

FAQ

1. **What is a Railway Protection Plan(RPP)?**

Railway Protection Plan shows the railway safety zone, railway protection zone, railway corridor and railway 1st reserve graphically using Cadastral Data from the Land Survey Division of the Singapore Land Authority.

2. **What is Railway Safety Zone?**

Railway Safety Zone means the land delineated as show in plan or maps prepared by the Authority pursuant to Regulation 4 of the Rapid Transit System (Railway Protection, Restricted Activities) Regulation.

3. **What is the implication of the Railway Safety Zone?**

If it appears that a restricted activity is being carried out in the Railway Safety Zone, LTA may notify in writing requiring the owner/developer or the contractor carrying out any restricted activities within railway safety zone to provide information in pursuant to Regulation 6 of the Rapid Transit System (Railway Protection, Restricted Activities) Regulation.

Guidelines for carrying out restricted activities are provided in Guide To Carrying Out Restricted Activities Within Railway Protection & Safety Zones for such works. Approval should be obtained from LTA DBC before starting critical works which pose high risk to the railway.

4. **What are restricted activities?**

Restricted activities are listed in the schedule of the Rapid Transit System (Railway Protection, Restricted Activities) Regulation. They are briefly summarised as:

- a. Use of crane, drilling or piling equipment, excavator or any other mechanical equipment or vehicle
- b. Installation of boreholes, wells, sheet-piles, pile foundations, ground anchors and horizontal tie backs
- c. Storage of materials
- d. Excavation of trenches, pits, earthworks, backfilling
- e. Dredging of sea beds or river beds, anchoring of vessel with displacement weight more than 20 tonnes
- f. Erection of temporary structures such as maintenance towers, ladders, hoardings, and others such as those for trade fair, fun fair, exhibitions, entertainment, night markers, religions functions or ceremonies
- g. Planting of trees with full grown height above parapet wall or wing wall of railway

- h. Use of explosive material for blasting, demolition or removal of rocks
- i. Construction of underground passageway for use of street, railway, conduit for utilities, and access for people, vehicles, or equipment to underground working site

5. **How can I apply for clearance to carry out restricted activities?**

You may write to the following for your application on restricted activities:

Deputy Director (Development & Building Control)
251 North Bridge Road
Singapore 179102

You can make use of the following forms to apply for clearance for trench excavation and erection of temporary shed/tents/shelters:

- [LTA DBC RAIL-S1: Application For Permission to Carry Out Trench and Pit Excavation Within Railway Protection Zone \(PDF\)](#)
- [LTA DBC RAIL-S2: Application For Permission To Erect Temporary Sheds/Tents/Shelters Within Railway Protection Zone \(PDF\)](#)

6. **What is the Railway Protection Zone?**

Railway Protection Zone is defined in the Rapid Transit System (Railway Protection, Restricted Activities) Regulation. It means that part of the land within 40m from the railway.

7. **What is the implication if my land or work area is within the Railway Protection Zone?**

You should obtain LTA's clearance if you want to carry out restricted activities in the railway protection zone.

In addition, any person who intends to develop and carry out engineering works within the railway protection zone must submit their proposal to LTA under Rapid Transit System (Development & Building Works within Railway Corridor and Railway Protection Zone) Regulations.

The design, planning and construction of these proposals must take into consideration the requirements in the Code of Practice for Railway Protection. Qualified Person must make submission to LTA DBC for review and approval and apply for permit before starting work on site.

8. **What is Railway Corridor?**

Railway Corridor is based on the railway area gazetted in accordance with Section 3 of the Rapid Transit System Act to safeguard the area designated for proposed railway lines.

9. **What is the implication of Railway Corridor?**
Any person who intends to develop and carry out engineering works within the railway corridor must submit their proposal to LTA under Rapid Transit System (Development & Building Works within Railway Corridor and Railway Protection Zone) Regulations.
- The design, planning and construction of these proposals must take into consideration the requirements in the Code of Practice for Railway Protection. Qualified Person must make submission to LTA DBC for review and approval and apply for permit before starting work on site.
10. **What is 1st reserve?**
The extent of the 1st reserve is defined in the Code of Practice for Railway Protection. You can obtain a copy of the Code from the LTA website.
11. **What is the implication if my land/work area falls in 1st reserve?**
The condition for any restricted activities development and engineering works within 1st reserve is more stringent due to the proximity to the rapid transit system. These works must be carefully planned and carried out under close supervision and diligence to avoid damaging or affecting the MRT/LRT structures and the safety of railway operation.
- Proposal for works within 1st reserve must be submitted to LTA DBC for review and approval before the work is carried.
12. **How do I know which portion of the lot is within railway safety zone?**
The portion of lot within railway safety zone is shaded in light blue on the drawing.
13. **How do I make submissions to Development & Building Control Division (DBC) under the Rapid Transit System (Development & Building Works within Railway Corridor and Railway Protection Zone) Regulation?**
You can submit development and building works to DBC through the [e-CORENET system](#).
14. **Can I develop or redevelop the portion of land within railway protection zone or railway corridor?**
Yes you can. However the planning, design and construction of the development must meet the requirements in the Code of Practice for Railway Protection.
15. **What output format is available for the Railway Protection Plan?**
The railway protection plan is available in both PDF and CAD format. For information please refer to the Railway Protection Plan Explanatory Notes (PDF).
16. **Is railway protection plan related to land acquisition matter?**

Railway protection plan is not related to land acquisition. For enquiry on acquisition of land, please do a lot base search on SLA website to check on the "Lot Particulars". If the land has been acquired by the government, the Land Acquisition Act (LAA) Gazette No. will be reflected in the lot base search. For further enquiry or inspection of the LAA Gazette Plan, please contact SLA at:

Collector of Land Revenue, Singapore Land Authority, 55 Newton Road #12-01
Revenue House Singapore 307987.

Tel: 63239829