AMENDMENT NO. MPA20260139 TO MASTER PLAN

(Date Approved : 11 November 2026)

3.2	SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 3.2 (GROSS)
	RESIDENTIAL ZONE
	ROAD ZONE
	OPEN SPACE 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 2.8 (gross) to Residential Zone at a maximum permissible plot ratio of 3.2 (gross); (ii) Residential Zone at a plot ratio of 3.0 (gross) to Residential Zone at a maximum permissible plot ratio of 2.8 (gross) / 3.2 (gross); and (b) rezoning of the site, shown coloured on this plan, from (i) Residential Zone at a plot ratio of 2.8 (gross) / 3.0 (gross) to Open Space Zone / Road Zone; (ii) Road Zone to Residential Zone at a maximum permissible plot ratio of 2.8 (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 land betterment charge.

CERTIFIED APPROVED AMENDMENT

LIM_Teck_Leong@ura.gov.sg
Digitally signed by LIM_Teck_Leong@ura.gov.sg
Date: 2026.11.12 15:14:14 +08'00'

LIM TECK LEONG
for Chief Planner
Urban Redevelopment Authority

0 100 M

SCALE	: 1:2,000
MPA REF	: MPA20260139
DATE	: NOVEMBER 2026
GROUP	: PHYSICAL PLANNING GROUP

URBAN REDEVELOPMENT AUTHORITY

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