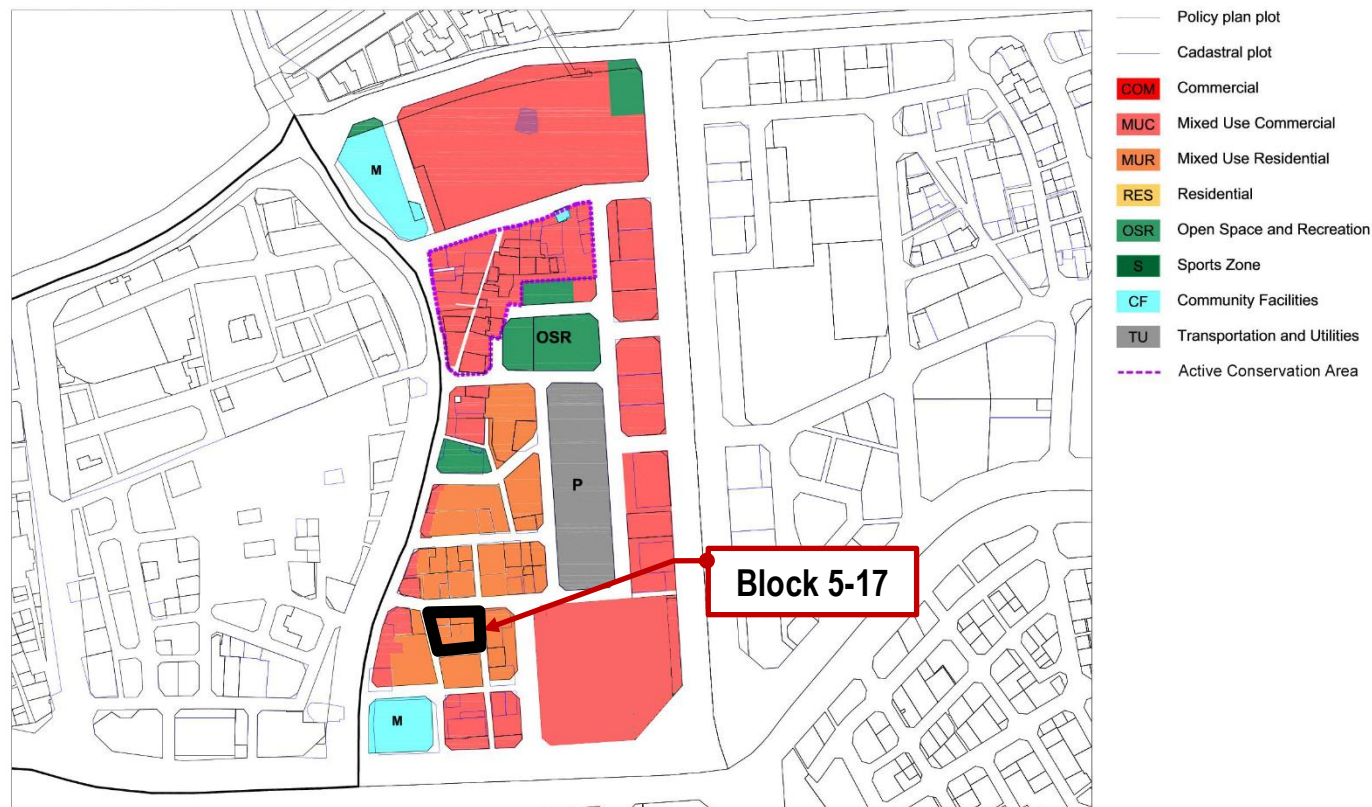
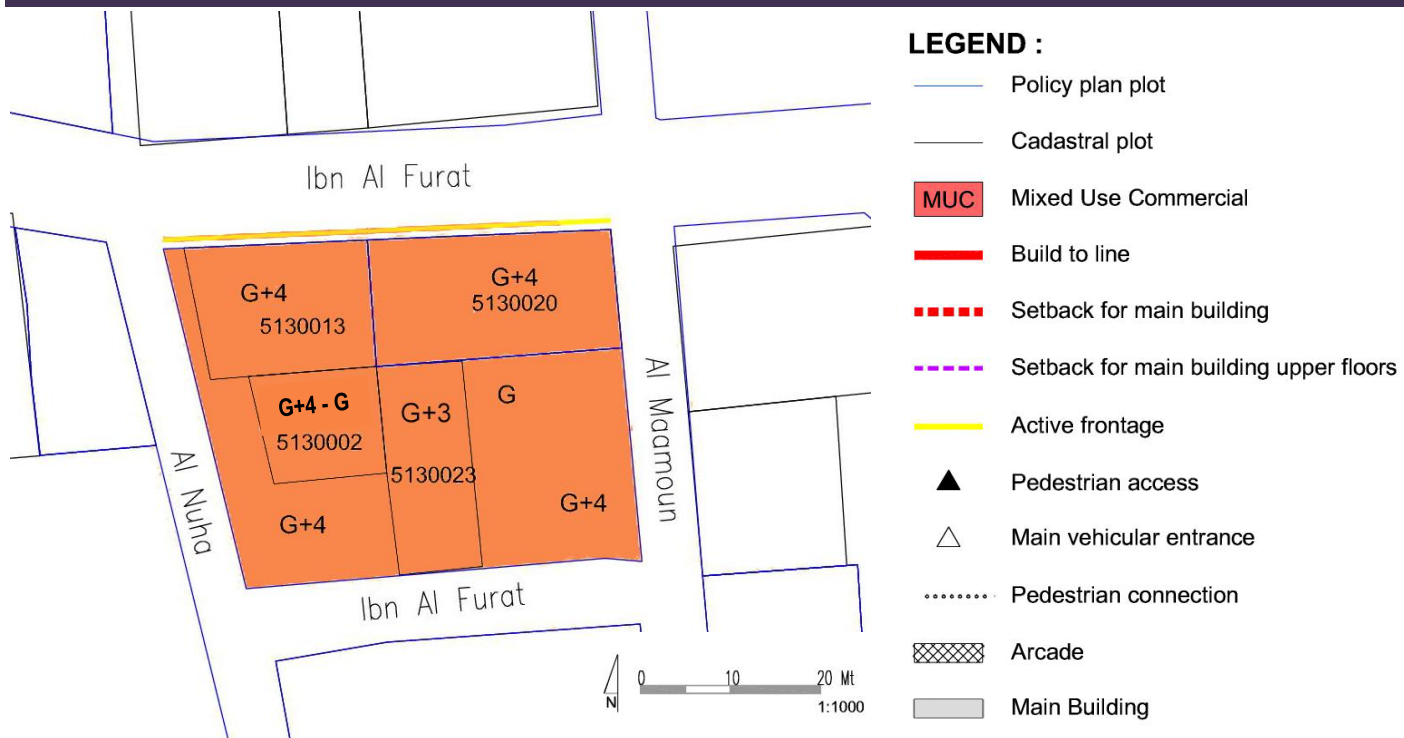


ZONING PLAN



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 | ✓* | ✓ | ✓* | ✓ |
| | Complementary (See Permitted Uses Table) | ✓ | ✓ | ✓ | ✓ |
| Examples | | Mall, souq etc. | Commercial with mixed use, strips | Residential with retail/office, hotels | Residential blocks, towers, houses |

Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed
* Allow to be substituted with Hospitality Use Type

USE SPLIT

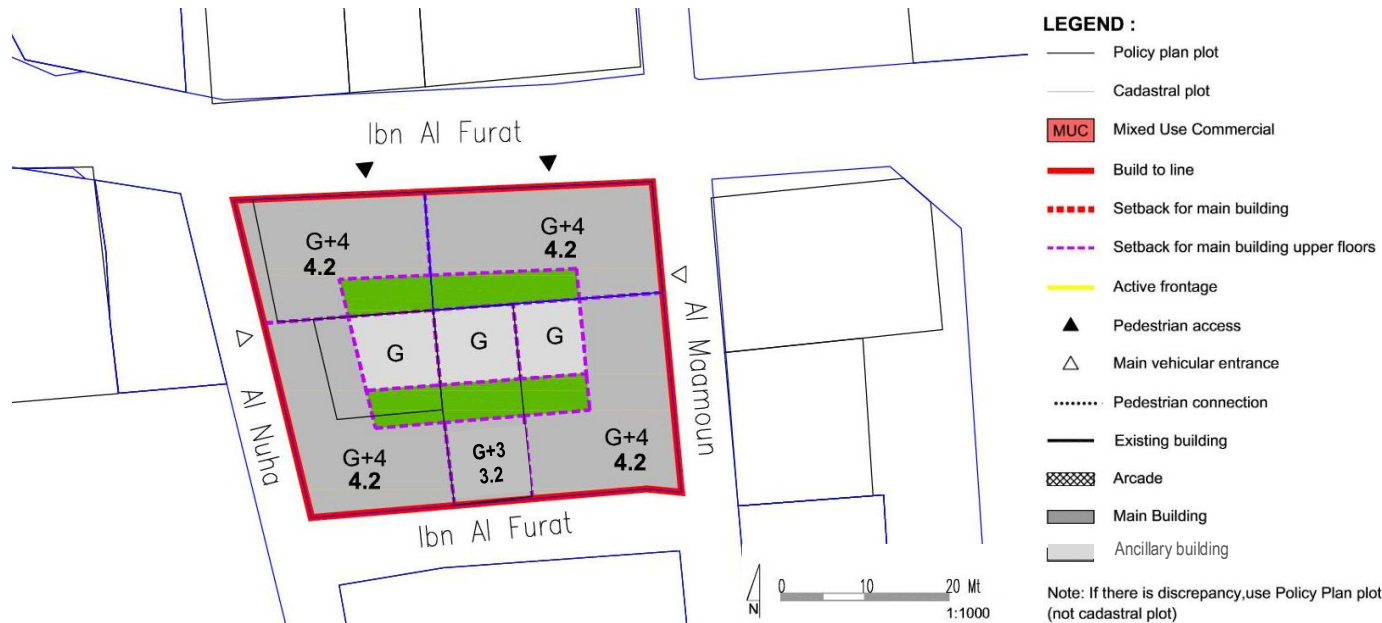
| MUR: Mixed Use Residential | | | |
|--------------------------------------------------|----|--------------------|------------|
| Commercial (retail/office) | ☑* | Ground floor level | 2.50 % max |
| Residential | ✓ | All | 77.5 % min |
| Hospitality | ✓ | All | - |
| Complementary (community facilities, sport, etc) | ✓ | All | 20 % max |

Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed
* Allow to be substituted with Hospitality Use Type

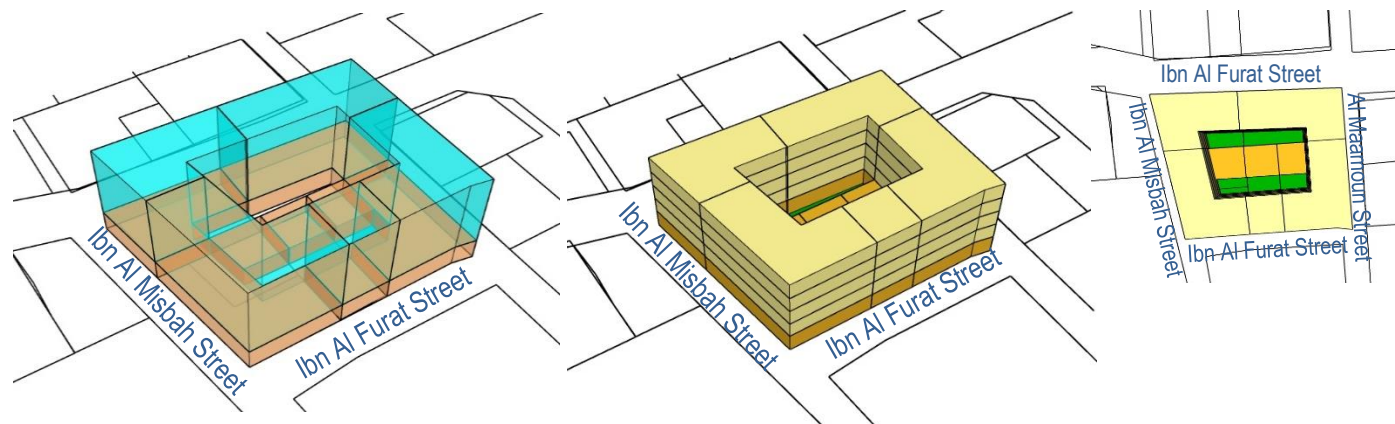
SPECIFIC USE REGULATIONS

| | |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permitted uses | See Permitted Uses Table (page 4) |
| Recommended Uses | 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 | Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses |
| | Offices, Government Offices, Supporting Retail / Food and Beverages |

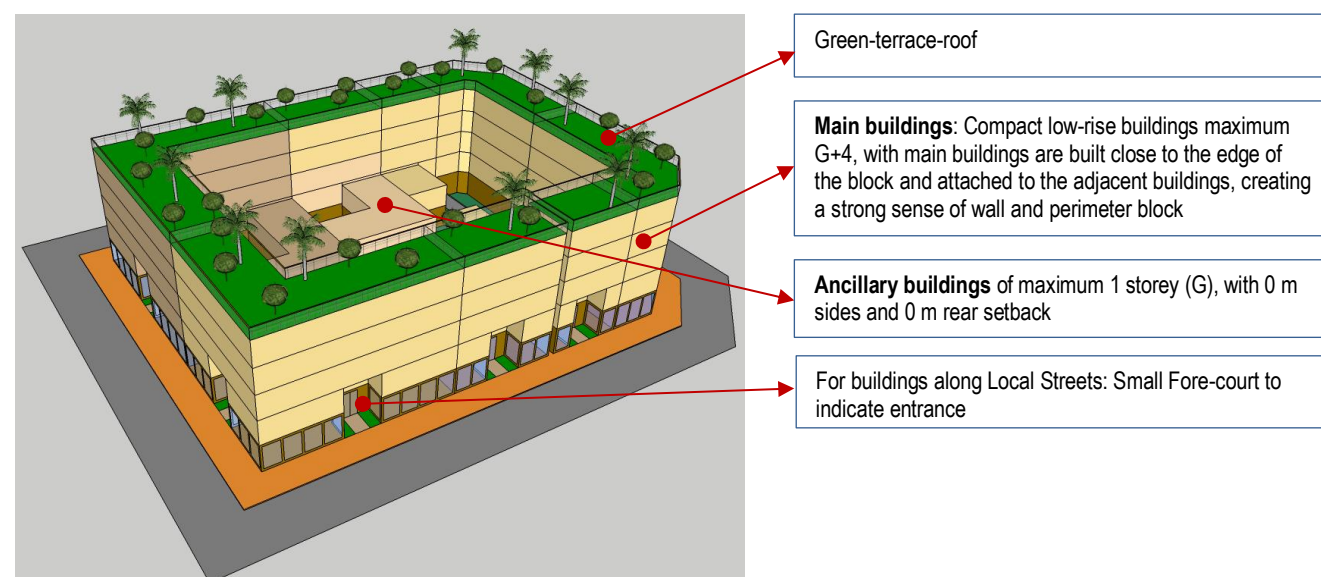
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



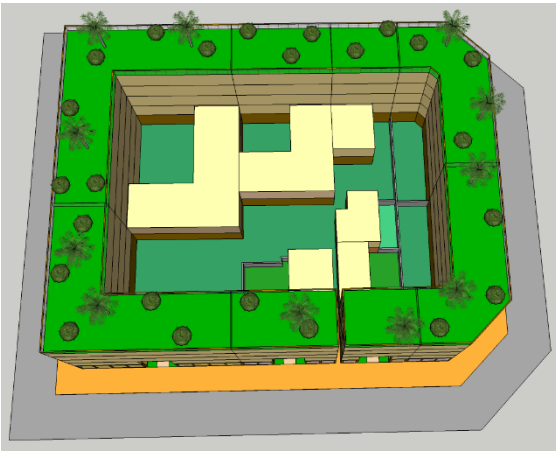
BLOCK FORM REGULATIONS

| BULK REGULATIONS | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Uses (as per Zoning Plan) | MUR: Mixed Use Residential | |
| Height (max) | G+4 | 20.7 m (max) |
| FAR (max) | 4.00 | (+ 5 % for corner lots) |
| Building Coverage (max) | 85% | |
| MAIN BUILDINGS | | |
| Typology | Attached-Low Rise with Courtyard | |
| Building Placement | Setbacks as per block plan: | |
| | Main buildings: <ul style="list-style-type: none">• 0m front; 0 m side setback | |
| 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) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m) | |
| Commercial Depth (max) | 10 m | |
| Building Size | Fine grain; <ul style="list-style-type: none">• 10 m maximum building width or length; or• Create a modular external expression of fasade, with maximum 10 m wide, if the building is long stretched | |
| Primary Active Frontage | As indicated in the plan | |
| Frontage Profile | Small Fore-court to indicate entrance | |
| 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 | 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% |
| 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 | Courtyard, rear ground floor, undercroft, basement, integrated with building |
| Required Number of Spaces | As per general MSDP Car Parking Regulations |
| Parking Waiver | 15 % reduction in parking requirements: (block is located within 800m radius from metro entry point) |

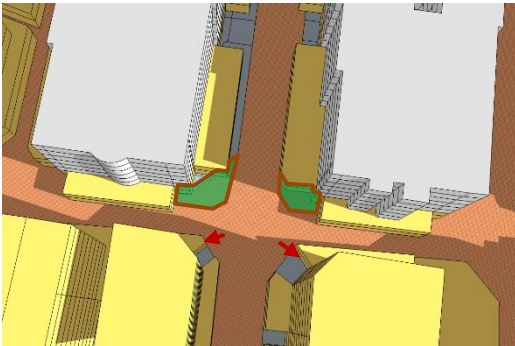
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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



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

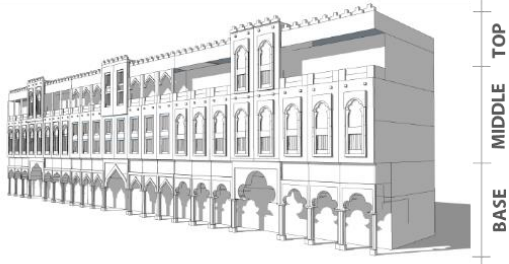
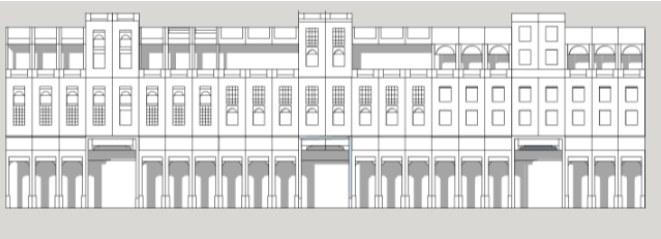
Provision of green terrace roof garden (min. 50% of the area)



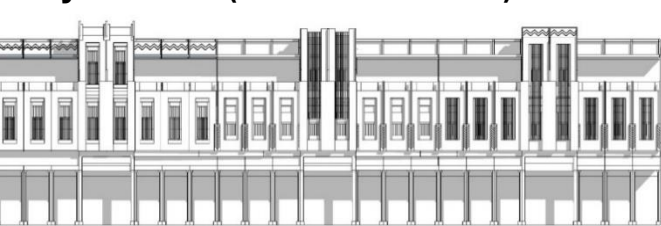
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

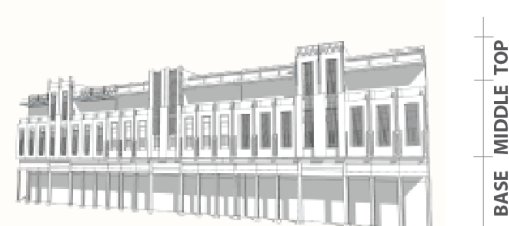
Qatari Vernacular*



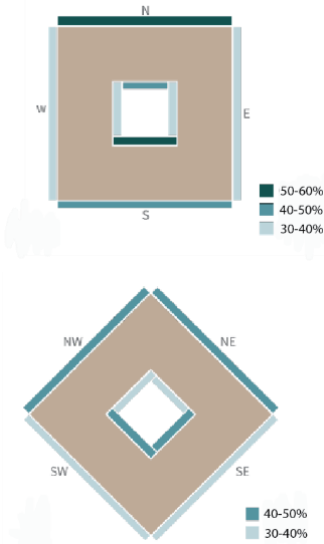
Early Modern (Doha - Art Deco)*



(illustration)



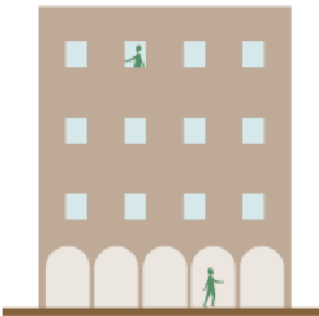
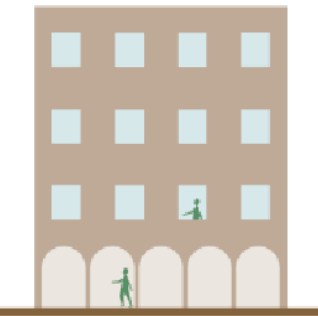
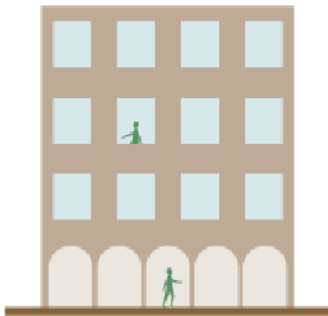
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

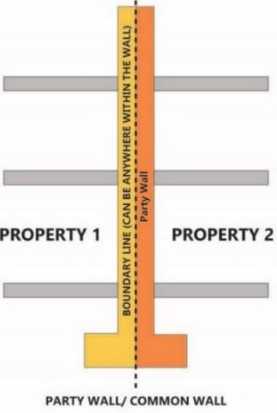
East & West : 30%-40%



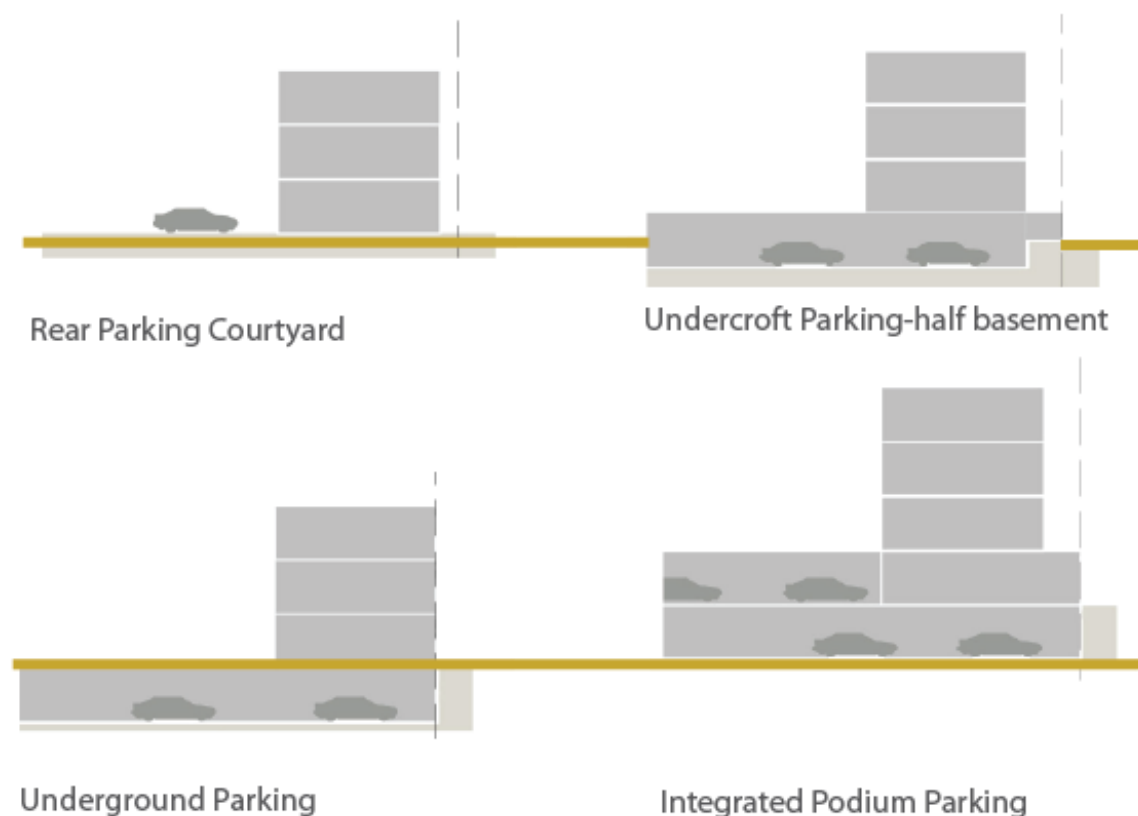
STANDARDS

| ARCHITECTURAL STANDARD | |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Architectural Theme/ Style | <ul style="list-style-type: none">General: Qatari VernacularRecommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this 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 topThe 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 storeyThe 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 rooms8 m between two buildings with a facing non-habitable room and a facing habitable room12 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 mGround floor with mezzanine: 6.5 mTypical floors (residential and other): 3.50 mGround 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-wallUse 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 fasade without background. |



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 | Land Use |
|----------|---------------------------------|-----|-----|-----|-----|------|-------------------------------------------------------------|
| 1 | RESIDENTIAL | | | | | | |
| 1.1 | Residential | x | ✓ | ✓ | ✓ | 201 | Residential Flats / Apartments |
| 2 | COMMERCIAL | | | | | | |
| 1.2 | Convenience | ✓ | ✓ | ✓ | ✓ | 301 | Food, Beverage & Groceries Shop |
| 1.3 | Comparison/Speciality | ✓ | ✓ | ✓ | x | 302 | General Merchandise Store |
| 1.4 | | ✓ | ✓ | ✓ | x | 303 | Pharmacy |
| 1.5 | | ✓ | ✓ | ✓ | x | 306 | Electrical / Electronics / Computer Shop |
| 1.6 | | ✓ | ✓ | ✓ | x | 309 | Apparel and Accessories Shop |
| 1.7 | Food and Beverage | ✓ | ✓ | ✓ | ✓ | 311 | Restaurant |
| 1.8 | | ✓ | ✓ | ✓ | ✓ | 312 | Bakery |
| 1.9 | | ✓ | ✓ | ✓ | ✓ | 313 | Café |
| 1.10 | Shopping Malls | ✓ | ✓ | x | x | 314 | Shopping Mall |
| 1.11 | Services/Offices | ✓ | ✓ | ✓ | x | 401 | Personal Services |
| 1.12 | | ✓ | ✓ | ✓ | x | 402 | Financial Services and Real Estate |
| 1.13 | | ✓ | ✓ | ✓ | x | 403 | Professional Services |
| 1.14 | Petrol stations | ✓ | x | x | x | 307 | Petrol Station |
| 3 | HOSPITALITY | | | | | | |
| 3.1 | Hospitality accommodation | ✓ | ✓ | ✓ | x | 2201 | Serviced Apartments |
| 3.2 | | ✓ | ✓ | ✓ | x | 2202 | Hotel / Resort |
| 4 | COMMUNITY FACILITIES | | | | | | |
| 4.1 | Educational | x | ✓ | ✓ | ✓ | 1003 | Private Kindergarten / Nurseries / Child Care Centers |
| 4.2 | | ✓ | ✓ | ✓ | x | 1020 | Technical Training / Vocational / Language School / Centers |
| 4.3 | | x | ✓ | ✓ | x | 1021 | Boys Qur'anic School / Madrasa / Markaz |
| 4.4 | | x | ✓ | ✓ | x | 1022 | Girls Qur'anic School |
| 4.5 | Health | ✓ | ✓ | ✓ | x | 1102 | Primary Health Center |
| 4.6 | | ✓ | ✓ | ✓ | x | 1103 | Private Medical Clinic |
| 4.7 | | ✓ | ✓ | x | x | 1104 | Private Hospital/Polyclinic |
| 4.8 | | ✓ | ✓ | ✓ | ✓ | 1105 | Ambulance Station |
| 4.9 | | ✓ | ✓ | x | x | 1106 | Medical Laboratory / Diagnostic Center |
| 4.10 | Governmental | x | ✓ | x | x | 1201 | Ministry / Government Agency / Authority |
| 4.11 | | x | ✓ | x | x | 1202 | Municipality |
| 4.12 | | ✓ | ✓ | ✓ | x | 1203 | Post Office |
| 4.13 | | ✓ | ✓ | ✓ | ✓ | 1209 | Library |
| 4.14 | Cultural | ✓ | ✓ | ✓ | x | 1301 | Community Center / Services |
| 4.15 | | ✓ | ✓ | ✓ | x | 1302 | Welfare / Charity Facility |
| 4.16 | | ✓ | ✓ | x | x | 1303 | Convention / Exhibition Center |
| 4.17 | | ✓ | ✓ | ✓ | ✓ | 1304 | Art / Cultural Centers |
| 4.18 | Religious | ✓ | ✓ | ✓ | x | 1406 | Islamic / Dawa Center |
| 5 | SPORTS AND ENTERTAINMENT | | | | | | |
| 5.1 | Open Space & Recreation | ✓ | ✓ | ✓ | ✓ | | Park - Pocket Park |
| 5.2 | | ✓ | ✓ | x | x | 1504 | Theatre / Cinema |
| 5.3 | | ✓ | ✓ | ✓ | ✓ | | Civic Space - Public Plaza and Public Open Space |
| 5.4 | | ✓ | ✓ | ✓ | ✓ | | Green ways / Corridors |
| 5.5 | Sports | x | ✓ | ✓ | x | 1607 | Tennis / Squash Complex |
| 5.6 | | x | ✓ | ✓ | ✓ | 1609 | Basketball / Handball / Volleyball Courts |
| 5.7 | | x | ✓ | ✓ | ✓ | | Small Football Fields |
| 5.8 | | x | ✓ | ✓ | ✓ | 1610 | Jogging / Cycling Track |
| 5.9 | | ✓ | ✓ | ✓ | ✓ | 1611 | Youth Centre |
| 5.10 | | x | ✓ | ✓ | x | 1612 | Sports Hall / Complex (Indoor) |
| 5.11 | | ✓ | ✓ | ✓ | ✓ | | Private Fitness Sports (Indoor) |
| 5.12 | | ✓ | ✓ | ✓ | ✓ | 1613 | Swimming Pool |
| 6 | OTHER | | | | | | |
| 6.1 | Special Use | ✓ | ✓ | x | x | 2107 | Immigration / Passport Office |
| 6.2 | | ✓ | ✓ | x | x | 2108 | Customs Office |
| 6.3 | Tourism | ✓ | ✓ | x | x | 2203 | Museum |