

AMENDMENT NO. MPA20240171 TO MASTER PLAN

- 2.5 SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 2.5 (GROSS)
- COMMERCIAL & RESIDENTIAL ZONE
- RESIDENTIAL ZONE
- ROAD ZONE

WRITTEN STATEMENT

This amendment involves the (a) Change in plot ratio of the site, shown verged in red on this plan, from (i) Commercial & Residential Zone at a plot ratio of 3.0 (gross) to Commercial & Residential Zone at a maximum permissible plot ratio of 2.5 (gross); (b) Rezoning of the site, shown coloured on this plan, from (i) Reserve Site Zone to Commercial & Residential Zone at a maximum permissible plot ratio of 2.5 (gross); (ii) Reserve Site Zone to Road Zone; (iii) Commercial & Residential Zone at a plot ratio of 3.0 (gross) to Road Zone; (iv) Road Zone to Commercial & Residential Zone at a maximum permissible plot ratio of 2.5 (gross); (v) Road Zone to Residential Zone at a maximum permissible plot ratio of 3.0 (gross); (vi) Residential Zone at a plot ratio of 3.0 (gross) to Road Zone; (vii) Residential Zone at a plot ratio of 2.8 (gross) 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

Tham Cheng E
for Chief Planner
Urban Redevelopment Authority



SCALE : 1:2,500

MPA REF : MPA20240171

DATE : OCT 2024

GROUP : PHYSICAL PLANNING GROUP



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