



THE GENERAL DIRECTORATE
 OF URBAN PLANNING

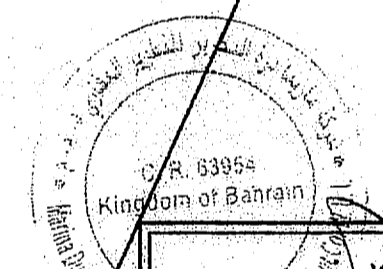
الإدارة العامة
 للتخطيط العمراني

مخطط نهائي لتقسيم عقار
 FINAL LAND SUBDIVISION PLAN

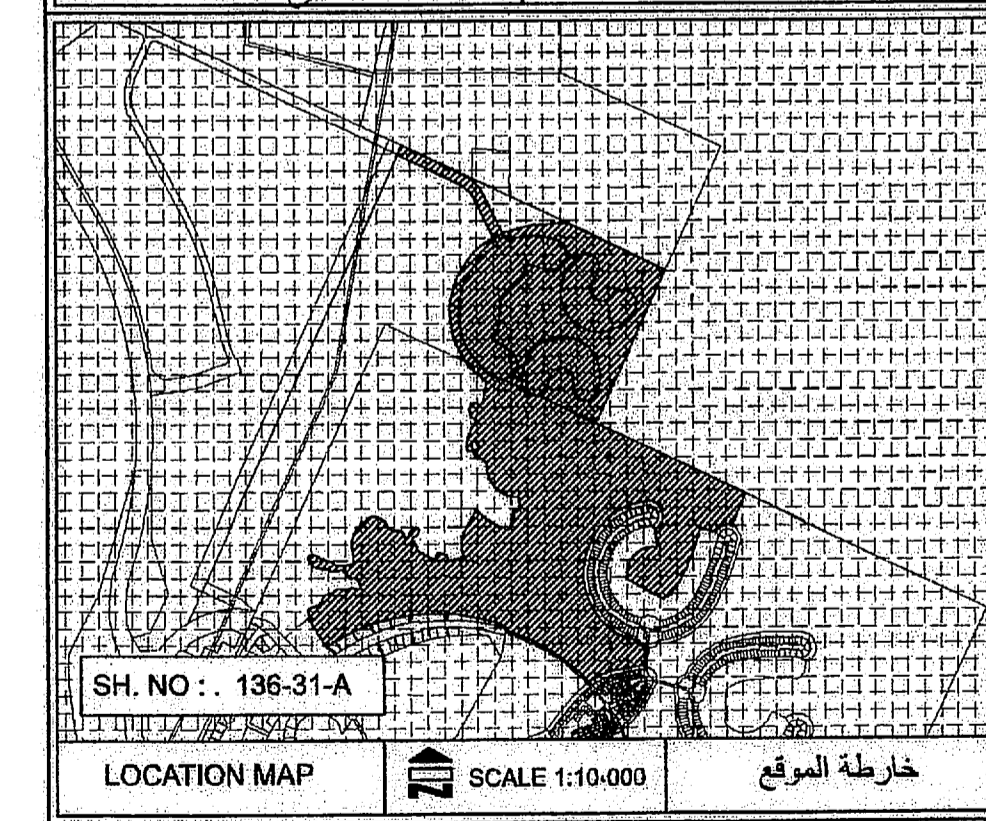
OWNER NAME : شركة درة خليج البحرين
 - مشروع درة مارينا
 المنطقة : درة البحرين
 PLOT NUMBER : 12007005-12007006
 12007744-12005855
 رقم المقدمه : 2013/1173 , 2013/1172
 2014/10978 , 2011/9147

TITLE DEED NO: 186223, 186221, 194382, 179256
 رقم الوثيقة : 186223, 186221, 194382, 179256
 اعتمد هذا المخطط حسب الشروط التالية :

- Durrat Marina
 Master Plan Subdivision Approval - Appended Conditions:
- This subdivision is approved in conjunction with all services authorities conditions as per their replies on services consultation no. SPD/DM/3343 dated 10/03/2014 and CPD letter no. 3-20/10/17/2015 dated on 02/05/2015.
 - Accordingly, this subdivision is approved based on the:
 - The subdivision is approved based on the Technical Interface Office (TIO) establishment agreement No. TIO 200804 dated 06/04/08, signed between the Government of Bahrain and the developer DURRAT KHALEEJ AL BAHRAIN CO.
 - The TIO Agreement is signed based on the detail master subdivision plan submitted by the master plan owner DURRAT KHALEEJ AL BAHRAIN CO. Master plan reference plan Rev 436/DOR/GE/S01/0164, dated 14/02/2008.
 - All plot land uses are to be consistent with the TIA study submitted to & approved by the SPD as per ref. SPD/FA-PK8/267036/15 dated 16th February 2015.
 - This subdivision is approved in conjunction with Supreme Council for Environment letter no. : EL-795-13 dated on 02/06/2013
 - This subdivision is approved in conjunction with Civil Aviation Affairs letter no. 20AS/515/15-2/00-11 dated on 16/11/2011 and the Royal Bahrain Air Force letter dated on 23/02/2015.
 - The Master Plan Owner agrees under the provision of this subdivision to the following:
 - All roads and infrastructure are private unless a formal handover agreement is made with the relevant public service authority
 - The roads title deed will remain under the ownership of the master plan owner unless a formal adoption is agreed with the Government of Bahrain and the roads are added to the Bahrain public road network.
 - Any future modification to the Roads title deed coordinate limits will require prior approval of the Master Plan Owner and the Government Planning Authority.
 - All road title deeds will be registered as a servient tenement granting access right to all master plan title deeds and to all utility service sites title deeds and utility services corridors as dominant tenement.
 - All service corridors within the subdivision which are not part of a road reservation shall be registered in the name of the master plan owner with an easement for services.
 - Access rights created under the roads servient tenement shall be equal to access rights in a public road and subject to the same coordination procedures.
 - The title deed for any particular plot shall include, either by insertion or cross reference, all terms and conditions arising from the master plan pertaining to that individual title deed.
 - All service site title deeds will be issued in the name of the master plan owner for the benefit of the relevant utility provider and cannot be changed unless with agreement with the utility provider for which the site was allocated in the master plan unless alternative registration is agreed.
 - The master plan owner will confirm to the government that title deeds legal boundary points have been installed as per the approved subdivision master plan, and that the setting out, and the site hand over is done as per the legal requirements, at the time of plot demarcation for building and in accordance with development construction program, and the demarcation is done as per the survey, directorate practice and procedures and relevant municipality regulation.
 - All Terms and conditions "i.e. Right of Ways, Easement, Zoning, Land Use, etc." are to be reflected on the subdivision title deeds, sale agreements and legal property transactions, either by the way of insertion or referencing and are bound by the laws of the Kingdom of Bahrain.
 - The master plan owner will ensure, by the means of (TIO) that all plots and construction are within the legal boundary and in accordance to the approved master subdivision plan. Over development and encroachment if any, in the construction of the subdivision development plots or deviation from the approved master plan subdivision is the sole responsibility of the master plan owner and the development master plan owner is liable for all cost arising from such cases.
 - Any further subdivision or replanning of any plot or road within the approved master plan will require the approval of the government of the Kingdom of Bahrain and master plan owner.
 - The area of responsibility of the master plan owner is defined by the coordinates of the parent plot legal boundary. However the master plan owner through Technical Interface Office shall be responsible for any supporting infrastructure laid outside of the legal plot boundary in public land.
 - The Government Ministries and agencies approving the subdivision are not responsible for any issues arising from the installation, maintenance, safety and performance of the roads and infrastructure which are developed by the master plan owner, whether or not they are in compliance with government design standards and codes of practice.
 - The master plan owner is responsible to ensure the availability of all sites for utilities and infrastructure including roads, services, corridors, right of ways, easements, etc. in accordance with the development programme for the concerned road construction or service installation.
 - The master plan owner will ensure that planning permissions, way leaves and other formal procedures interfacing with government agencies are only carried out through the G.O.
 - The master plan owner assures that no individual, company or investor shall make representation to change, adjust or modify these conditions and subdivision. The master plan owner will remain solely responsible for any change, adjustment or modification of the subdivision in perpetuity.
 - The area of responsibility of the master plan owner is defined by the coordinates of the parent plot legal boundary.
 - Information shown in the subdivision master plan such as coordinates, dimension and areas are approximate. The final information will be shown in the cadastral plan.
 - Parcel land use shall be in accordance with the master plan owner letter : and Dated for Durrat Marina master plan dated in 24/03/2015 & 05/04/2015.
 - The Master Plan Owner will be solely responsible for making available all of the plots in full, in accordance with the approved subdivisions.
 - The Master Plan Owner will manage and undertake all responsibilities relating to the installation, construction, financing and maintenance of the road network and all related infrastructure within the development site as shown on the subdivision, unless otherwise agreed in handover agreements.
 - The Master Plan Owner is responsible for the provision to all sites for utilities and infrastructure including roads and services.
 - The programme and availability of services to the development for water, electricity, sewers etc. are to be agreed by the Master Plan Owner with the relevant Government Agencies.
 - The Master Plan Owner assures that no individual, company, investor etc. shall make representation to change, adjust or modify these conditions. The Master Plan Owner will remain responsible for the management of this project.
 - All building permit relevant to DURRAT AL MARINA must comply with the approved master plan and land use.
 - DURRAT AL MARINA has to endorse all applications for building permits submitted by sub-developers/investors of DURRAT AL MARINA.
 - Public access to water to be maintained to water front in accordance with the objectives of draft NATIONAL MASTER PLAN.
 - All area indicated as water to be maintained as open sea.
 - Any reference to the Master Plan Owner is reference to Durrat Khaleej Al-Bahrain Company.



توقيع المالك :
 توقيع المخطط / المصمم :
 DURRAT AL BAHRAIN
 4th June 2015



MINISTER OF WORKS AND MUNICIPALITIES
 AFFAIRS AND URBAN PLANNING

وزير الأشغال و شؤون البلديات و التخطيط العمراني

GENERAL DIRECTOR OF URBAN PLANNING
 مدير عام التخطيط العمراني

DEPT. HEAD :
 مدير إدارة تخطيط العمران والقوى

T&V PLANNING DIRECTOR :
 مدير تخطيط العمران والقوى

PLANNER :
 المخطط

DATE : 03/06/2015

SCALE 1:2-500

