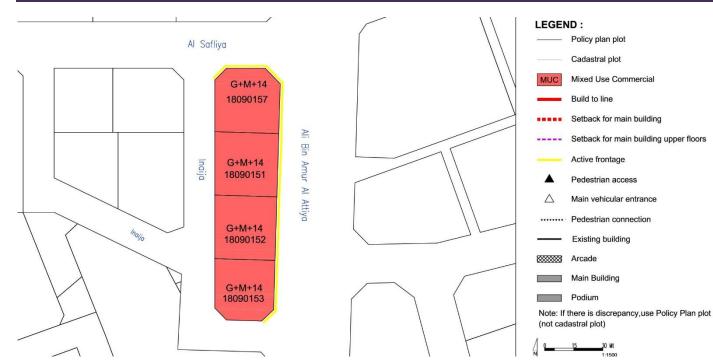


### **USE REGULATIONS**



GENERAL USE MIX						
Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential	
	Zoning Code	СОМ	MUC	MUC MUR		
Minimum re	quired number of use type*	1	2	2	1	
	<b>Commercial</b> Retail, Office	*		✓	×	
Use Type per	<b>Residential</b> Flats, Apartments	×	✓	★		
Zoning Category	Hospitality Hotels, Serviced Apartments	<b>√</b> *	~	✓*	✓	
	<b>Complementary</b> (See Permitted Uses Table)	✓	✓	✓	✓	
Examples		Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses	

Uses mix: ☑ Required; ✓ Allowed; ⊁ Not allowed

\* Allow to be substituted with Hospitality Use Type

USE SPLIT					
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split		
Commercial (retail/office)	<b>⊠</b> *	All	51 % min		
Residential	✓	Tower level	49% max		
Hospitality	✓	All	_		
Complementary (community facilities, sport, etc)	~	Podium level	20% max		

Uses mix: ☑ Required; ✓ Allowed; ➤ Not allowed

\* Allow to be substituted with Hospitality Use Type

SPECIFIC USE REGULATIONS				
Permitted uses	See Permitted Uses Table			
Recommended Uses	Type of commercial in ML city-wide (ie. main offices) a			
Not permitted uses	All other uses not listed in the industry etc)			
Active Frontage Uses	Percentage: For marked-sid Uses			
	Retail, Shops, Food and Be Clinics, Community Centres			

Q A T A R N A T I O N A L M A S T E R PLAN

BLOCK 18-11

(page 4)

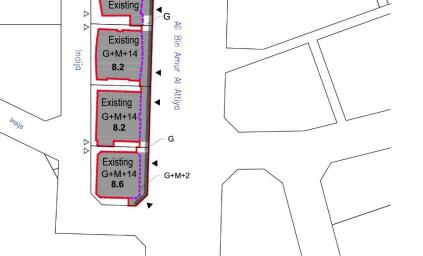
**UC:** Establishments and offices with goods or services that cater and complementary to the cultural facilities in the Downtown area

the General Permitted Uses Table (e.g. garage/car repair/heavy

ides as Active Frontages, min. 60% frontage required as Active

everage (F&B), Offices, Services, Hotels, Government Offices, es, Libraries, etc

# BLOCK MASSING PLAN



LEGEND :

....

.....

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.....

Policy plan plot Cadastral plot

Build to line

Active frontage

Pedestrian access

Main vehicular entrance

Pedestrian connection

Note: If there is discrepancy, use Policy Plan plot

30 Mt 1:1500

Existing building

Arcade

Main Building

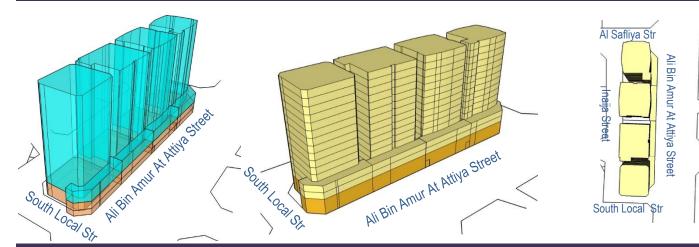
(not cadastral plot)

Mixed Use Commercial

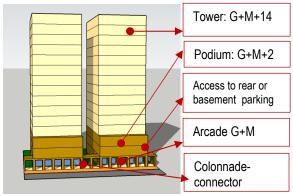
Setback for main building

Setback for main building upper floors

### **BUILDING ENVELOPE & MASSING ILLUSTRATION**



### **BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER**



Ali Bin Amur At Attiya Street (Collector Street)

### **BLOCK FORM REGULATIONS**

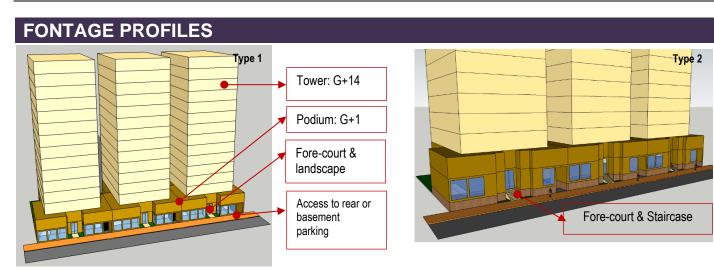
BULK REGULATIONS Uses (as per Zoning	MUC: Mixed Use Commercia		
Plan)		1	
Height (max)	Ali Bin Amur At Attiya Street	57.2 m (max)	
	• G+M+14 (Podium G+M+2)		
	Al Safliya & Inaija & South Local Street	55.7 m (max)	
	• G+14 (Podium G+1)		
FAR (max)	<b>8.20 (</b> along Ali Bin Amur At Attiya Street)	(+ 5 % for corner lots)	
Building Coverage (max)	75%		
MAIN BUILDINGS	<u>.</u>	•	
Typology	Attached-Podium and Tov	ver	
Building Placement	Setbacks as per block plan:		
	<ul> <li><u>Podium</u>: 0 m front; 0 m on sides, up to 3 m (depth of tower set back) &amp; 3 m for the remaining 1/3 plot depth;</li> <li><u>Tower</u>: 3m front setback; 3m sides;</li> </ul>		
Build to Line (a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)	<ul> <li>Ali Bin Amur At Attiya Street (Collector street): 100% of 0m front setback</li> <li>Al Safliya Street: 90% of 0m front setback</li> <li>Inaija&amp; South Local Street: 60% of 0m front setback (mandatory)</li> </ul>		
Building Depth (max)	<ul> <li>10 m (single-aspect tower)</li> <li>15 m (double-aspect tower)</li> <li>30 m (tower with atrium)</li> <li>30 m (podium with integrated parking, for plot depth minimum 45 m)</li> </ul>		
Commercial Depth (max)	15 m		
Building Size	<ul> <li>Fine grain;</li> <li>30 m maximum building width or length; or</li> <li>Create 'a height break impression' (e.g. insert 1-2 storey podium in between, variety fasade design based on modular approach) every interval of 30 m, if the building is stretched too long</li> </ul>		
Primary Active Frontage	As indicated in the plan		
Frontage Profile	Ali Bin Amur At Attiya Street: Arcade/ Colonnade: • 2.5 m minimum width • G+M maximum height • Located as per drawing		

Q A T A R N A T I O N A L M A S T E R P L A N

**BLOCK 18-11** 

	Al Safliya Street: Colonnades Inaija& South Local Street: Fore-court; cantilever/overhang on the ground floor			
Basement; Half- Basement (undercroft)	<ul> <li>Allowed</li> <li>0 m setbacks</li> <li>0.5 m maximum height from street level (undercroft)</li> </ul>			
ANCILLARY BUILDINGS				
Height (max)	G			
Setbacks	• Sides: 0 m			
Building Depth (max)	7.5m			
SITE PLANNING				
Plot Size for Subdivision	Minimum 800 sqm			
Small Plot	<ul> <li>Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li> </ul>			
Open Space (min)	5%			
ACCESSIBILITY AND CC	NNECTIVITY			
Pedestrian Entry Point	As indicated in the plan			
Vehicle Access Point	As indicated in the plan			
Recommended Public Access on Private Plot	n/a			
PARKING				
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building			
Required Number of Spaces	As per general MSDP Car Parking Regulations			
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)			

- 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 frontpart of the building (eg. light structure podium) as per indicated set back and build-to-line (which is zero setback) in the plan



West Local Street : Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is halfbasement)

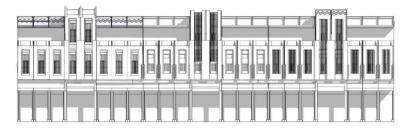
### LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION







Early Modern (Doha - Art Deco)\*



### Qatari Contemporary\*





11111111

Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

## TOP MIDDLE

TOP

MIDDLE

BASE

### BASE

### STANDARDS

Architectural Theme/ Style	General: Qatari Contemporary		
	<ul> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road</li> <li>Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape &amp; Architectural Guidelines for Main Streets in Qatar)</li> </ul>		
Exterior expression	• Clear building expression of a base, a middle and a top		
	• The Base Part (podium): should clearly be expressed (eg. with architrave or corniche ornament, should there is no required setback for tower that can distinguish it from the podium)		
	<ul> <li>The Middle Part:         <ul> <li>Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.</li> <li>Should reveal the external expression of each storey</li> </ul> </li> </ul>		
	• The Top Part should be marked by parapet or entablature		
Minimum Building separation	<ul> <li>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m between two buildings with facing habitable rooms</li> </ul>		
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)	<ul> <li>Slab to slab height (mid-point):</li> <li>Ground floor: 5 m</li> <li>Ground floor with mezzanine: 6.5 m</li> <li>Typical floors (residential and other): 3.50 m</li> <li>Ground floor ancillary building: 3.50 m</li> </ul>		
Building Orientation	<ul> <li>All the fasade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.</li> </ul>		

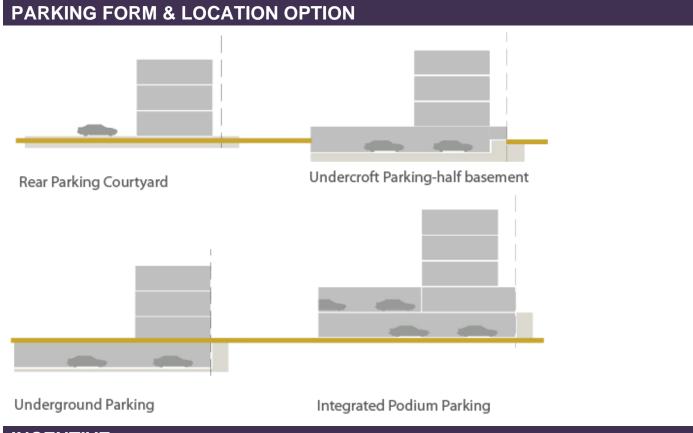
(illustration)

QATAR NATIONAL MASTER PLAN

	<ul> <li>Primary fasade should orientate to the highway /expressway/ collector/ arterial streets.</li> </ul>				
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> <li>Avoid excessive use of glass-wall</li> <li>Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930</li> </ul>				
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 2.5 m				
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft- scape (trees, plants, urban farming etc)				
ACCESSIBILITY STANDAR	۲D				
Pedestrian access	<ul> <li>Main building entrances should be oriented to the side indicated on the plan.</li> <li>Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location</li> </ul>				
Vehicle egress and in- gress	<ul> <li>Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.</li> </ul>				
SIGNAGE					
Style	Signage should be an integral part of the building fasade without background.				
PROPERTY 1 Cornice to mark podium					

### WINDOW-TO-WALL RATIOS





### 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         Land Use           1         Residential         *         ✓         201         Residential Flats / Appartments           2         Convenience         ✓         ✓         301         Food, Beverage & Groceries Shop           13         Comparison/Speciality         ✓         ✓         ×         303         General Merchandise Store           14         ✓         ✓         ×         ×         ×         303         General Merchandise Store           15         ✓         ✓         ×         ×         ×         ×         303         General Merchandise Store           16         ✓         ✓         ×         ×         ×         ×         303         Apparel and Accessories Shop           17         Food and Beverage         ✓         ✓         ×         ×         ×         ×         ×         313         Cate           10         Shopping Malls         ✓         ✓         ×         ×         402         Frinacial Services and Real Estate         124           11         BerticesOffices          Y         ×         ×         2201         Services and							<u> </u>	
11       Residential       ×       ✓       ✓       ✓       201       Residential Flats / Appartments         2       COMMERCIAL       ✓			COM	MUC	MUR	RES	Code	Land Use
2         COMMERCIAL           12         Convenience         -         -         301         Food, Beverage & Groceries Shop           14         -         -         -         302         General Microhandise Store           14         -         -         -         303         Pharmacy           15         -         -         -         303         Pharmacy           16         -         -         -         303         Pharmacy           16         -         -         -         303         Pharmacy           17         Food and Beverage         -         -         312         Bakery           18         -         -         -         312         Bakery           19         -         -         -         313         Catle           10         Shopping Malls         -         -         -         403         Protesional Services           11         Petrol stations         -         -         ×         403         Protesional Services           12         -         -         -         201         Foreid Station         -         -         2021         Horize Stand         -	1							
12         Convenience         ✓ <t>✓          10         Shopping Malls         ✓</t>	1.1	Residential	×	<u>√</u>	<u>√</u>	<u> </u>	201	Residential Flats / Appartments
13       Comparison/Speciality       ✓       ✓       ×       302       General Merchandise Store         14       ✓       ✓       ×       303       Pharmacy         15       ✓       ✓       ×       303       Pharmacy         16       ✓       ✓       ×       309       Apparel and Accessories Shop         16       ✓       ✓       ×       303       Pharmacy         18       ✓       ✓       ×       313       Café         19       ✓       ✓       ×       313       Café         110       Shopping Malls       ✓       ×       ×       414       Personal Services and Real Estate         112       ✓       ✓       ×       ×       403       Professional Services         113       Hospitality accommodation       ✓       ×       ×       2001       Serviced Apartments         12       ✓       ✓       ×       ×       2011       Serviced Apartments         14       Hospitality accommodation       ✓       ✓       ×       2020       Hetricandia/ Vacational / Language School / Cent         14       Loborizational       ×       ✓       ×       1003       Privat								
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15         -         -         ×         309         Apparel and Accessories Shop           7         Food and Beverage         -         ×         309         Apparel and Accessories Shop           18         -         -         -         311         Restaurant           18         -         -         -         312         Bakery           19         -         -         -         311         Restaurant           10         Shopping Malls         -         -         -         313         Cafe           111         Services/Offices         -         -         ×         401         Personal Services           12         -         -         -         ×         403         Professional Services           12         -         -         -         ×         403         Professional Services           13         Hospitalitry accommodation         -         -         ×         201         Serviced Apartments           2         -         -         -         ×         202         Hotel / Resort           4.1         Educational         -         -         -         1003         Private Kindergarten / Nurseries / Chinid Care Ce		Comparison/Speciality			•	×		
16       -       -       -       309       Apparel and Accessories Shop         17       Food and Beverage       -       -       311       Restaurant         18       -       -       -       312       Bakery         19       -       -       -       313       Café         10       Shopping Malls       -       -       -       313       Café         111       Services/Offices       -       -       -       401       Personal Services and Real Estate         112       -       -       -       -       402       Financial Services and Real Estate         113       -       -       -       -       402       Financial Services and Real Estate         114       Petrol stations       -       -       -       201       Petrol Station         3       HOSPITALITY       -       -       201       Serviced Apartments         3.1       Hospitality accommodation       -       -       -       2020       Serviced Apartments         4.2       -       -       -       1003       Private Kindergarten / Nurseries / Child Care Centers         4.2       -       -       -       -								
17       Food and Beverage       ✓       ✓       ✓       311       Restaurant         18       ✓       ✓       ✓       312       Bakery         19       ✓       ✓       ✓       313       Café         100       Shopping Malls       ✓       ✓       ✓       431       Shopping Mall         111       Services/Offices       ✓       ✓       ×       401       Personal Services         112       ✓       ✓       ×       ×       402       Financial Services         113       =       ✓       ✓       ×       402       Financial Services         114       Petrol stations       ✓       ×       ×       403       Professional Services         114       Hospitality accommodation       ✓       ✓       ×       201       Serviced Apartments         12       ✓       ✓       ✓       ×       202       Hotel / Resort         131       Hospitality accommodation       ✓       ✓       ×       202       Hotel / Resort         14       Educational       ×       ✓       ×       1003       Private Kindergarten / Nurseries / Child Care Centers         14       Educational			· · .					
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5.1       Open Space & Recreation       ✓       ✓       ✓       Park - Pocket Park         5.2       ✓       ✓       ×       1504       Theatre / Cinema         5.3       ✓       ✓       ✓       ✓       Civic Space - Public Plaza and Public Open Space         5.4       ✓       ✓       ✓       ✓       Green ways / Corridirs         5.5       Sports       ×       ✓       ✓       1607       Tennis / Squash Complex         5.6       ×       ✓       ✓       ✓       1609       Basketball / Handball / Volleyball Courts         5.7       ×       ✓       ✓       ✓       Small Football Fields         5.8       ×       ✓       ✓       1610       Jogging / Cycling Track         5.9       ✓       ✓       ✓       ×       1611       Youth Centre         5.10       ×       ✓       ×       1612       Sports Hall / Complex (Indoor)	4.18	Religious	$\checkmark$	$\checkmark$	$\checkmark$	×	1406	Islamic / Dawa Center
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5.3       ✓       ✓       ✓       ✓       Civic Space - Public Plaza and Public Open Space         5.4       ✓       ✓       ✓       ✓       Green ways / Corridirs         5.5       Sports       ×       ✓       ✓       ×       1607       Tennis / Squash Complex         5.6       ×       ✓       ✓       ×       1609       Basketball / Handball / Volleyball Courts         5.7       ×       ✓       ✓       ✓       Small Football Fields         5.8       ×       ✓       ✓       1610       Jogging / Cycling Track         5.9       ✓       ✓       ✓       1611       Youth Centre         5.10       ×       ✓       ×       1612       Sports Hall / Complex (Indoor)		Open Space & Recreation			$\checkmark$	$\checkmark$		
5.4 $\checkmark$ $\checkmark$ $\checkmark$ Green ways / Corridirs5.5Sports $\times$ $\checkmark$ $\checkmark$ 1607Tennis / Squash Complex5.6 $\times$ $\checkmark$ $\checkmark$ 1609Basketball / Handball / Volleyball Courts5.7 $\times$ $\checkmark$ $\checkmark$ $\checkmark$ Small Football Fields5.8 $\times$ $\checkmark$ $\checkmark$ 1610Jogging / Cycling Track5.9 $\checkmark$ $\checkmark$ $\checkmark$ 1611Youth Centre5.10 $\times$ $\checkmark$ $\checkmark$ 1612Sports Hall / Complex (Indoor)							1504	
5.5       Sports       ×       ✓       ×       1607       Tennis / Squash Complex         5.6       ×       ✓       ✓       1609       Basketball / Handball / Volleyball Courts         5.7       ×       ✓       ✓       Small Football Fields         5.8       ×       ✓       ✓       1610       Jogging / Cycling Track         5.9       ✓       ✓       ✓       1611       Youth Centre         5.10       ×       ✓       ×       1612       Sports Hall / Complex (Indoor)				<b>√</b>				
5.6 $\times$ $\checkmark$ $\checkmark$ 1607Formis' Equal Complex5.7 $\times$ $\checkmark$ $\checkmark$ 1609Basketball / Handball / Volleyball Courts5.7 $\times$ $\checkmark$ $\checkmark$ $\checkmark$ Small Football Fields5.8 $\times$ $\checkmark$ $\checkmark$ 1610Jogging / Cycling Track5.9 $\checkmark$ $\checkmark$ $\checkmark$ 16115.10 $\times$ $\checkmark$ $\checkmark$ 1612Sports Hall / Complex (Indoor)		Ou outo		<u>√</u>			4007	
5.7 $\star$ $\checkmark$ $\checkmark$ $\checkmark$ Small Football Fields5.8 $\star$ $\checkmark$ $\checkmark$ 1610Jogging / Cycling Track5.9 $\checkmark$ $\checkmark$ $\checkmark$ 1611Youth Centre5.10 $\star$ $\checkmark$ $\star$ 1612Sports Hall / Complex (Indoor)		oports		* ./				
$x$ $\checkmark$ $\checkmark$ $\checkmark$ $1610$ Jogging / Cycling Track5.9 $\checkmark$ $\checkmark$ $\checkmark$ $1611$ Youth Centre5.10 $x$ $\checkmark$ $x$ $1612$ Sports Hall / Complex (Indoor)							1009	
5.9       ✓       ✓       ✓       1611       Youth Centre         5.10       ×       ✓       ×       1612       Sports Hall / Complex (Indoor)							1610	
5.10 × ✓ ✓ × 1612 Sports Hall / Complex (Indoor)				✓				
			×	$\checkmark$				
			$\checkmark$	$\checkmark$	$\checkmark$			
5.12 🗸 🗸 🗸 1613 Swimming Pool			✓	✓	✓	✓	1613	
6 OTHER	6	OTHER						
6.1 Special Use $\checkmark$ $\checkmark$ × 2107 Immigration / Passport Office			~	~	×	×	2107	Immigration / Passport Office
6.2 ✓ ✓ × × 2108 Customs Office		-	$\checkmark$	$\checkmark$	×	×		
6.3 Tourism ✓ ✓ × × 2203 Museum		Tourism	$\checkmark$	$\checkmark$	×	×		

QATAR NATIONAL MASTER PLAN

