AMENDMENT NO. MPA20260133 TO MASTER PLAN

- 4.4 — SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 4.4
- ROAD ZONE
- W — PLACE OF WORSHIP ZONE
- PARK ZONE
- WATERBODY ZONE
- RESIDENTIAL ZONE

WRITTEN STATEMENT

This amendment involves the (a) Change in plot ratio of the site, shown verged in red on this plan, from Residential Zone at a plot ratio of 3.5 (gross) to Residential Zone at a maximum permissible plot ratio of 4.4 (gross); (b) Rezoning of the site, shown coloured on this plan, from (i) Waterbody Zone to Road Zone; (ii) Residential Zone at a plot ratio of 3.5 (gross) to Road Zone; (iii) Road Zone to Residential Zone at a maximum permissible plot ratio of 4.4 (gross); (iv) Residential Zone at a plot ratio of 3.5 (gross) to Waterbody Zone; (v) Residential Zone at a plot ratio of 3.5 (gross) to Park Zone; (vi) Residential Zone at a plot ratio "subject to detailed planning" to Road Zone; (vii) Road Zone to Residential Zone at a maximum permissible plot ratio "subject to detailed planning"; (viii) Place of Worship Zone to Residential Zone at a maximum permissible plot ratio of 3.5 (gross); (ix) Place of Worship Zone to Road Zone; (x) Residential Zone at a plot ratio of 3.5 (gross) to Place of Worship Zone; (xi) Residential Zone at a plot ratio of 3.7 (gross) to Road Zone; (xii) Residential Zone at a plot ratio of 4.0 (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 PROPOSED AMENDMENT

BARNABAS SIM
for Chief Planner
Urban Redevelopment Authority

Barnabas_SIM @ura.gov.sg
Digitally signed by Barnabas_SIM@ura.gov.sg
Date: 2026.10.23 14:57:52 +08'00'

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SCALE : 1:2,500

MPA REF : MPA20260133

DATE : 23 OCTOBER 2026

GROUP : PHYSICAL PLANNING GROUP

URBAN REDEVELOPMENT AUTHORITY

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