

AMENDMENT NO. MPA20240032 TO MASTER PLAN

- 4.4 SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 4.4 (GROSS)
- RESIDENTIAL ZONE
- WHITE ZONE
- H HEALTH & MEDICAL CARE ZONE
- E EDUCATIONAL INSTITUTION ZONE
- W PLACE OF WORSHIP ZONE
- P PARK ZONE
- U UTILITY ZONE
- ROAD ZONE
- C CONSERVATION AREA

WRITTEN STATEMENT

This amendment involves the (a) Change in plot ratio of the site, shown verged in red on this plan, from (i) Residential Zone at a maximum permissible plot ratio of 3.5 (gross) / 7.4 (gross) to Residential Zone at a maximum permissible plot ratio of 4.4 (gross); (b) Assigning of plot ratio for the site, shown verged in red on this plan, from (i) Residential Zone with plot ratio "subject to detailed planning" to Residential Zone at a maximum permissible plot ratio of 5.3 (gross) / 5.8 (gross); (c) Rezoning of the site, shown coloured on this plan, from (i) Educational Institution Zone / Park Zone / Road Zone to Residential Zone at a maximum permissible plot ratio of 4.4 (gross) / 5.3 (gross) / 5.8 (gross); (ii) Residential Zone with plot ratio "subject to detailed planning" to Civic & Community Institution Zone / Educational Institution Zone / Place of Worship Zone / Road Zone; (iii) Residential Zone with plot ratio "subject to detailed planning" / Road Zone to Health & Medical Care Zone; (iv) Road Zone to White Zone at a maximum permissible plot ratio of 6.3 (gross) / Park Zone / Park Zone (Use as Drain); (v) Park Zone / Road Zone to Utility Zone; (vi) Residential Zone at a maximum permissible plot ratio of 3.5 (gross) / 7.4 (gross) / White Zone at a maximum permissible plot ratio of 6.3 (gross) / Park Zone to Road Zone; (vii) Utility Zone / Park Zone / Road Zone to Road Zone (Subsumed under Utility Zone); (c) Revision of conservation area boundary, shown verged on this plan.

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 PROPOSED AMENDMENT

ONG LAY HUA
for Chief Planner
Urban Redevelopment Authority



SCALE : 1:2,500
MPA REF : MPA20240032
DATE : 1 APRIL 2024
GROUP : CONSERVATION AND URBAN DESIGN GRP



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