






**AMENDMENT NO. MPA20240016
TO MASTER PLAN**

Date Approved : 23 March 2024

-  ROAD ZONE
-  **2.0** SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 2.0 (GROSS)
-  **2.5** SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 2.5 (GROSS)

WRITTEN STATEMENT

This amendment involves the
 (a) Rezoning of the site, shown coloured grey on this plan, from Business 2 Zone at a plot ratio of 2.5 (gross) / 2.0 (gross) / 1.4 (gross) to Road Zone;
 (b) Change in plot ratio of the site, shown verged in red on this plan, from
 (i) Business 2 Zone at a plot ratio of 2.5 (gross) to Business 2 Zone at a maximum permissible plot ratio of 2.0 (gross);
 (ii) Business 2 Zone at a plot ratio of 1.4 (gross) to Business 2 Zone at a maximum permissible plot ratio of 2.0 (gross); and
 (iii) Business 2 Zone at a plot ratio of 1.4 (gross) to Business 2 Zone at a maximum permissible plot ratio of 2.5 (gross).

Note:

This Amendment Plan is to be read in conjunction with the Master Plan Written Statement.

The Plot Ratio indicated in this Amendment Plan only prescribes the maximum permissible intensity for the development of the land. The actual intensity to be permitted shall be determined by the Competent Authority and may be below the maximum permissible intensity.

The plot ratio indicated in this Amendment Plan shall not be used as basis for the calculation and payment of land betterment charge.

CERTIFIED APPROVED AMENDMENT

DANIEL LEONG
for Chief Planner
Urban Redevelopment Authority



SCALE : 1:2,000
MPA REF : MPA20240016
DATE : 26 MARCH 2024
GROUP : PHYSICAL PLANNING GROUP



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