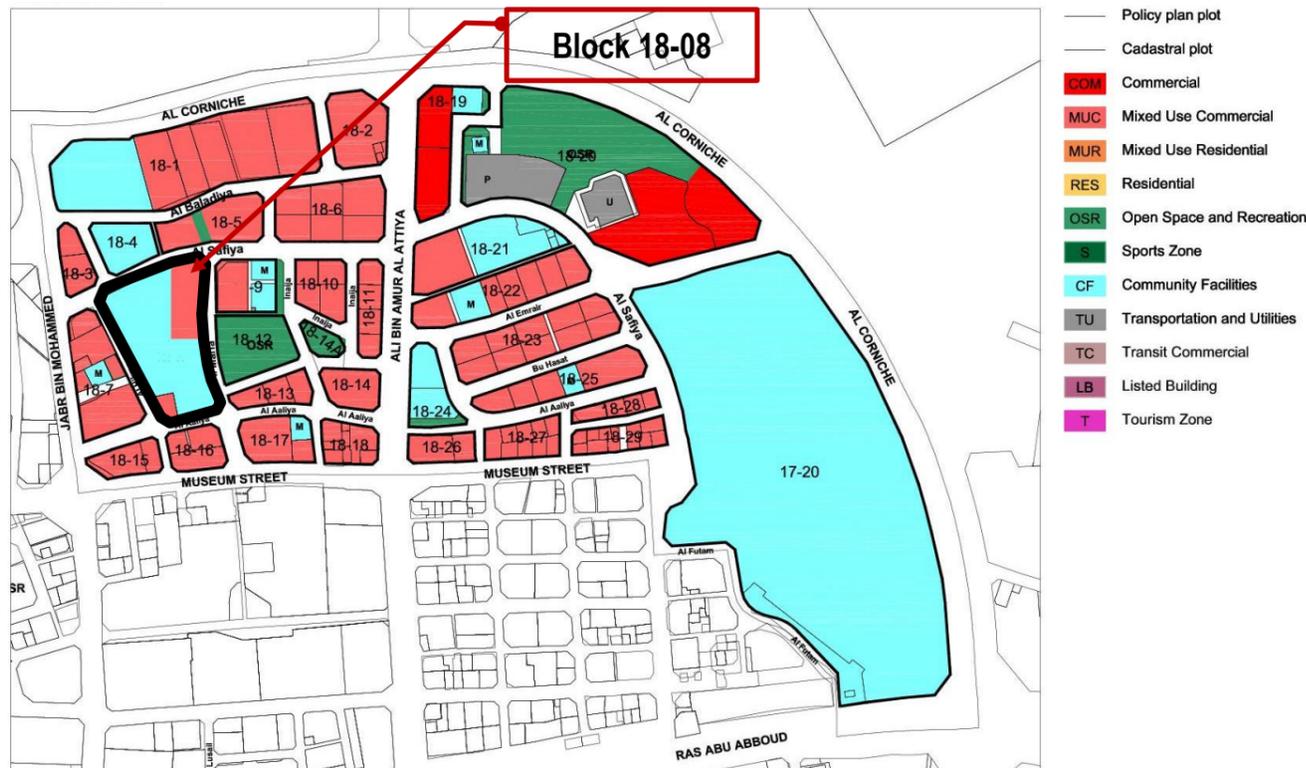


**ZONING PLAN**



**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. 25% min	Total Com. 25% min	All
		Retail 25% max	Retail 25% max	Retail at ground level; podium; 1 <sup>st</sup> floor above podium; top floor level
Residential (Flats, Apartments)	☑	80% 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 <sup>st</sup> floor above podium; top floor level
Secondary/Complementary Uses	☑	20% max		Podium; 1 <sup>st</sup> floor above podium; top level

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

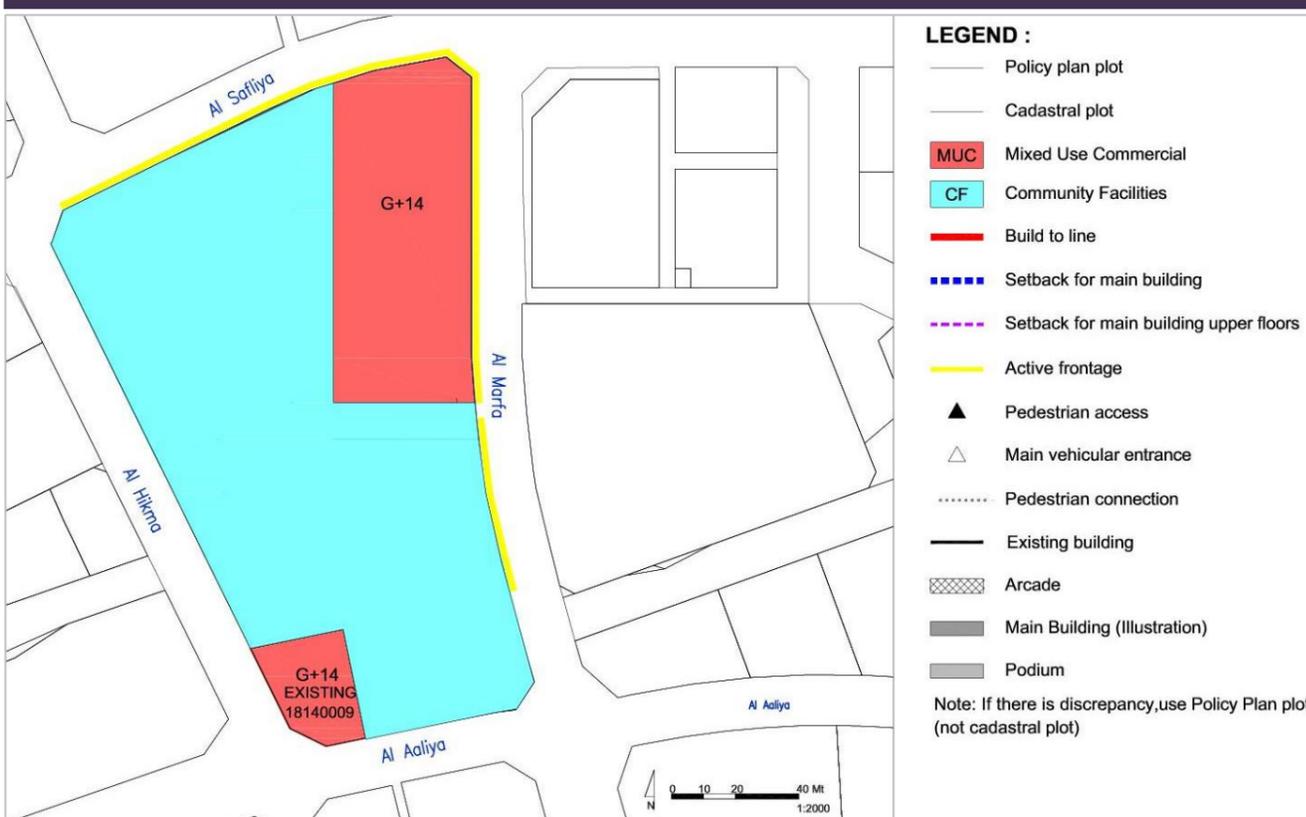
\* In Mixed Use Residential, the required Residential Use Type can be substituted with Hospitality Use Type (e.g. hotel, serviced apartment);

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

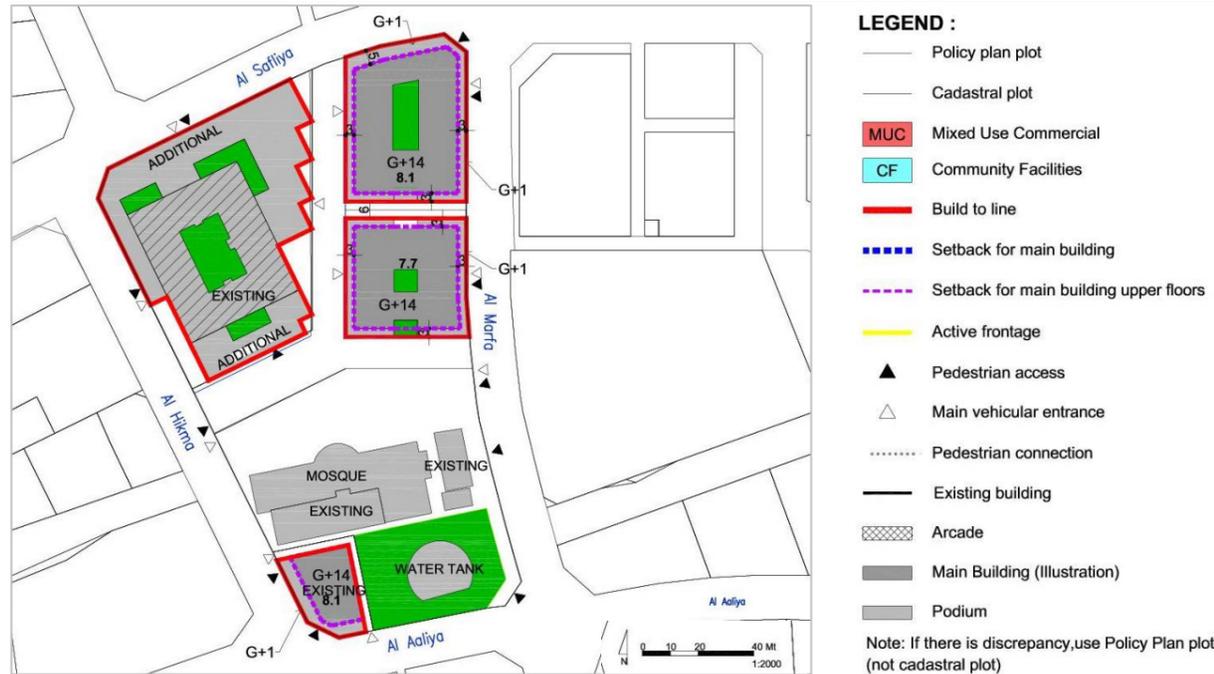
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<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

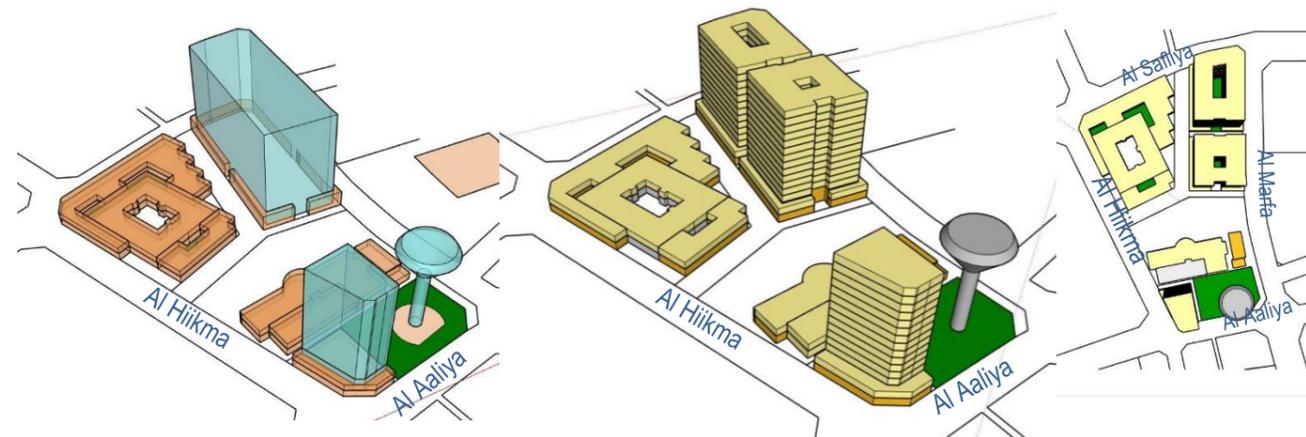
**USE REGULATIONS**



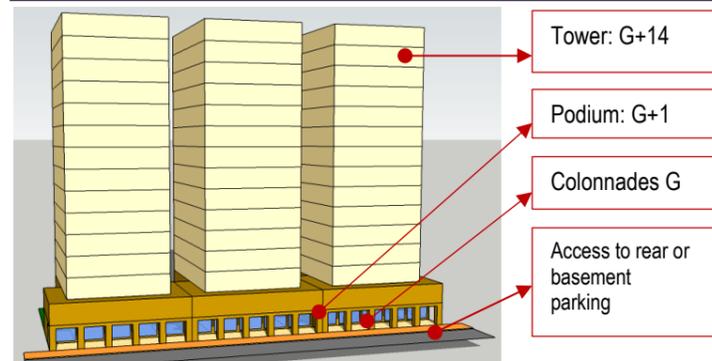
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER**



Al Safliya & Al Aaliya Street (Local Street – Primary Pedestrian Link)

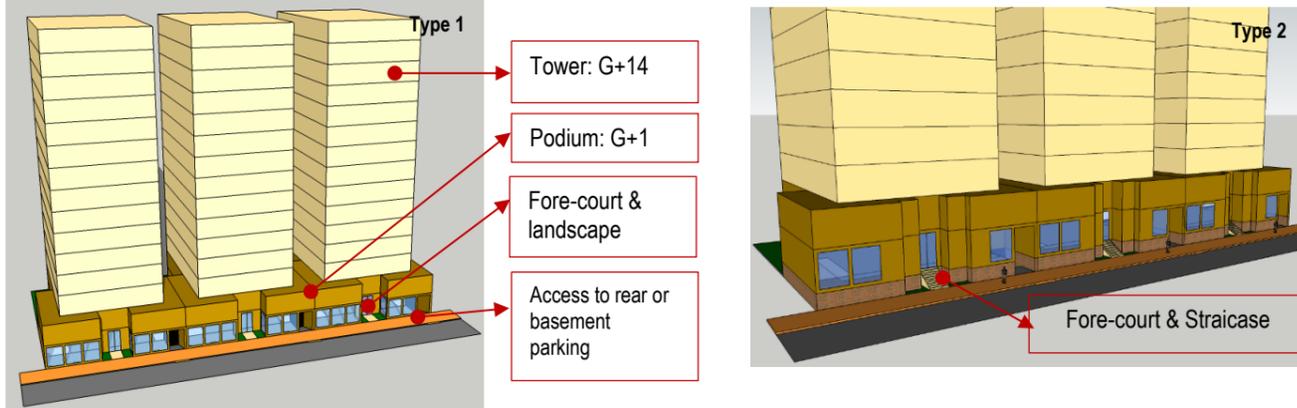
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	Al Safliya & Al Aaliya & Al Marta & Al Hiikma Street 55.7 m (max) • G+14 (Podium G+1)
FAR (max) <i>(Refer to the Site Planning for Broad Land Use Budget)</i>	6.0
Site Coverage (max)	60%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <b>Al Safliya Street:</b> • Podium: 0m front and side setback • Tower: 5m front setback; 3m sides; <b>Al Safliya &amp; Al Aaliya &amp; Al Marta &amp; Al Hiikma Street:</b> • Podium: 0m front and side setback • 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"> <li>Al Safliya Street &amp; Al Aaliya Street : 90% of 0 m front setback</li> <li>Al Marta &amp; Al Hiikma Street (Local street): 60% of 0 m front setback (mandatory)</li> </ul>
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	<b>Fine grain;</b> • 30 m maximum building width or length; or • Create 'a height break impression' (e.g. insert 1-2 storey podium in between, variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long
Primary Active Frontage	As indicated in the plan
Frontage Profile	<b>Al Safliya &amp; Al Aaliya Street:</b> Colonnades (a row of columns with minimum 1 meter distance to facade for terrace, etc) <b>Al Marta &amp; Al Hiikma Street:</b> Fore-court; cantilever/overhang on the ground floor

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	<ul style="list-style-type: none"> <li>Sides: 0 m, up to 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 800 m<sup>2</sup>: 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%
Plots ≥ 10,000sqm	<ul style="list-style-type: none"> <li>FAR: 6.0</li> <li>Site Coverage: 60%</li> <li>Government Institution 30%</li> <li>Mixed Use Commercial 50%</li> <li>Open Space: 10% min</li> <li>Streets &amp; utilities: 10% max</li> </ul>
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 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	30% reduction in parking provision requirement;

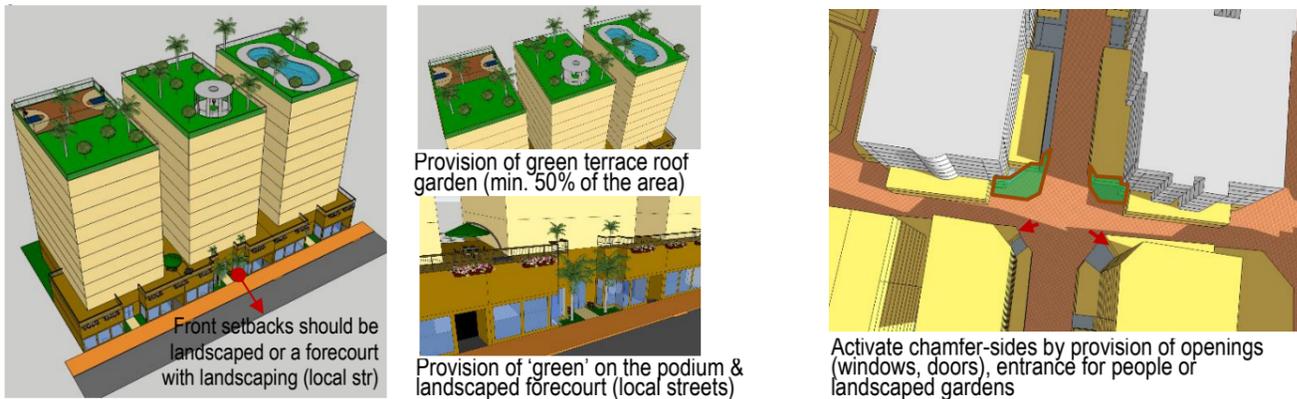
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

**FRONTAGE PROFILES**



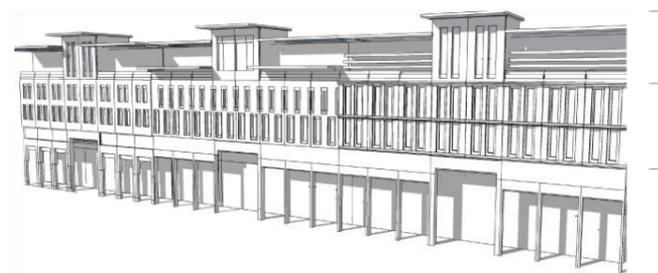
Al Marta & Al Hiikma Street : Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

**LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION**



**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Contemporary\***



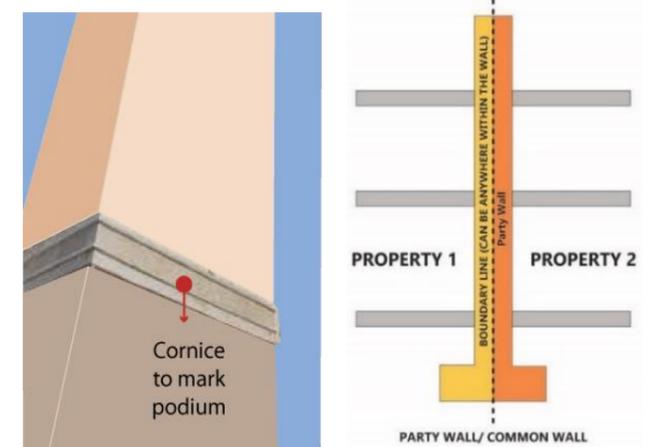
(illustration)



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<b>Qatari Contemporary Style</b> (* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u> )
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 (podium):</b> 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)</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: 3.50 m</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

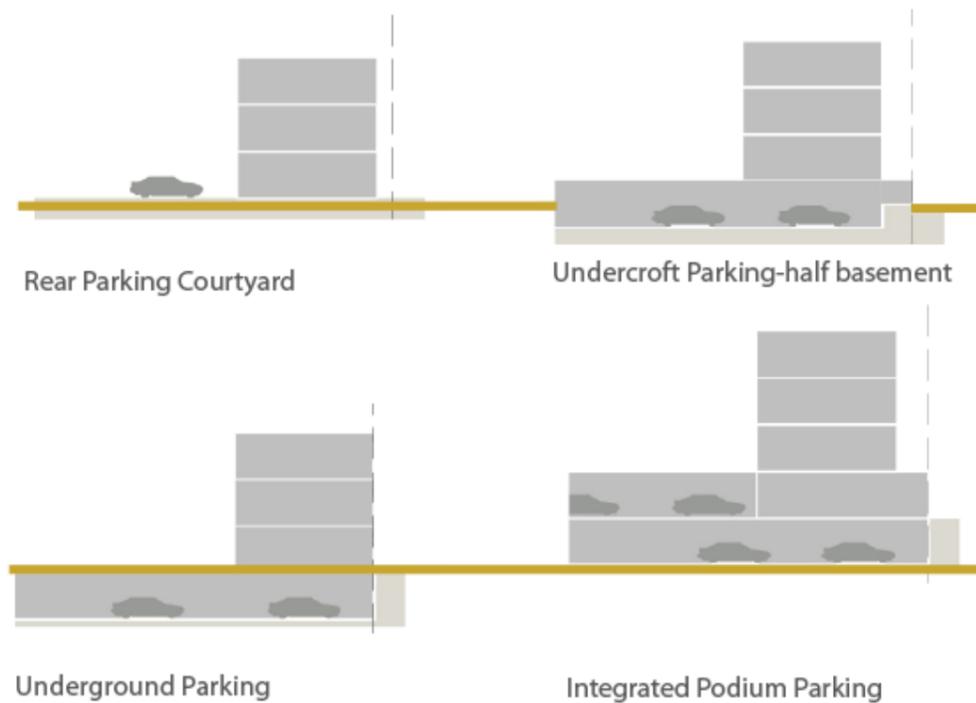
	facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> <li>Avoid excessive use of glass-wall</li> <li>Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930</li> </ul>
Window-to-Wall Ratios	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 2.5m
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"> <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 ingress	<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>
SIGNAGE	
8Style	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	Use	
<b>COMMERCIAL</b>							
<b>RETAIL</b>	<b>Convenience</b>	✓	✓	✓	301	Food, Beverage & Groceries Shop	
	<b>Comparison/Speciality</b>	✓	✓	✓	302	General Merchandise Store	
		✓	✓	✓	303	Pharmacy	
		✓	✓	✓	306	Electrical / Electronics / Computer Shop	
		✓	✓	✓	309	Apparel and Accessories Shop	
	<b>Food and Beverage</b>	✓	✓	✓	311	Restaurant	
		✓	✓	✓	312	Bakery	
		✓	✓	✓	313	Café	
	<b>Shopping Malls</b>	✓	✓	✗	314	Shopping Mall	
	<b>E-charging Stations</b>	✓	✗	✗	307	E-charging Station	
<b>OFFICE</b>	<b>Services/Offices</b>	✓	✓	✓	401	Personal Services	
		✓	✓	✓	402	Financial Services and Real Estate	
		✓	✓	✓	403	Professional Services	
<b>RESIDENTIAL</b>							
<b>Residential</b>	✗	✓	✓	✓	201	Residential Flats / Apartments	
<b>HOSPITALITY</b>							
<b>Hospitality accommodation</b>	✓	✓	✓	✗	2201	Serviced Apartments	
	✓	✓	✓	✗	2202	Hotel / Resort	
<b>SECONDARY / COMPLEMENTARY</b>							
<b>COMMUNITY FACILITIES</b>	<b>Educational</b>	✗	✓	✓	✓	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
	<b>Health</b>	✓	✓	✓	✗	1102	Primary Health Center
		✓	✓	✓	✗	1103	Private Medical Clinic
		✓	✓	✗	✗	1104	Private Hospital/Polyclinic
		✓	✓	✓	✓	1105	Ambulance Station
		✓	✓	✗	✗	1106	Medical Laboratory / Diagnostic Center
	<b>Governmental</b>	✗	✓	✗	✗	1201	Ministry / Government Agency / Authority
		✗	✓	✗	✗	1202	Municipality
		✓	✓	✓	✗	1203	Post Office
		✓	✓	✓	✓	1209	Library
	<b>Cultural</b>	✓	✓	✓	✗	1301	Community Center / Services
		✓	✓	✓	✗	1302	Welfare / Charity Facility
		✓	✓	✗	✗	1303	Convention / Exhibition Center
✓		✓	✓	✓	1304	Art / Cultural Centers	
<b>Religious</b>	✓	✓	✓	✗	1406	Islamic / Dawa Center	
<b>OTHER SPORTS AND ENTERTAINMENT</b>	<b>Open Space &amp; Recreation</b>	✓	✓	✓	✓		Park - Pocket Park
		✓	✓	✗	✗	1504	Theatre / Cinema
		✓	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
		✓	✓	✓	✓		Green ways / Corridors
	<b>Sports</b>	✗	✓	✓	✗	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		
<b>OTHER</b>	<b>Special Use</b>	✓	✓	✗	✗	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