



Kingdom of Bahrain
Survey & Land Registration Bureau

Offplan Properties Registration
Data File Format Requirements

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REVISION HISTORY

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1. Abbreviations

GIS	Geographic Information System
RERA	Real Estate Regulatory Authority
SHAPE File	The shapefile format is a popular geospatial vector data format for geographic information system software. It is developed and regulated by Esri as an open specification for data interoperability among ESRI and other GIS software products. (source https://en.wikipedia.org/wiki/Shapefile)
SLRB	Survey and Land Registration Bureau It is the governmental body in charge of land, aerial, and hydrographic survey services, and the registration of real estate properties in the Kingdom of Bahrain.
TAD	Technical Affairs Directorate of SLRB It is also responsible for creating and maintaining GIS of all property registrations through its Case File Application System.

2. Objective

This document aims to help property developers understand the geospatial requirements of Technical Affairs Directorate of Survey and Land Registration Bureau in completing their Off Plan Project and Units registration.

3. Understanding Project and Units

3.1. What is Project Boundary?

Project boundary is a parcel already have a title deed.

3.2. What is Unit Boundary?

An Off Plan Project will comprise of many units having different uses for example – residential, commercial, common areas inclusive of services, recreational area etc.

Each unit must be clearly earmarked with its boundary.

Unit boundary is a piece of land within project boundary for which there will be a title deed once the project is completed and ready to be handed over to its respective owners.

Common areas within project will be dealt differently as defined by RERA but will have a title deed.

3.3. Geographic Illustration of Project and Units in Bahrain

Illustration of Project and Unit Boundaries

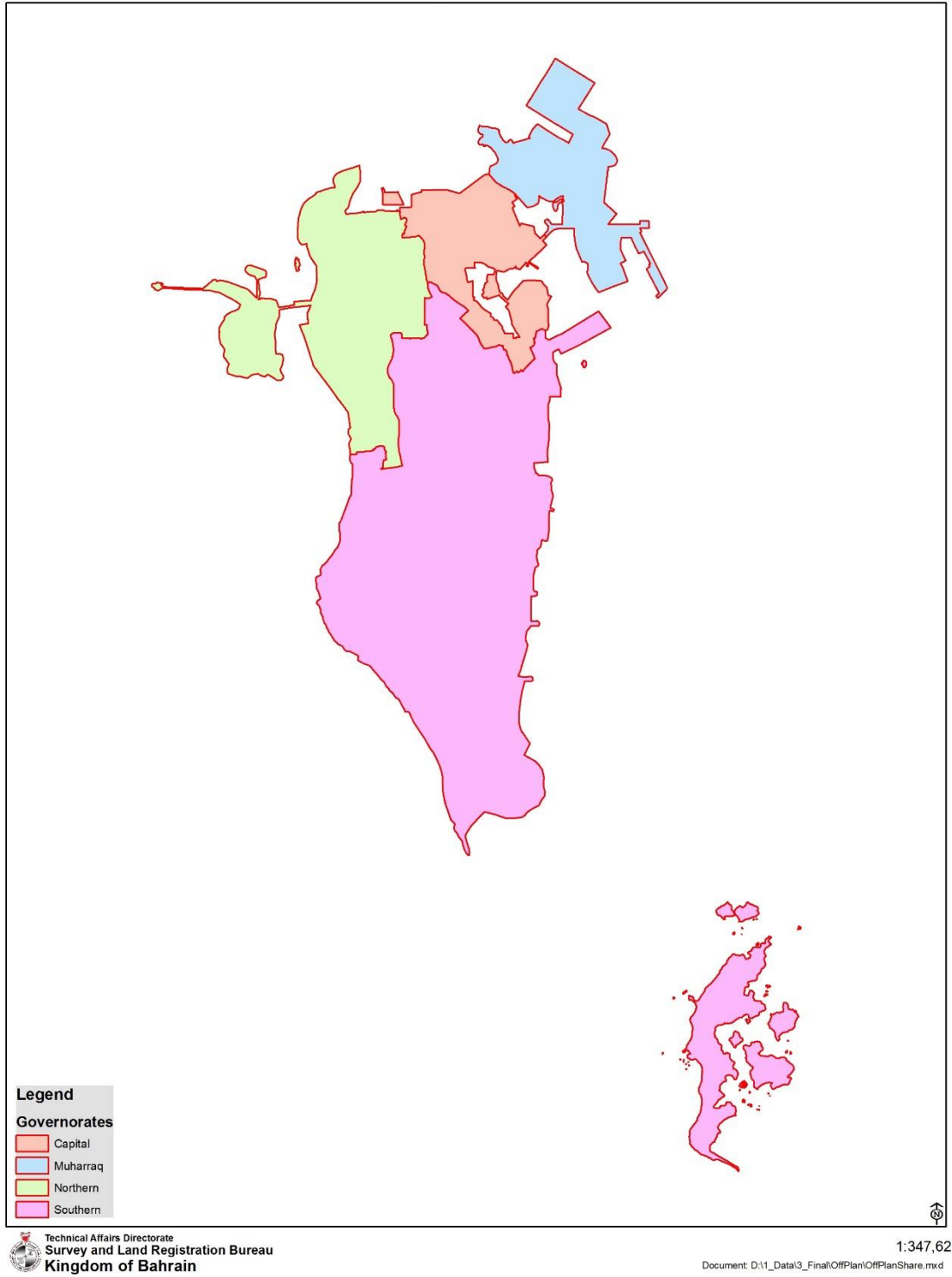


Figure 1: Bahrain

Illustration of Project and Unit Boundaries

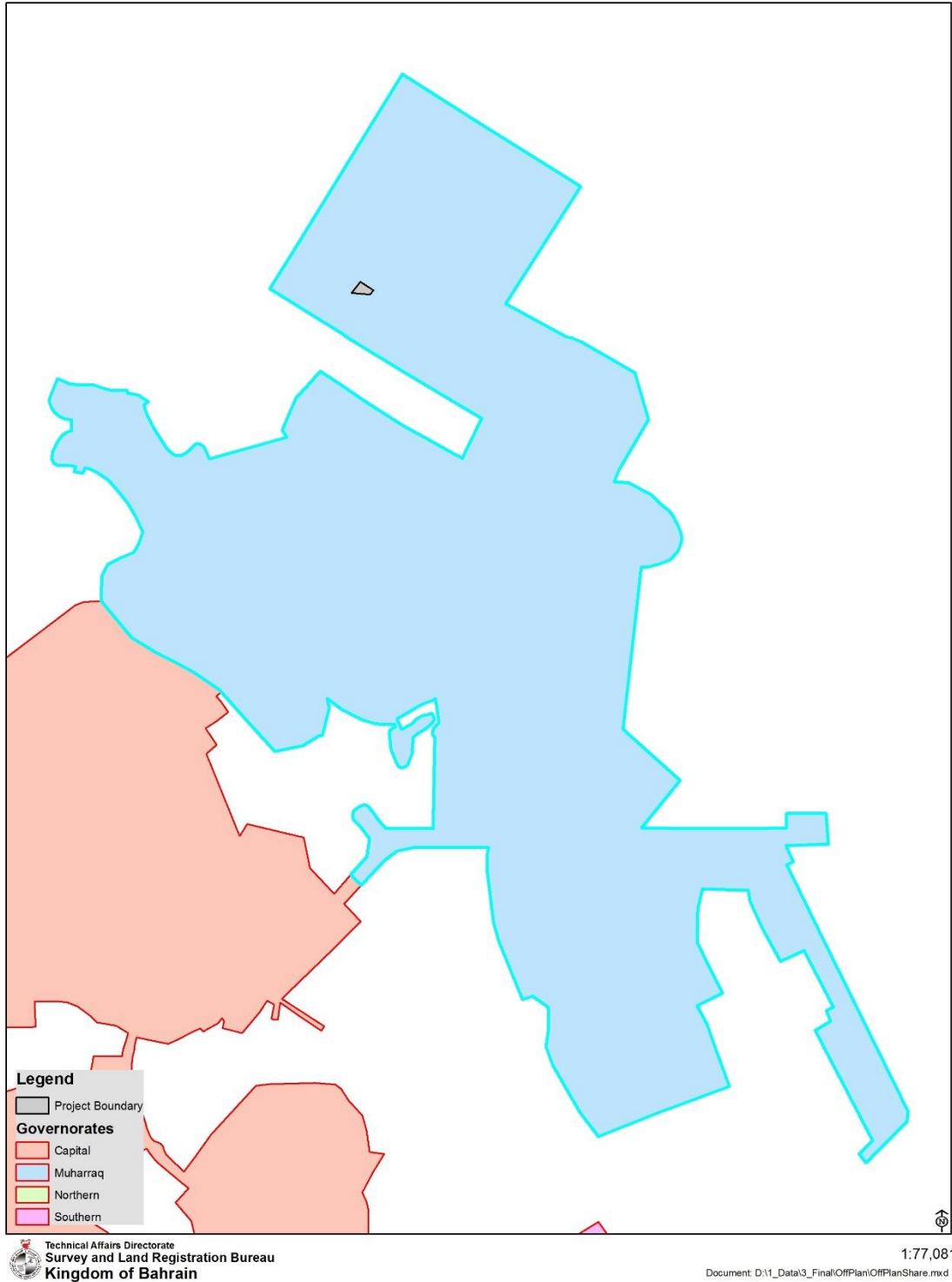


Figure 2: A Project in Governorate

Illustration of Project and Unit Boundaries

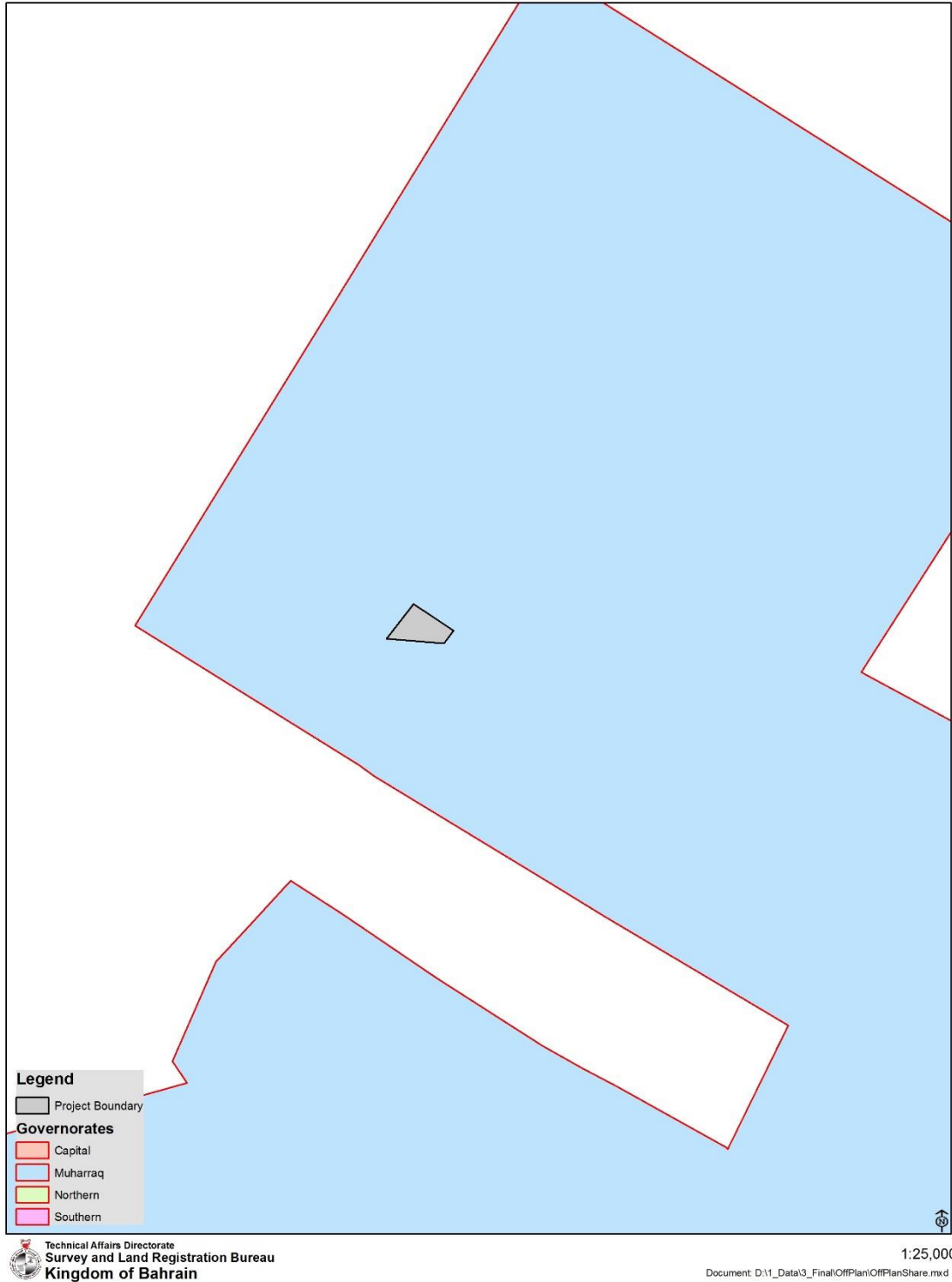


Figure 3: A Project

Illustration of Project and Unit Boundaries

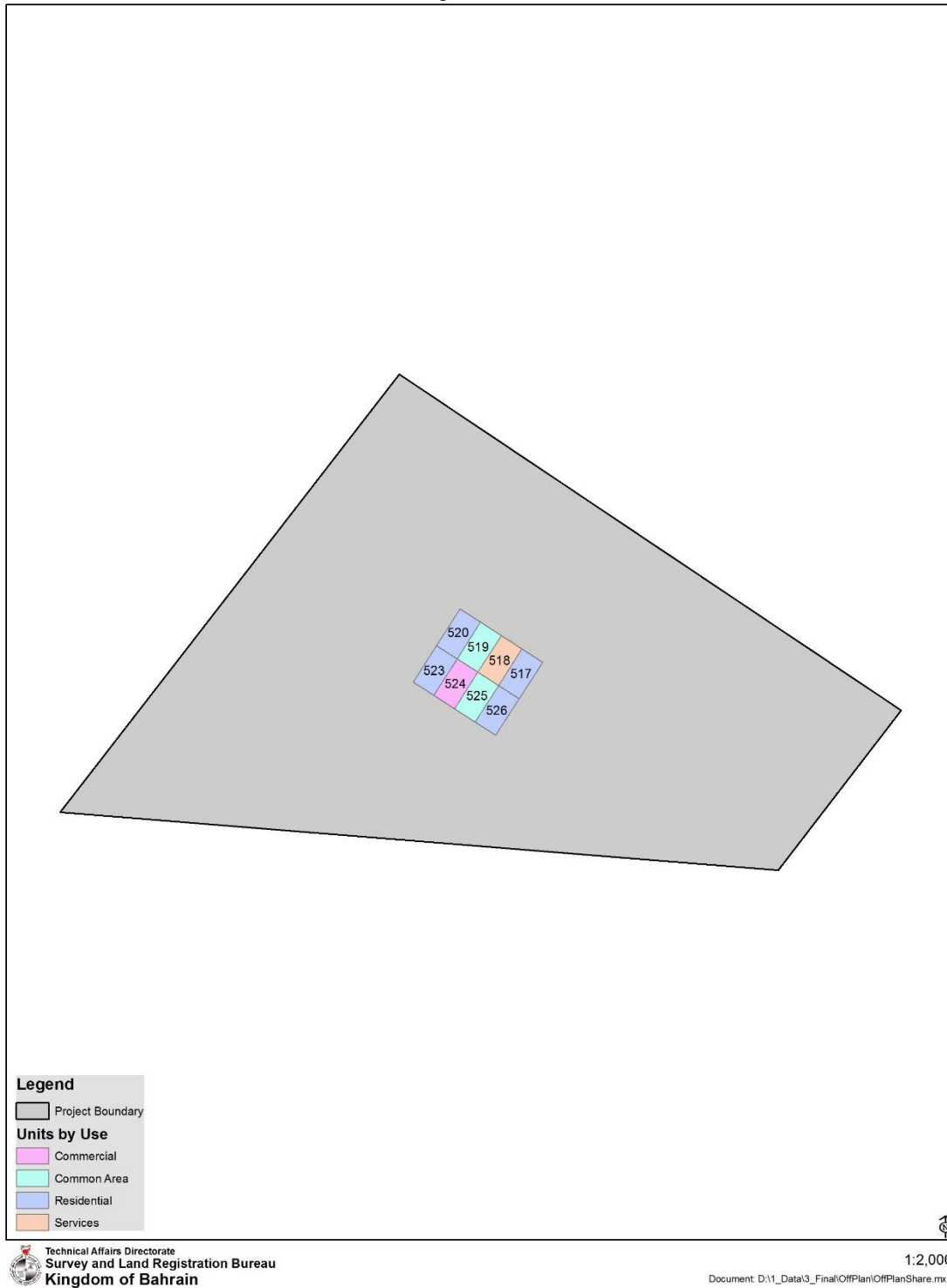


Figure 4: A Project with Respective Units (by use)

4. Requirements of Technical Affairs Directorate

1. Project boundary
2. Units boundary

4.1. Requirement 1: Project Boundary

Project boundary is required in only ESRI Shape File or ESRI Personal Geodatabase format.

Project boundary must conform to the Projection System, parameters for which are supplied in [Section 5: Coordinate System](#) of this document.

Project boundary must have the following attributes –

Table 1: Project Attributes

Attribute Name	Data Type	Description
ProjectCode	String Length = 9	TAD will allocate a project code at the time of reserving project area as Off Plan Sale Project Status based on RERA recommendations. Developer has to use that code in this field. Example: <i>201891111</i>
ProjectName	String Length = 100	Project name as approved by RERA. Example: <i>Project ABC</i> <i>Project ABC – Sub Project DEF</i> <i>Project ABC – Sub Project DEF - Phase II</i>
Parcel	String Length = 8	Parcel is an 8-digit number as registered in SLRB where the project is going to registered. Example: <i>12345678</i>
CaseNumber	Integer	Case Number is the number given by SLRB for the latest registration. It is usually written in Page 5 of Title Deed.
CaseYear	Integer	Case Year is the year when SLRB registered the above registration. It is usually written in Page 5 of Title Deed along with Case Number.
TitleDeedNumber	Integer	Self-Explanatory
TADComments	String Length = 255	After receiving this GIS Ready Files, Technical Affairs Directorate of Survey and Land Registration Bureau will quality check and comment accordingly. There will be two types of comments – OK – Units in the GIS format is acceptable and forwarded for further processing. Any Other Comment – Developer will be intimated to respond accordingly. All units of the project will be held without registration till all units have OK comment.
OBJECTID *	System	System generated field if ESRI ArcGIS PGDB is used.
Shape *	Geometry	System generated field
Shape_Length	System	System generated field if ESRI ArcGIS PGDB is used.
Shape_Area	System	System generated field if ESRI ArcGIS PGDB is used.

4.2. Requirement 2: Units Boundary

All unit boundaries including common areas are required in only ESRI Shape File or ESRI Personal Geodatabase format.

SLRB Offplan Properties Registration – Data File Format Requirements

File containing unit boundaries must conform to the Projection System, parameters for which are supplied in [Section 5: Coordinate System](#) of this document.

Each unit boundary must have the following attributes –

Table 2: Unit Attributes

Attribute	Data Type	Description
ProjectCode	String Length = 9	TAD will allocate a project code at the time of reserving project area as Off Plan Sale Project Status based on RERA recommendations. Developer has to use that code in this field. Example: <i>201891111</i>
UnitNumber	String Length = 5	Name of the Unit given by Developer Example: <i>00010</i> <i>0001A</i>
UnitName	String Length = 20	Name of the Unit given by Developer Example: <i>00010</i> <i>Villa 00010</i> <i>Apartment 0001A</i>
UnitParcel	String Length = 13	UnitParcel number has two components joined by underscore _. ACTUALPARCELNUMBER_UNITNUMBER ACTUALPARCELNUMBER is an 8-digit parcel number as registered in SLRB. UNITNUMBER: 4-digit unit number as allotted by Developer. Example: <i>12345678_1111</i> <i>12345678_111A</i>
UnitLandUse	String Length = 50	Land Use as decided by Developer and approved by competent government authority Example: <i>Residential</i> <i>Commercial</i> <i>Common Area</i> <i>Etc.</i>
TADComments	String Length = 255	After receiving this GIS Ready Files, Technical Affairs Directorate of Survey and Land Registration Bureau will quality check and comment accordingly. There will be two types of comments – OK – Units in the GIS format is acceptable and forwarded for further processing. Any Other Comment – Developer will be intimated to respond accordingly. All units of the project will be held without registration till all units have OK comment.
OBJECTID *	System	System generated field if ESRI ArcGIS PGDB is used.
Shape *	Geometry	System generated field
Shape_Length	System	System generated field if ESRI ArcGIS PGDB is used.
Shape_Area	System	System generated field if ESRI ArcGIS PGDB is used.

5. Coordinate System

SLRB is using Ain_el_Abd_UTM_Zone_39N as its Projected Coordinate System and GCS_Ain_el_Abd_1970 as its Geographic Coordinate System. All submitted SHAPE files must conform to these parameters.

Table 3: Projected Coordinate System Parameters

Projected Coordinate System:	Ain_el_Abd_UTM_Zone_39N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	51.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter

Table 4: Geographic Coordinate System Parameters

Geographic Coordinate System:	GCS_Ain_el_Abd_1970
Datum:	D_Ain_el_Abd_1970
Prime Meridian:	Greenwich
Angular Unit:	Degree

6. Contact Information

Please contact for any clarification related to file format –

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