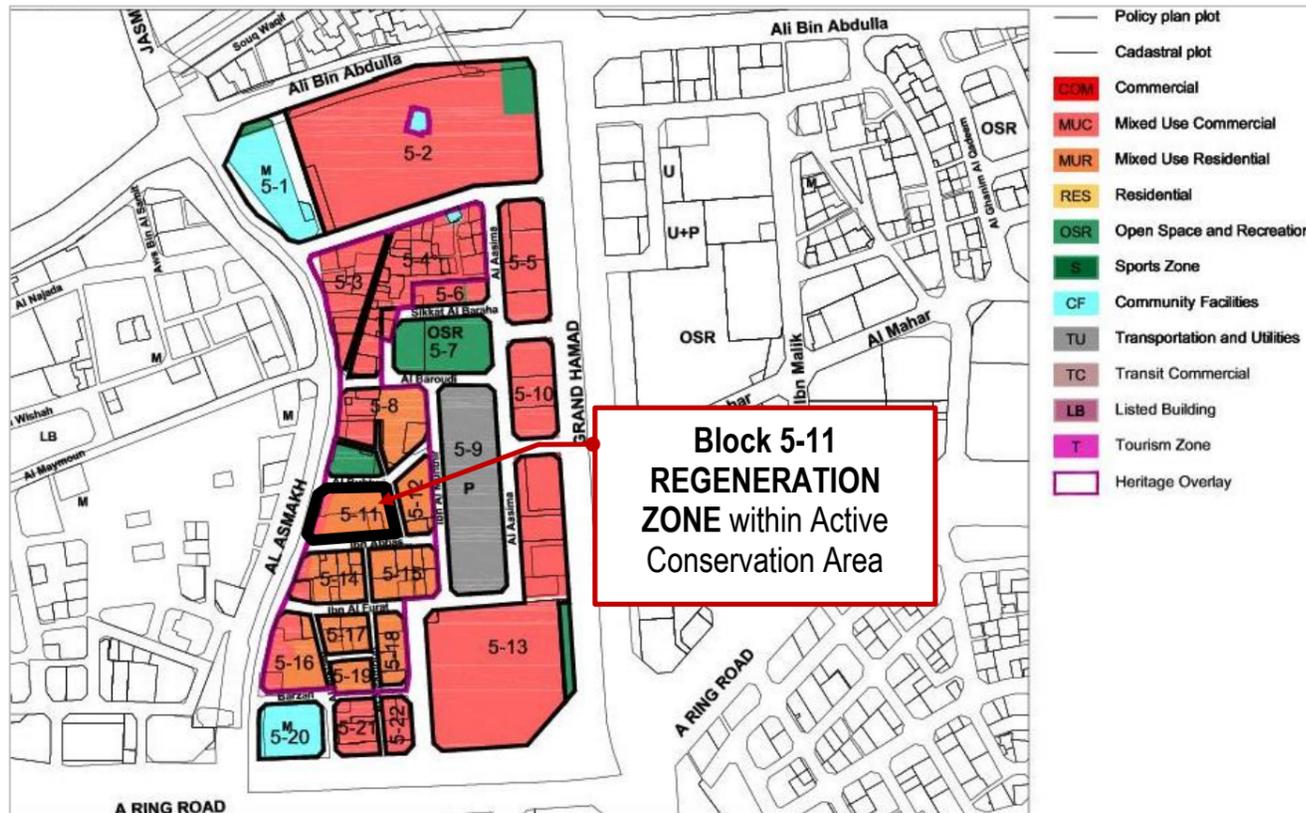
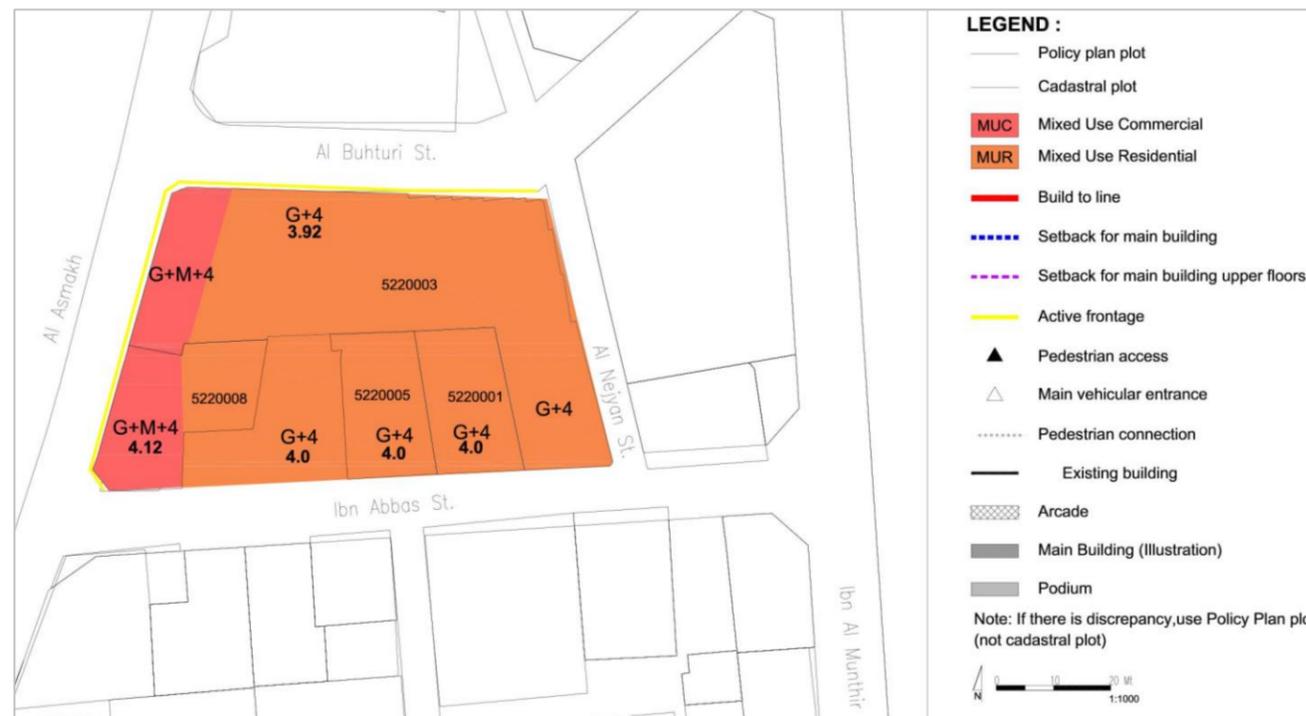


ZONING PLAN



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

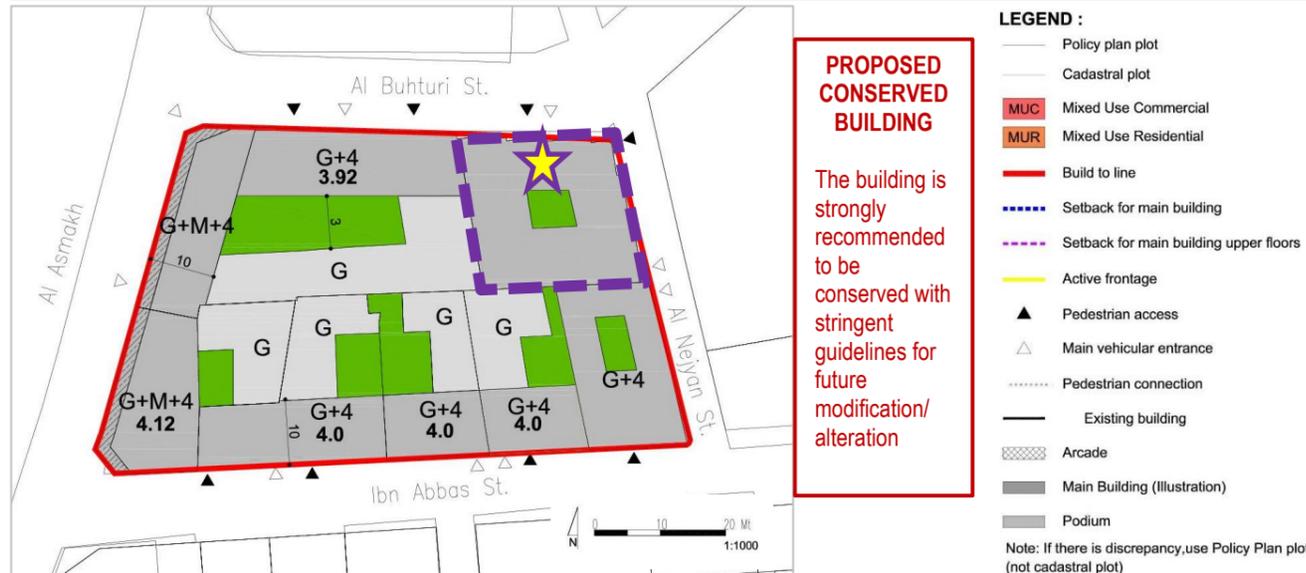
MUC: Mixed Use Commercial	Uses Mix	GFA Split		Allowed Floor Location
		Plot ≤ 1200 sqm or for Single Tower	Plot ≥ 1201 sqm or for Multiple Towers/ Buildings	
Commercial**: • Retail • Office	✓*	Total Com. 20% min	Total Com. 20% min	All
		Retail 50% max	Retail 50% max	Retail at ground level, podium & podium level, 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 & podium level, top floor level
Secondary/ Complementary Uses	✓	20% max		Podium / Top level
MUR: Mixed Use Residential				
Commercial**: Commercial-Retail, Commercial-Office	✓	2.50 % max	2.50 % max	Ground level, podium & podium level, top floor level
Residential (Flats, Apartments)	✓*	80 % min	80% min	All
Hospitality (Hotels, Serviced Apartments)	✓			All Semi-public /publicly accessible facilities (e.g. commercial space) at ground level, podium & podium level, top floor level
Secondary/ Complementary Uses	✓	20% max		Podium / Top level

Uses mix: ✓ Required; ✓ Allowed; ✗ Not allowed; * Allow to be substituted with Hospitality Use Type; ** Mixing between Commercial Uses only (retail & office) is allowed

SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> 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 Type of commercial in MUR: Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
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	<p>Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses</p> <p>Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc</p>

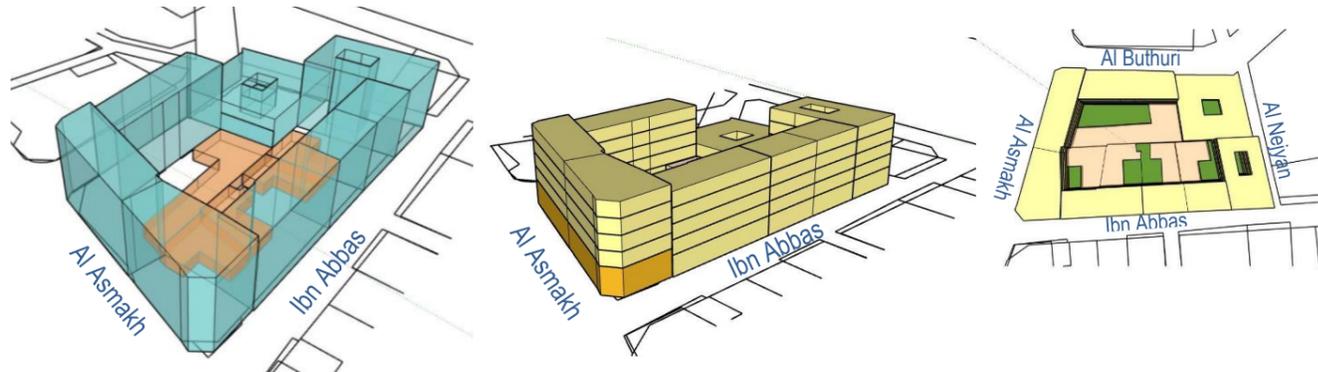
BLOCK MASSING PLAN



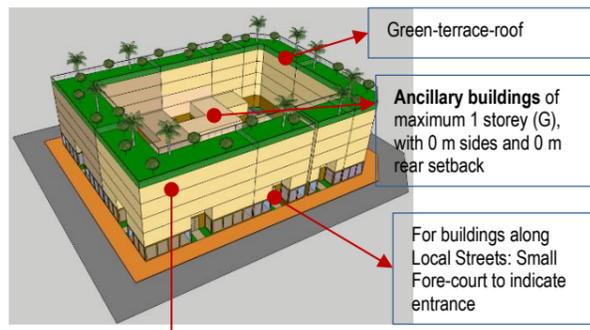
PROPOSED CONSERVED BUILDING

The building is strongly recommended to be conserved with stringent guidelines for future modification/alteration

BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



Main buildings: Compact low-rise buildings maximum G+4, with main buildings are built close to the edge of the block and attached to the adjacent buildings, creating a strong sense of wall and perimeter block

- Interventions for Regeneration Zone:**
- For existing old buildings (e.i. traditional vernacular) that still intact and buildings with architectural significance:**
 - Retain and upgrade the original and significant characteristics as much as possible (morphology, scale, urban grain, courtyard typology, building foot print, architecture style, etc);
 - Enhance the original Qatari Vernacular or Early Modern (Doha Art Deco) Style
 - Allow partial redevelopment and intensification from the original courtyard houses: max.additional 3 storey (G+4= 5 storey) for minimum plot size of 300 sqm
 - For existing early modern buildings with no architectural significance:**
 - Allow for full-fledge reconstruction/redevelopment up to maximum height, but maintain the courtyard typology (if any) or design a courtyard typology;
 - Recreate from 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
 - Design bulk massing as per regulations
 - Adopt Qatari Vernacular or Early Modern (Doha Art Deco) Style
 - Adaptive re-use**

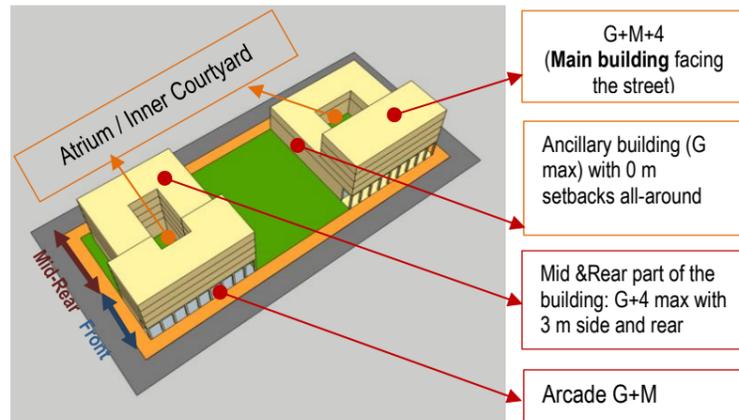
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial RES: Residential	
Height (max)	Al Asmakh Street	22.2 m (max)
	G+M+4	
Height (max)	Al Buhturi & Ibn Abbas & Al Neivan Street	20.7 m (max)
	G+4	
FAR (max) <i>for large plots > 2000 sqm or ≥ 10,000 sqm, refer to the Block Massing Plan and Site Planning</i>	4.40 (Al Asmakh Street)	(+ 5 % for corner lots)
	4.0 (Al Buhturi & Ibn Abbas Street)	
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Attached-Low Rise with Courtyard	
Building Placement	Setbacks as per block plan: Main buildings: • 0m front; 0 m side; 0m rear	
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>	100% of 0 m front setback (mandatory)	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building)	
Building Size	Fine grain; • 10 m maximum building width or length; or • Create a modular external expression of facade, with maximum 10 m wide, if the building is long stretched	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Al Asmakh Str: Arcades (covered walkways) • 2.5 m minimum width • G+M maximum height • Located as per drawing Al Buhturi & Ibn Abbas Street: Small Fore-court to indicate entrance	
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)	

ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m sides 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 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%
Plots 2000sqm –9999sqm	<ul style="list-style-type: none"> FAR: as stated in the Block Massing Plan Building Coverage:85% Internal Open Space: 10% min Internal streets & utilities: 5% max
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	<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): 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



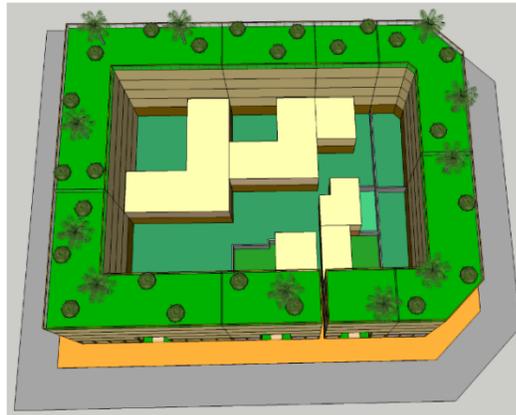
The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

STANDARDS

Architectural Theme/ Style	<ul style="list-style-type: none"> Qatari Vernacular Style or Early Modern (Doha Art Deco), depend on the existing original style Along Al Asmakh Street: Early Modern (Doha Art Deco) <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/facade or small landscaped area with public

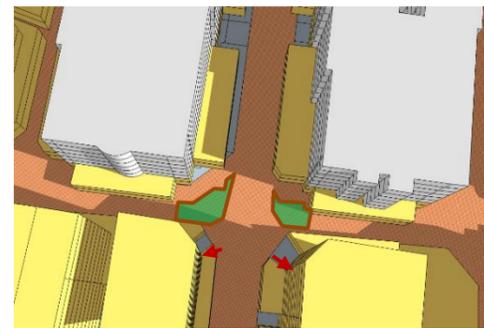
	facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> Avoid excessive use of glass-wall Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
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.

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)

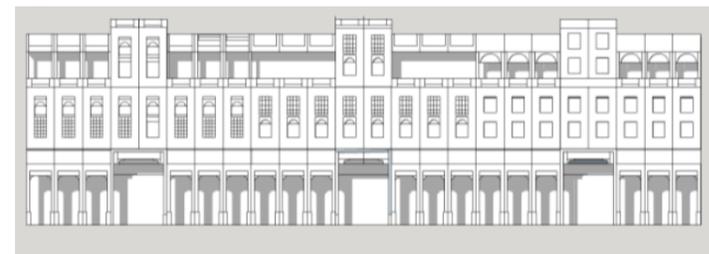
Provision of green terrace roof garden (min. 50% of the area)



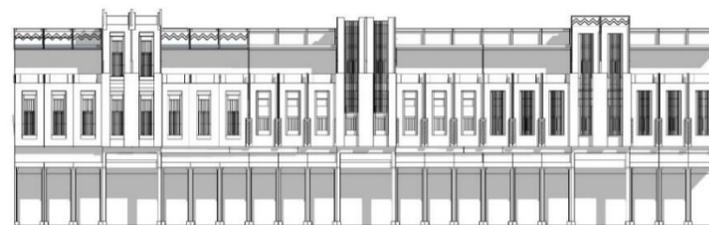
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

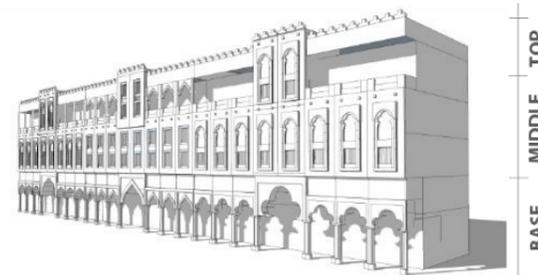
Qatari Vernacular*



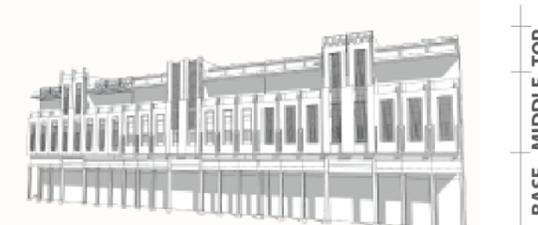
Early Modern (Doha - Art Deco)*



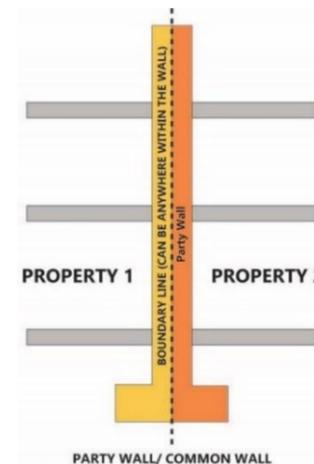
(illustration)



TOP
MIDDLE
BASE



TOP
MIDDLE
BASE



WINDOW-TO-WALL RATIOS

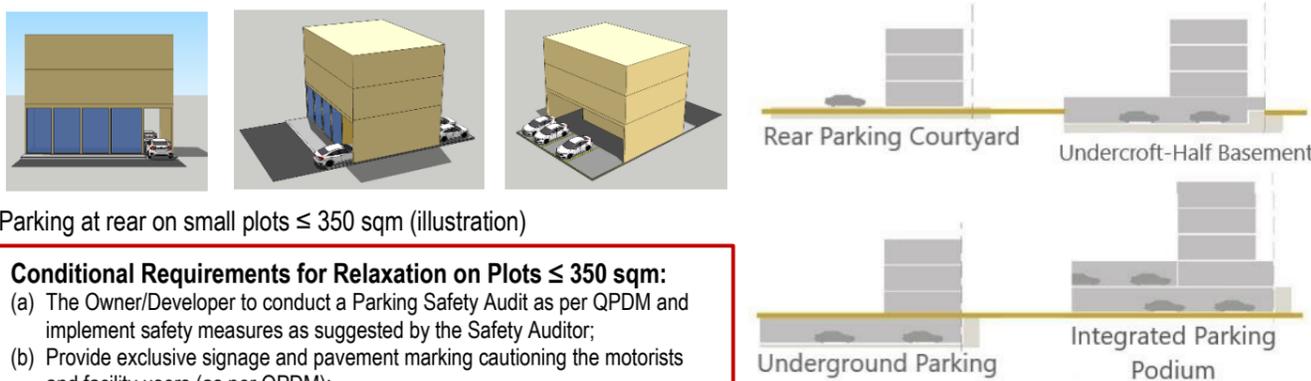


PERMITTED USES TABLE

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)	
✓	✓	✓	✓	Private Fitness Sports (Indoor)			
✓	✓	✓	✓	1613 Swimming Pool			
OTHER	Special Use	✓	✓	✗	✗	2107 Immigration / Passport Office	
		✓	✓	✗	✗	2108 Customs Office	
Tourism	✓	✓	✗	✗	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