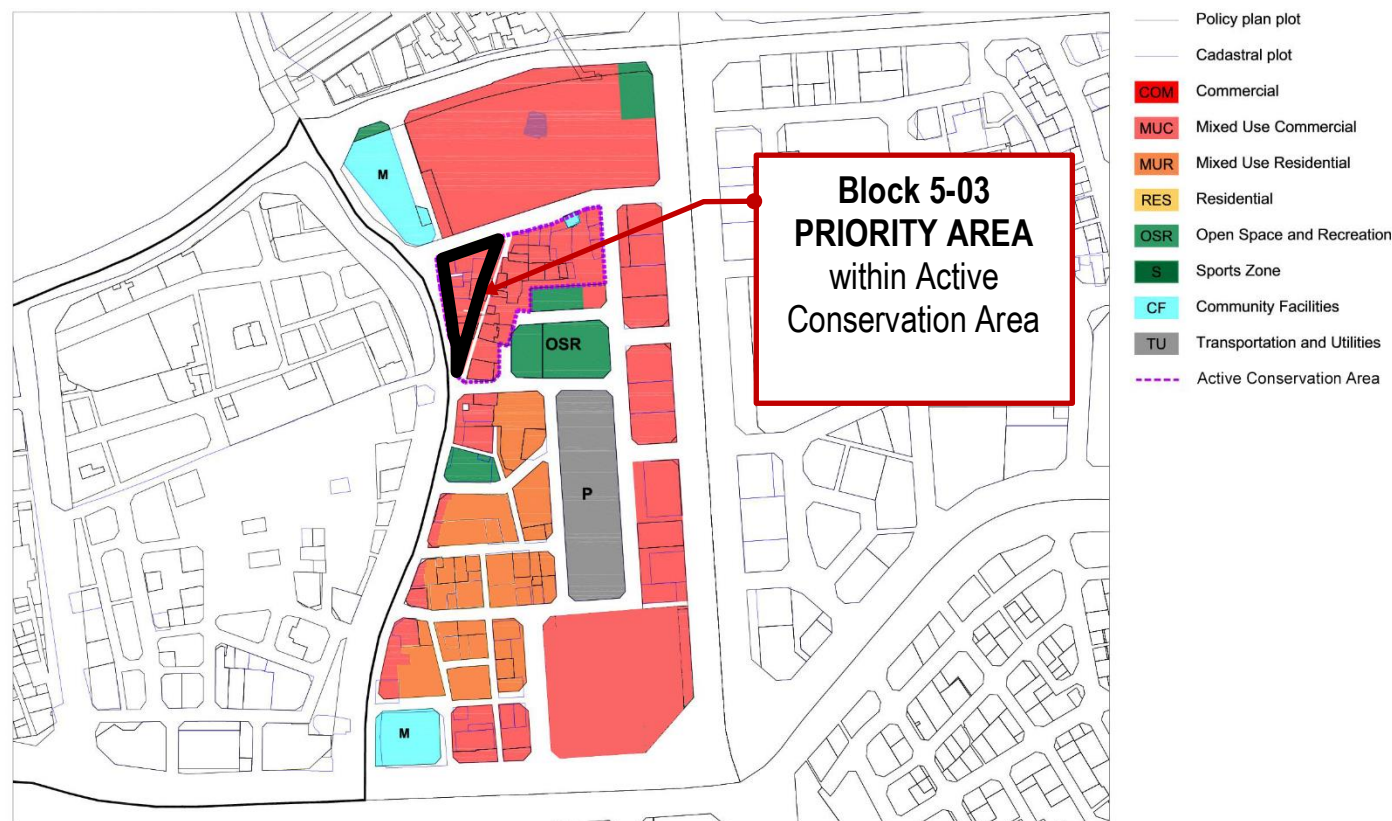
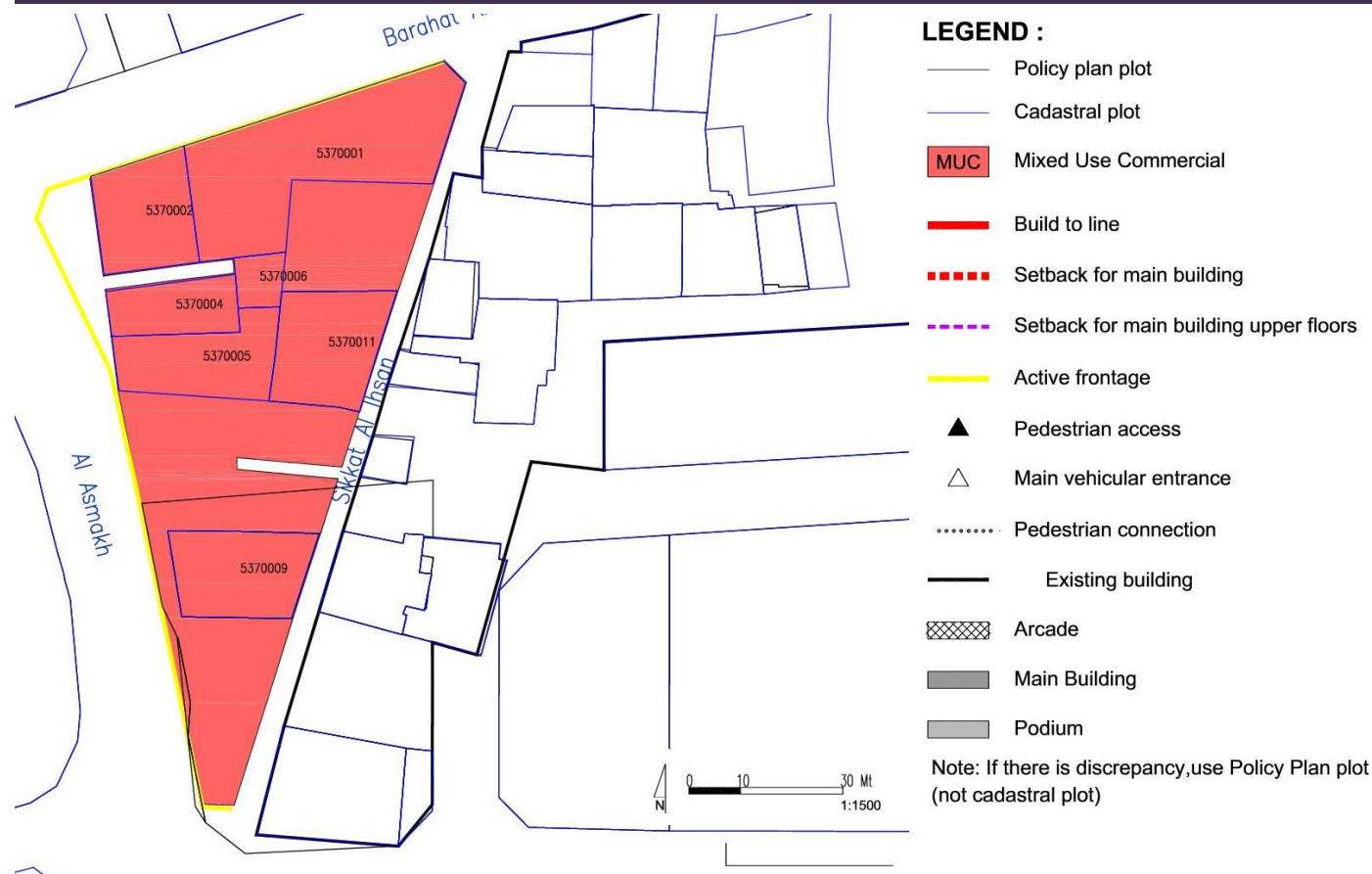


ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

| Zoning Category | | Commercial | Mixed Use Commercial | Mixed Use Residential | Residential |
|--------------------------------------|---|-----------------|-----------------------------------|--|------------------------------------|
| Zoning Code | | COM | MUC | MUR | RES |
| Minimum required number of use type* | | 1 | 2 | 2 | 1 |
| Use Type per Zoning Category | Commercial Retail, Office | ☑* | ☑ | ✓ | ✗ |
| | Residential Flats, Apartments | ✗ | ✓ | ☑* | ☑ |
| | Hospitality Hotels, Serviced Apartments | ✓* | ✓ | ✓* | ✓ |
| | Complementary (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) | ☑* | All | 51 % min |
| Residential | ✓ | Higher storey | 49% max |
| Hospitality | ✓ | All | – |
| Complementary (community facilities, sport, etc) | ✓ | Ground floor level & Roof-Top | 20% max |

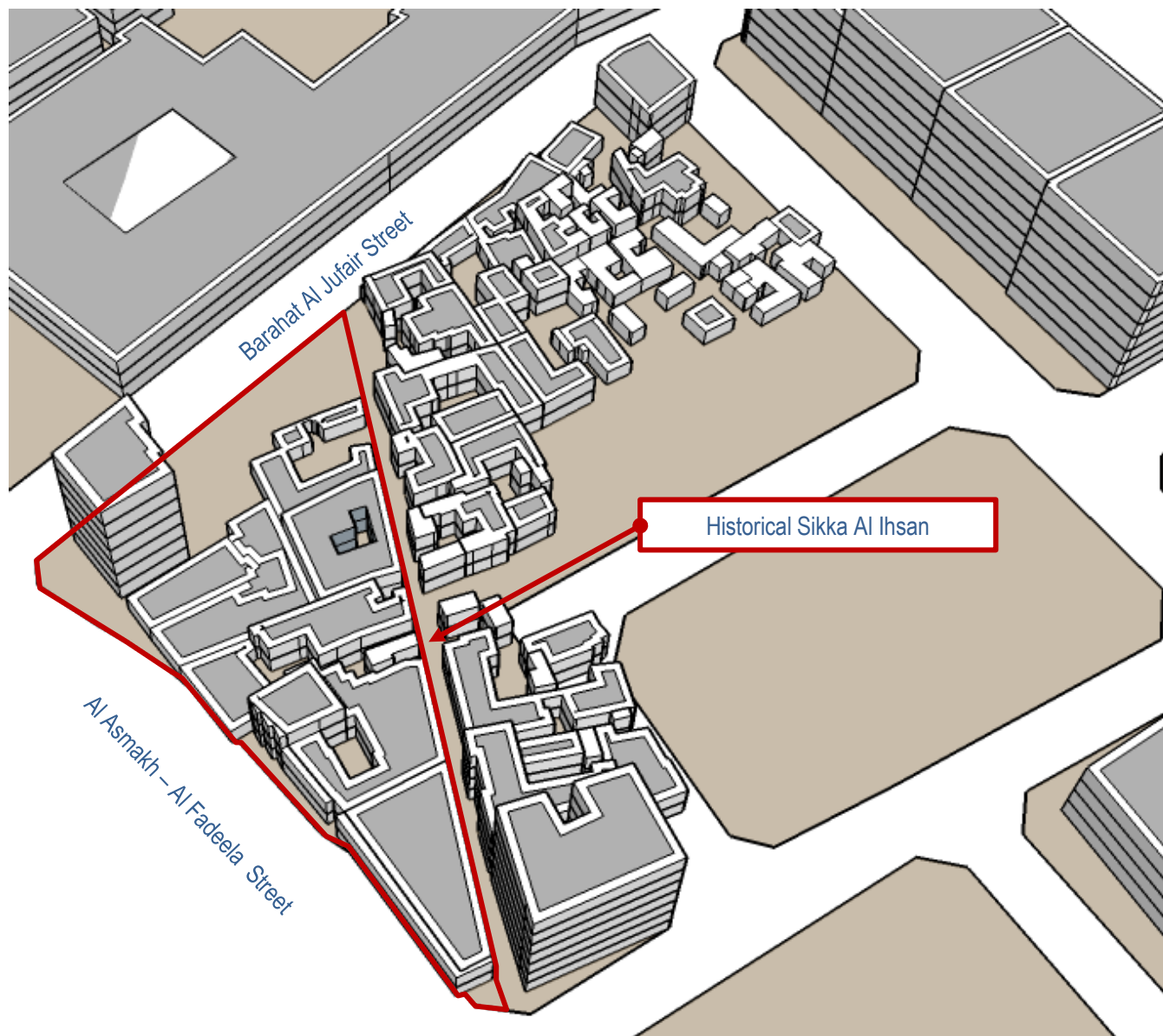
Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

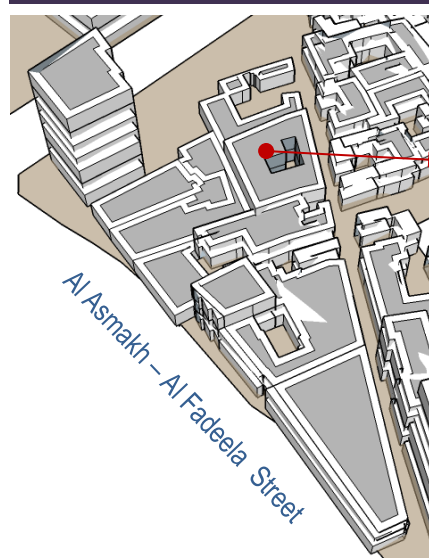
SPECIFIC USE REGULATIONS

| | |
|----------------------|--|
| Permitted uses | See Permitted Uses Table (page 4) |
| Recommended Uses | <ul style="list-style-type: none">Type of commercial in MUC Establishments and offices that relate to upholstery (ie living workshops) handicrafts and complementary to the cultural facilities in the Downtown areaHandicraft workshops can be concentrated along Sikka Al Ikhsan (and also at the rear of each plot outside the Sikka) |
| Not permitted uses | All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc) |
| Active Frontage Uses | Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses |
| | Retail, Shops, Food and Beverage (F&B), Services, Hotels etc |

BLOCK MASSING PLAN

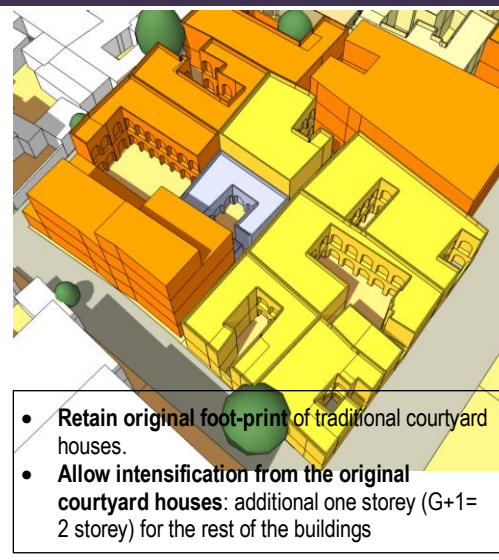


BUILDING TYPOLOGY 1: LOW RISE VERNACULAR COURTYARD



Interventions for Priority Area

- Retain and upgrade the original historical characteristics (morphology, scale, urban grain, courtyard typology)
- Allow for rehabilitation, upgrading or reconstruction of buildings of no architectural significance, but maintain the courtyard typology, by retaining as much as possible the original building's foot-print
- Adaptive re-use



- Retain original foot-print of traditional courtyard houses.
- Allow intensification from the original courtyard houses: additional one storey (G+1= 2 storey) for the rest of the buildings

BLOCK FORM REGULATIONS

| BULK REGULATIONS | | |
|---|---|-------------------------|
| Uses (as per Zoning Plan) | MUC: Mixed Use Commercial | |
| Height (max) | Al Asmakh Street | 22.2 m (max) |
| | G+M+4 | |
| | Barahat Al Jufair Street | 13.7 m (max) |
| | G+2 | |
| | Sikka Al Ihsan | 10.2 m (max) |
| G+1 | | |
| FAR (max) | <ul style="list-style-type: none">• Al Asmakh Str: 4.00• Barahat Al Jufair Street: 1.80• Sikka Al Ihsan: 1.50 | (+ 5 % for corner lots) |
| Building Coverage (max) | 85% | |
| MAIN BUILDINGS | | |
| Typology | Low Rise Vernacular Courtyard | |
| Building Placement | Setbacks as per block plan: | |
| | <ul style="list-style-type: none">• 0m front ; 0m sides; 0m rear | |
| Build to Line <i>(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)</i> | <ul style="list-style-type: none">• Al Asmakh & Barahat Al Jufair Street: 100% of 0 m front setback (mandatory)• Sikka Al Ihsan: 90% of 0m front setback, to allow creation of small baraha | |
| Building Depth (max) | 10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m) | |
| Commercial Depth (max) | 15 m | |
| Building Size | Fine grain; <ul style="list-style-type: none">• 15 m maximum building width or length; or• Create a modular external expression of facade, with maximum 15 m wide, if the building is long stretched | |
| Primary Active Frontage | As indicated in the plan | |
| Frontage Profile | <ul style="list-style-type: none">• Al Asmakh Str: Arcade• Barahat Al Jufair Street: Colonnades• Sikka Al Ihsan: more openings (doors and windows) to Sikka | |
| Basement; Half-Basement (undercroft) | <ul style="list-style-type: none">• Not recommended | |

ANCILLARY BUILDINGS

| | |
|----------------------|-----------------------------------|
| Height (max) | G |
| Setbacks | 0 m front 0 m side 0 m rear |
| Building Depth (max) | 7.5 m |

SITE PLANNING

| | |
|---------------------------|---|
| Plot Size for Subdivision | Minimum 200 sqm |
| Small Plot | <ul style="list-style-type: none">• Minimum plot size of 200 sqm will allow to reach G+2• For plot sizes < 200 m2: 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% |

ACCESSIBILITY AND CONNECTIVITY

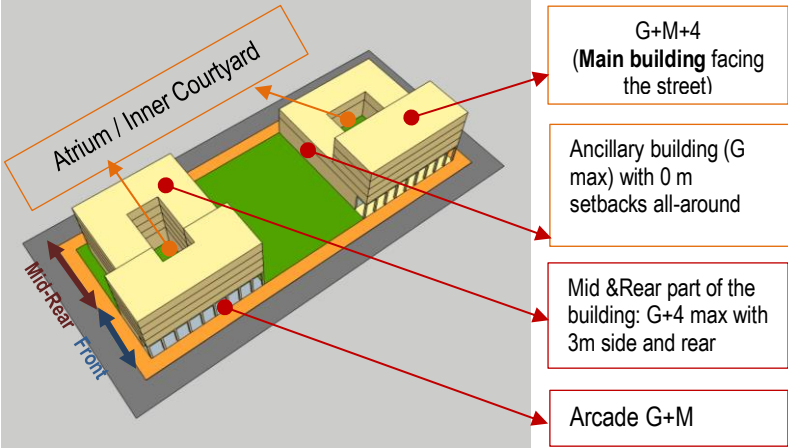
| | |
|---|--------------------------|
| Pedestrian Entry Point | As indicated in the plan |
| Vehicle Access Point | As indicated in the plan |
| Recommended Public Access on Private Plot | n/a |

PARKING

| | |
|---------------------------|---|
| Location | <ul style="list-style-type: none">• Designated main parking facility to cater this block should be in the form of communal public parking, located outside the Conservation Area or under the designated new park/open space• Courtyard, where possible• On street parking for short term parking |
| Required Number of Spaces | n/a |
| Parking Waiver | 15 % reduction in parking requirement: (block is located within 800m radius from metro entry point) |

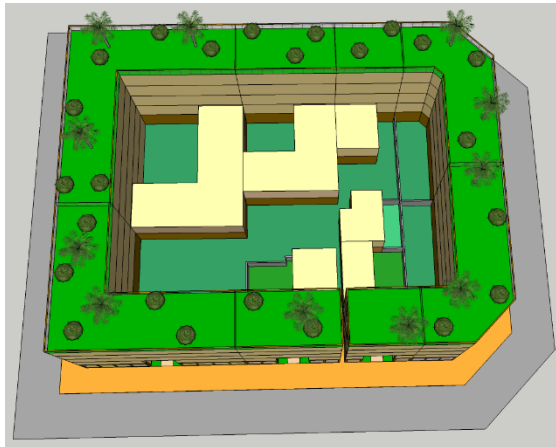
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only 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 (AL ASMAKH STREET): LOW RISE ATTACHED BLDG



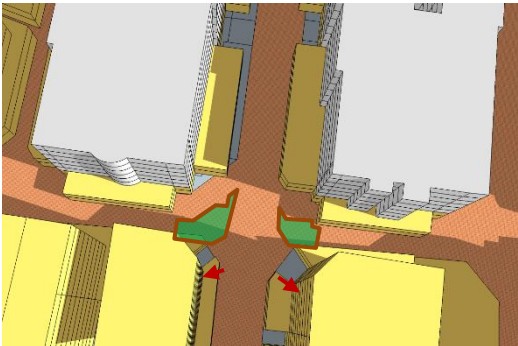
The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



Provision of 'green' on the landscaped court-yard (ie. central/sides/rear court-yard)

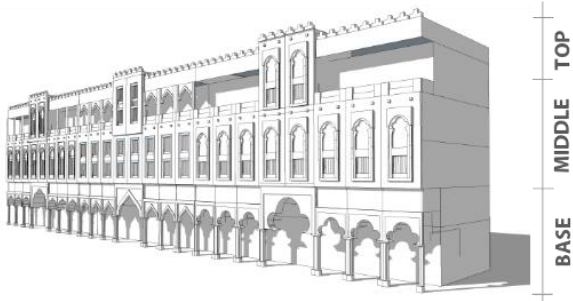
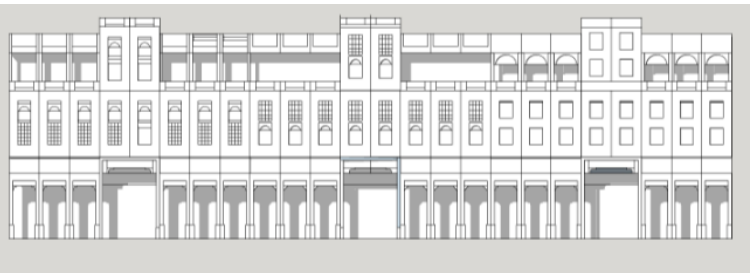
Provision of green terrace roof garden (min. 50% of the area)



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

RECOMMENDED ARCHITECTURAL STYLES

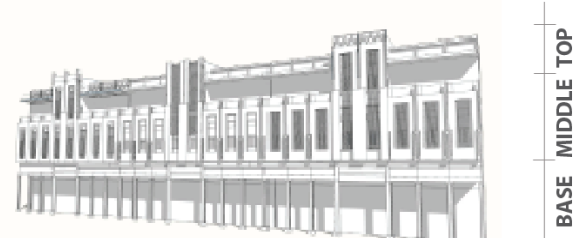
Qatari Vernacular*



Early Modern (Doha - Art Deco)*



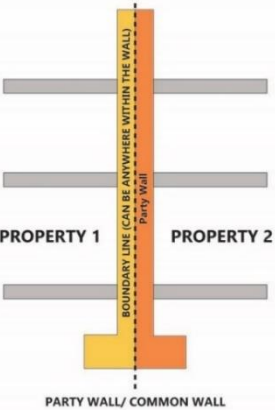
(illustration)



STANDARDS

| ARCHITECTURAL STANDARD | |
|-----------------------------|---|
| Architectural Theme/ Style | <ul style="list-style-type: none">General: Qatari VernacularRecommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style <p>(* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)</p> |
| Exterior expression | <ul style="list-style-type: none">Clear building expression of a base, a middle and a topThe Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament)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 storeyThe 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 rooms8 m between two buildings with a facing non-habitable room and a facing habitable room12 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 mGround floor with mezzanine: 6.5 mTypical floors (residential and other): 3.50 mGround 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 |

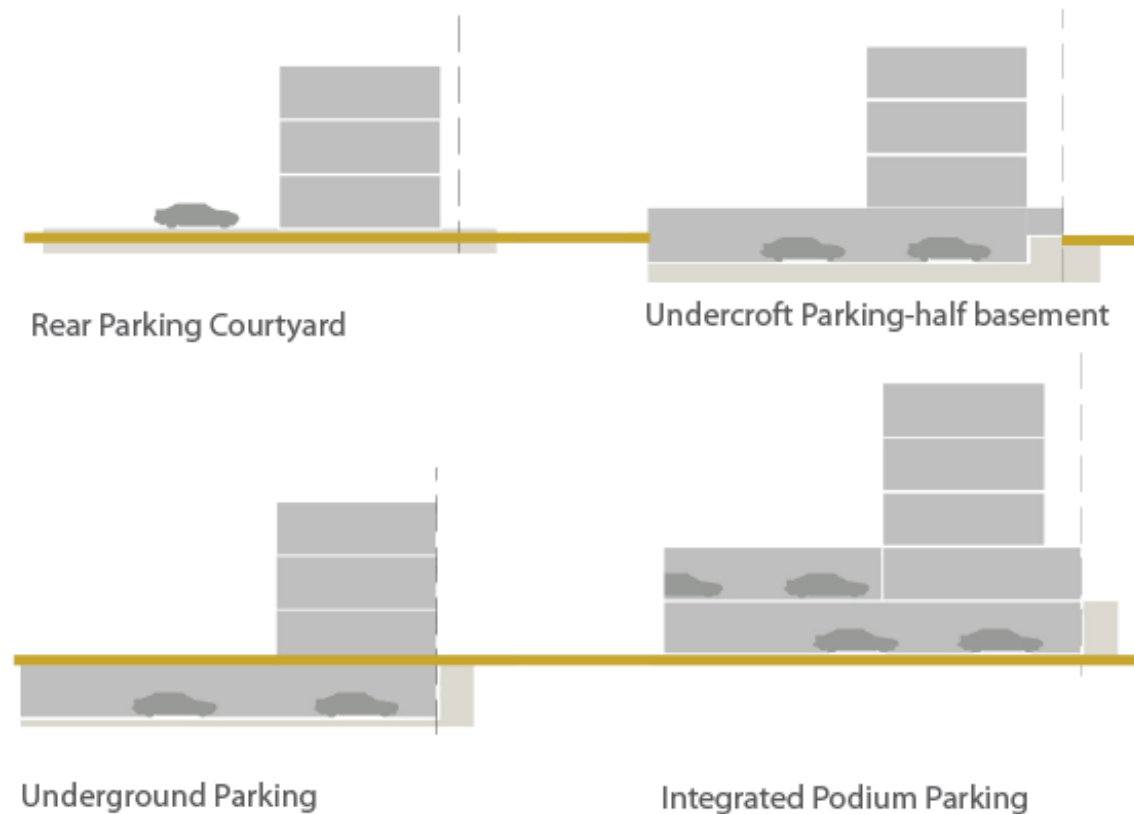
| Active chamfer at the intersection | The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc |
|------------------------------------|---|
| Building Material | <ul style="list-style-type: none">Avoid excessive use of glass-wallUse 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 2.5 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 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



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 | | | | | | |
| 1.1 Residential | x | ✓ | ✓ | ✓ | 201 | Residential Flats / Apartments |
| 2 COMMERCIAL | | | | | | |
| 1.2 Convenience | ✓ | ✓ | ✓ | ✓ | 301 | Food, Beverage & Groceries Shop |
| 1.3 Comparison/Speciality | ✓ | ✓ | ✓ | x | 302 | General Merchandise Store |
| 1.4 | ✓ | ✓ | ✓ | x | 303 | Pharmacy |
| 1.5 | ✓ | ✓ | ✓ | x | 306 | Electrical / Electronics / Computer Shop |
| 1.6 | ✓ | ✓ | ✓ | x | 309 | Apparel and Accessories Shop |
| 1.7 Food and Beverage | ✓ | ✓ | ✓ | ✓ | 311 | Restaurant |
| 1.8 | ✓ | ✓ | ✓ | ✓ | 312 | Bakery |
| 1.9 | ✓ | ✓ | ✓ | ✓ | 313 | Café |
| 1.10 Shopping Malls | ✓ | ✓ | x | x | 314 | Shopping Mall |
| 1.11 Services/Offices | ✓ | ✓ | ✓ | x | 401 | Personal Services |
| 1.12 | ✓ | ✓ | ✓ | x | 402 | Financial Services and Real Estate |
| 1.13 | ✓ | ✓ | ✓ | x | 403 | Professional Services |
| 1.14 Petrol stations | ✓ | x | x | x | 307 | Petrol Station |
| 3 HOSPITALITY | | | | | | |
| 3.1 Hospitality accommodation | ✓ | ✓ | ✓ | x | 2201 | Serviced Apartments |
| 3.2 | ✓ | ✓ | ✓ | x | 2202 | Hotel / Resort |
| 4 COMMUNITY FACILITIES | | | | | | |
| 4.1 Educational | x | ✓ | ✓ | ✓ | 1003 | Private Kindergarten / Nurseries / Child Care Centers |
| 4.2 | ✓ | ✓ | ✓ | x | 1020 | Technical Training / Vocational / Language School / Centers |
| 4.3 | x | ✓ | ✓ | x | 1021 | Boys Qur'anic School / Madrasa / Markaz |
| 4.4 | x | ✓ | ✓ | x | 1022 | Girls Qur'anic School |
| 4.5 Health | ✓ | ✓ | ✓ | x | 1102 | Primary Health Center |
| 4.6 | ✓ | ✓ | ✓ | x | 1103 | Private Medical Clinic |
| 4.7 | ✓ | ✓ | x | x | 1104 | Private Hospital/Polyclinic |
| 4.8 | ✓ | ✓ | ✓ | ✓ | 1105 | Ambulance Station |
| 4.9 | ✓ | ✓ | x | x | 1106 | Medical Laboratory / Diagnostic Center |
| 4.10 Governmental | x | ✓ | x | x | 1201 | Ministry / Government Agency / Authority |
| 4.11 | x | ✓ | x | x | 1202 | Municipality |
| 4.12 | ✓ | ✓ | ✓ | x | 1203 | Post Office |
| 4.13 | ✓ | ✓ | ✓ | ✓ | 1209 | Library |
| 4.14 Cultural | ✓ | ✓ | ✓ | x | 1301 | Community Center / Services |
| 4.15 | ✓ | ✓ | ✓ | x | 1302 | Welfare / Charity Facility |
| 4.16 | ✓ | ✓ | x | x | 1303 | Convention / Exhibition Center |
| 4.17 | ✓ | ✓ | ✓ | ✓ | 1304 | Art / Cultural Centers |
| 4.18 Religious | ✓ | ✓ | ✓ | x | 1406 | Islamic / Dawa Center |
| 5 SPORTS AND ENTERTAINMENT | | | | | | |
| 5.1 Open Space & Recreation | ✓ | ✓ | ✓ | ✓ | | Park - Pocket Park |
| 5.2 | ✓ | ✓ | x | x | 1504 | Theatre / Cinema |
| 5.3 | ✓ | ✓ | ✓ | ✓ | | Civic Space - Public Plaza and Public Open Space |
| 5.4 | ✓ | ✓ | ✓ | ✓ | | Green ways / Corridors |
| 5.5 Sports | x | ✓ | ✓ | x | 1607 | Tennis / Squash Complex |
| 5.6 | x | ✓ | ✓ | ✓ | 1609 | Basketball / Handball / Volleyball Courts |
| 5.7 | x | ✓ | ✓ | ✓ | | Small Football Fields |
| 5.8 | x | ✓ | ✓ | ✓ | 1610 | Jogging / Cycling Track |
| 5.9 | ✓ | ✓ | ✓ | ✓ | 1611 | Youth Centre |
| 5.10 | x | ✓ | ✓ | x | 1612 | Sports Hall / Complex (Indoor) |
| 5.11 | ✓ | ✓ | ✓ | ✓ | | Private Fitness Sports (Indoor) |
| 5.12 | ✓ | ✓ | ✓ | ✓ | 1613 | Swimming Pool |
| 6 OTHER | | | | | | |
| 6.1 Special Use | ✓ | ✓ | x | x | 2107 | Immigration / Passport Office |
| 6.2 | ✓ | ✓ | x | x | 2108 | Customs Office |
| 6.3 Tourism | ✓ | ✓ | x | x | 2203 | Museum |