

User Guide – amended EDA Form & CX Submission Portal

Use Dictionary

March 2026

In this Guide

1. Introduction to Use Dictionary
2. Changes in the latest version (wef 26 Mar 2026):
 - Ancillary & Supporting Spaces ("Development Use")
3. Step-by-Step guide on how to use the revised forms:
 - CN2 (EDA Form)
 - CORENET X Submission Portal
4. Use Glossary

What is the Use Dictionary?

The Use Dictionary is the harmonised data schema for land use

A **single, standardised vocabulary** across URA (and partner planning agencies) will bring alignment in making data-informed decisions and land use policies

Key Objectives

1

Use categories
are relevant

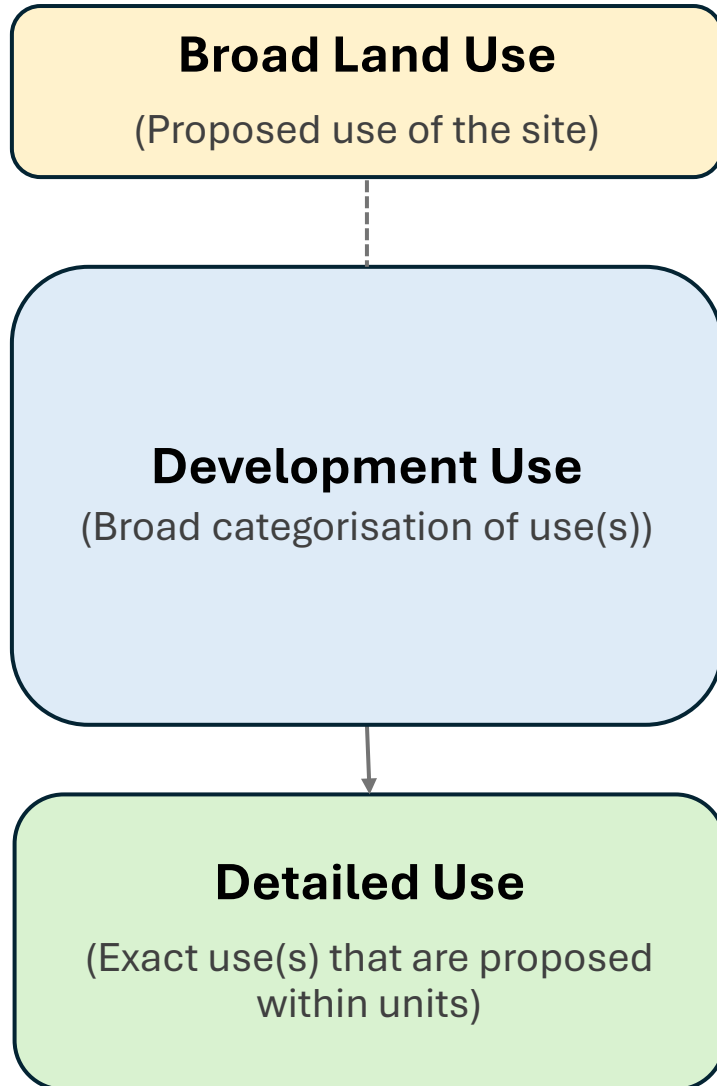
2

Consistency across
URA's regulatory and
planning systems

3

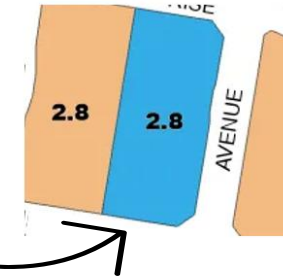
Use Dictionary is
intuitive and simple
to operationalise

Use Dictionary – Data Schema



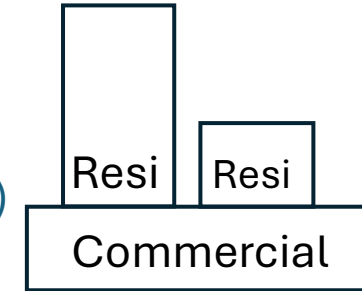
Example

Master Plan land use zone
- **Commercial & Residential** zone

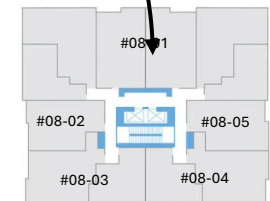


- **Commercial** 18,000sqm GFA
- **Residential** 13,200sqm GFA (incl 10% bonus)

Commercial & Residential zone:
Min. 60% Comm / Max 40% Resi



- **Shop** (30 units, 10,000sqm GFA)
- **Restaurant** (25 units, 8,000sqm GFA)
- **Private Residential** (500 no. DUs, 13,200sqm GFA incl bonus)



URA USE DICTIONARY SCHEMA – BROAD LAND USE

Single value per polygon

Broad Land Use
(Proposed **use of the site**)

Independent of BLU

Multiple values per polygon

Development Use
Use Quantum Categories required to assess compliance with broad Master Plan controls (e.g. min 60% Resi and 40% Comm for Comm Resi development)

Contingent on Development Use

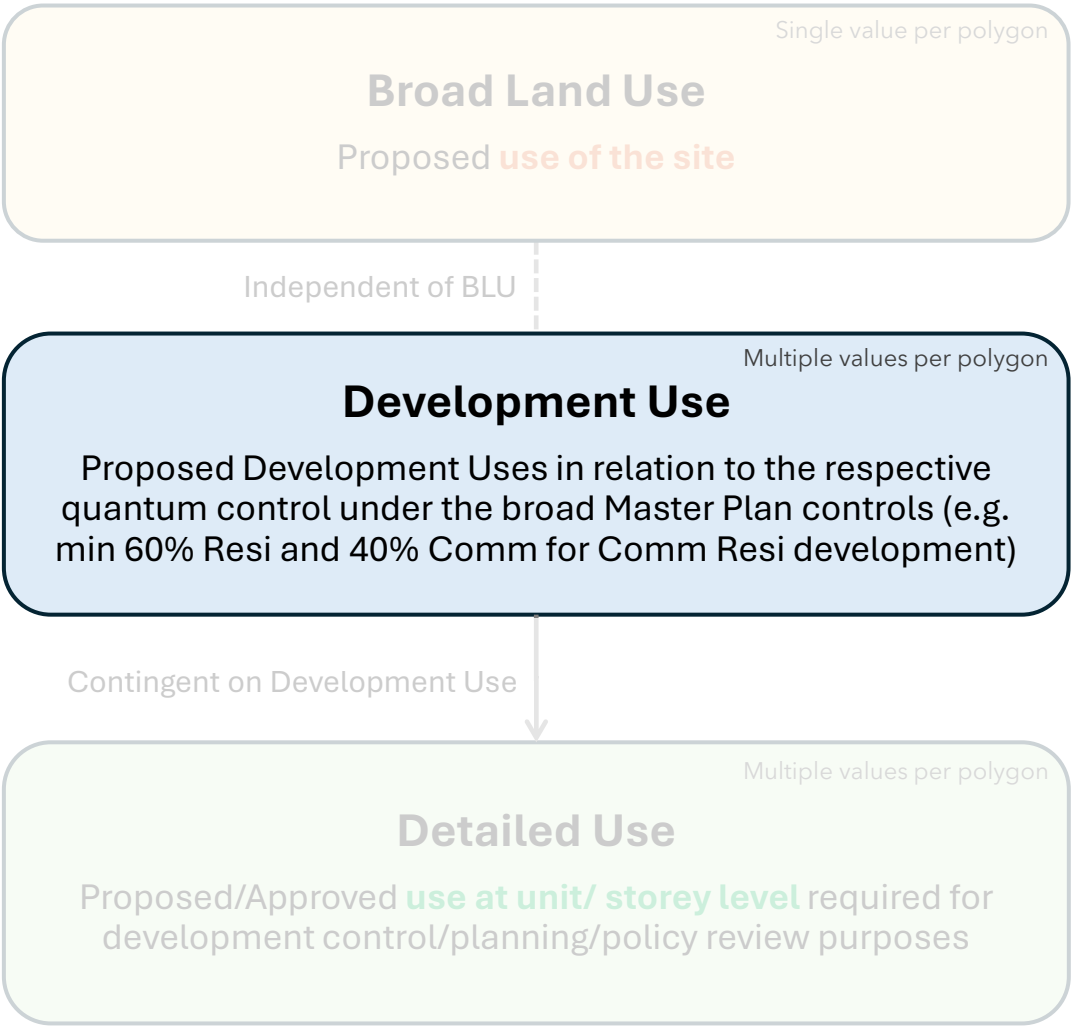
Multiple values per polygon

Detailed Use
Proposed/Approved **use at unit/ storey level** required for development control/planning/policy review purposes

Taken from list of Master Plan land uses

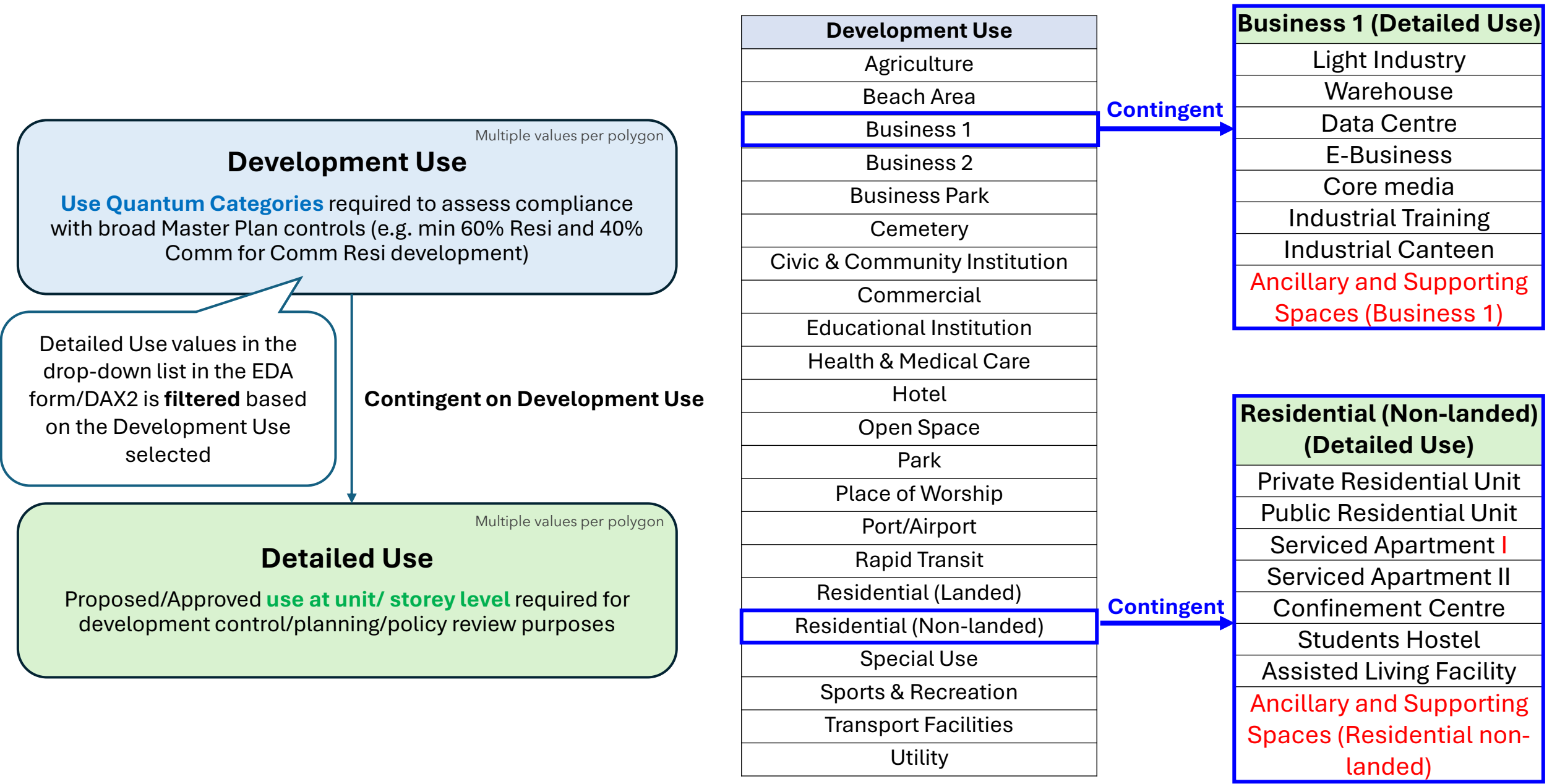
Broad Land Use	
Agriculture	Open Space
Beach Area	Park
Business 1	Place of Worship
Business 1- White	Port/Airport
Business 2	Rapid Transit
Business 2- White	Reserve Site
Business Park	Residential
Business Park- White	Residential with Commercial at 1st storey
Cemetery	Residential/Institution
Civic & Community Institution	Road
Commercial	Special Use
Commercial & Residential	Sports & Recreation
Commercial/Institution	Transport Facilities
Educational Institution	Utility
Health & Medical Care	Waterbody
Hotel	White

URA USE DICTIONARY SCHEMA – DEVELOPMENT USE



Development Use	
Agriculture	Open Space
Beach Area	Park
Business 1	Place of Worship
Business 2	Port/Airport
Business Park	Rapid Transit
Cemetery	Residential (Landed)
Civic & Community Institution	Residential (Non-landed)
Commercial	Special Use
Educational Institution	Sports & Recreation
Health & Medical Care	Transport Facilities
Hotel	Utility

URA USE DICTIONARY SCHEMA – DETAILED USE



URA USE DICTIONARY – DETAILED USE (ANCILLARY AND SUPPORTING SPACES)

Current pain points faced by QPs:

New wef 26 Mar 2026

- Not intuitive **what “Common area (apportioned)” means**
- Not clear **when to use “Common area (apportioned)” or “Ancillary use”** – *especially if both are present in the Detailed Use list*
- **Confusion that “Common area” refers to “Common Property”** – *in the context of strata-titled development*
- **Tendency to only reflect net GFA of the detailed use and not include the common areas** – *even if they are attributable to the use (e.g. net shop GFA)*

To simplify and standardise to Ancillary and Supporting Spaces (Development Use) for all Development Uses

This broad definition will include ancillary uses where relevant (i.e. for Devt Uses with Predominant / Ancillary use quantum controls) and also neutral spaces like circulation spaces and M&E.

Ancillary Use

Common Area (Apportioned)

simplified & standardised to



Ancillary and Supporting Spaces (“Development Use”)

- Definition: all other ancillary or supporting areas in the development (e.g. lift lobby, common corridors, common toilets, etc.)

URA USE DICTIONARY – DETAILED USE (ANCILLARY AND SUPPORTING SPACES)

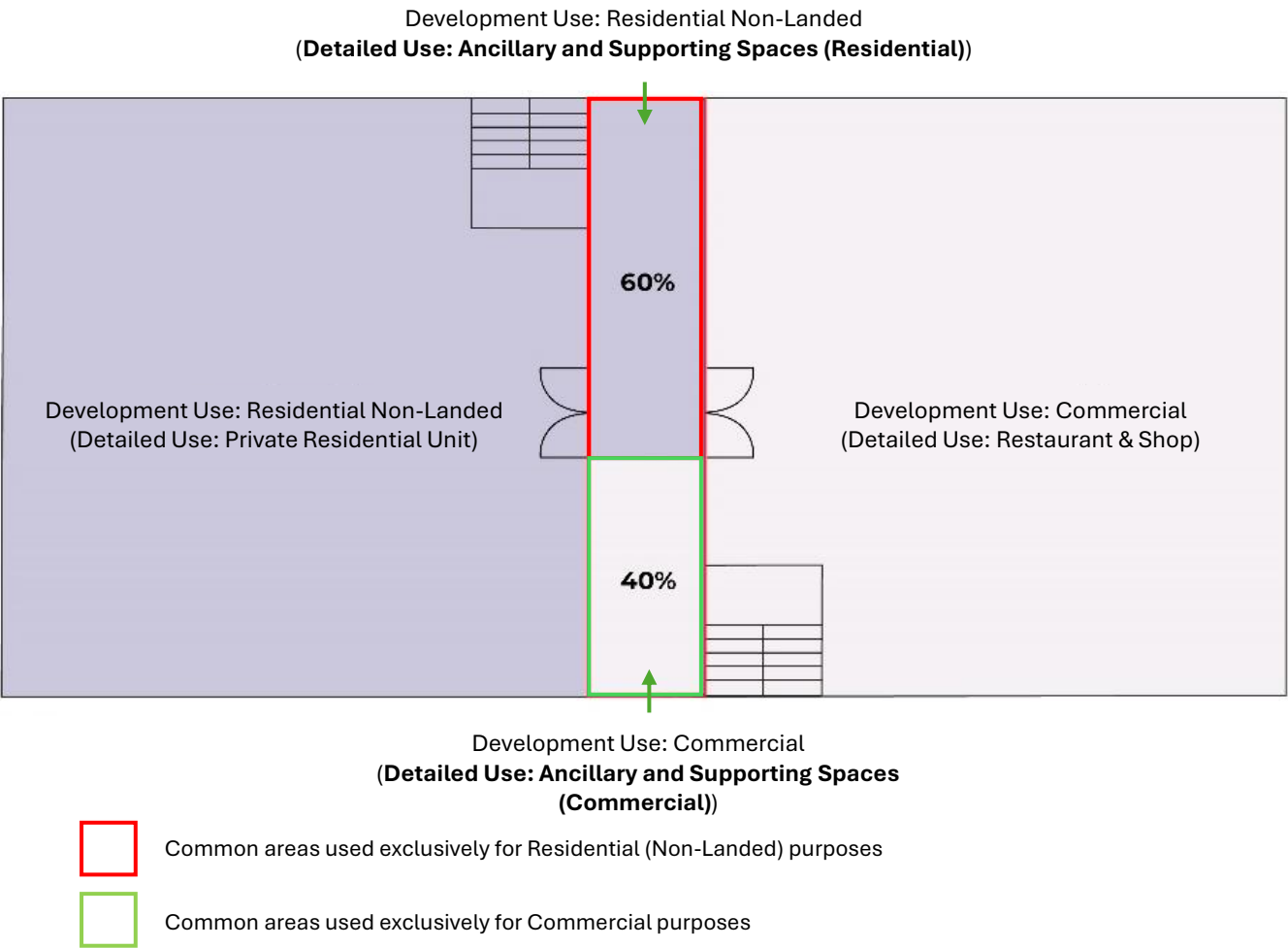
- Example:

Development Use	Current Detailed Use	Amended Detailed Use
Agriculture	Ancillary Use	Ancillary and Supporting Spaces (Agriculture)
B1	Other Business 1 Ancillary Use	Ancillary and Supporting Spaces (Business 1)
	Common Area (Apportioned)	
B2	Other Business 2 Ancillary Use	Ancillary and Supporting Spaces (Business 2)
	Common Area (Apportioned)	
BP	Other Business Park Ancillary Use	Ancillary and Supporting Spaces (Business Park)
	Common Area (Apportioned)	
C&CI	Common Area (Apportioned)	Ancillary and Supporting Spaces (C&CI)
H&MC	Common Area (Apportioned)	Ancillary and Supporting Spaces (H&MC)
Hotel	Common Area (Apportioned)	Ancillary and Supporting Spaces (Hotel)
Place of Worship	Other Ancillary / Non-Religious Use	Ancillary Non-Religious Use
	Ancillary Religious Use	Ancillary Religious Use
Residential (non-landed)	Common Area (Apportioned)	Ancillary and Supporting Spaces (Residential (non-landed))
Commercial	Common Area (Apportioned)	Ancillary and Supporting Spaces (Commercial)

Applying “Ancillary and Supporting Spaces (‘Development Use’)

Mixed-Use Development (Commercial & Residential)

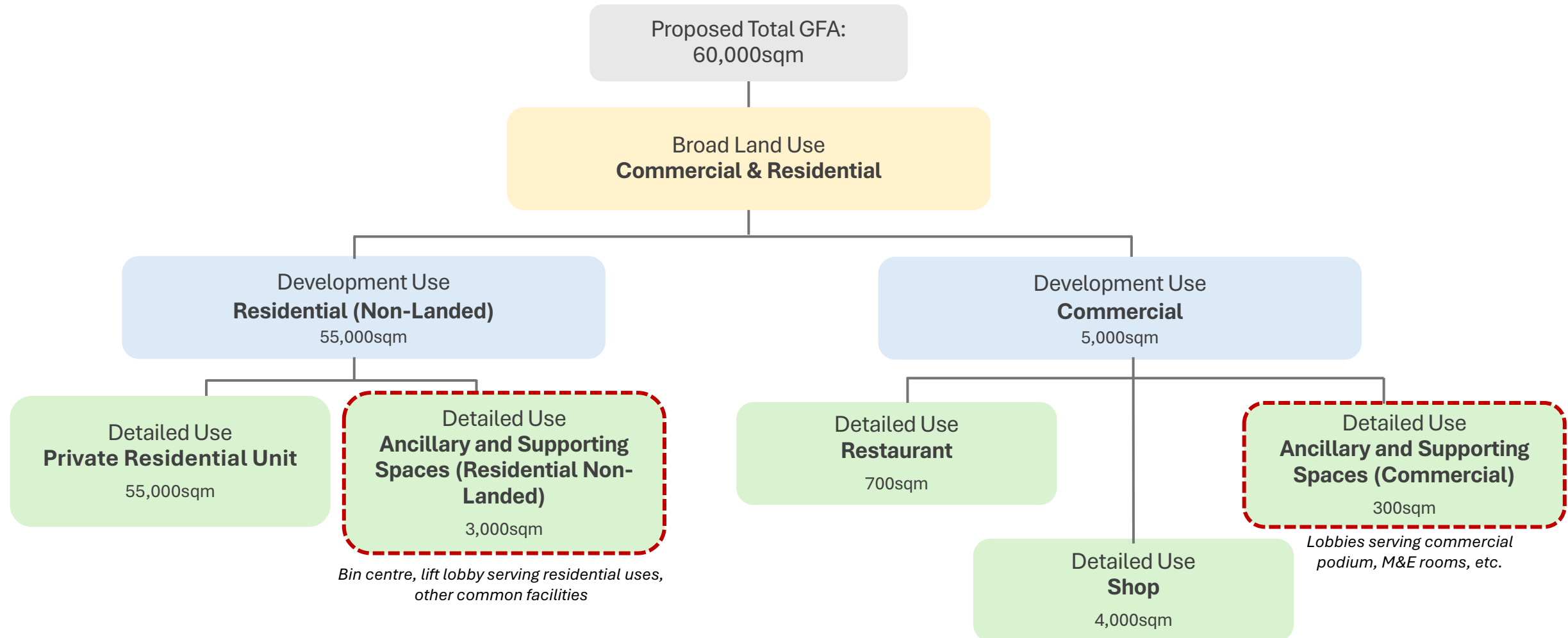
APPROVED 3/4-STOREY PODIUM BLOCK CONSISTING OF **RETAIL** (77 UNITS OF SHOPS & 7 UNITS OF RESTAURANTS, TOTAL: 84 UNITS), AND BLOCKS OF 18-STOREY RESIDENTIAL FLAT DEVELOPMENT ABOVE (TOTAL: 731 UNITS) WITH SWIMMING POOL AND COMMUNAL FACILITIES



EXAMPLE 1

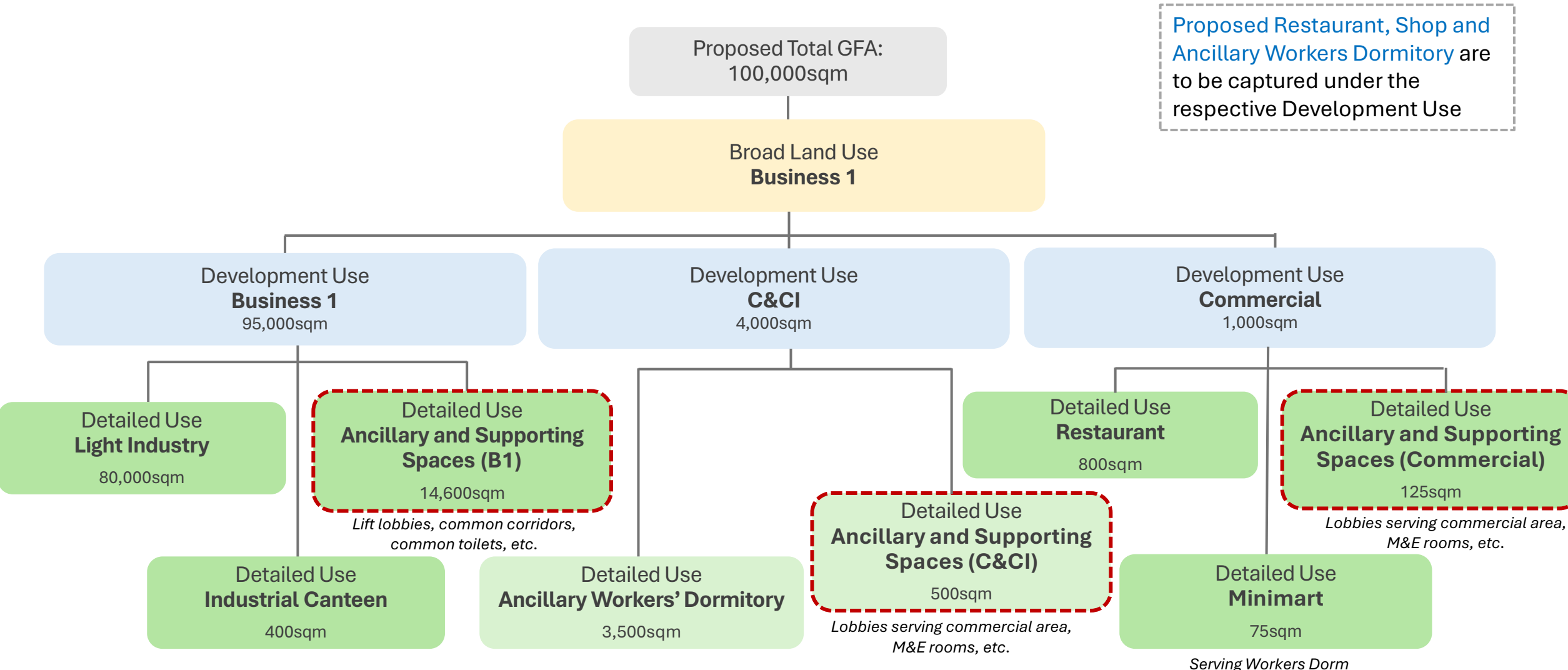
Mixed-Use Development (Commercial & Residential)

APPROVED 3/4-STOREY PODIUM BLOCK CONSISTING OF RETAIL (77 UNITS OF SHOPS & 7 UNITS OF RESTAURANTS, TOTAL: 84 UNITS), AND BLOCKS OF 18-STOREY RESIDENTIAL FLAT DEVELOPMENT ABOVE (TOTAL: 731 UNITS) WITH SWIMMING POOL AND COMMUNAL FACILITIES



Industrial Development

PROPOSED ERECTION OF A 6-STOREY SINGLE-USER LIGHT INDUSTRIAL BUILDING WITH RESTAURANT AT 1ST STOREY AND TEMPORARY WORKERS' DORMITORY (100 WORKERS) AT 5TH TO 6TH STOREY



**Using the above examples as a case study,
let's fill up the respective forms!**

CORENET 2 – EDAFORM

EDAform v5.2.0 (DC3) - Internet - Last Modified Date: 16-MAR-2026

File Name: C:\Users\lurayeoke\l\Desktop\EDA UAT\asffs.edf **Lod. Type:** Non lodgment submission

App. Type: New Erection (including Reconstruction to Landed Housing) **Sub. Type:** New Submission (for fresh submission)

Submission Information

Proposal Details

Mukim & Lot Details

Site Address

Person/Organisation

Planning Parameters

Greenery Details

Declaration

Planning Parameters

Site Details

Broad Land Use: Residential

Site Area: (sq.m)

No. of Conserved Units:

Total GFA: (sq.m)

Total GFA (excl. Bonus GFA): (sq.m)

Total Bonus GFA: (sq.m)

Site Coverage: (%)

State Land: (sq.m)

GFA to be conserved: (sq.m)

Proposed GPR:

Proposed GPR (excl. Bonus GFA):

Building Height: (m SHD)

Communal Open Space: (%)

Development and Detailed Use

Development Use: Residential (Non-landed)

i.e. Breakdown of Use Groups in the development

Use GFA: (sq.m) **Use Quantum:** (%)

Detailed Use:

Ancillary and Supporting Spaces (Residential non-landed)

Assisted Living Facility

Confinement Centre

Private Residential Unit

Public Residential Unit

Serviced Apartment I

Serviced Apartment II

Students' Hostel

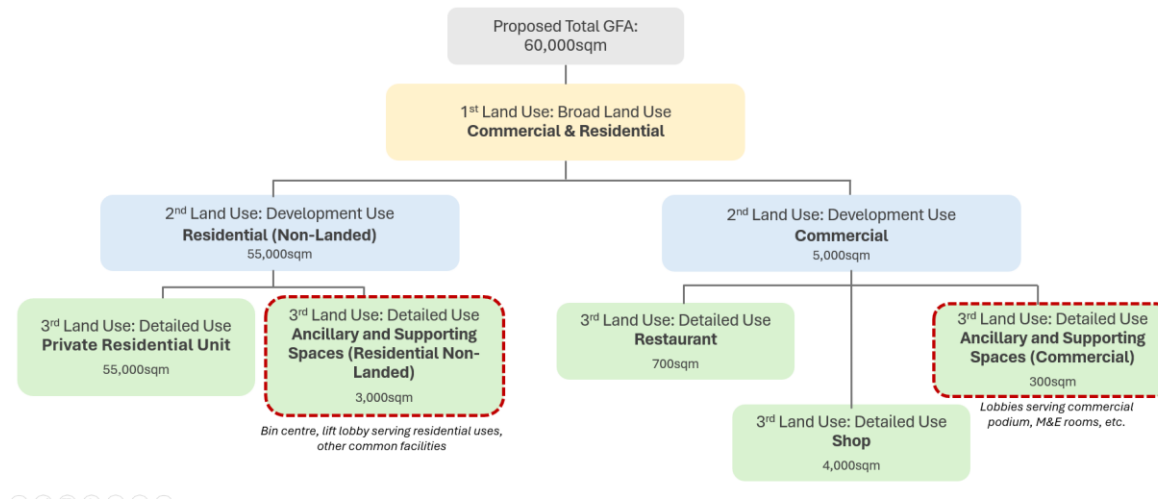
1 Fill in Broad Land Use field

2 Fill in Development Use field

3 Fill in Detailed Use field

New wef 26 Mar 2026

CORENET X – SUBMISSION PORTAL (Example 1)



- For a Commercial & Residential development, to fill in the following:
 - Broad Land Use:** Commercial & Residential
 - Development Use** 1: Residential (Non-landed)
 - Detailed Use** 1a: Private Residential Unit
 - Detailed Use** 1b: Ancillary and Supporting Spaces (Residential Non-landed)
 - Development Use** 2: Commercial
 - Detailed Use** 2a: Restaurant
 - Detailed Use** 2b: Shop
 - Detailed Use** 2c: Ancillary and Supporting Spaces (Commercial)

CORENET X – SUBMISSION PORTAL (Example 1)



✓ Project information

✓ Planning parameters

✓ Greenery provision

✓ Roads and Vehicle Parking

✓ Rails

✓ Public utilities

✓ Environmental health and pollution control

✓ Coordinated BIM

Plans

Fee computation

Planning parameters

Last saved on -

Draft

Details

Broad land use

Commercial & Residential

Is your proposal affected by any [scheme](#)?

☐ Yes

☒ No

Does your proposal affect any [land extensive development](#)?

☐ Yes

☒ No

Do the submitted plans contain any proposed work(s) that deviate from prevailing [development control guideline](#) (including guidelines stated within street block plans)?

☐ Yes

☒ No

SUBMISSION

Plan application (Design Gateway)

SUBMISSION STAGE

New Submission

ASSIGNED PROJECT PARTY

Nola Neo

Architect

Submission coordinator

SUBMISSION SCHEME

Plan application

Documents

The combined file size of all documents in this submission cannot exceed 10 GB.

78.7 KB of 10 GB used

[View files](#)

1

Fill in Broad Land Use field

CORENET X – SUBMISSION PORTAL (Example 1)

corenetx

mezzanine floor, and a basement floor are each considered a storey.

Project information

Planning parameters

Greenery provision

Building control

Roads and Vehicle Parking

Rails

Public utilities

Environmental health and pollution control

Fire Safety

[Help us improve](#)

Broad land use

Commercial & Residential

Development use

Residential (Non-landed)

i.e. Breakdown of Use Groups in the development

Detailed use

Please select

Ancillary and Supporting Spaces (Residential non-landed)

Assisted Living Facility

Confinement Centre

Private Residential Unit

Public Residential Unit

Documents

Fill in Development Use field

documents in this submission cannot exceed 10 GB.

0.0 KB of 10 GB used

[View files](#)

Communal open space

0.00 %

Please indicate 0 if not applicable

0.00 months

[Back](#)

[Save section as draft](#)

[Review section](#)

[Help us improve](#)

CORENET X – SUBMISSION PORTAL (Example 1)

System will auto generate the fields that you have filled before into a table for your preview



- ✓ Project information
- ✓ Planning parameters
- ✓ Greenery provision
- ✓ Roads and Vehicle Parking
- ✓ Rails
- ✓ Public utilities
- ✓ Environmental health and pollution control
- ✓ Coordinated BIM
- Plans
- Fee computation

Detailed use

Detailed use 1		Edit
Development use	Residential (Non-landed)	
Detailed use	Private Residential Unit	
Use GFA	1000.00 m ²	
Use quantum	60.00 %	
No. of units	20	

Detailed use 2		Edit
Development use	Residential (Non-landed)	
Detailed use	Ancillary and Supporting Spaces (Residential non-landed)	
Use GFA	250.00 m ²	
Use quantum	10.00 %	
No. of units	0	

CORENET X – SUBMISSION PORTAL (Example 1)

System will auto generate the fields that you have filled before into a table for your preview



✓ Project information

✓ Planning parameters

✓ Greenery provision ▾

✓ Roads and Vehicle Parking ▾

✓ Rails

✓ Public utilities ▾

✓ Environmental health and pollution control ▾

✓ Coordinated BIM

Plans

Fee computation

Detailed use 3

[Edit](#)

Development use Commercial

Detailed use Restaurant

Use GFA 100.00 m²

Use quantum 10.00 %

No. of units 3

Detailed use 4

[Edit](#)

Development use Commercial

Detailed use Shop

Use GFA 100.00 m²

Use quantum 10.00 %

No. of units 5

CORENET X – SUBMISSION PORTAL (Example 1)

System will auto generate the fields that you have filled before into a table for your preview

corenetx

✓ Project information

✓ Planning parameters

✓ Greenery provision

✓ Roads and Vehicle Parking

✓ Rails

✓ Public utilities

✓ Environmental health and pollution control

✓ Coordinated BIM

Plans

Fee computation

Detailed use 5

Edit

Development use	Commercial
Detailed use	Ancillary and Supporting Spaces (Commercial)
Use GFA	100.00 m ²
Use quantum	10.00 %
No. of units	0

[+ Add detailed use](#)

Bonus GFA (if applicable)

[+ Add bonus GFA](#)

Greenery provision

Is your proposal subject to Landscape Replacement Area (LRA) requirements?

☐ Yes

☐ No

Greenery details (if proposal subjects to LRA requirements) (if applicable)

[Breakdown of greenery details](#)

Back

Save section as draft

Review section

CORENET X – SUBMISSION PORTAL (Example 2)

- For Industrial development, to fill in the following:

- Broad Land Use:** Business 1

- Development Use** 1: Business 1

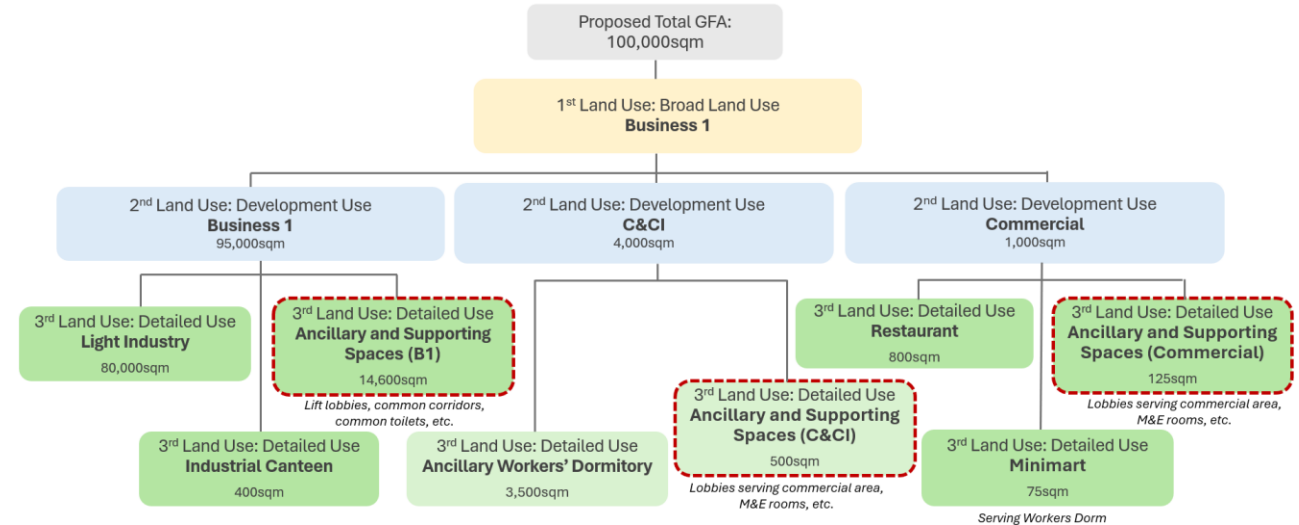
- Detailed Use** 1a: Light Industry
- Detailed Use** 1b: Industrial Canteen
- Detailed use 1c: Ancillary and Supporting Spaces (B1)

- Development Use** 2: C&CI

- Detailed Use** 2a: Ancillary Workers' Dormitory
- Detailed Use** 2b: Ancillary and Supporting Spaces (C&CI)

- Development Use** 3: Commercial

- Detailed Use** 3a: Restaurant
- Detailed Use** 3b: Minimart
- Detailed Use** 3c: Ancillary and Supporting Spaces (Commercial)



- **Please refer to the Glossary list of Use:**
 - <https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Forms/Glossary-of-Use.xlsx>

End