

AMENDMENT NO. MPA20240041 TO MASTER PLAN

- BUSINESS 2 ZONE
- ROAD ZONE
- OPEN SPACE ZONE
- WATERBODY ZONE

WRITTEN STATEMENT

This amendment involves the (a) Rezoning of the site, shown coloured on this plan, from (i) Road Zone and Business 2 Zone at a plot ratio of 2.5 (gross)(use as road) and Business 1 Zone at a plot ratio of 2.5 (gross) and 2.5 (gross) (use as road) to Business 2 Zone at a maximum permissible plot ratio of 2.5 (gross); (ii) Road Zone to Business 2 at a plot ratio of 2.5 (gross) (use as road); (iii) Road Zone and Business 2 Zone at a plot ratio of 2.5 (gross) to Open Space Zone; (iv) Road Zone and Business 1 Zone at a plot ratio of 2.5 (gross) and Business 2 Zone at a plot ratio of 2.5 (gross) to Waterbody Zone; (v) Business 1 Zone at a plot ratio of 2.5 (gross) and Business 2 Zone at a plot ratio of 2.5 (gross) (use as road) to Road 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

LEE PEI SHAN, KAREN (MS)
for Chief Planner
Urban Redevelopment Authority



SCALE : 1:2,000

MPA REF : MPA20240041

DATE : 19 MARCH 2024

GROUP : PHYSICAL PLANNING GROUP



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