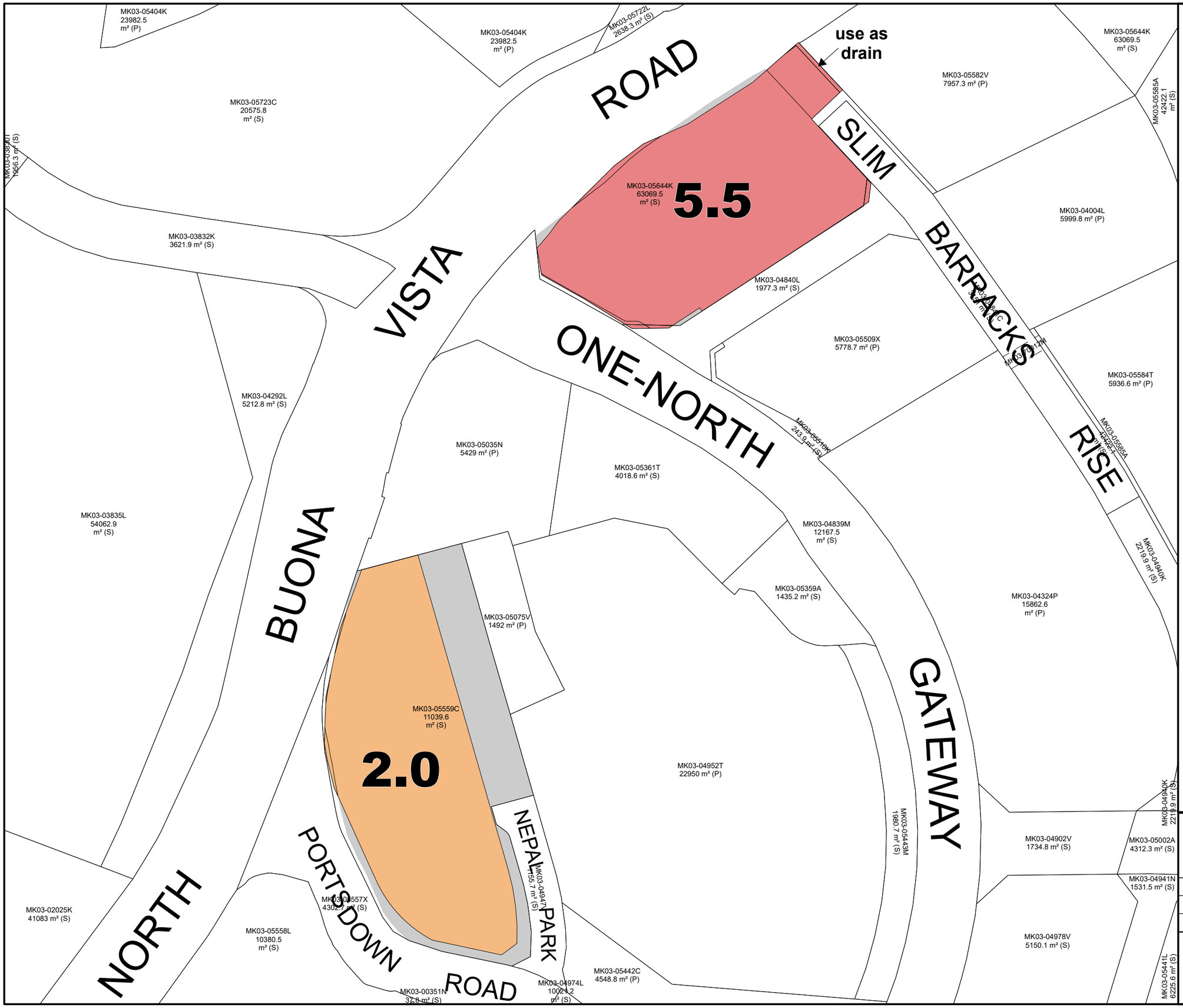

AMENDMENT NO. MPA20260134 TO MASTER PLAN

(Date Approved : 11 November 2026)

- RESIDENTIAL ZONE
- RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY ZONE
- ROAD ZONE

WRITTEN STATEMENT

This amendment involves the rezoning of the sites, shown coloured on this plan, from (i) White Zone / Road Zone to Residential with Commercial at 1st Storey Zone at a maximum permissible plot ratio of 5.5 (gross); ii) Road Zone to Residential with Commercial at 1st Storey Zone at a maximum permissible plot ratio of 5.5 (gross) (Use as Drain); iii) Commercial Zone / Road Zone to Residential at a maximum permissible plot ratio of 2.0 (gross); and iv) Commercial Zone / White Zone 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 APPROVED AMENDMENT

Karen_PS_LEE@ura.gov.sg

Digitally signed by Karen_PS_LEE@ura.gov.sg
Date: 2026.11.12 19:33:32 +08'00'

LEE PEI SHAN (Ms)
for Chief Planner
Urban Redevelopment Authority

0 50 M

SCALE	: 1:1,500
MPA REF	: MPA20260134
DATE	: 12 NOVEMBER 2026
GROUP	: PHYSICAL PLANNING GROUP

URBAN REDEVELOPMENT AUTHORITY

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