AMENDMENT NO. MPA20260106 TO MASTER PLAN

(Date Approved : 13 October 2026)

3.4 SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 3.4 (GROSS)

ROAD ZONE

WRITTEN STATEMENT

This amendment involves the (a) change in plot ratio for the site, shown verged in red on this plan, from Residential Zone at a plot ratio of 2.1 (gross) to Residential Zone at a maximum permissible plot ratio of 3.4 (gross) and (b) rezoning of the site, shown coloured on this plan, from Residential Zone at a plot ratio of 2.1 (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 APPROVED AMENDMENT

HO_Pei_Yun@ura.gov.sg

Digitally signed by HO_Pei_Yun@ura.gov.sg
Date: 2026.10.14 10:29:07 +08'00'

HO PEI-YUN
for Chief Planner
Urban Redevelopment Authority

0 50 M

SCALE : 1:1,000
MPA REF : MPA20260106
DATE : 13 OCTOBER 2026
GROUP : PHYSICAL PLANNING GROUP

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

3.4

SIMEI STREET 3

SIMEI ROAD

SIMEI LANE

MERAGI CLOSE

MERAGI TERRACE

MK28-04137X 60952.3 m² (P)
MK28-04493T 32413.8 m² (P)
MK28-04390T 19995.7 m² (P)
MK28-04493T 32413.8 m² (P)
MK28-05357P 352.9 m² (S)
MK28-05358T 474.3 m² (S)
MK28-05723C 43560.4 m² (S)
MK28-06254W 320.2 m² (S)
MK28-07347P 18131.5 m² (S)
MK28-04163P 2481.2 m² (P)
MK28-07349A 17682.4 m² (S)
MK28-07350P 3326.7 m² (S)
MK28-04169L 67362.2 m² (P)
MK28-07053T 16825.5 m² (P)
MK28-05349L 331.3 m² (P)
MK28-05350N 330.3 m² (P)
MK28-05351X 397.3 m² (P)
MK28-05348X 351.5 m² (P)
MK28-03541C 3900.6 m² (S)
MK28-05354M 123.5 m² (S)
MK28-05352L 241.8 m² (P)
MK28-05353C 279.3 m² (P)
MK28-05356A 98.3 m² (P)
MK28-03509W 426.7 m² (P)
MK28-03510C 280.1 m² (P)
MK28-03511M 283.8 m² (P)
MK28-05987K 7508.7 m² (S)
MK28-06027M 254.7 m² (P)
MK28-06028W 197.8 m² (P)
MK28-03518N 204.6 m² (P)
MK28-03518X 204.6 m² (P)
MK28-03520K 204.5 m² (P)
MK28-03521N 204.5 m² (P)
MK28-03526W 343.6 m² (P)
MK28-03527V 189.8 m² (P)
MK28-03528P 193.2 m² (P)
MK28-03529T 196.6 m² (P)
MK28-03530V 200 m² (P)
MK28-03531P 203.4 m² (P)
MK28-03533K 207.7 m² (P)
MK28-04811M 401.8 m² (P)
MK28-04812W 195.4 m² (P)
MK28-04813V 197.9 m² (P)
MK28-04815T 196.2 m² (P)
MK28-04831P 356.2 m² (P)
MK28-04832T 214.1 m² (P)
MK28-05987K 7508.7 m² (S)
MK28-06256P 1047.7 m² (S)