



**AMENDMENT NO. MPA20230114  
TO MASTER PLAN**

- BUSINESS 2 ZONE
- ROAD ZONE
- TRANSPORT FACILITIES ZONE

**WRITTEN STATEMENT**  
 This amendment involves the rezoning of the site, shown coloured on this plan, from  
 (i) Business 2 Zone at a plot ratio of 2.5 (gross) to Transport Facilities Zone / Road Zone;  
 (ii) Park Zone to Road Zone;  
 (iii) Road Zone to Business 2 Zone at a maximum permissible plot ratio of 2.5 (gross) / Transport Facilities Zone.

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**

**THAM CHENG-E**  
 for Chief Planner  
 Urban Redevelopment Authority



**SCALE : 1:2,500**  
**MPA REF : MPA20230114**  
**DATE : 31 AUGUST 2023**  
**GROUP : PHYSICAL PLANNING GROUP**

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