

# **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

## 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

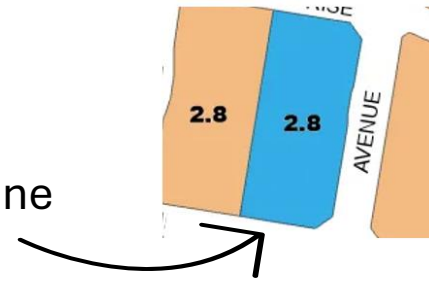
**Broad Land Use**  
(Proposed use of the site)

**Development Use**  
(Broad categorisation of use(s))

**Detailed Use**  
(Exact use(s) that are proposed within units)

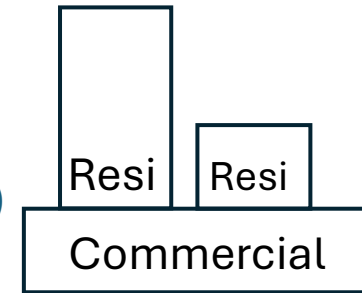
### Example

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

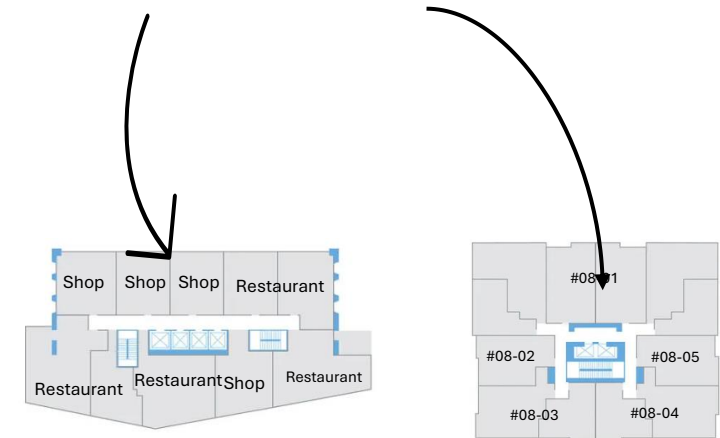


- **Commercial** 18,000sqm GFA
- **Residential** 13,200sqm GFA (incl 10% bonus)

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

Taken from list of **Master Plan** land uses

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

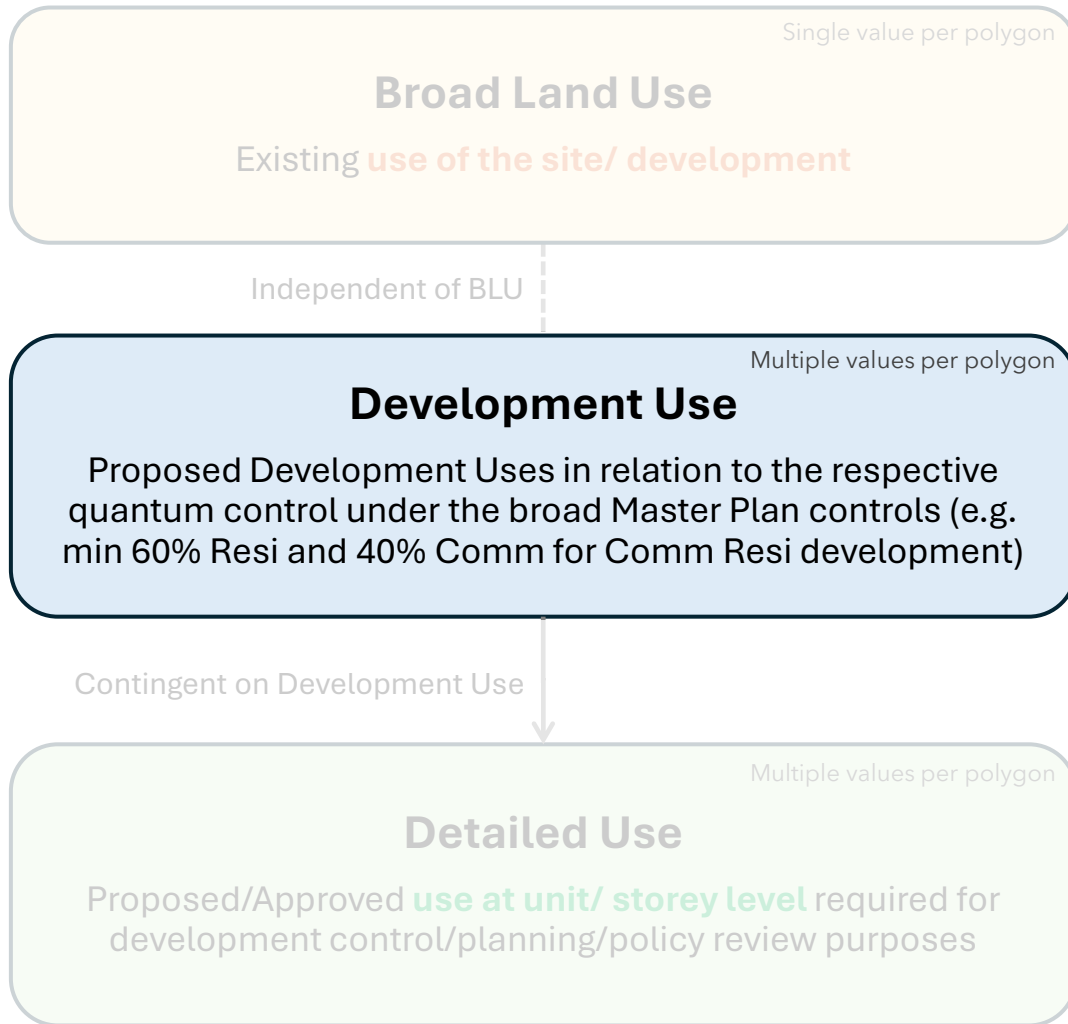
Multiple values per polygon

**Detailed Use**

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

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

**Development Use** Multiple values per polygon

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

Detailed Use values in the drop-down list in the EDA form/DAX2 is **filtered** based on the Development Use selected

**Contingent on Development Use**

**Detailed Use** Multiple values per polygon

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

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

**Contingent** →

<b>Business 1 (Detailed Use)</b>
Light Industry
Warehouse
Data Centre
E-Business
Core media
Industrial Training
Industrial Canteen
<b>Ancillary and Supporting Spaces (Business 1)</b>

**Contingent** →

<b>Residential (Non-landed) (Detailed Use)</b>
Private Residential Unit
Public Residential Unit
Serviced Apartment I
Serviced Apartment II
Confinement Centre
Students Hostel
Assisted Living Facility
<b>Ancillary and Supporting Spaces (Residential non-landed)</b>

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

New wef 26 Mar 2026

## Current pain points faced by QPs:

- 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)

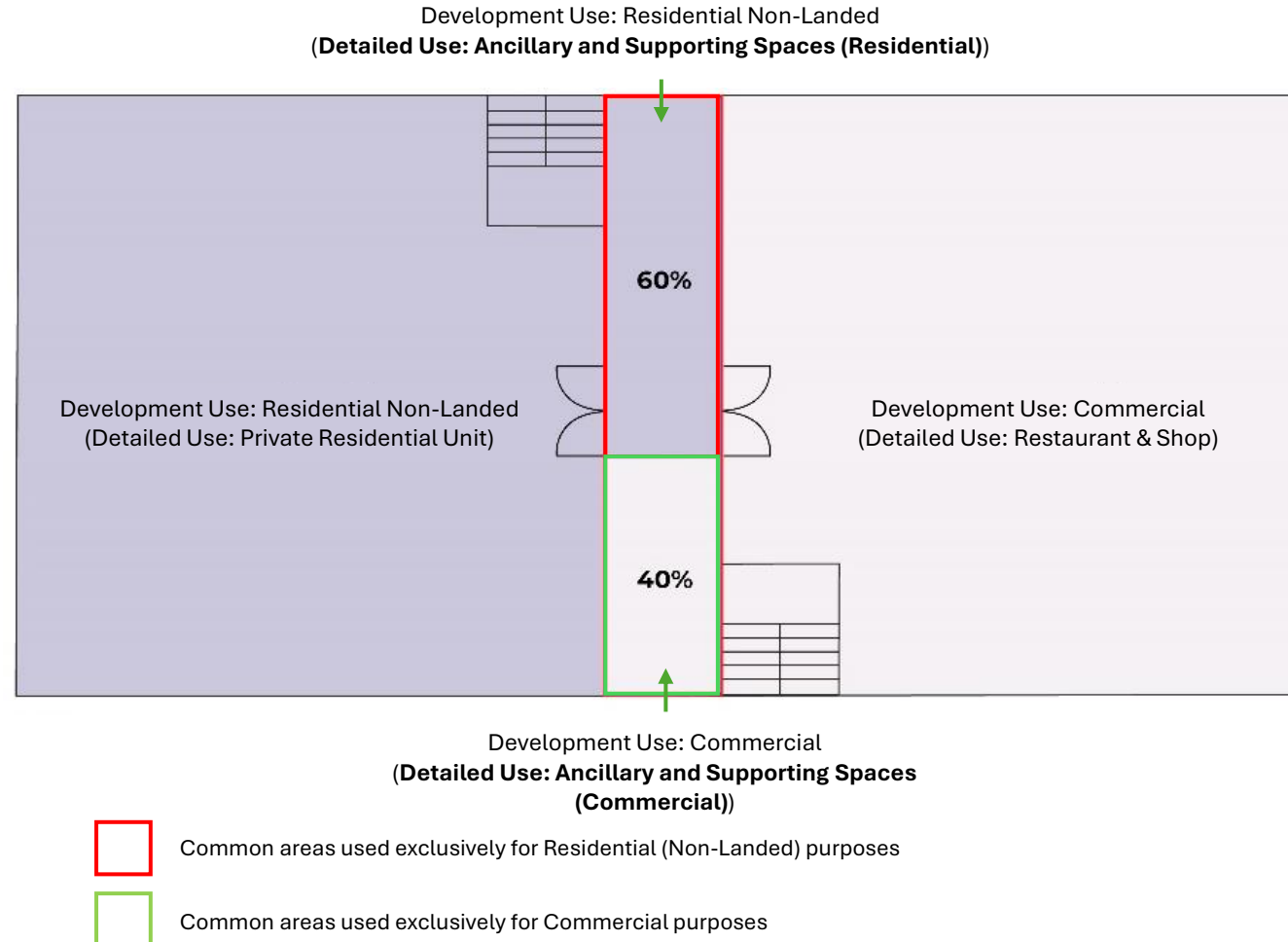
- Example:

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)

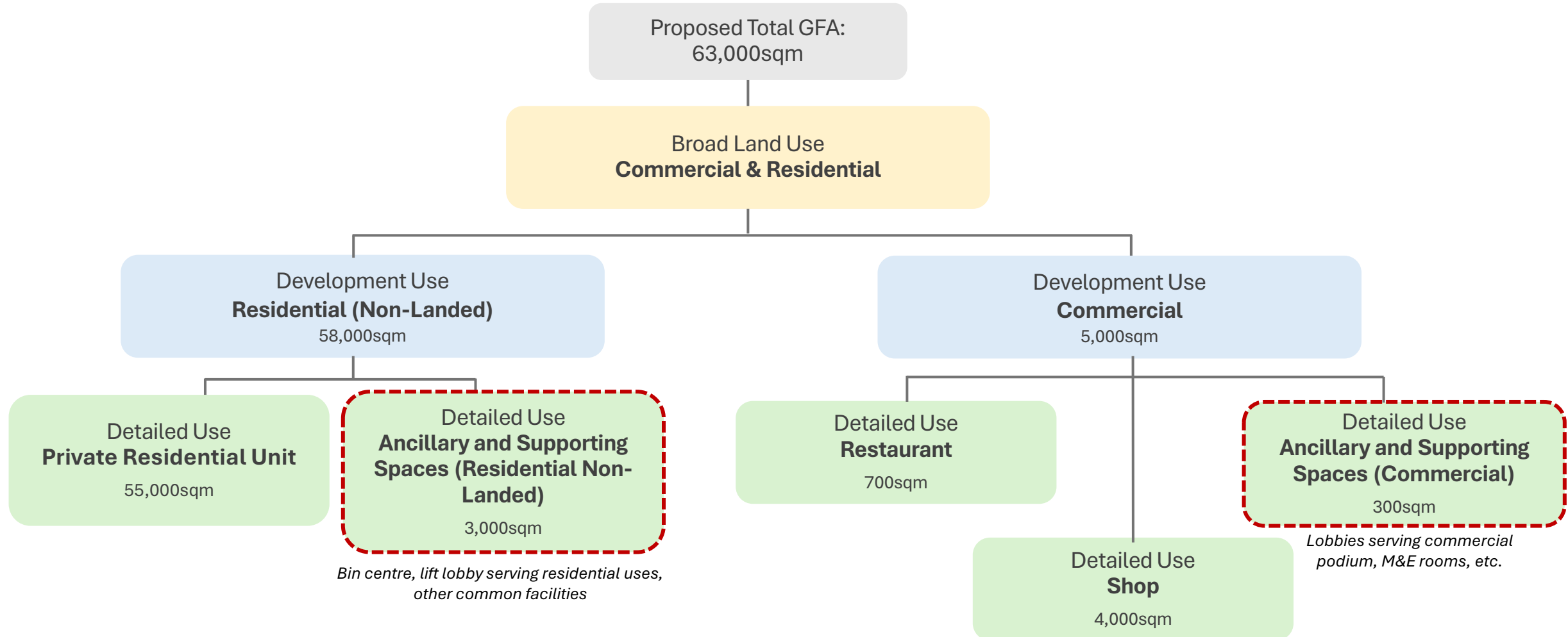
APPROVED 3/4-STORY PODIUM BLOCK CONSISTING OF **RETAIL** (77 UNITS OF SHOPS & 7 UNITS OF RESTAURANTS, TOTAL: 84 UNITS), AND BLOCKS OF 18-STORY RESIDENTIAL FLAT DEVELOPMENT ABOVE (TOTAL: 731 UNITS) WITH SWIMMING POOL AND COMMUNAL FACILITIES



# EXAMPLE 1

## Mixed-Use Development (Commercial & Residential)

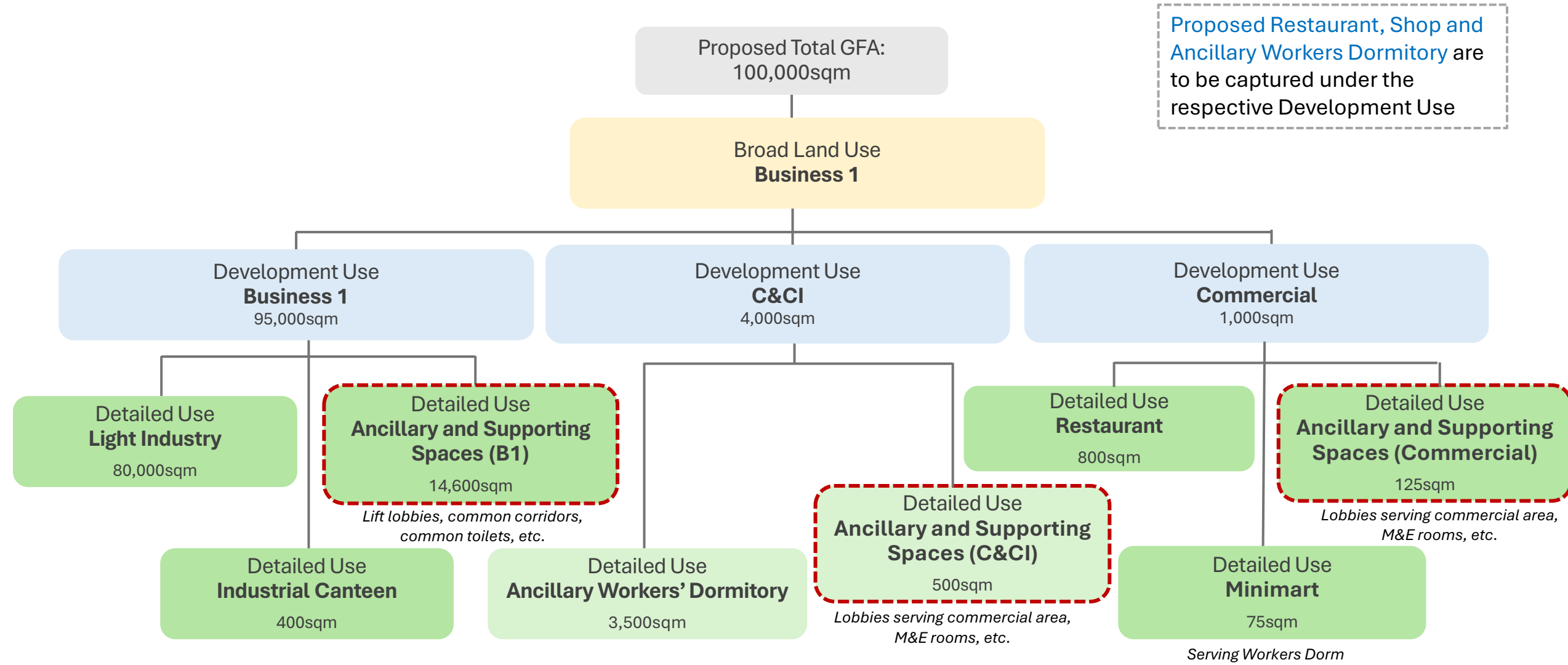
APPROVED 3/4-STOREY PODIUM BLOCK CONSISTING OF RETAIL (77 UNITS OF SHOPS & 7 UNITS OF RESTAURANTS, TOTAL: 84 UNITS), AND BLOCKS OF 18-STOREY RESIDENTIAL FLAT DEVELOPMENT ABOVE (TOTAL: 731 UNITS) WITH SWIMMING POOL AND COMMUNAL FACILITIES



# EXAMPLE 2

## Industrial Development

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

**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)    State Land: (sq.m)  
No. of Conserved Units:    GFA to be conserved: (sq.m)  
Total GFA: (sq.m)    Proposed GPR:  
Total GFA (excl. Bonus GFA): (sq.m)    Proposed GPR (excl. Bonus GFA):  
Total Bonus GFA: (sq.m)    Building Height: (m SHD)  
Site Coverage: (%)    Communal Open Space: (%)

**Development and Detailed Use**

Development Use: Residential (Non-landed) [Help](#)

*i.e. Breakdown of Use Groups in the development*

Use GFA: (sq.m)    Use Quantum: (%)

**Detailed Use** [Help](#)

o. of Units

Ancillary and Supporting Spaces (Residential non-la  
Assisted Living Facility  
Confinement Centre  
Private Residential Unit  
Public Residential Unit  
Serviced Apartment I  
Serviced Apartment II  
Students' Hostel

Use GFA - Common areas shall be attributed based on GFA apportionment rules.

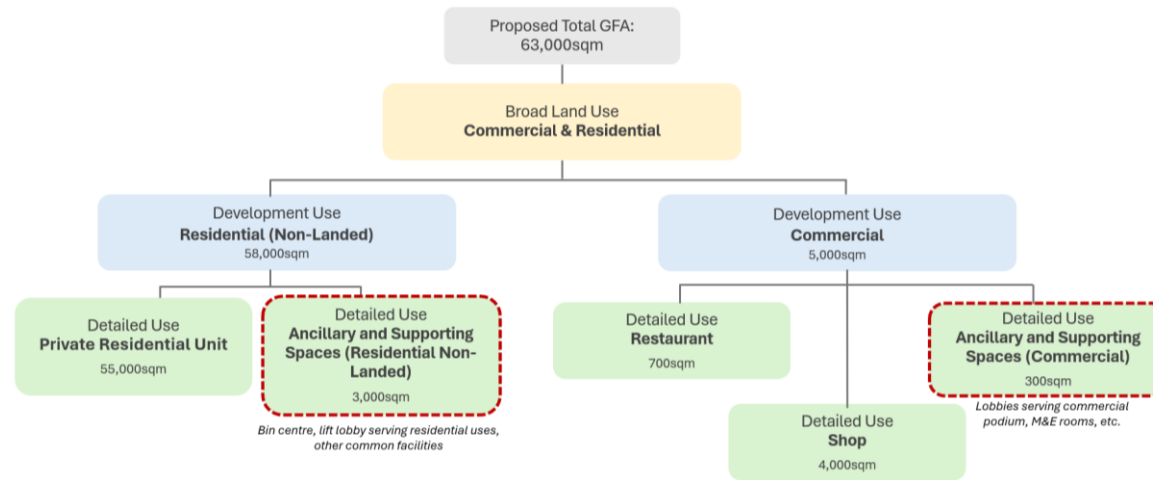
1 Fill in Broad Land Use field

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

1 Fill in Broad Land Use field

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

**i** 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](#)

# CORENET X – SUBMISSION PORTAL (Example 1)

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

**Project information**

- ✓ 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**

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**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**  
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

2 Fill in Development Use field

3 Fill in Detailed Use field

# 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		<a href="#">Edit</a>
Development use	Residential (Non-landed)	
Detailed use	Private Residential Unit	

Use GFA	1000.00 m <sup>2</sup>
Use quantum	60.00 %
No. of units	20

Detailed use 2		<a href="#">Edit</a>
Development use	Residential (Non-landed)	
Detailed use	Ancillary and Supporting Spaces (Residential non-landed)	

Use GFA	250.00 m <sup>2</sup>
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 m<sup>2</sup>

Use quantum 10.00 %

No. of units 3

## Detailed use 4 [Edit](#)

Development use Commercial

Detailed use Shop


Use GFA 100.00 m<sup>2</sup>

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



- 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 <a href="#">Edit</a>	
Development use	Commercial
Detailed use	Ancillary and Supporting Spaces (Commercial)
Use GFA	100.00 m <sup>2</sup>
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](#)

[Help us improve](#)

# CORENET X – SUBMISSION PORTAL (Example 2)

- For Industrial development, to fill in the following:

- Broad Land Use:** Business 1

- Development Use** 1: Business 1

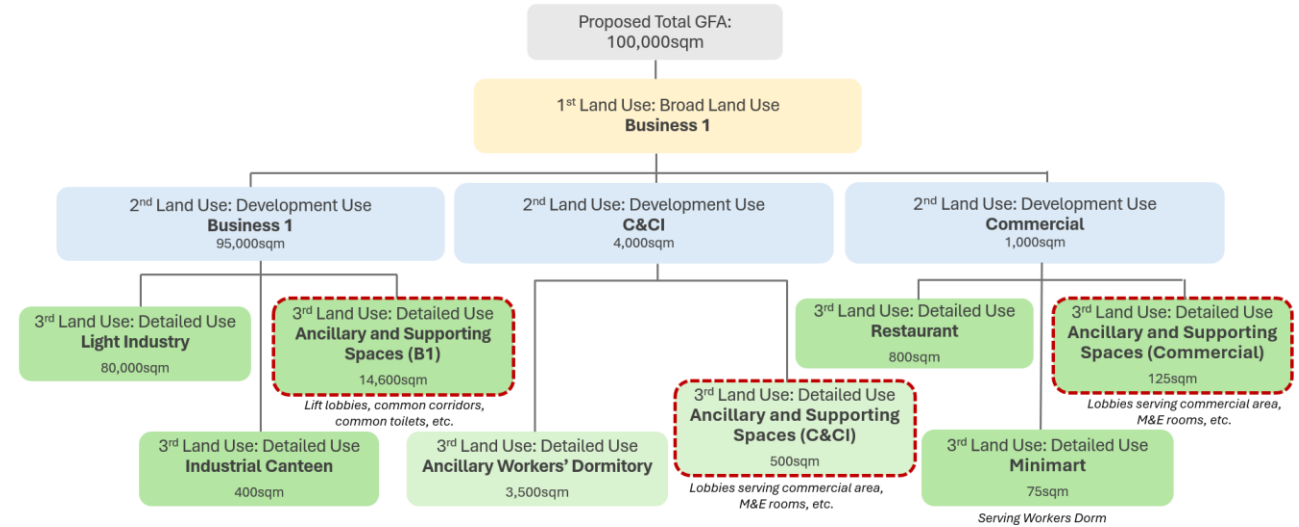
- Detailed Use** 1a: Light Industry
- Detailed Use** 1b: Industrial Canteen
- Detailed use 1c: Ancillary and Supporting Spaces (B1)

- 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)



**End**