AMENDMENT NO. MPA20260144 TO MASTER PLAN

2.5 SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 2.5 (GROSS)

WRITTEN STATEMENT

This amendment involves the change in plot ratio of the site, shown verged in red on this plan, from Business 2 Zone at a plot ratio of 1.5 (gross) to Business 2 Zone at a maximum permissible plot ratio of 2.5 (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 PROPOSED AMENDMENT

THAM_Cheng_E@ura.gov.sg

Digitally signed by THAM_Cheng_E@ura.gov.sg
Date: 2026.11.04 17:10:42 +08'00'

THAM CHENG-E
for Chief Planner
Urban Redevelopment Authority

0 100 M

SCALE : 1:2,000
MPA REF : MPA20260144
DATE : 4 NOVEMBER 2026
GROUP : PHYSICAL PLANNING GROUP

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

SELETAR WEST ROAD 1
SELETAR WEST ROAD 4
MK20-02641W 437509.9 m² (S)
2.5
MK20-04030N 44162.6 m² (S)
MK20-04031X 66664.3 m² (S)
MK18-08495K 1298.7 m² (S)
MK18-08497X 1287.5 m² (S)
MK18-08499C 2492.8 m² (S)
MK20-02636C 22030.2 m² (S)
CENTRAL EXPRESSWAY
MK18-13264M 42606.9 m² (S)
MK18-13307V 23055.9 m² (P)
MK18-04990A 1129.2 m² (P)
MK18-04989N 891.8 m² (P)
TAMARIND ROAD
YIO CHU KANG ROAD
MK18-14108N 5377 m² (S)
MK18-14697C 10810 m² (S)
MK18-16073K 403.3 m² (P)
MK18-07016L 1854.3 m² (S)
MK18-07021M 492.7 m² (P)
MK18-07067P 423.8 m² (P)
MK18-04984V 342.4 m² (P)
MK18-04985P 384.2 m² (P)
MK18-04983W 336.8 m² (P)
MK18-15014M 445.9 m² (P)
MK18-08725P 344.3 m² (P)
MK18-08726T 350.4 m² (P)