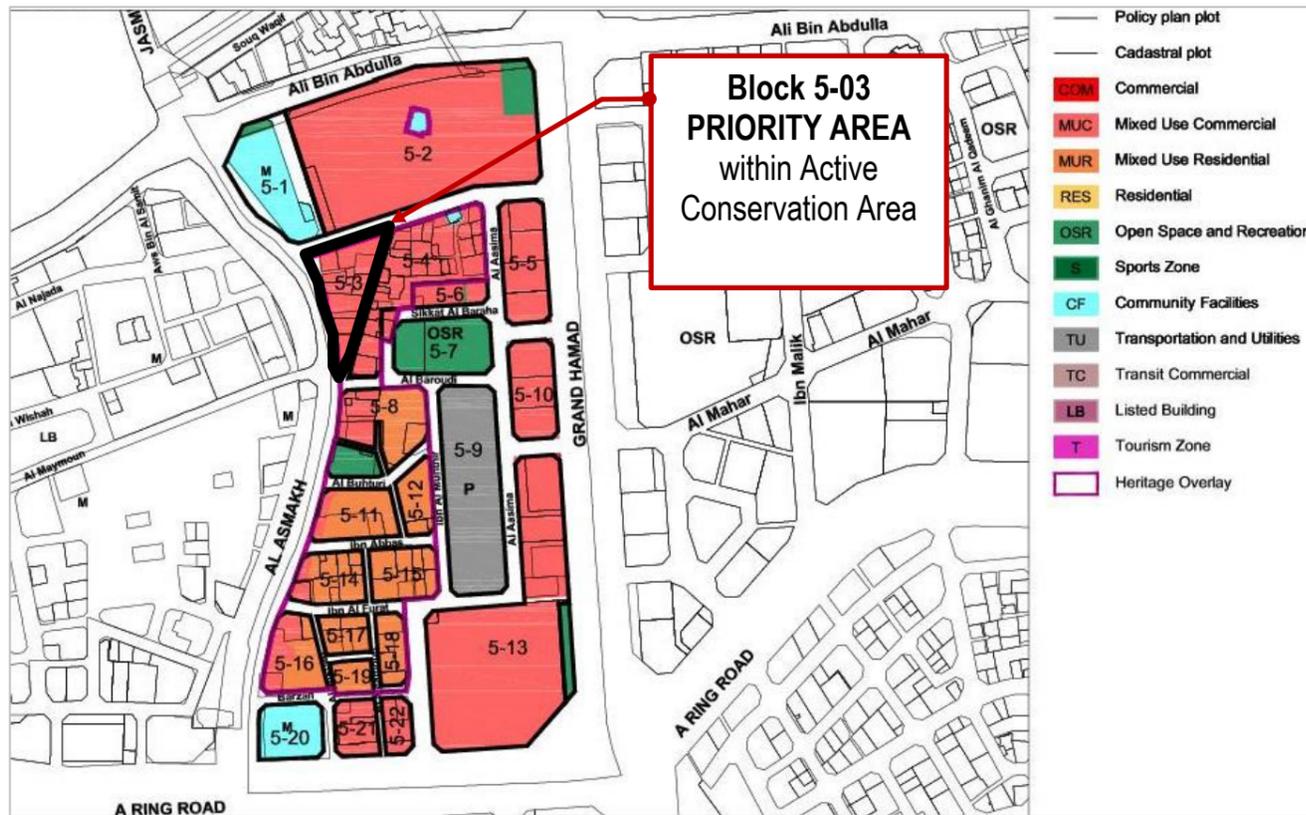


ZONING PLAN



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)	☑	☑	☑
	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. 20% min	Total Com. 20% min	All
		Retail 50% max	Retail 50% max	Retail at ground level; podium; 1 st floor above podium; top floor level
Residential (Flats, Apartments)	☑	75% max	60% 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;

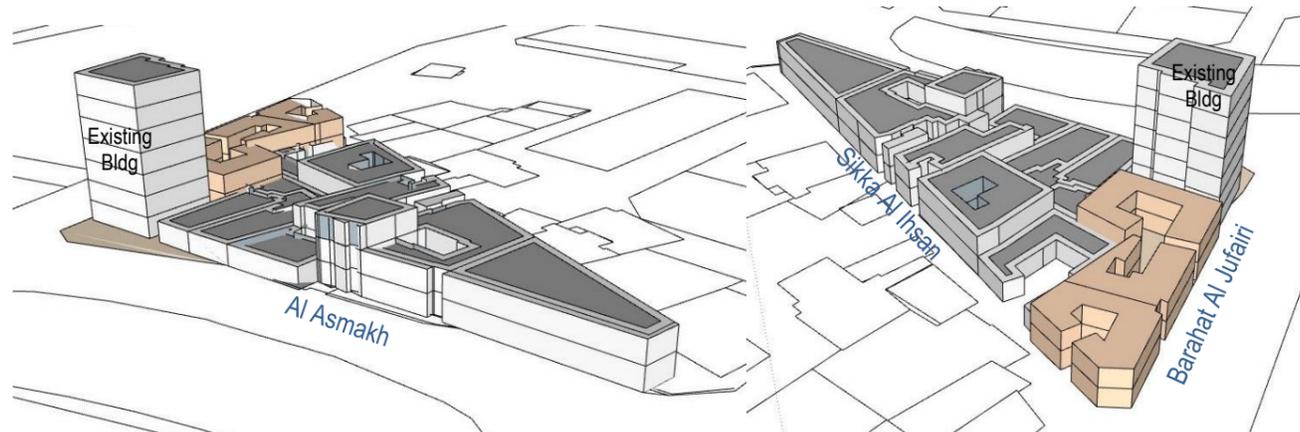
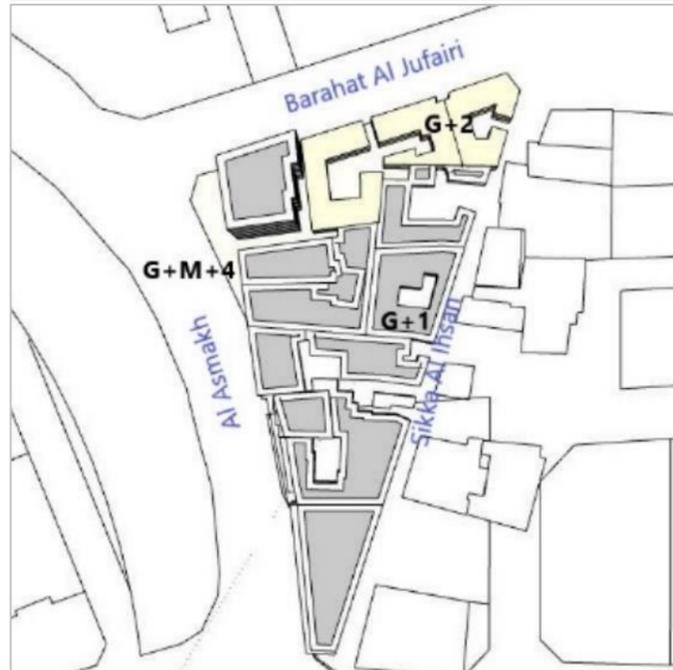
* In Mixed Use Residential, the required Residential Use Type can be substituted with Hospitality Use Type (e.g. hotel, serviced apartment);

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

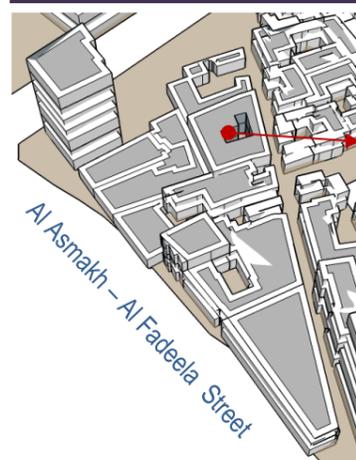
SPECIFIC USE REGULATIONS

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

BLOCK MASSING PLAN



BUILDING TYPOLOGY 1: LOW RISE VERNACULAR COURTYARD



Interventions for Priority Area:

- For existing old buildings (e.i. traditional vernacular) that still intact and buildings with architectural significance:
 - Retain and upgrade the original characteristics (morphology, scale, urban grain, courtyard typology, architecture style);
 - Enhance the original Qatari Vernacular Style
- For existing early modern buildings with no architectural significance:
 - Allow for rehabilitation/ upgrading/ reconstruction up to maximum height, but maintain the courtyard typology (if any);
 - Retain the original building's foot-print & as much as possible
 - Enhance the original style (whether Qatari Vernacular or Early Modern Style (Doha Art Deco))
- For new development on vacant land:
 - Design a courtyard typology building
 - Adopt Qatari Vernacular Style
- Adaptive re-use



Retain & maintain the original inner-court typology: Retain original foot print of the traditional courtyard houses, where possible

BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Al Asmakh Street	22.2 m (max)
	G+M+4	
	Barahat Al Jufairi Street	13.7 m (max)
	G+2	
Sikka Al Ihsan		10.2 m (max)
	G+1	
FAR (max)	<ul style="list-style-type: none"> • Al Asmakh Str: 4.40 • Barahat Al Jufairi Street: 1.80 • Sikka Al Ihsan: 1.50 (+ 5 % for corner lots)	
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Low Rise Vernacular Courtyard (along Sikka Al Ihsan) Low Rise Attached Building (along Al Asmakh & Barahat al Jufairi Street)	
Building Placement	Setbacks as per block plan: • 0m front ; 0m sides; 0m rear	
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>	<ul style="list-style-type: none"> • Al Asmakh & Barahat Al Jufairi Street: 100% of 0 m front setback (mandatory) • Sikka Al Ihsan: 90% of 0m front setback, to allow creation of small baraha 	
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)	
Building Size	Fine grain; <ul style="list-style-type: none"> • 15 m maximum building width or length; or • Create a modular external expression of facade, with maximum 15 m wide, if the building is long stretched 	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	<ul style="list-style-type: none"> • Al Asmakh Str: Arcades (covered walkways) <ul style="list-style-type: none"> • 2.5 m minimum width • G+M maximum height • Located as per drawing • Barahat Al Jufairi Street: Colonnades (a row of columns with minimum 1 meter distance to facade for terrace, etc) <ul style="list-style-type: none"> • Sikka Al Ihsan: more openings (doors and windows) to Sikka 	

Basement; Half-Basement (undercroft)	• Not recommended
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m front 0 m side 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 200 sqm
Small Plot	<ul style="list-style-type: none"> • Minimum plot size of 200 sqm will allow to reach G+2 • For plot sizes < 200 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 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	<ul style="list-style-type: none"> • Designated main parking facility to cater this block should be in the form of communal public parking, located outside the Conservation Area or under the designated new park/ open space • On-site courtyard, where possible
Required Number of Spaces	n/a
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"> 1) Allowable stall parking dimension of 2.5m x 5.5 m 2) 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

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

G+M+4 (Main building facing the street)

Ancillary building (G max) with 0 m setbacks all-around

Mid & Rear part of the building: G+4 max with 3m side and rear

Arcades G+M

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 linear lines

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION

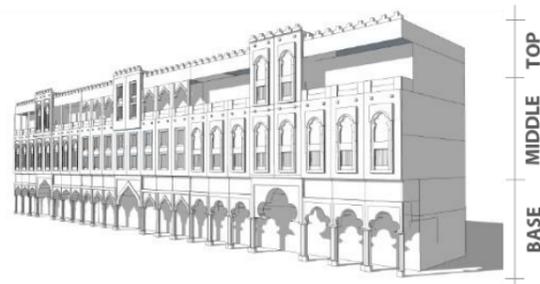
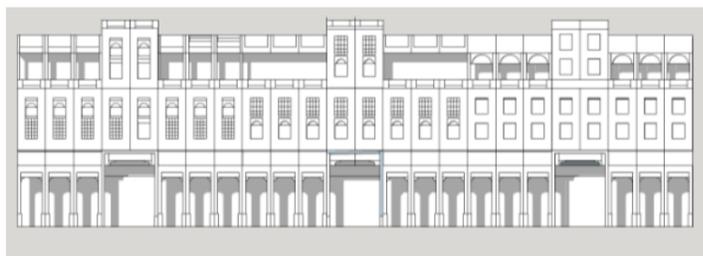
Provision of 'green' on the landscaped court-yard (ie. central/sides/rear court-yard)

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

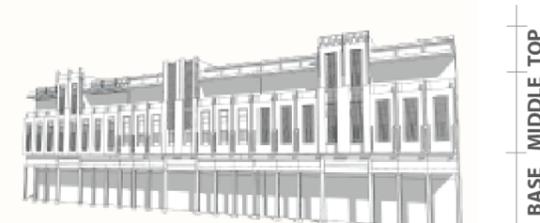
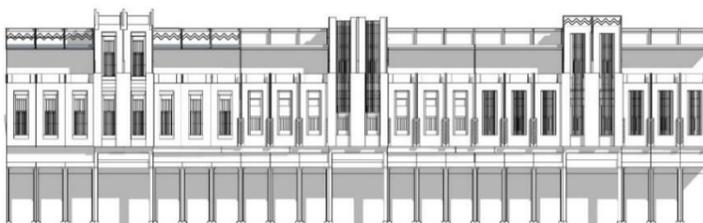
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*



Early Modern (Doha - Art Deco)*

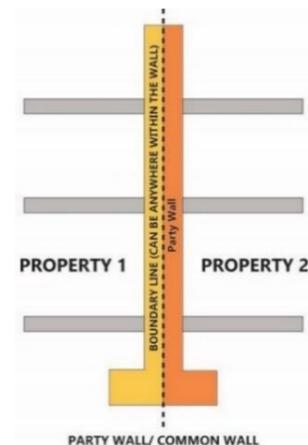


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> Along Al Ihsan Sikka: Qatari Vernacular Style Along Al Fadeela-Al Asmakh Street: Early Modern (Doha Art Deco) Style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> Clear building expression of a base, a middle and a top The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) 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 2.5 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"> 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.



WINDOW-TO-WALL RATIOS

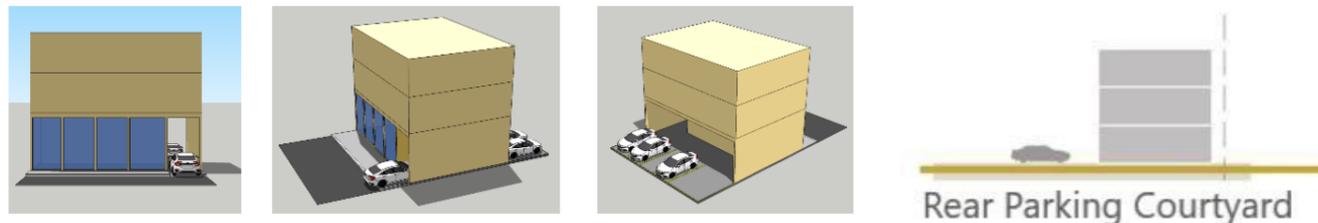


PERMITTED USES TABLE

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
	Food and Beverage	✓	✓	✓	✗	309 Apparel and Accessories Shop
		✓	✓	✓	✓	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)
Special Use	✓	✓	✓	✓	Private Fitness Sports (Indoor)	
	✓	✓	✓	✓	1613 Swimming Pool	
	✓	✓	✗	✗	2107 Immigration / Passport Office	
OTHER	Tourism	✓	✓	✗	✗	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.

PARKING FORM & LOCATION OPTION



Parking at rear on small plots ≤ 350 sqm (illustration)

Conditional Requirements for Relaxation on Plots ≤ 350 sqm:

- The Owner/Developer to conduct a Parking Safety Audit as per QPDM and implement safety measures as suggested by the Safety Auditor;
- Provide exclusive signage and pavement marking cautioning the motorists and facility users (as per QPDM);
- Guidance on parking operations, accessible parking, pedestrian sidewalk to be adopted as per QPDM.
- The parking facility to be managed by trained security personnel/traffic marshal, where possible;
- Preferable use mechanical, automated, robotic parking systems, where possible;
- Use of Intelligent Transportation System technologies such as Variable Message Signage, etc, where possible.

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