



# AMENDMENT NO. 38/14 TO MASTER PLAN

(Date Approved: 8 Oct 2014)

- BUSINESS 1 ZONE
- BUSINESS 2 ZONE
- TRANSPORT FACILITIES ZONE
- ROAD ZONE
- UTILITY ZONE
- PLACE OF WORSHIP ZONE
- RESERVE SITE
- SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 3.00 (GROSS)

## WRITTEN STATEMENT

This amendment involves (i) the change in plot ratio for the site, shown verged in red on this plan, from Business 2 Zone at a plot ratio of 2.50 (gross) to Business 2 Zone at a maximum permissible plot ratio of 3.00 (gross); and (ii) the rezoning of the site, shown coloured on this plan, from (a) Educational Institution Zone/Place of Worship Zone/Reserve Site/Transport Facilities Zone/Utility Zone/Business 1 Zone at a plot ratio of 2.50 (gross)/Business 2 Zone at a plot ratio of 2.50 (gross) to Road Zone, (b) Transport Facilities Zone/Road Zone to Business 2 Zone at a maximum permissible plot ratio of 2.50 (gross), (c) Business 2 Zone at a plot ratio of 2.50 (gross) to Transport Facilities Zone, (d) Road Zone/Place of Worship Zone/ Reserve Site to Business 1 Zone at a maximum permissible plot ratio of 2.50 (gross), (e) Business 1 Zone at a plot ratio of 2.50 (gross) to Utility Zone, (f) Road Zone/Business 1 Zone at a plot ratio of 2.50 (gross) to Place of Worship Zone, and (g) Road Zone/Business 1 Zone at a plot ratio of 2.50 (gross) to Reserve Site; and (h) Road Zone to Business 2 Zone at a maximum permissible plot ratio of 3.00 (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 development charge.

## CERTIFIED APPROVED AMENDMENT

*Han Yong Hoe*  
HAN YONG HOE  
for Chief Planner  
Urban Redevelopment Authority



SCALE : 1:2,000

FILE REF : DC/MPA/2014/0038

DATE : 6 NOV 2014

GROUP : DEVELOPMENT CONTROL



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