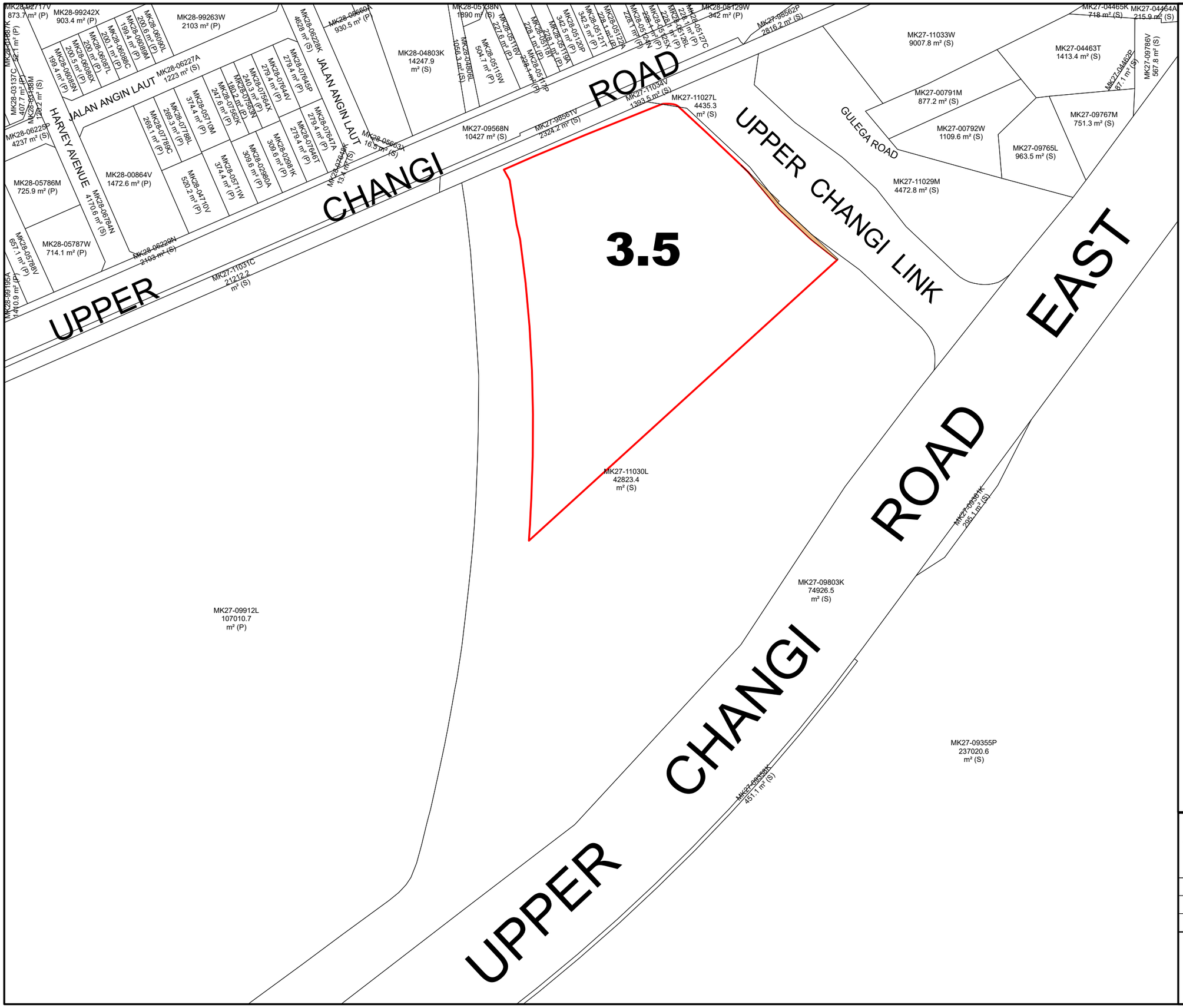

AMENDMENT NO. MPA20260104 TO MASTER PLAN

(Date Approved : 11 November 2026)

3.5	SITE FOR MAXIMUM PERMISSIBLE PLOT RATIO OF 3.5
	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 2.1 (gross) to Residential Zone at a maximum permissible plot ratio of 3.5 (gross) and (b) Rezoning of the site, shown coloured on this plan, from Road Zone to Residential Zone at a maximum permissible plot ratio of 3.5 (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 APPROVED AMENDMENT

HO_Pei_Yun@ura.gov.sg

Digitally signed by HO_Pei_Yun@ura.gov.sg
Date: 2026.11.13 09:59:02 +08'00'

HO PEI-YUN
for Chief Planner
Urban Redevelopment Authority

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SCALE : 1:1,500

MPA REF : MPA20260104

DATE : 11 NOVEMBER 2026

GROUP : PHYSICAL PLANNING GROUP

URBAN REDEVELOPMENT AUTHORITY

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