

ZONING PLAN



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)	☑	☑	☑	☑
	Secondary/Complementary Uses (Community Facilities, Sport & Entertainment)	☑	☑	☑	☑
See details of Permitted Uses Table in page 4					

DETAILED USE SPLIT

MUC: Mixed Use Commercial	Uses Mix	GFA split		Allowed Floor Location
		Plot < 2000 sqm or for Single Tower/ Higher Building	Plot ≥ 2000 sqm or for Multiple Tower/ Higher Buildings	
Commercial**: • Retail • Office	☑	Total Com. 15% min	Total Com. 15% min	All
		Retail 25% max	Retail 25% max	Retail at ground level; podium; 1 st floor above podium; top floor level
Residential (Flats, Apartments)	☑	85% max	80% max	All
Hospitality (Hotels, Serviced Apartments)	☑		40% max	All Semi-public /publicly accessible facilities (e.g. commercial space) at ground level; podium; 1 st floor above podium; top floor level
Secondary/Complementary Uses	☑	20% max		Podium; 1 st floor above podium; top level

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

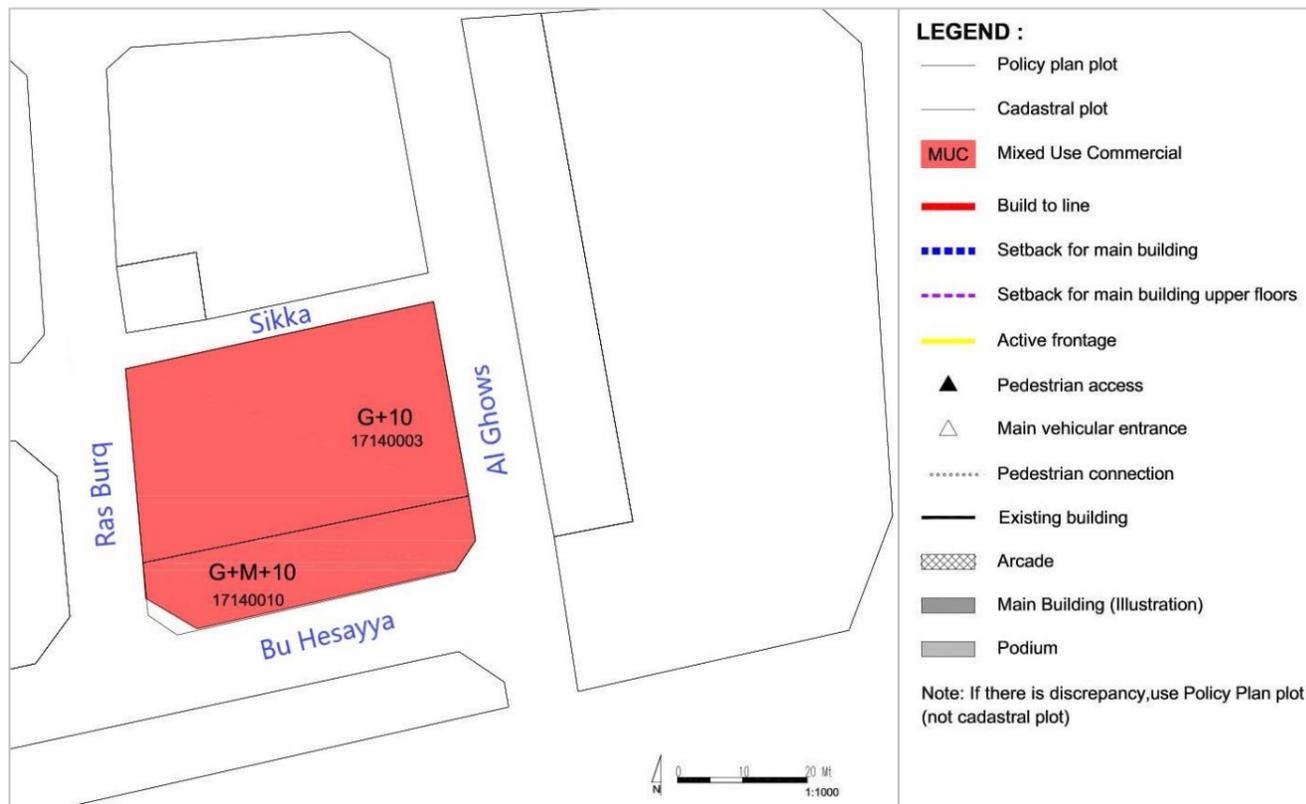
* In Mixed Use Residential, the required Residential Use Type can be substituted with Hospitality Use Type (e.g. hotel, serviced apartment);

** In Mixed Use Commercial, mixing between Commercial Uses only (Retail & Office) is allowed and this already fulfils the requirement 2 mix

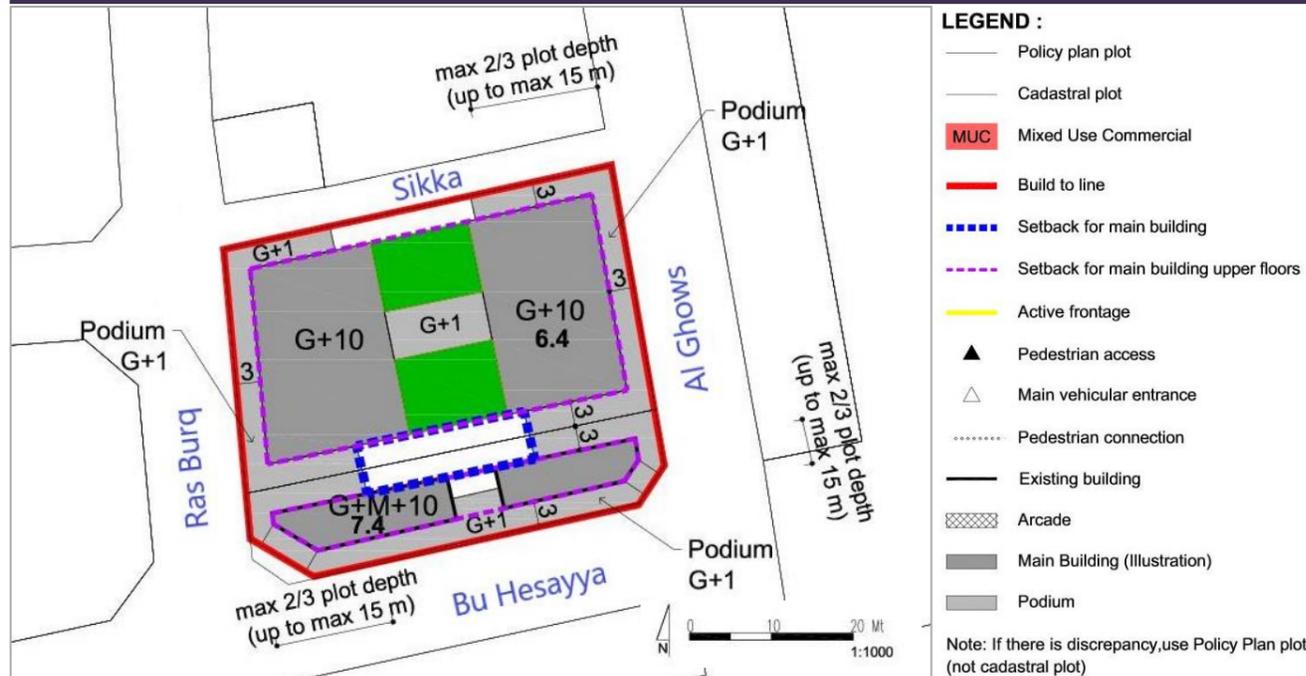
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: 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

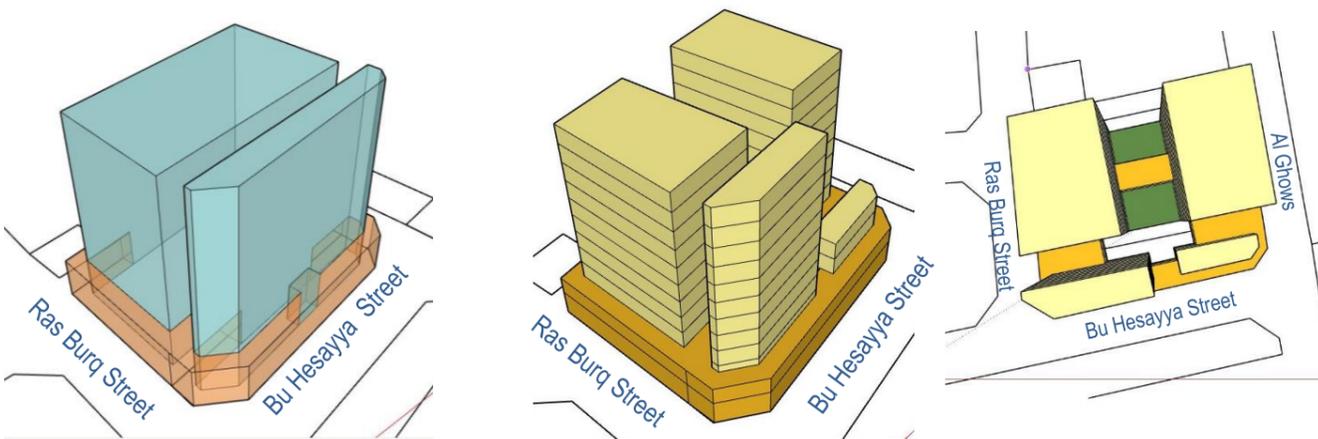
USE REGULATIONS



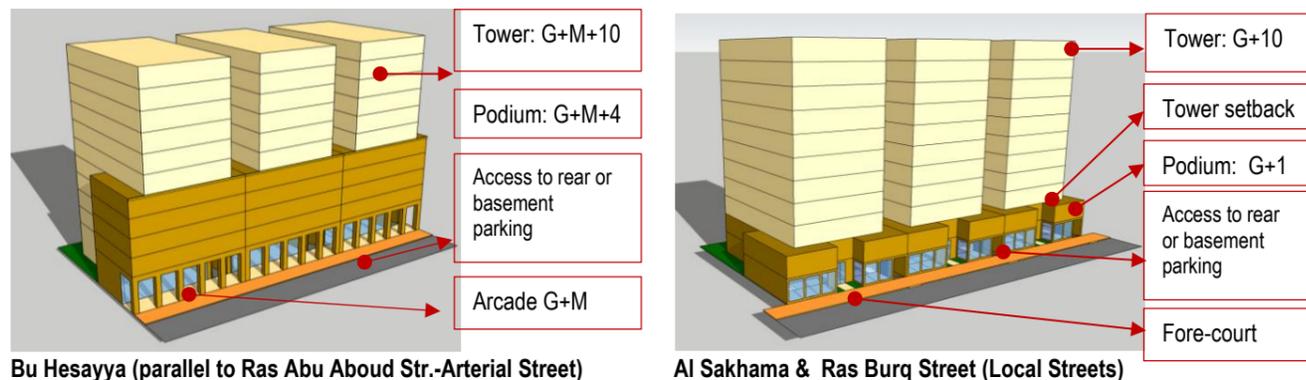
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



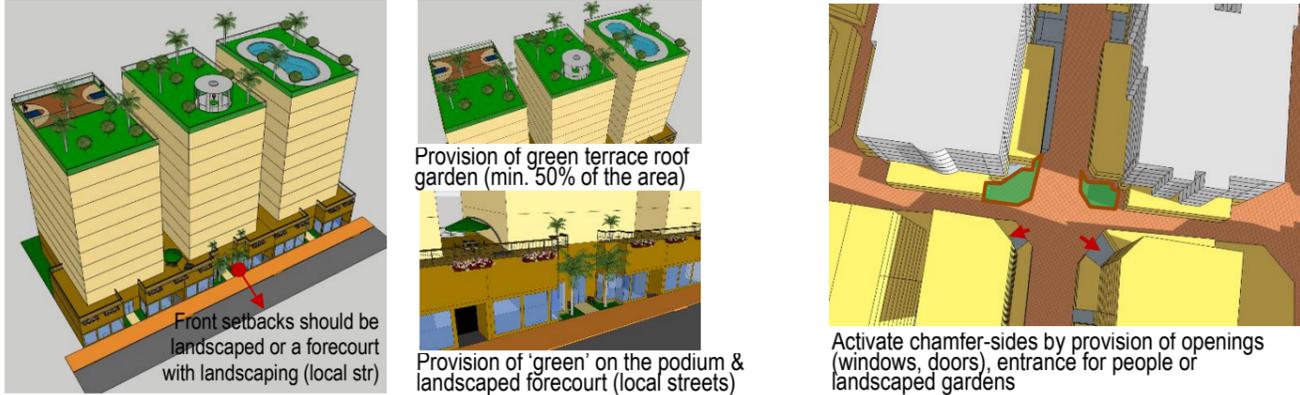
BLOCK FORM REGULATIONS

BULK REGULATIONS									
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial								
	<table border="1"> <tr> <td>Ras Burq & Al Ghows Str</td> <td>41.7 m (max)</td> </tr> <tr> <td>• G+10 (Podium G+1)</td> <td></td> </tr> <tr> <td>Bu Hesayya (parallel to Ras Abu About Street)</td> <td>43.2 m (max)</td> </tr> <tr> <td>• G+M+10 (Podium G+M+4)</td> <td></td> </tr> </table>	Ras Burq & Al Ghows Str	41.7 m (max)	• G+10 (Podium G+1)		Bu Hesayya (parallel to Ras Abu About Street)	43.2 m (max)	• G+M+10 (Podium G+M+4)	
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• G+10 (Podium G+1)									
Bu Hesayya (parallel to Ras Abu About Street)	43.2 m (max)								
• G+M+10 (Podium G+M+4)									
FAR (max)	<table border="1"> <tr> <td>6.10 (along Ras Burq & Al Ghows Street)</td> <td rowspan="2">(+ 5 % for corner lots)</td> </tr> <tr> <td>7.00 (along Bu Hesayya Street)</td> </tr> </table>	6.10 (along Ras Burq & Al Ghows Street)	(+ 5 % for corner lots)	7.00 (along Bu Hesayya Street)					
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Building Coverage (max)	75%								
MAIN BUILDINGS									
Typology	Attached-Podium and Tower								
Building Placement	<p>Setbacks as per block plan:</p> <p>Bu Hesayya (parallel to Ras Abu About Street):</p> <ul style="list-style-type: none"> Podium: 0 m front; 0 m on sides, up to 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; Tower: 0m front setback; 3m sides; <p>Ras Burq & Al Ghows Street:</p> <ul style="list-style-type: none"> Podium: 0 m front; 0 m on sides, up to 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; Tower: 3m front setback; 3m sides; 								
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"> Ras Abu About Str (Arterial street): 100% of 0m front setback (mandatory) Ras Burq & Al Ghows (Local streets): min. 80% of frontage indicated at block plan 								
Building Depth (max)	10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrated parking, for plot depth minimum 45 m)								
Building Size	Fine grain; 30 m maximum building width or length								
Primary Active Frontage	As indicated in the plan								
Frontage Profile	<ul style="list-style-type: none"> Ras Abu About Street: Arcades (covered walkways): <ul style="list-style-type: none"> 3 m minimum width (Bu Hesayya Strt) G+M maximum height Located as per drawing Ras Burq & Al Ghows Street: Fore-court; cantilever/overhang on the ground floor 								

Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> Allowed 0 m setbacks 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none"> Sides: 0 m, up to 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth;
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision for car parking. For plot sizes < 600 sqm: 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	On-site surface parking/ undercroft/ basement/ podium parking/ Multi-Storey Car Park (MSCP) for plot size > 2000 sqm
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	<ul style="list-style-type: none"> 30% reduction in parking provision requirement; Relaxation for plots ≤ 350 sqm, provided all safety measures are fulfilled as per Qatar Parking Design Manual-QPDM (refer to page 4 for details): <ol style="list-style-type: none"> Allowable stall parking dimension of 2.5m x 5.5 m Allowable single driveway (not ramp) provision of 3.5m width to the rear on-site parking

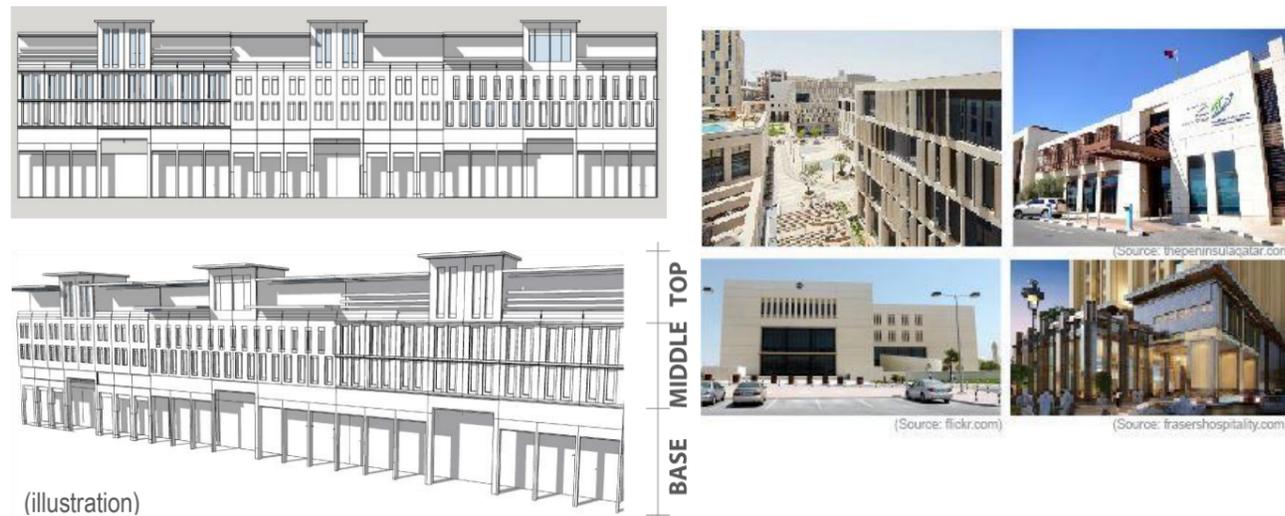
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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



RECOMMENDED ARCHITECTURAL STYLES

Qatari Contemporary*



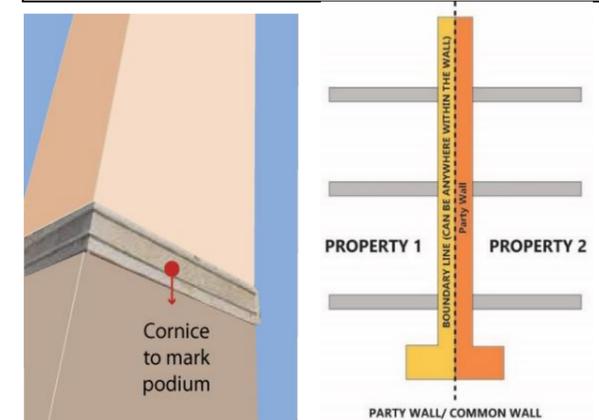
WINDOW-TO-WALL RATIOS



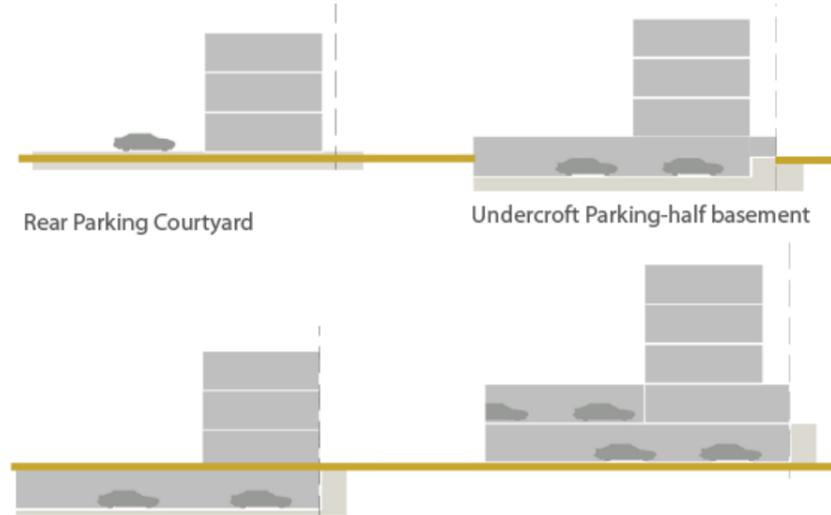
STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	Qatari Contemporary Style (* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)
Exterior expression	<ul style="list-style-type: none"> Clear building expression of a base, a middle and a top The Base Part (podium): should clearly be expressed (eg. with architrave or cornice ornament, should there is no required setback for tower that can distinguish it from the podium) 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 storey The 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 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): <ul style="list-style-type: none"> 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	<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

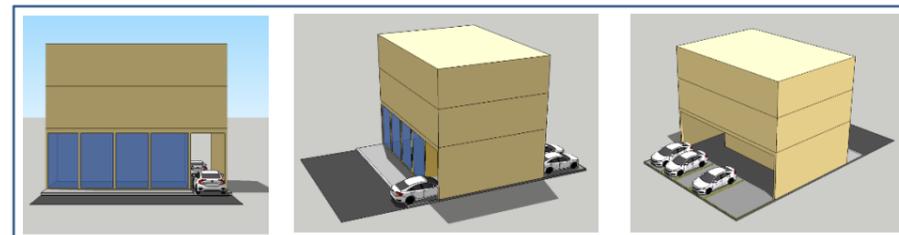
Building Material	<ul style="list-style-type: none"> Avoid excessive use of glass-wall Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5m
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.



PARKING FORM & LOCATION OPTION



Underground Parking Integrated Podium Parking



Parking at rear on tight dimension or small plots (Illustration)

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	Use	
COMMERCIAL							
RETAIL	Convenience	✓	✓	✓	✓	301 Food, Beverage & Groceries Shop	
	Comparison/Speciality	✓	✓	✓	✗	302 General Merchandise Store	
		✓	✓	✓	✗	303 Pharmacy	
		✓	✓	✓	✗	306 Electrical / Electronics / Computer Shop	
		✓	✓	✓	✗	309 Apparel and Accessories Shop	
	Food and Beverage	✓	✓	✓	✓	311 Restaurant	
		✓	✓	✓	✓	312 Bakery	
		✓	✓	✓	✓	313 Café	
	Shopping Malls	✓	✓	✗	✗	314 Shopping Mall	
	E-charging Stations	✓	✗	✗	✗	307 E-charging Station	
OFFICE	Services/Offices	✓	✓	✓	✗	401 Personal Services	
		✓	✓	✓	✗	402 Financial Services and Real Estate	
		✓	✓	✓	✗	403 Professional Services	
RESIDENTIAL							
Residential	✗	✓	✓	✓	201	Residential Flats / Apartments	
HOSPITALITY							
Hospitality accommodation	✓	✓	✓	✗	2201	Serviced Apartments	
	✓	✓	✓	✗	2202	Hotel / Resort	
SECONDARY / COMPLEMENTARY							
COMMUNITY FACILITIES	Educational	✗	✓	✓	✓	1003 Private Kindergarten / Nurseries / Child Care Centers	
		✓	✓	✓	✗	1020 Technical Training / Vocational / Language School / Centers	
		✗	✓	✓	✗	1021 Boys Qur'anic School / Madrasa / Markaz	
		✗	✓	✓	✗	1022 Girls Qur'anic School	
	Health	✓	✓	✓	✗	1102 Primary Health Center	
		✓	✓	✓	✗	1103 Private Medical Clinic	
		✓	✓	✗	✗	1104 Private Hospital/Polyclinic	
		✓	✓	✓	✓	1105 Ambulance Station	
		✓	✓	✗	✗	1106 Medical Laboratory / Diagnostic Center	
	Governmental	✗	✓	✗	✗	1201 Ministry / Government Agency / Authority	
		✗	✓	✗	✗	1202 Municipality	
		✓	✓	✓	✗	1203 Post Office	
		✓	✓	✓	✓	1209 Library	
	Cultural	✓	✓	✓	✗	1301 Community Center / Services	
		✓	✓	✓	✗	1302 Welfare / Charity Facility	
		✓	✓	✗	✗	1303 Convention / Exhibition Center	
		✓	✓	✓	✓	1304 Art / Cultural Centers	
	Religious	✓	✓	✓	✗	1406 Islamic / Dawa Center	
	OTHER SPORTS AND ENTERTAINMENT	Open Space & Recreation	✓	✓	✓	✓	Park - Pocket Park
			✓	✓	✗	✗	1504 Theatre / Cinema
✓			✓	✓	✓	Civic Space - Public Plaza and Public Open Space	
✓			✓	✓	✓	Green ways / Corridors	
Sports		✗	✓	✓	✗	1607 Tennis / Squash Complex	
		✗	✓	✓	✓	1609 Basketball / Handball / Volleyball Courts	
		✗	✓	✓	✓	Small Football Fields	
		✗	✓	✓	✓	1610 Jogging / Cycling Track	
		✓	✓	✓	✓	1611 Youth Centre	
		✗	✓	✓	✗	1612 Sports Hall / Complex (Indoor)	
		✓	✓	✓	✓	Private Fitness Sports (Indoor)	
		✓	✓	✓	✓	1613 Swimming Pool	
		SPECIAL USE	✓	✓	✗	✗	2107 Immigration / Passport Office
✓	✓		✗	✗	2108 Customs Office		
✓	✓		✗	✗	2203 Museum		

- Supporting uses serves only to the primary use should not be regarded as a separate use. Therefore, their floor area calculation should be included in the GFA of the primary use (e.g. gym facility for residents in an apartment building should be calculated in the Residential GFA, or facilities of a hotel for guests should be calculated in Hospitality GFA).
- Unlisted uses in the table are categorised as non-permitted uses, especially the hazardous/ polluted uses (e.g car repair shops, industries, polluted-workshops, etc).
- Similar uses to the permitted uses in the table will be regarded as conditional cases.