



## Plans guidance card

Where a plan is required for any new deed or for any application lodged at Land Registry, you should follow these guidelines.

- The plan must be drawn true to the stated scale. If it has been enlarged or reduced the new scale should be shown on the face of the plan.
- Use a 'north point' or other means to show the orientation of the plan.
- The plan must show sufficient detail to enable the land in the deed or the application to be identified on the Ordnance Survey map, that is, don't just show the land in isolation.
- The property itself must be clearly identified. Use a colouring, edging or hatching. Similarly any rights granted or reserved by a deed should be clearly identified.
- If you use an edging to identify the property it should not be so thick that it obscures any detail on the plan.
- Colour references shown on the plan must match the text of any deed.
- If the extent of the property is not the same on each floor, or only parts of floor levels are included, make sure the plan clearly shows this.
- Where the boundaries of the land do not follow features marked on the Ordnance Survey map, add measurements, in metric units, which have been taken on the ground.
- Disclaimer clauses or notes in a deed or in an application or on the face of the plan that the plan is not to scale or is for identification purposes only must not be used.

For further information see Practice Guide 40 – Land Registry plans.

# BS1192 Part 3 British Standard for construction drawing practice

## Colourings and markings on Land Registry title plans

Conventions		Applications
<b>3.201</b> boundary of registered land		<p>Example of title plan</p> <p><b>A</b> Registered land in the title.  <b>B</b> Extent of land removed from A.  <b>C</b> Land excluded from the registration A.  <b>D</b> Right of way for B and C over land A.  <b>E</b> Right of way for A over other land.</p>
<b>3.202</b> boundary of land removed from title		
<b>3.203</b> land excluded from title but within area		
<b>3.204</b> right of way on registered land for use by other land (alternative to 3.205)		
<b>3.205</b> right of way on registered land for use by other land (alternative to 3.204)		
<b>3.206</b> right of way on other land for use by registered land (alternative to 3.207)		
<b>3.207</b> right of way on other land for use by registered land (alternative to 3.206)		
<b>3.208</b> drain/cable/etc any type		
<b>3.209</b> drain/cable/etc other types	* yellow brown mauve	
<b>3.210</b> other features, edging	*† blue yellow brown mauve	
<b>3.211</b> other features, hatching	† Not black or green; Not blue or brown if already used.	
<b>3.212</b> other features, tinting	*†‡ pink blue(unless used) yellow brown mauve	

\* In descending order of preference

† Other features, eg fences, restrictive covenants, etc

‡ Blue tinting should be used to indicate floor levels

### Explanatory notes

**Deed plans:** the preferred scale is 1:500, although 1:1250 can be acceptable; it is very important to Land Registry that sites and their features should be surveyed and drawn accurately.

**Drawings:** should be prepared as recommended in BS1192: Part 1 with particular attention to their suitability for photocopying in colour.

**Conventions:** those shown are normally used by Land Registry on title plans, and should also be used on draft plans, proposed layout plans and deed plans submitted to Land Registry to avoid difficulties and delays.

**Descriptions:** in addition to colourings/markings, a description should be given of all features (eg '...edged in ...and numbered...') if conventions 3.209 to 3.212 are used, their significance should be described.