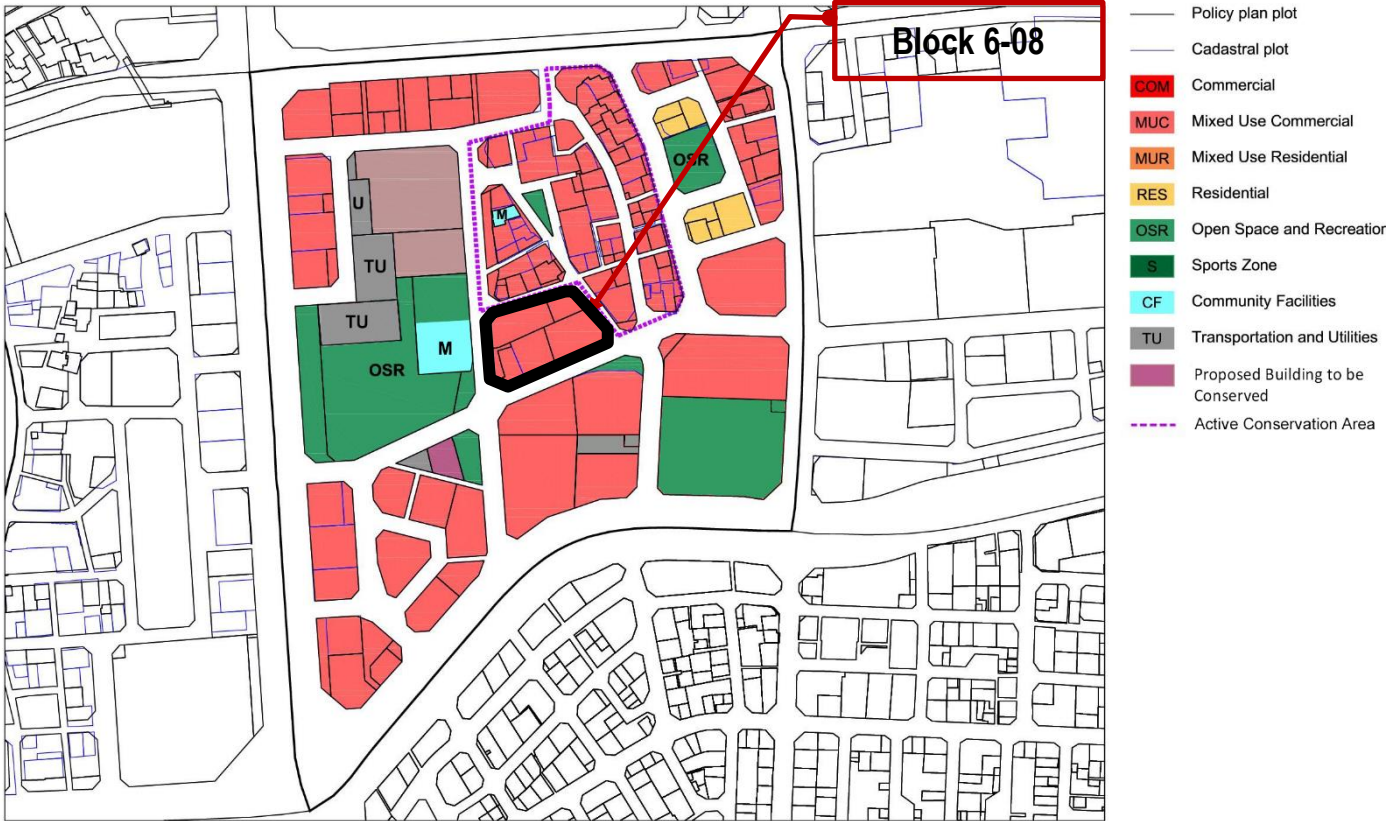
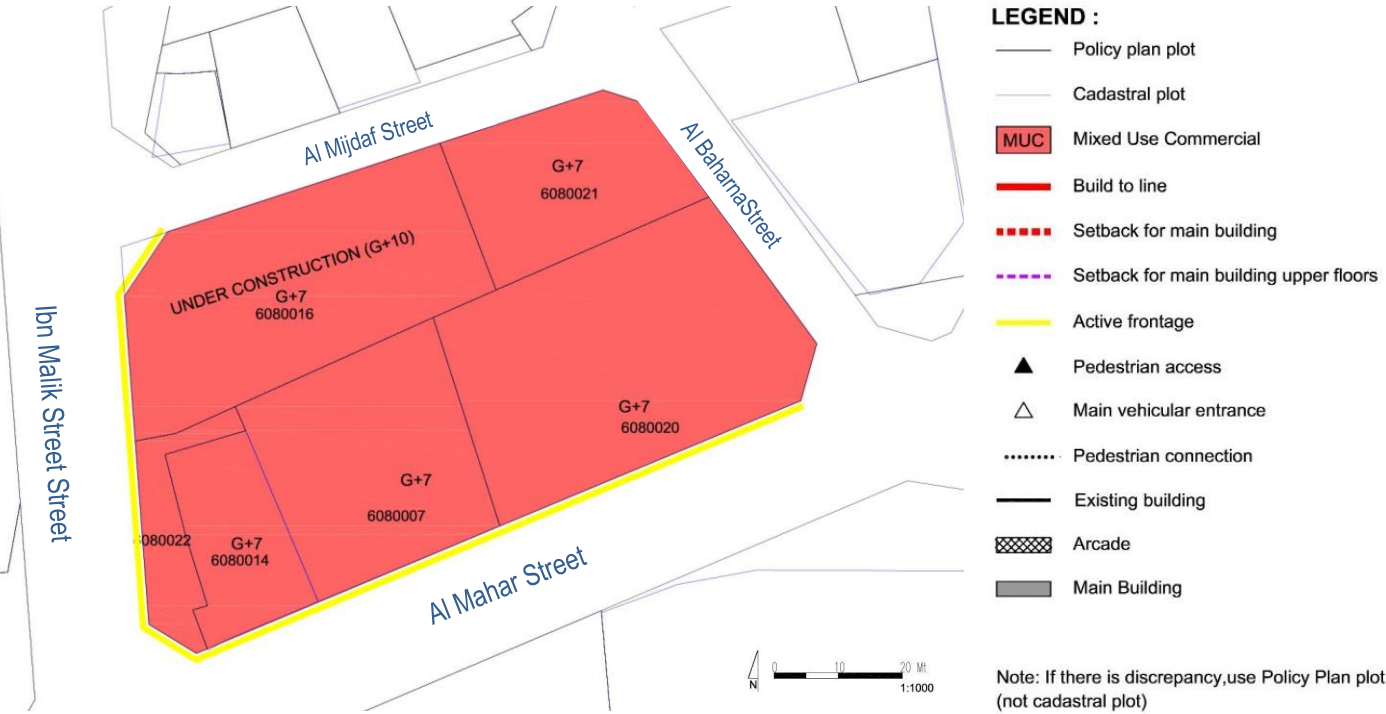


ZONING PLAN



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

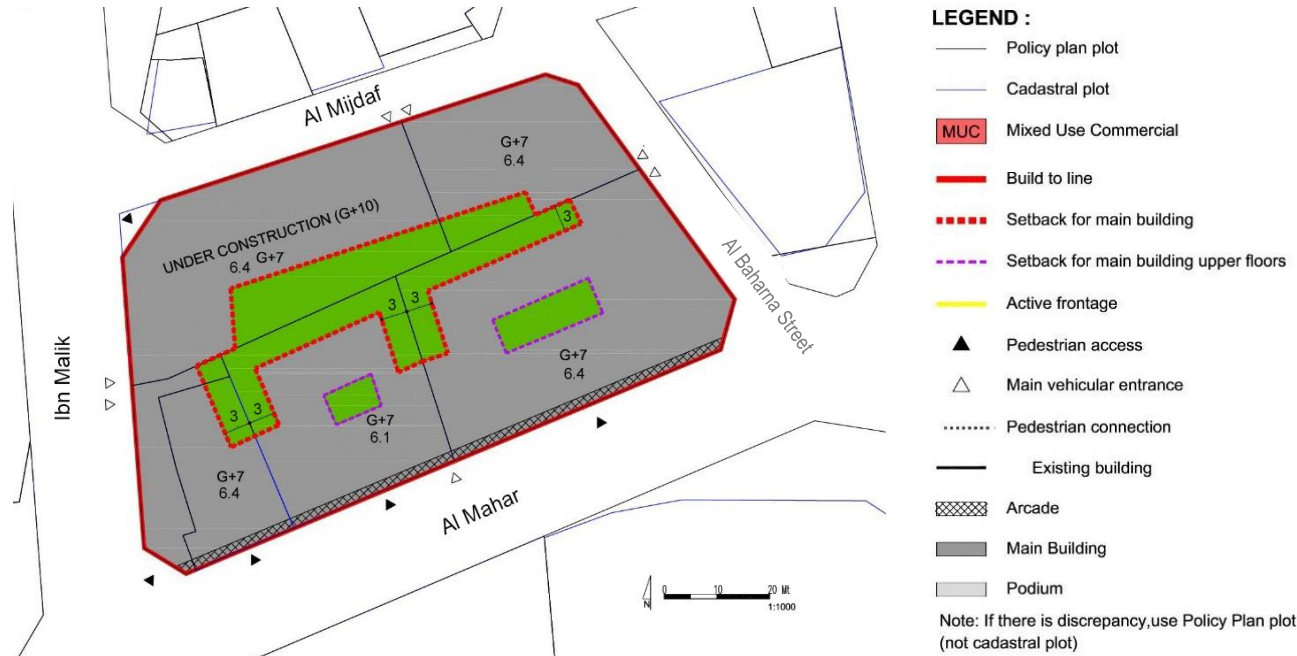
Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed  
\* Allow to be substituted with Hospitality Use Type

SPECIFIC USE REGULATIONS

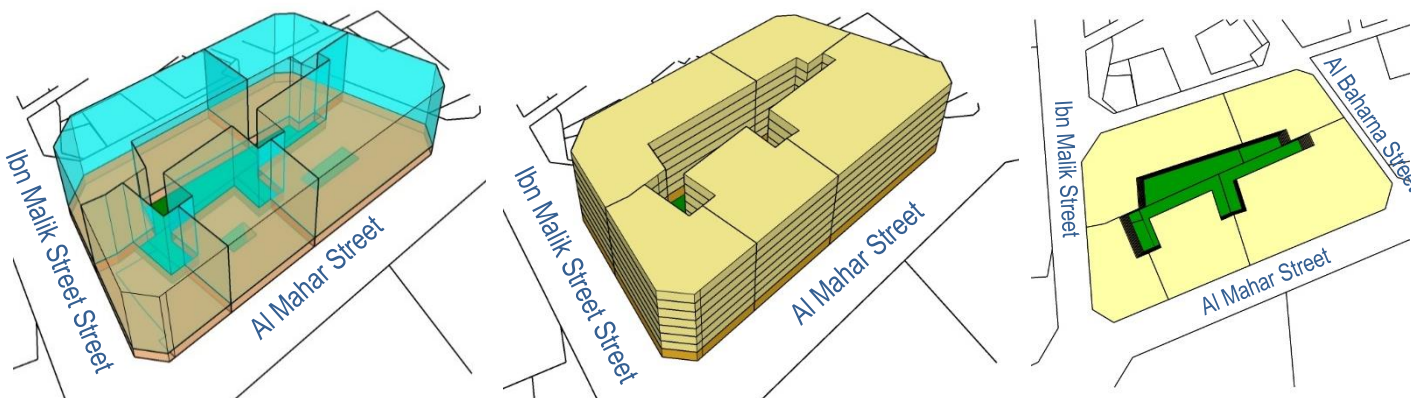
Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<b>Type of commercial in MUC:</b> Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed 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), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc



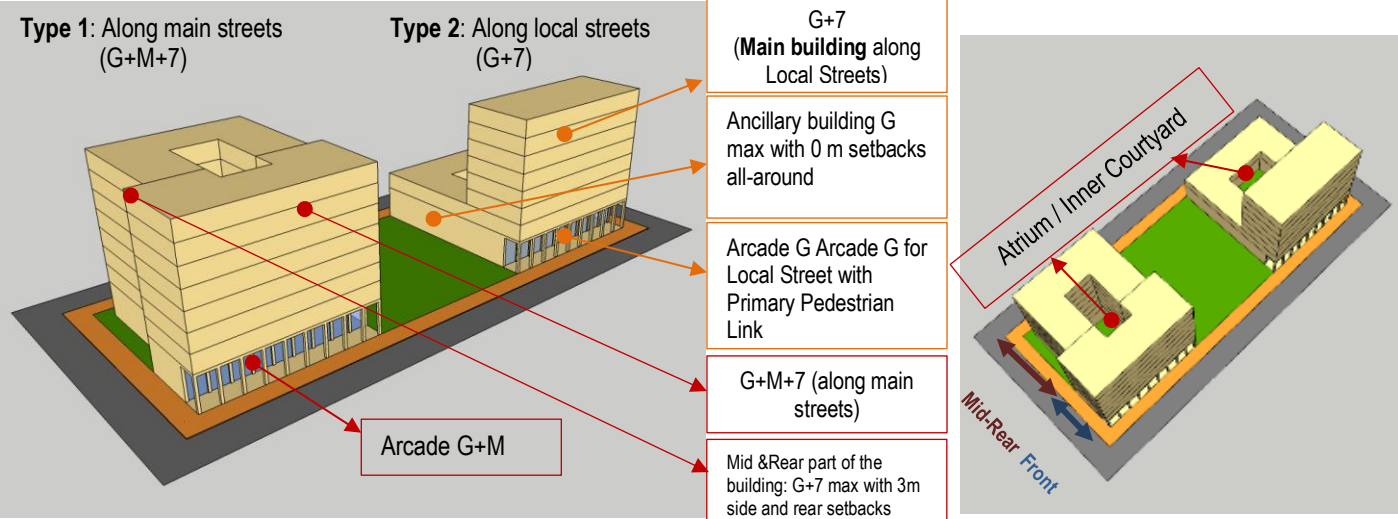
## BLOCK MASSING PLAN



## BUILDING ENVELOPE &amp; MASSING ILLUSTRATION



## BUILDING TYPOLOGY: SEMI DETACHED MID RISE BUILDING WITH COURTYARD/ ATRIUM



## BLOCK FORM REGULATIONS

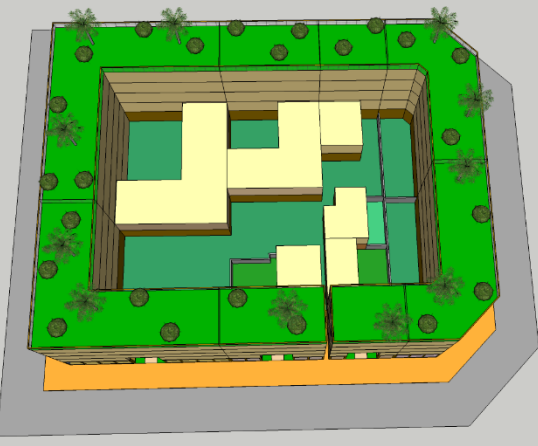
BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	G+7	31.2 m (max)
FAR (max)	6.10	(+ 5 % for corner lots)
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Semi Detached-Mid Rise with Courtyard/ Atrium	
Building Placement	Setbacks as per block plan:  <b>Al Mahar &amp; Ibnu Malik Street:</b> <ul style="list-style-type: none"><li>Front-part: 0 m front; and side setback, up to 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth; 3m rear</li><li>Mid &amp; Rear Part (if higher than G – 1 storey): 3 m sides; 3 m rear</li><li>Mid &amp; Rear Part (if G – 1 storey): 0 m sides; 3 m rear</li></ul> <b>Al Baharna Street:</b> <ul style="list-style-type: none"><li>Front-part: 0 m front and side setback</li><li>Mid &amp; Rear Part (only allow for G – 1 storey): 0 m sides; 0 m rear</li></ul>	
Build to Line <small>(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)</small>	100% of 0m 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)	15 m	
Building Size	<b>Fine grain;</b> <ul style="list-style-type: none"><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) every interval of 30 m, if the building is stretched too long</li></ul>	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	<b>Al Baharna Street:</b> <b>Arcade/ Colonnade:</b> <ul style="list-style-type: none"><li>2.5 m minimum width</li><li>G maximum height</li><li>Located as per drawing</li></ul> <b>Ibn Malik &amp; other local streets:</b>	

	Small Fore-court to indicate entrance
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"><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	<b>Type 1:</b> 3 m side; 3 m rear <b>Type 2:</b> 0 m side; 3 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 400 sqm
Small Plot	<ul style="list-style-type: none"><li>Minimum plot size of 400 sqm will allow to reach G+7, with provision of 1 undercroft and 1 basement for car parking.</li><li>For plot sizes &lt; 400 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 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	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 requirement: (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 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

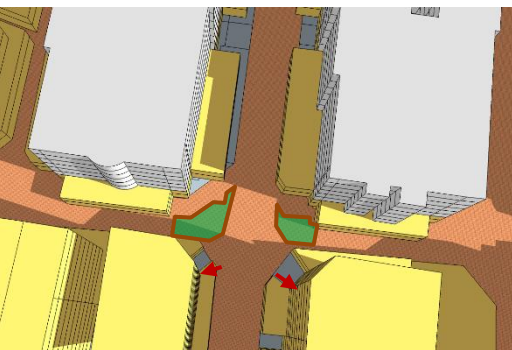


LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

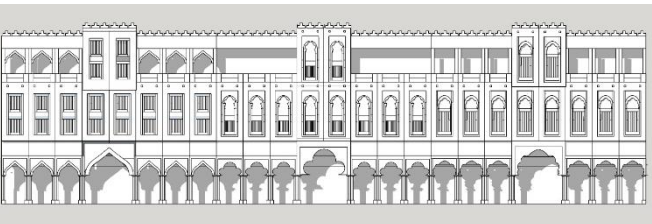
Provision of green terrace roof garden (min. 50% of the area)



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

RECOMMENDED ARCHITECTURAL STYLES

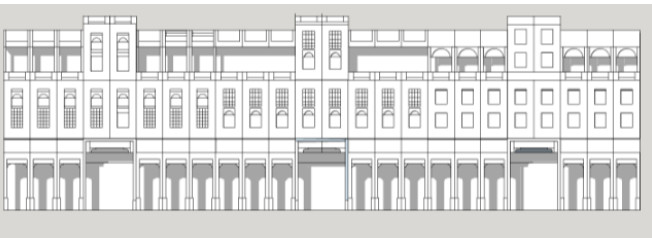
Qatari Vernacular \*



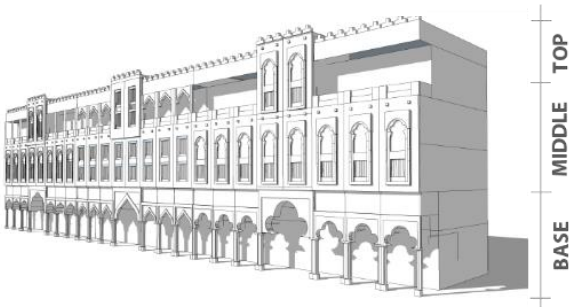
Qatari Vernacular High Ornamentation



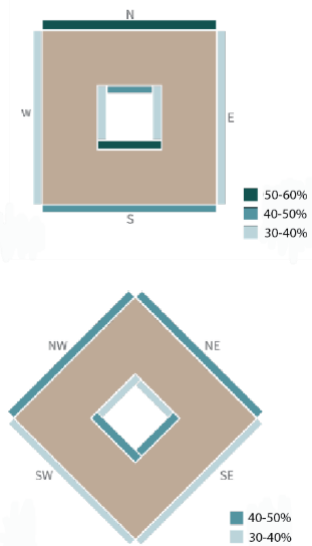
Qatari Vernacular Medium Ornamentation



Qatari Vernacular Low Ornamentation



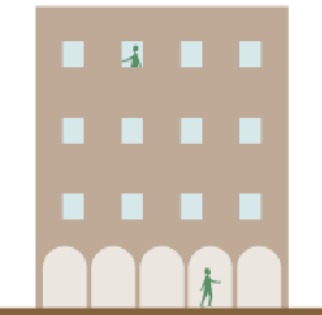
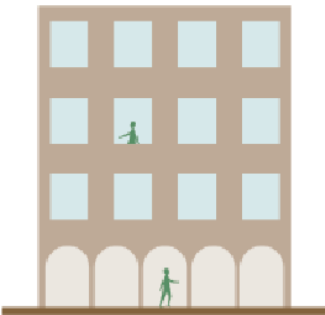
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

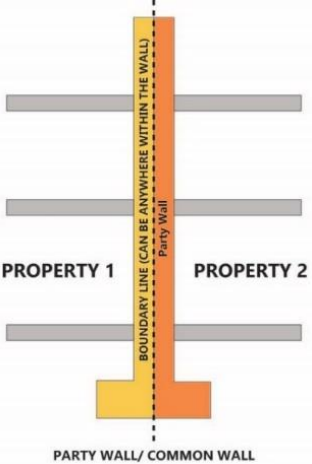
East & West : 30%-40%



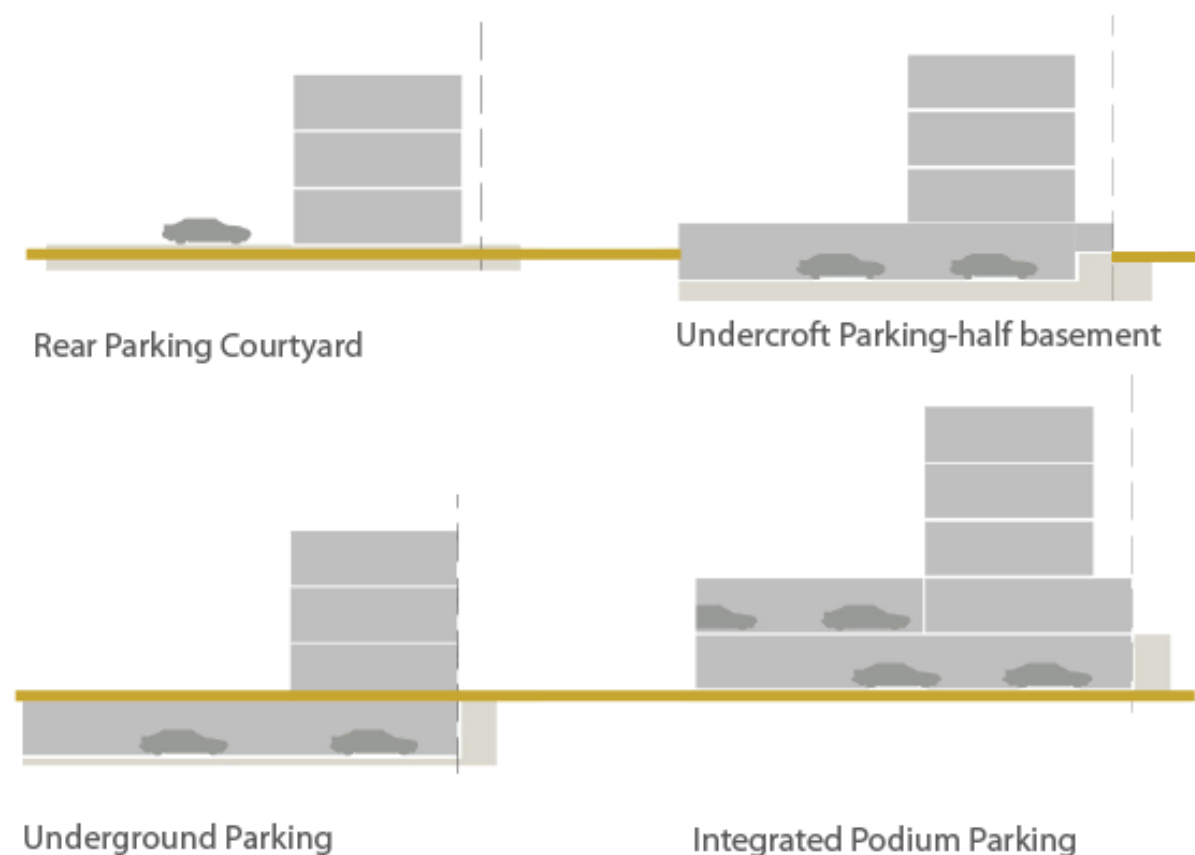
STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"><li>• <b>General: Qatari Vernacular</b></li><li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along Al Corniche, Jabr Bin Mohammed &amp; A Ring Road Street as most of the existing buildings have adopted this style</li></ul> <p>(* Refer the details to the <a href="#">Townscape &amp; Architectural Guidelines for Main Streets in Qatar</a>)</p>
Exterior expression	<ul style="list-style-type: none"><li>• Clear building expression of a base, a middle and a top</li><li>• <b>The Base Part (Ground Floor):</b> should clearly be expressed (eg. with architrave or cornice ornament)</li><li>• <b>The Middle Part:</b><ul style="list-style-type: none"><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><li>• <b>The Top Part</b> should be marked by parapet or entablature</li></ul>
Minimum Building separation	<ul style="list-style-type: none"><li>• <b>6 m</b> between two buildings with facing non-habitable rooms</li><li>• <b>8 m</b> between two buildings with a facing non-habitable room and a facing habitable room</li><li>• <b>12 m</b> 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)	Slab to slab height (mid-point): <ul style="list-style-type: none"><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: 3.50m</li></ul>
Building Orientation	<ul style="list-style-type: none"><li>• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.</li><li>• Primary facade 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 style="list-style-type: none"><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 STANDARD	
Pedestrian access	<ul style="list-style-type: none"><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 style="list-style-type: none"><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>
GE	
Style	Signage should be an integral part of the building fasade without background.



## PARKING FORM &amp; 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 m<sup>2</sup> for every 1m<sup>2</sup> provision, up to maximum 10% of total GFA

Provision of **Shared Public Parking**:

Additional floor area of 50 m<sup>2</sup> 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
<b>1</b>	<b>RESIDENTIAL</b>						
1.1	Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2</b>	<b>COMMERCIAL</b>						
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
<b>3</b>	<b>HOSPITALITY</b>						
3.1	Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2		✓	✓	✓	x	2202	Hotel / Resort
<b>4</b>	<b>COMMUNITY FACILITIES</b>						
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
<b>5</b>	<b>SPORTS AND ENTERTAINMENT</b>						
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
<b>6</b>	<b>OTHER</b>						
6.1	Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2		✓	✓	x	x	2108	Customs Office
6.3	Tourism	✓	✓	x	x	2203	Museum