

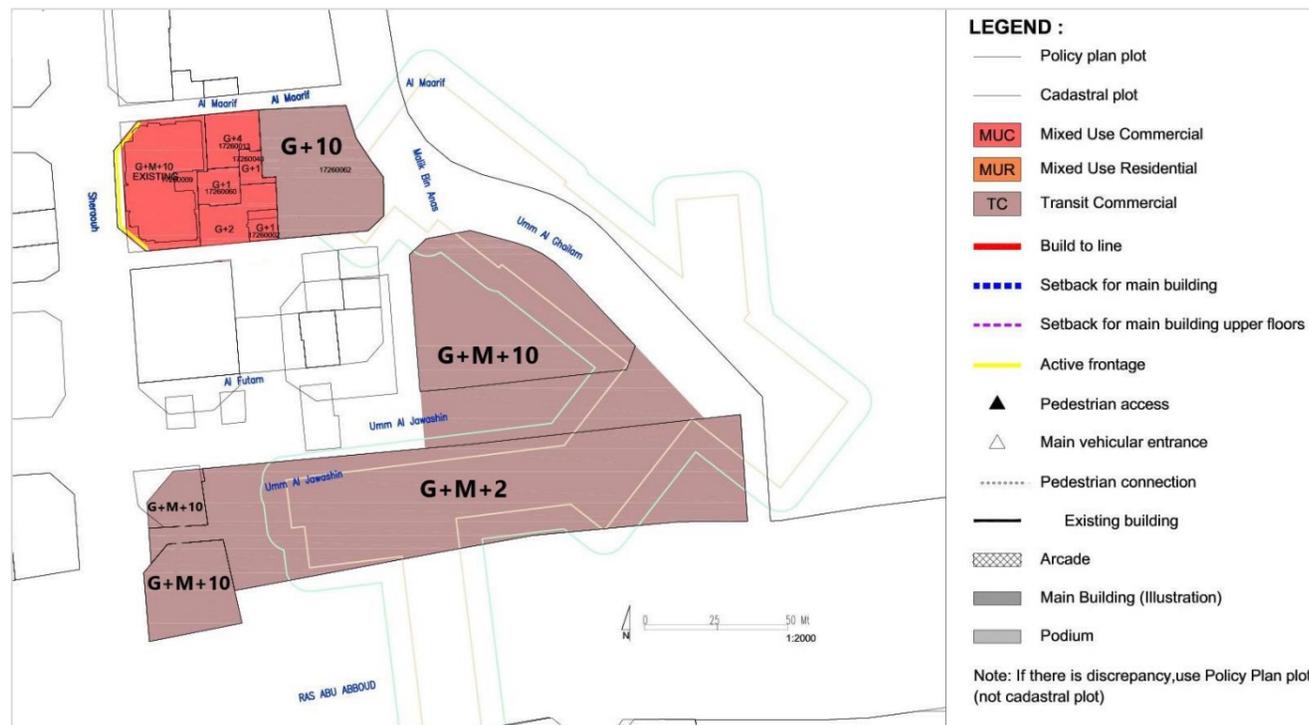
ZONING PLAN



GENERAL USE MIX

Zoning Category	Transit Commercial
Zoning Code	TC
Minimum required number of use type*	2
Use Type per Zoning Category	Transportation facilities (subway station, railway station, public transit, transportation nodes, seaport, airport, water taxi station, etc.) <input checked="" type="checkbox"/>
	Commercial: <ul style="list-style-type: none"> Retail Office <input checked="" type="checkbox"/>
	Residential (Flats, Apartments, Affordable Housing, etc.) <input checked="" type="checkbox"/>
	Hospitality (Hotels, Serviced Apartments) <input checked="" type="checkbox"/>
	Secondary/Complementary Uses (Community Facilities, Sport & Entertainment, Open Space) <input checked="" type="checkbox"/>
See details of Permitted Uses Table in page 4	

USE REGULATIONS



DETAILED USE SPLIT

TC: Transit Commercial	Uses Mix	GFA split		Allowed Floor Location
		Plot < 2000 sqm or for Single Tower/ Higher Building	Plot ≥ 2000 sqm or for Multiple Tower/ Higher Buildings	
Transportation facilities (subway station, railway station, public transit, transportation nodes, seaport, airport, water taxi station, etc.)	<input checked="" type="checkbox"/>	Subject to be recommended by the transportation service providers	Subject to be recommended by the transportation service providers	n/a
Commercial**: <ul style="list-style-type: none"> Retail Office 	<input checked="" type="checkbox"/>	Total Com. 15% min	Total Com. 15% min	All
		Retail 25% max	Retail 25% max	Retail at ground level; podium; 1 st floor above podium; top floor level
Residential (Flats, Apartments)	<input checked="" type="checkbox"/>	85% max	80% max	All
Hospitality (Hotels, Serviced Apartments)	<input checked="" type="checkbox"/>		40% max	All Semi-public /publicly accessible facilities (e.g. commercial space) at ground level; podium; 1 st floor above podium; top floor level
Secondary/Complementary Uses	<input checked="" type="checkbox"/>	20% max		Podium; 1 st floor above podium; top level

Uses mix: Required; Allowed; Not allowed;

SITE PLANNING

Plots ≥ 10,000sqm	<ul style="list-style-type: none"> FAR: 5.0 Site Coverage: 55% Open Space: 10% min Streets & utilities: 15% max
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BLOCK MASSING PLAN

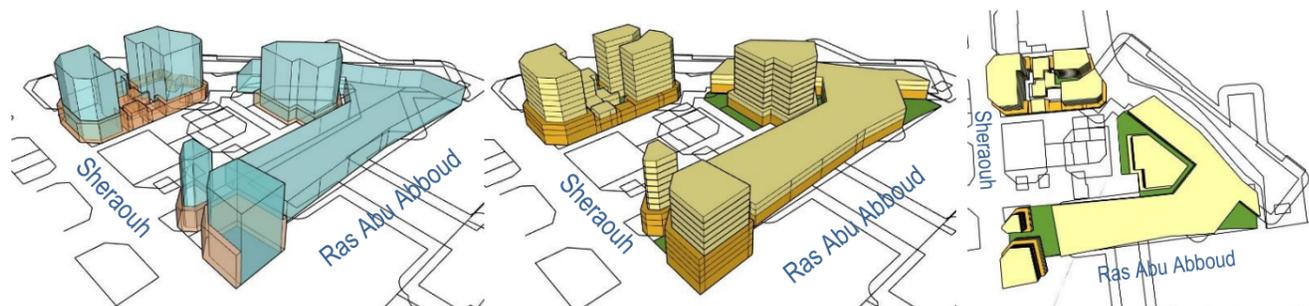


LEGEND :

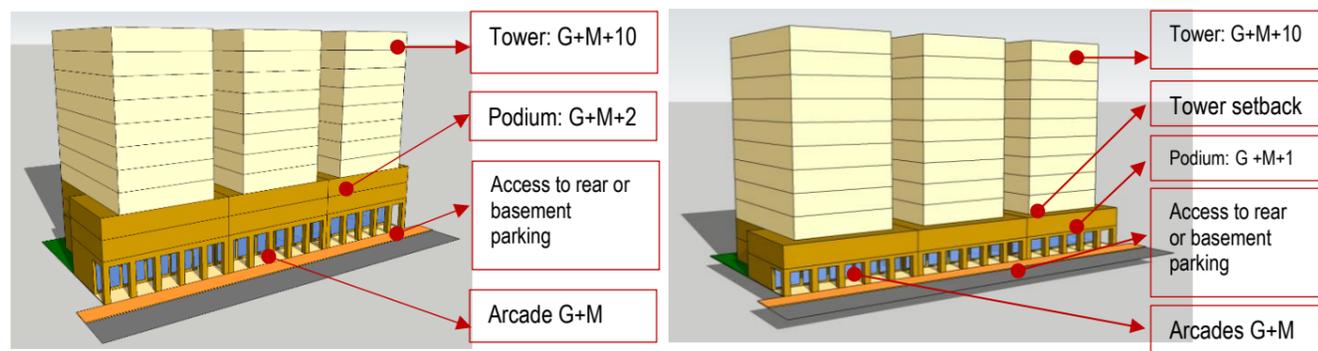
- Policy plan plot
- Cadastral plot
- MUC: Mixed Use Commercial
- MUR: Mixed Use Residential
- TC: Transit Commercial
- Build to line
- Setback for main building
- Setback for main building upper floors
- Active frontage
- ▲ Pedestrian access
- △ Main vehicular entrance
- ⋯ Pedestrian connection
- Existing building
- ▨ Arcade
- Main Building (Illustration)
- Podium

Note: If there is discrepancy, use Policy Plan plot (not cadastral plot)

BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



Sheraouh Street (Collector Street)

Local Streets

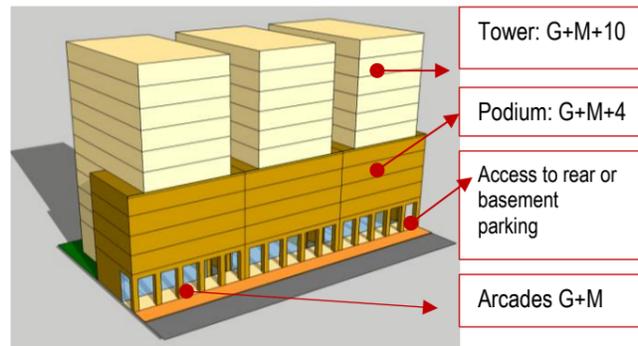
BLOCK FORM REGULATIONS

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	As stated in the Block Massing Plan
	Sheraouh Street: 43.2 m (max)
	• G+M+10 (Podium G+M+2)
	Umm Al Ghailam & Malik Bin Anas: 41.7 m (max)
FAR (max)	As stated in the Block Massing Plan
	7.0 (along Ras Abu Abboud) (+ 5 % for corner lots)
	6.60 (along SHERAOUH STR)
Building Coverage (max)	75%
	6.10 (along Umm Al Ghailam & Umm Al Jawashin, East Local Str)
	6.10 (along Umm Al Ghailam & Umm Al Jawashin, East Local Str)
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan:
	Sheraouh Street:
	• Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear
Build to Line	• Tower: 0 m front setback; 3 m sides; 3m rear
	• 100% of 0 m front setback (mandatory)
Building Depth (max)	10 m (single-aspect tower)
	15 m (double-aspect tower)
	30 m (tower with atrium)
	30 m (podium with integrated parking, for plot depth minimum 45 m)
Building Size	Fine grain; 30 m maximum building width or length
Primary Active Frontage	As indicated in the plan

Frontage Profile	<ul style="list-style-type: none"> • SHERAOUH & Umm Al Jawashin & East Local Street: Arcades (covered walkways): <ul style="list-style-type: none"> • 2.5 m minimum width (Sheraouh & local streets) • 3.0 m minimum width (Ras Abu Abboud) • G+M maximum height (All streets) • Located as per drawing
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> • Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none"> • Sides: 0 m, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; • Rear: 3 m
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> • Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 600 sqm: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
Plots ≥ 10,000sqm	<ul style="list-style-type: none"> • FAR: 5.0 • Site Coverage: 55% • Open Space: 10% min • Streets & utilities: 15% max
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	All sides
Vehicle Access Point	As per Q-Rail/ Transportation Service Providers and Traffic Study recommendation
Recommended Public Access	All sides
PARKING	
Location	For transportation facilities: on-site parking, limited number of special purpose parking (for emergency, police surveillance vehicles, service maintenance, short term parking for VIPs)
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30% reduction in parking provision requirement

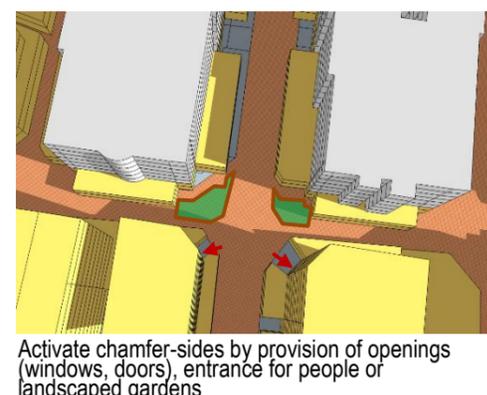
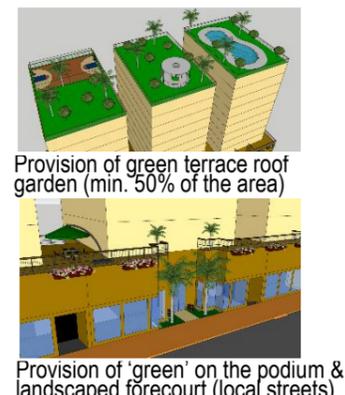
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only to add the required front-part of the building (eg. light structure podium) as per indicated set back and build-to-line (which is zero setback) in the plan

BUILDING TYPOLOGY



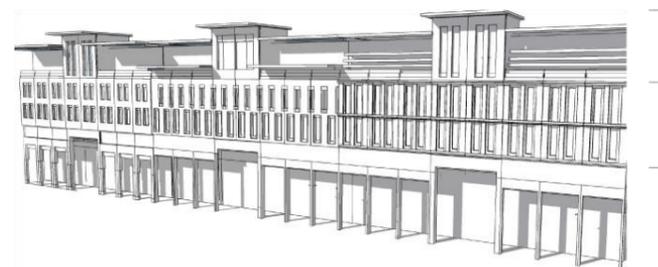
Ras Abu Abboud Street

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

Qatari Contemporary*



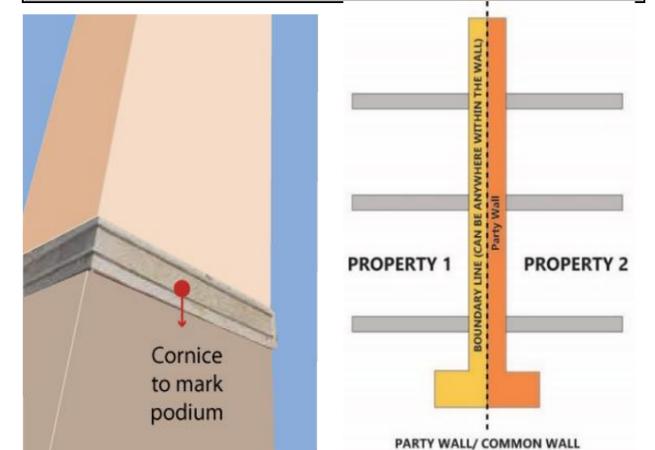
(illustration)



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	Qatari Contemporary Style (* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)
Exterior expression	<ul style="list-style-type: none"> Clear building expression of a base, a middle and a top The Base Part (podium): should clearly be expressed (eg. with architrave or cornice ornament, should there is no required setback for tower that can distinguish it from the podium) The Middle Part: <ul style="list-style-type: none"> Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. Should reveal the external expression of each storey The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> 6 m between two buildings with facing non-habitable rooms 8 m between two buildings with a facing non-habitable room and a facing habitable room 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> Ground floor: 5 m Ground floor with mezzanine: 6.5 m Typical floors (residential and other): 3.50 m Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public

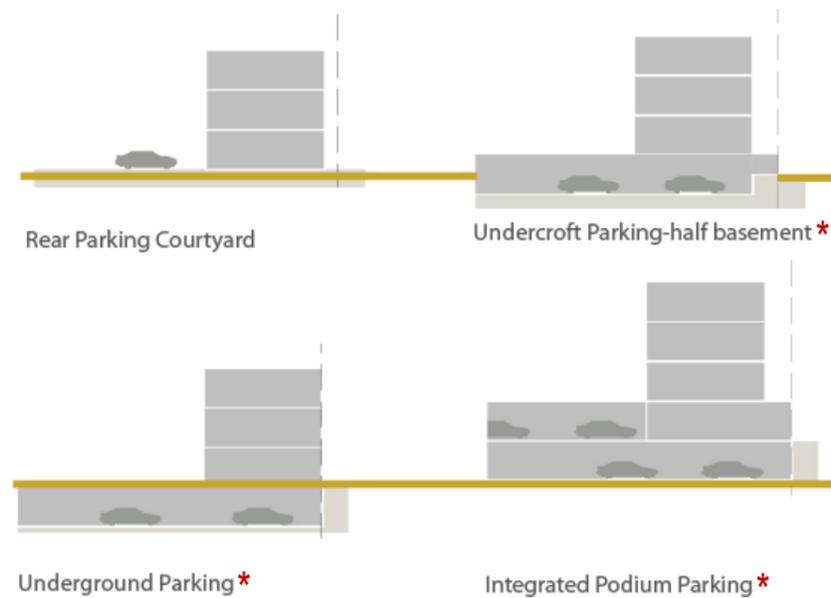
	facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> Avoid excessive use of glass-wall Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none"> Main building entrances should be oriented to the side indicated on the plan. Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none"> Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



* Subject to obtain approval from the relevant transportation service providers, especially Q-Rail.

INCENTIVE

Incentive Scheme

Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:
Additional floor area of 5 m² for every 1 m² provision, up to maximum 10% of total GFA

Provision of **Shared Public Parking**:
Additional floor area of 50 m² for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA

PERMITTED USES TABLE

Type and category	COM	MUC	MUR	RES	Code	Use
COMMERCIAL						
RETAIL	Convenience	✓	✓	✓	✓	301 Food, Beverage & Groceries Shop
	Comparison/Speciality	✓	✓	✓	✗	302 General Merchandise Store
		✓	✓	✓	✗	303 Pharmacy
		✓	✓	✓	✗	306 Electrical / Electronics / Computer Shop
		✓	✓	✓	✗	309 Apparel and Accessories Shop
	Food and Beverage	✓	✓	✓	✓	311 Restaurant
		✓	✓	✓	✓	312 Bakery
		✓	✓	✓	✓	313 Café
	Shopping Malls	✓	✓	✗	✗	314 Shopping Mall
	E-charging Stations	✓	✗	✗	✗	307 E-charging Station
OFFICE	Services/Offices	✓	✓	✓	✗	401 Personal Services
		✓	✓	✓	✗	402 Financial Services and Real Estate
		✓	✓	✓	✗	403 Professional Services
RESIDENTIAL						
Residential	✗	✓	✓	✓	201	Residential Flats / Apartments
HOSPITALITY						
Hospitality accommodation	✓	✓	✓	✗	2201	Serviced Apartments
	✓	✓	✓	✗	2202	Hotel / Resort
SECONDARY / COMPLEMENTARY						
COMMUNITY FACILITIES	Educational	✗	✓	✓	✓	1003 Private Kindergarten / Nurseries / Child Care Centers
		✓	✓	✓	✗	1020 Technical Training / Vocational / Language School / Centers
		✗	✓	✓	✗	1021 Boys Qur'anic School / Madrasa / Markaz
		✗	✓	✓	✗	1022 Girls Qur'anic School
	Health	✓	✓	✓	✗	1102 Primary Health Center
		✓	✓	✓	✗	1103 Private Medical Clinic
		✓	✓	✗	✗	1104 Private Hospital/Polyclinic
		✓	✓	✓	✓	1105 Ambulance Station
		✓	✓	✗	✗	1106 Medical Laboratory / Diagnostic Center
	Governmental	✗	✓	✗	✗	1201 Ministry / Government Agency / Authority
		✗	✓	✗	✗	1202 Municipality
		✓	✓	✓	✗	1203 Post Office
		✓	✓	✓	✓	1209 Library
	Cultural	✓	✓	✓	✗	1301 Community Center / Services
		✓	✓	✓	✗	1302 Welfare / Charity Facility
		✓	✓	✗	✗	1303 Convention / Exhibition Center
✓		✓	✓	✓	1304 Art / Cultural Centers	
Religious	✓	✓	✓	✗	1406 Islamic / Dawa Center	
OTHER SPORTS AND ENTERTAINMENT	Open Space & Recreation	✓	✓	✓	✓	Park - Pocket Park
		✓	✓	✗	✗	1504 Theatre / Cinema
		✓	✓	✓	✓	Civic Space - Public Plaza and Public Open Space
	Sports	✓	✓	✓	✓	Green ways / Corridors
		✗	✓	✓	✗	1607 Tennis / Squash Complex
		✗	✓	✓	✓	1609 Basketball / Handball / Volleyball Courts
		✗	✓	✓	✓	Small Football Fields
		✗	✓	✓	✓	1610 Jogging / Cycling Track
		✓	✓	✓	✓	1611 Youth Centre
		✗	✓	✓	✗	1612 Sports Hall / Complex (Indoor)
✓	✓	✓	✓	Private Fitness Sports (Indoor)		
Special Use	✓	✓	✗	✗	2107 Immigration / Passport Office	
	✓	✓	✗	✗	2108 Customs Office	
	✓	✓	✗	✗	2203 Museum	

• Supporting uses serves only to the primary use should not be regarded as a separate use. Therefore, their floor area calculation should be included in the GFA of the primary use (e.g. gym facility for residents in an apartment building should be calculated in the Residential GFA, or facilities of a hotel for guests should be calculated in Hospitality GFA).

• Unlisted uses in the table are categorised as non-permitted uses, especially the hazardous/ polluted uses (e.g car repair shops, industries, polluted-workshops, etc).

• Similar uses to the permitted uses in the table will be regarded as conditional cases.