AMENDMENT NO. MPA20260103 TO MASTER PLAN

(Date Approved : 13 October 2026)

3.5	SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 3.5 (GROSS)
	OPEN SPACE
	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) Residential Zone at a plot ratio of 2.1 (gross) to Residential Zone at a maximum permissible plot ratio of 3.5 (gross); (b) Rezoning of the site, shown coloured on this plan, from (i) Residential Zone at a plot ratio of 2.1 (gross) to Road Zone; (ii) Residential Zone at a plot ratio of 2.1 (gross) to Open Space 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 APPROVED AMENDMENT

HO_Pei_Yun@ura.gov.sg

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HO PEI-YUN
for Chief Planner
Urban Redevelopment Authority

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SCALE : 1:1,350

MPA REF : MPA20260103

DATE : 13 OCTOBER 2026

GROUP : PHYSICAL PLANNING GROUP

URBAN REDEVELOPMENT AUTHORITY

To make Singapore a great city to live, work and play