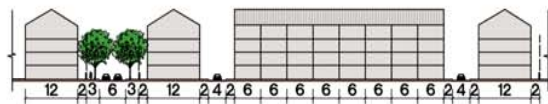
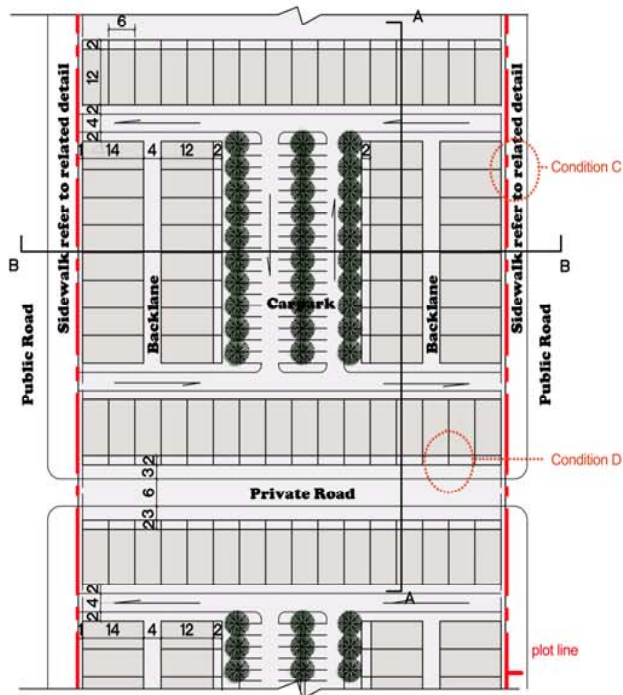


RESIDENTIAL PLOT GUIDELINES

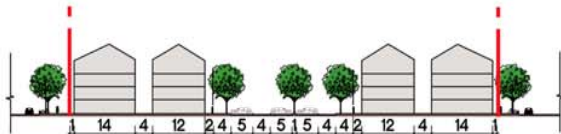


Section I-I

- 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 eave and balcony



Section A-A



Section B-B

conditions

RESIDENTIAL TYPOLOGY RECOMMENDATIONS

COURTYARD TOWNHOUSE

Courtyard townhouses are inspired by the local mixed used 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.

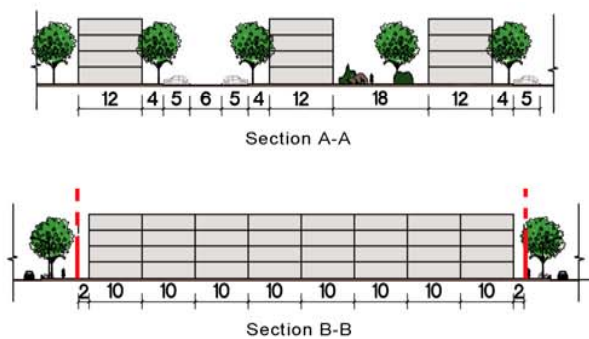
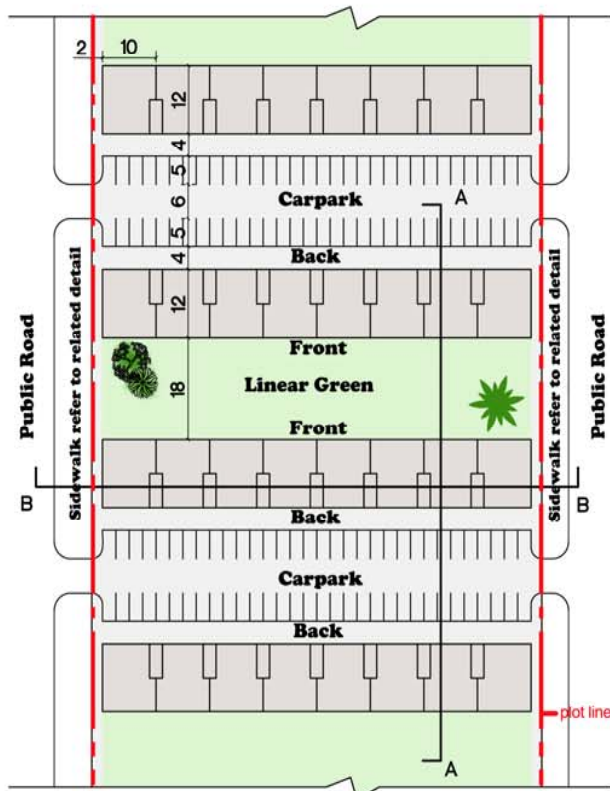


1m setback for units facing main road



2m front yard for inside units

A Front of the row apartment should face the main road or linear green
B Maximum 5 storey is allowed

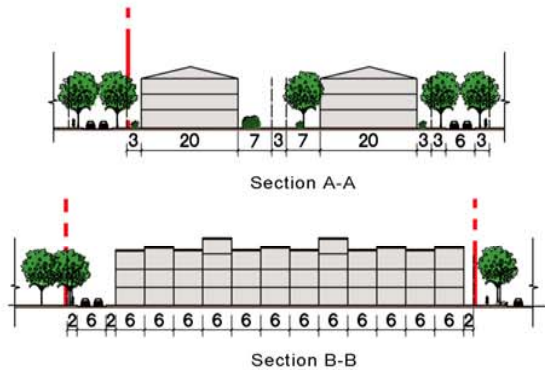
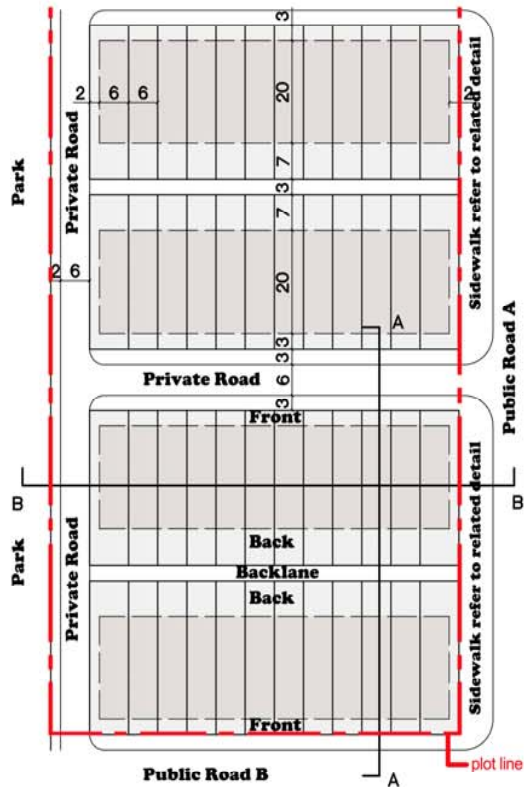


RESIDENTIAL TYPOLOGY RECOMMENDATIONS

Separated at intervals by private linear parks and car parks, 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.



- 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



conditions

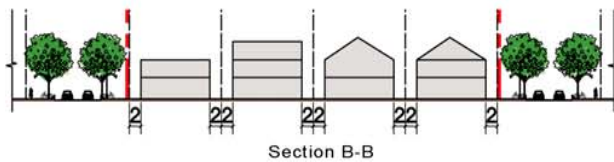
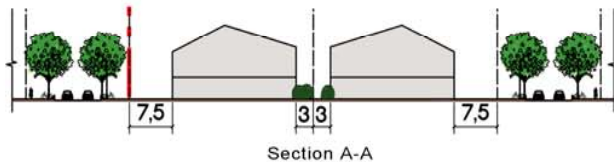
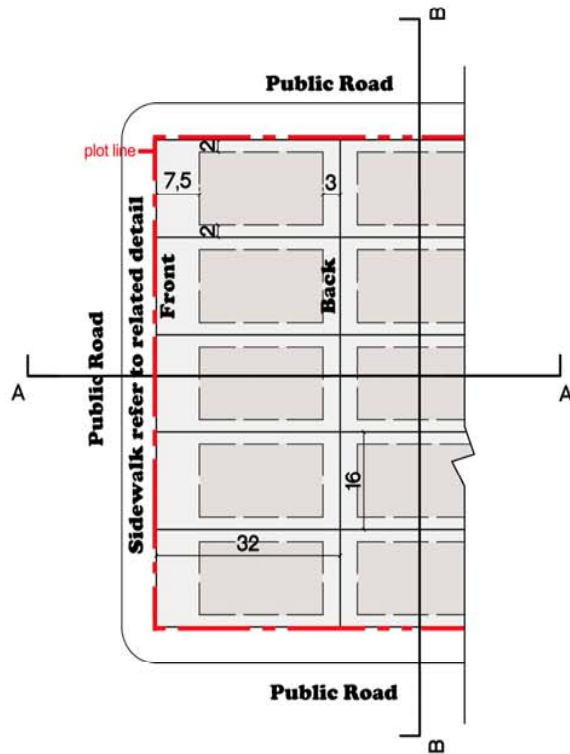
RESIDENTIAL TYPOLOGY RECOMMENDATIONS

URBAN TERRACE

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.



- A Maximum 35% site coverage
- B Maximum 3 storey is allowed
- C Maximum 1m projection from building wall is allowed for roof eave and balcony



conditions

RESIDENTIAL TYPOLOGY RECOMMENDATIONS

LUXURY VILLA

Occupying 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.



PERSPECTIVES

CEREMONIAL AXIS



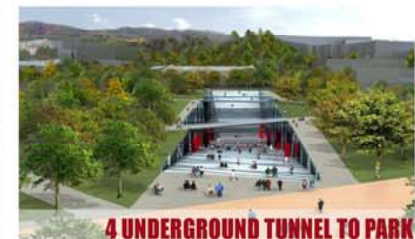
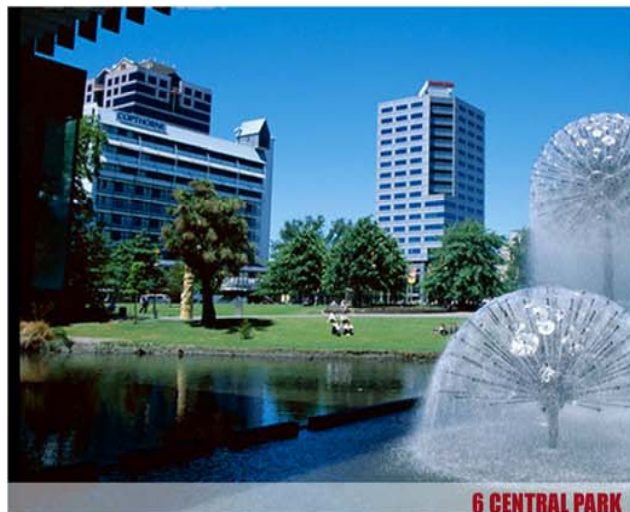
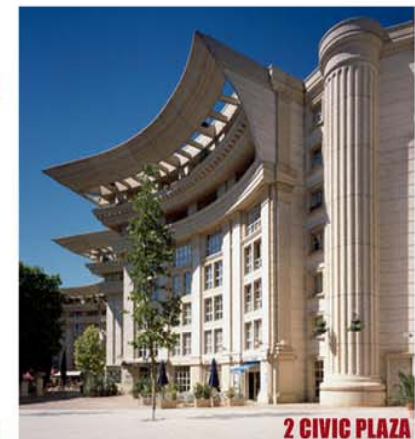
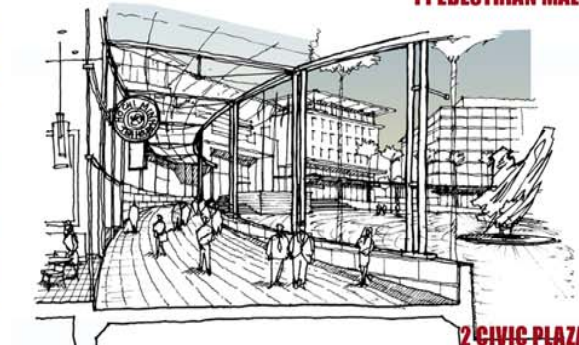
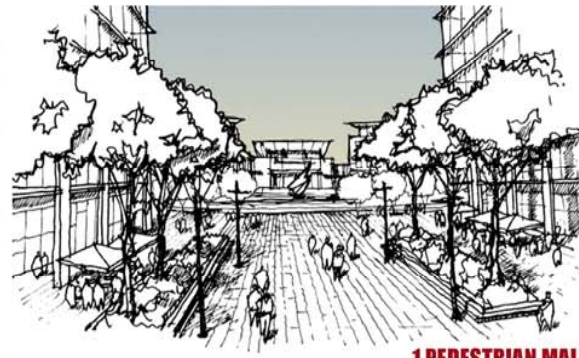


URBAN IMPRESSIONS

ADMIN CENTER ZONE

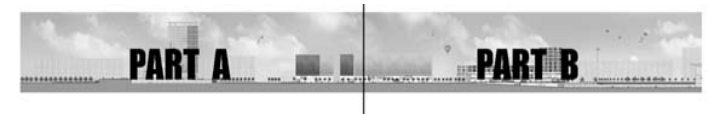


SECTION A-A



SECTIONS

LONG SECTION THROUGH CIVIC AXIS



URBAN IMPRESSIONS

BOULEVARD SOUTH ZONE



KEY PLAN



SECTION A-A



1 PEDESTRIAN MALL



1 PEDESTRIAN MALL



2 BOULEVARD SIDEWALK



2 BOULEVARD SIDEWALK



5 FEATURED GREEN



4 ENTRANCE PLAZA



2 BOULEVARD SIDEWALK



4 ENTRANCE PLAZA



3 BOULEVARD GATEWAY



3 BOULEVARD GATEWAY

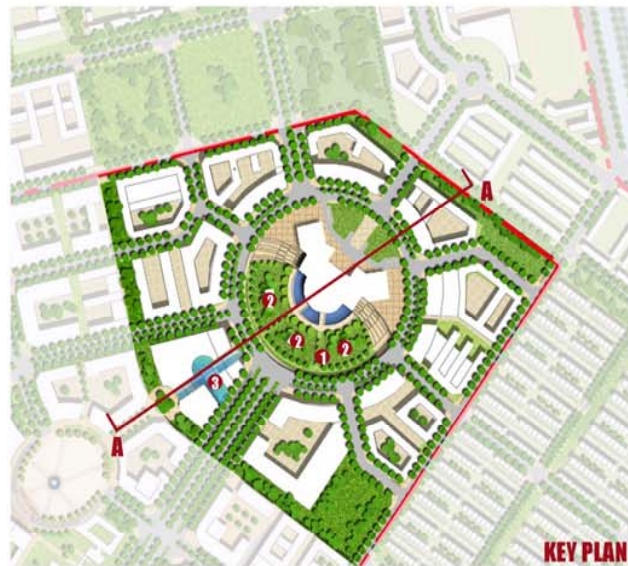
SECTIONS

CROSS SECTION THROUGH BOULEVARD



URBAN IMPRESSIONS

CULTURE ZONE



LANDSCAPE CONCEPT DESIGN

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.

