

Explanatory Notes

1. Road Line Plan (RLP) – Terms and Conditions Apply

Road Line Plan shows road safeguarding information graphically using Cadastral Data from the [Land Survey Division of Singapore Land Authority](#). RLP can only be obtained for current valid cadastral lots. Payment can be made via Interbank GIRO or credit/debit cards. RLPs can be purchased in either PDF or CAD format. The RLP should be read in conjunction with the certified plan of the lot and the RLP explanatory notes given below.

1.1 Softcopy in PDF format for printing using colour printer on A4, A3, A2, A1, A0 paper and scale up to 1: 2,500 selected by the applicant prior to payment for purchase of RLP. Printed RLP can also be arranged to be sent to the customers, if preferred, subject to a payment for posting services. Information shown on RLPs are:

- Line of Road Reserve – safeguarded roads indicated as continuous red lines
- Line of Tunnel Reserve – safeguarded road tunnels indicated as broken red lines
- Cadastral Information – the lot no. of the selected lots are highlighted in red
- Road Names and Road Category
- Land required as Road Reserve – portions of land shaded in pink/red colour
- Land not included in this plan – the grey area beyond the selected lots where no information is displayed

1.2 Softcopy in Computer Aided Design (CAD) format (*.dxf) format. The CAD format would be useful for Registered Surveyors, Architects, Professional Engineers & others having suitable CAD software. Applicants are expected to be skilled and trained in the various CAD tools for the usage of these set of data for preparation of development plans as well as plotting purposes. Information shown on RLPs are:

- RLP-CAD format in 1:1 in true co-ordinates. The layers follow the principles established in the Code of Practice for Construction Computer Aided Design (CAD) – CP83
- Line of Road Reserve – CAD layer named as 'ROADWIDL'
- Line of Tunnel Reserve – CAD layer named as 'ROADTUNN'
- Cadastral Information – CAD layers named as 'SITECADA' & 'ANOTCANO'
- Road Names – CAD layer named as 'ANOTRDNM'
- Land required as Road Reserve – CAD layer named as 'ROADLAND'

2. Road Safeguarding Lines

Road Safeguarding Lines namely; Line of Road Reserve and Line of Tunnel Reserve have been prepared by the Land Transport Authority for practically all existing and future roads in Singapore.

2.1 Line of Road Reserve

Continuous Red Lines on the Road Line Plan indicate safeguarded roads.

2.2 Line of Tunnel Reserve

Broken Red Lines on the Road Line Plan for safeguard road tunnels such as Singapore Underground Road System (SURS), Central Expressway Road Tunnels, Fort Canning Road Tunnel and the Kallang-Paya Lebar Expressway Road Tunnels.

2.3 "There are no road safeguarding lines on the selected lot(s)"

The above statement will be displayed on the Road Line Plan, if Road Safeguarding Lines do not cut the lots selected for by the applicant.

3. Land Required for Road Reserve

3.1 The portions of land which are required as Road Reserve are coloured pink on the Road Line plan. These portions of land are to be set aside when development/redevelopment* takes place on the subject lots or when road construction/improvement is carried out by the Land Transport Authority (LTA), whichever is earlier.

3.2 If the lots are to be developed/redeveloped*, the land required as Road Reserve shall be surrendered free of encumbrances to the State. They however, can be used for density/plot ratio calculations purposes.

3.3 Protrusions of existing buildings or structures into the land required as Road Reserve can be retained until they are required to be set aside when the development/redevelopment* of the subject lot takes place or until road construction/improvement is carried out by the LTA.

**Development/Redevelopment includes reconstruction, new erection proposals and major Additions & Alterations to existing buildings.*

4. Implementation of Road Proposals

LTA does not disclose to members of the public when a particular road would be constructed or improved.

5. Road Categories

5.1 Roads in Singapore are classified into 5 categories as '1' to '5' or un-categorised roads (NCAT-non category). The purpose of the road categories is for the developer to establish the buffer requirements of proposed buildings from the road. You may

obtain more information on buffer requirements from Urban Redevelopment Authority (URA).

- Category 1: Expressway forms the primary network where all long distance traffic movements should be directed. It is planned to optimise long distance mobility from one part of the island to another.
- Category 2: Major Arterial predominantly carries through traffic from one region to another, forming principle avenues of communication for urban traffic movements. It interconnects expressways and minor arterial as well as with other major arterial roads.
- Category 3: Minor Arterial distributes traffic within the major residential and industrial areas. It is planned to optimise circulation within the area and facilitate through traffic between adjacent towns.
- Category 4: Primary Access forms the link between local accesses and arterial roads. It provides access to developments and through traffic is discouraged. However, where a development is also accessible by a local access road, the access shall be located at the local access road.
- Category 5: Local Access gives direct access to buildings and other developments and should connect only with primary access.

6. Other Information

6.1 You may engage a Registered Surveyor or a Qualified Person (an Architect/Professional Engineer) to advise you on the following:

- Dimensions of the land required for Road Reserve
- Areas of the land required for Road Reserve
- On whether existing buildings are affected by the land required for Road Reserve
- On whether the land required for Road Reserve has been taken into account during the development works

Note: Dimensions/areas are subject to final survey and acceptance by the Chief Surveyor.

7. Terms and Conditions

7.1 The information is provided "as is" and "as available" and is to be used only as a reference. Whilst every effort is made to ensure that the information is correct, LTA does not warrant their accuracy, adequacy or completeness and expressly disclaims liability for any errors or omissions in the information.

7.2 Road Line Plan may be modified, deleted or replaced from time to time and at any time in the absolute discretion of LTA.

7.3 LTA shall not be held responsible or be made liable for any delay, loss, damage or expense of any kind including without limitation, direct, indirect, special or consequential damage or economic loss as a result of any inaccuracies or omissions in respect of the loss of data or corruption of data during transmission, or arising in connection with any services, products, information or other material obtained from this website or from other any other website linked to this website in relation to the road line plan. This exclusion clause shall take effect to the fullest extent permitted by law.