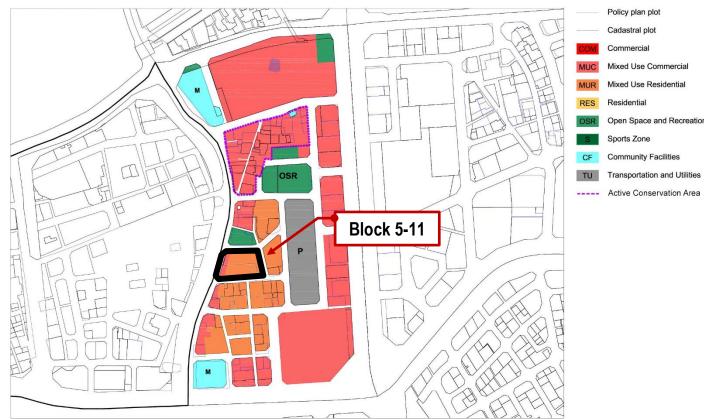
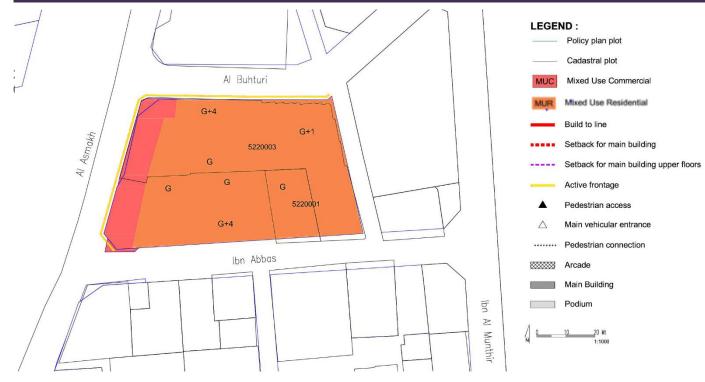
ZONING PLAN



USE REGULATIONS



Mixed Use Commercial Mixed Use Residential Open Space and Recreation

----- Active Conservation Area

Policy plan plot Cadastral plot

Build to line

Active frontage

Pedestrian access

Main vehicular entrance

1:1000

Mixed Use Commercial Mixed Use Residential

Setback for main building

ENERAL USE MIX						
Zo	ning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential	
Zoning Code		СОМ	MUC	MUR	RES	
Minimum required number of use type*		1	2	2	1	
	Commercial Retail, Office	*		✓	×	
Use Type per	Residential Flats, Apartments	×	~	*		
Zoning Category	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: I Required; ✓ Allowed; × Not allowed * Allow to be substituted with Hospitality Use Type

Commercial (retail/office) Image: Commer	USE SPLIT MUC: Mixed Use Commercial Use Allowed Floor Location GFA split							
Hospitality ✓ All − Complementary (community facilities, sport, etc) ✓ Podium level 20% max MUR: Mixed Use Residential ✓ Ground floor level 2.50 % max Residential ✓ All 77.5 % min Hospitality ✓ All 77.5 % min	Commercial (retail/office) ☑* All 51 % min							
Complementary (community facilities, sport, etc) Image: Community facilities, sport, etc) Image: Community facilities, sport, etc) MUR: Mixed Use Residential Image: Commercial (retail/office) Image: Commercial (retail/office) Image: Community facilities, sport, etc) Residential Image: Community facilities, sport, etc) Image: Community facilities, sport, etc) Image: Community facilities, sport, etc) Complementary (community facilities, sport, etc) Image: Community facilities, sport, etc) Image: Community facilities, sport, etc)	Residential Tower level 49% max							
etc) Podium reven 20% max MUR: Mixed Use Residential Image: Max Commercial (retail/office) Image: Max Residential Image: Max Hospitality Image: Max Complementary (community facilities sport Image: Max	Hospitality	\checkmark	All	_				
Commercial (retail/office) Image: Commercial (retail/office) 2.50 % max Residential Image: Community facilities sport Image: Community facilities sport Image: Community facilities sport								
Residential Image: All state of the stat	MUR: Mixed Use Residential							
Hospitality All -	Commercial (retail/office) ☑* Ground floor level 2.50 % max							
Complementary (community facilities sport	Residential	✓	All	77.5 % min				
Complementary (community facilities, sport,	Hospitality							
etc)		✓	All	20 % max				

SPECIFIC USE REGULATIONS	
Permitted uses	See Permitted Uses Table (
Recommended Uses	Type of commercial in MU city-wide (ie. main offices) a Type of commercial in MUR dresser, salon, tailor, specialt
Not permitted uses	All other uses not listed in th industry etc)
Active Frontage Uses	Percentage: For marked-sid Uses
	Offices, Government Offices

BLOCK 5-11

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

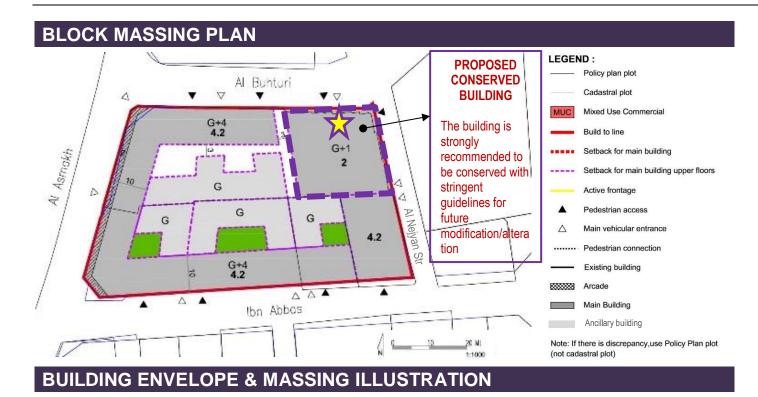
(page 4)

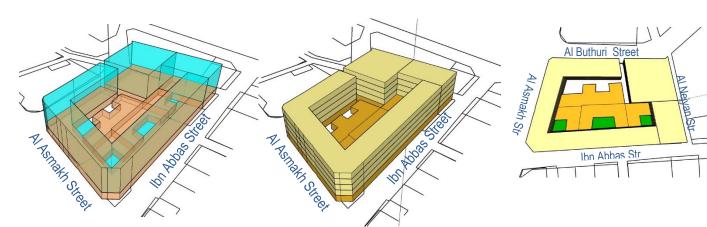
UC: Establishments and offices with goods or services that cater and complementary to the cultural facilities in the Downtown area IR: Domestic or Local Commercial- Retail (ie.convenient store, hairalty shop, laundry, bakery, cafe etc)

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

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

es, Supporting Retail / Food and Beverages





BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



•	Green-terrace-roof
	Main buildings: Compact low-rise buildings maximum
•	G+4, with main buildings are built close to the edge of the block and attached to the adjacent buildings, creating a strong sense of wall and perimeter block

Ancillary buildings of maximum 1 storey (G), with 0 m sides and 0 m rear setback

For buildings along Local Streets: Small Fore-court to indicate entrance

BLOCK FORM REGULATIONS

BULK REGULATIONS				
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial RES : Residential			
Height (max)	Al Asmakh Street	22.2 m		
	G+M+4	(max)		
	Al Buhturi & Ibn Abbas Street	20.7 m (max)		
	G+4			
FAR (max)	4.00 (Al Asmakh Street) (+ 5 % fo			
	3.80 (Al Buhturi & Ibn Abbas Street)			
Building Coverage (max)	85%			
MAIN BUILDINGS				
Typology	Attached-Low Rise with	Courtyard		
Building Placement	Setbacks as per block plar	ו:		
	Main buildings: • 0m front; 0 m side setback			
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)	100% of 0 m front setback (mandatory)			
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)	10 m			
Building Size	 Fine grain; 10 m maximum building width or length; or Create a modular external expression of fasade, with maximum 10 m wide, if the building is long stretched 			
Primary Active Frontage	As indicated in the plan			
Frontage Profile	Al Asmakh Street : Arcade/ Colonnade: • 2.5 m minimum width • G maximum height			
	Al Buhturi & Ibn Abbas Street: Small Fore-court to indicate entrance			

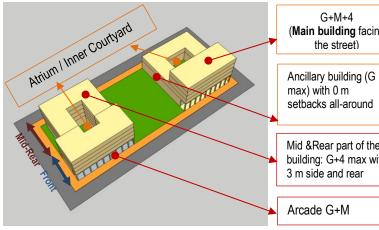
Q A T A R N A T I O N A L M A S T E R P L A N

BLOCK 5-11

Basement; Half- Basement (undercroft)	 Allowed 0 m setbacks 0.5 m maximum height from street level (undercroft) 			
ANCILLARY BUILDINGS				
Height (max)	G			
Setbacks	0 m sides 0 m rear			
Building Depth (max)	7.5 m			
SITE PLANNING				
Plot Size for Subdivision	Minimum 300 sqm			
Small Plot	 Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 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 CO	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	30 % reduction in parking requirements: (block is located within 400m 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 chan
- 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

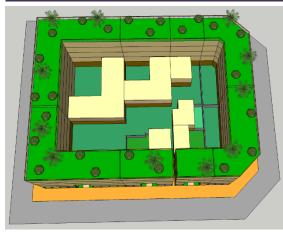
BUILDING TYPOLOGY (AL ASMAKH STREET): LOW RISE ATTACHED BLDG



(Main building facing Mid &Rear part of the building: G+4 max with

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 liniear lines

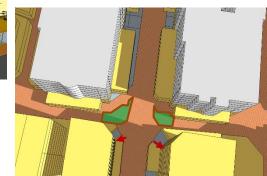
LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION





Provision of 'green' on the landscaped forecourt (local streets) and court-yard (ie.central/sides/rear courtyard)

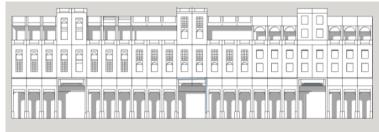
Provision of green terrace roof garden (min. 50% of the area)



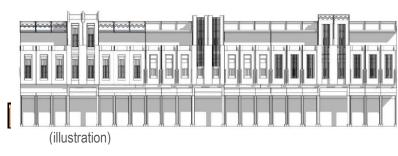
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

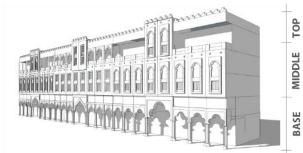
RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*



Early Modern (Doha - Art Deco)*





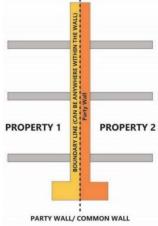


STANDARDS

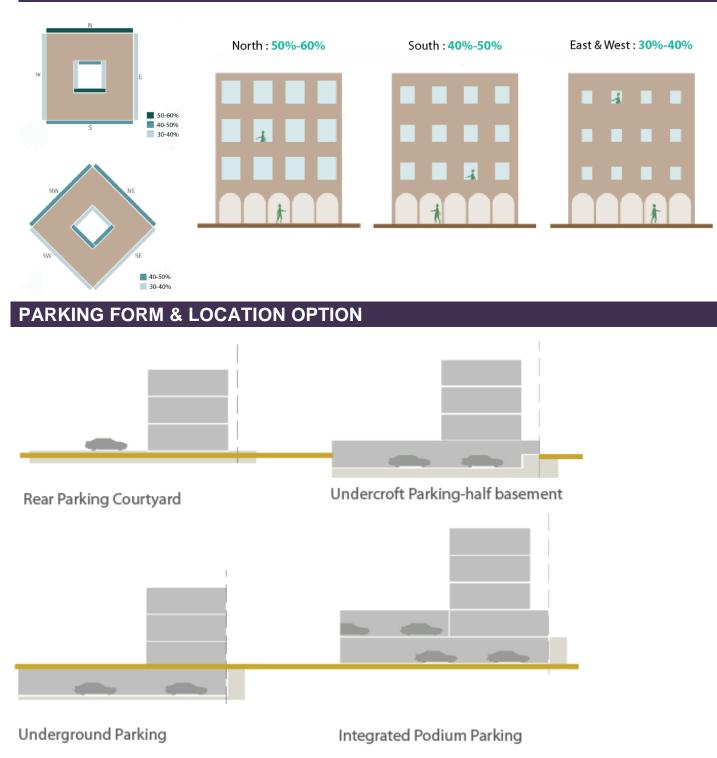
Architectural Theme/ Style	 General: Qatari Vernacular Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style 		
	(* Refer the details to the <u>Townscape &</u> <u>Architectural Guidelines for Main Streets</u> in Qatar)		
Exterior expression	• Clear building expression of a base, a middle and a top		
	• The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or corniche ornament)		
	 The Middle Part: 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	 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): 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	 All the fasade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. Primary fasade 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		

QATAR NATIONAL MASTER PLAN

	and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	 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 2.5 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	RD
Pedestrian access	 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 in- gress	 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 fasade without background.



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

Residential × ✓ ✓ 201 Residential Flats / Apartments 12 Convenience ✓ ✓ 301 Food, Bevrage & Groceries Shop 14 ✓ ✓ × × × 301 Food, Bevrage & Groceries Shop 14 ✓ ✓ × × × × 302 General Merchandse Stree 14 ✓ ✓ × × × × × 306 Electrical / Electronics / Computer Shop 16 ✓ ✓ × <t< th=""><th>1</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<>	1							
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17 Food and Beverage - - - 311 Restaurant 18 - - - 313 Café 10 Shopping Malls - - - 313 Café 11 Services/Offices - - - 401 Personal Services and Real Estate 111 Services/Offices - - + 402 Financial Services and Real Estate 111 Services/Offices - - + 402 Financial Services and Real Estate 113 Services/Offices - - + 402 Financial Services and Real Estate 114 Petrol stations - - × 403 Protestonal Services 114 Petrol stations - - × 2020 Services/Apartments 312 - - - 1003 Private Kindergarter / Nurseries / Child Care Centers 115 Educational - - × 1020 Technical Training / Vocational/ Language School / Centers 115 Educational × - × 1022 Girls Guranic School / Madrasa / Markaz 116 Educational ×	1.5					×		
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4.2 × ✓ × 1020 Technical Training / Vocational / Language School / Centers 4.3 × ✓ × 1021 Boys Quiranic School Markaz 4.4 × ✓ × 1022 Girls Quiranic School Markaz 4.5 Health ✓ ✓ × 1022 Girls Quiranic School Markaz 4.6 ✓ ✓ × 1010 Private Health Center Private Health Center 4.6 ✓ ✓ × 1103 Private Hospital/Polyclinic 4.7 ✓ ✓ × × 1105 Ambulance Station 4.9 ✓ ✓ × × × 1202 Municipality 4.10 Governmental × ✓ × 1203 Post Office 4.11 × ✓ × × 1203 Post Office 4.13 ✓ ✓ × × 1301 Community Center / Services 4.13 ✓ ✓ × × 1303 Convention / Exhibition Center <td>4</td> <td></td> <td>~</td> <td>./</td> <td></td> <td></td> <td>1002</td> <td>Drivata Kindergartan / Nurgariaa / Child Caro Contara</td>	4		~	./			1002	Drivata Kindergartan / Nurgariaa / Child Caro Contara
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QATAR NATIONAL MASTER PLAN

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