

RSA

Railway Safeguard Area Overlay

Zone Development Control and Design Regulations – Railway Safeguard Area Overlay

Purpose

The purpose of the Rail Safeguard Area (RSA) Overlay is to protect areas around all railway infrastructure from development without the proper coordination and agreement with Qatar Railways Company.

The introduction of railways in Qatar means that it is necessary to define the protection of these railways. To ensure the protection of the railway the Railway Safeguarding area has been introduced. Accordingly a Railway Safeguard Area overlay have been established, which defines areas around railway infrastructure, where activities which may affect the railway are closely controlled.

The aim is to ensure that developments along the railway corridor do not effect the ability to build, extend and operate the railways.

Under Law 10 of 2014, any person intending to carry out activities in the Railway Safeguard Area shall obtain prior permission from Qatar Railways Company before commencement of work on site.

Within the Railway Safeguard Area Qatar Railways Company is the custodian of the Railway Corridor.

Permissions are usually provided in the form of a No-Objection Certificate (NOC) for the design and construction of the proposed scheme from Qatar Railways Company

Objectives

1. *To protect the defined rail safeguarded area from inappropriate development*
2. *To ensure that development within the rail safeguarded area does not have an effect on the ability to build, extend or operate the railways*
3. *Provide planned coordination, integration and consistency of development between Ministries, Government Agencies, developers, property owners, engineers and contractors within the safeguarded railway areas*

LAND USE ACTIVITY TABLE FOR THE RAIL PROTECTION AREA OVERLAY

To determine whether a proposal is potentially affected by the RSA, determine whether the proposal site is covered by the RSA **Overlay**. If the site is covered by the Overlay, then coordinate with Qatar Railways Company and obtain a No Objection Certificate in accordance with their defined processes.

PERMITTED	CONDITIONAL	PROHIBITED
Any proposal for any permanent or temporary building or structure that accords with the underlying zone regulations.	Any proposal for any permanent or temporary building or structure that accords with conditional development within the underlying zone.	All development not listed as a permitted or a conditional activity within the underlying zone.

ANY PROPOSAL FOR ANY BUILDING, STRUCTURE OR UTILITY WITHIN THE RAILWAY SAFEGUARD AREA (RSA) OVERLAY MUST BE REFERRED TO QATAR RAIL COMPANY FOR REVIEW AND RECOMMENDATION PRIOR TO COMMENCEMENT OF DETAILED DESIGN WORK AND MUST OBTAIN A NO OBJECTION CERTIFICATE (NOC) BEFORE STARTING WORK.