

Key Map

**ZONING PLAN**



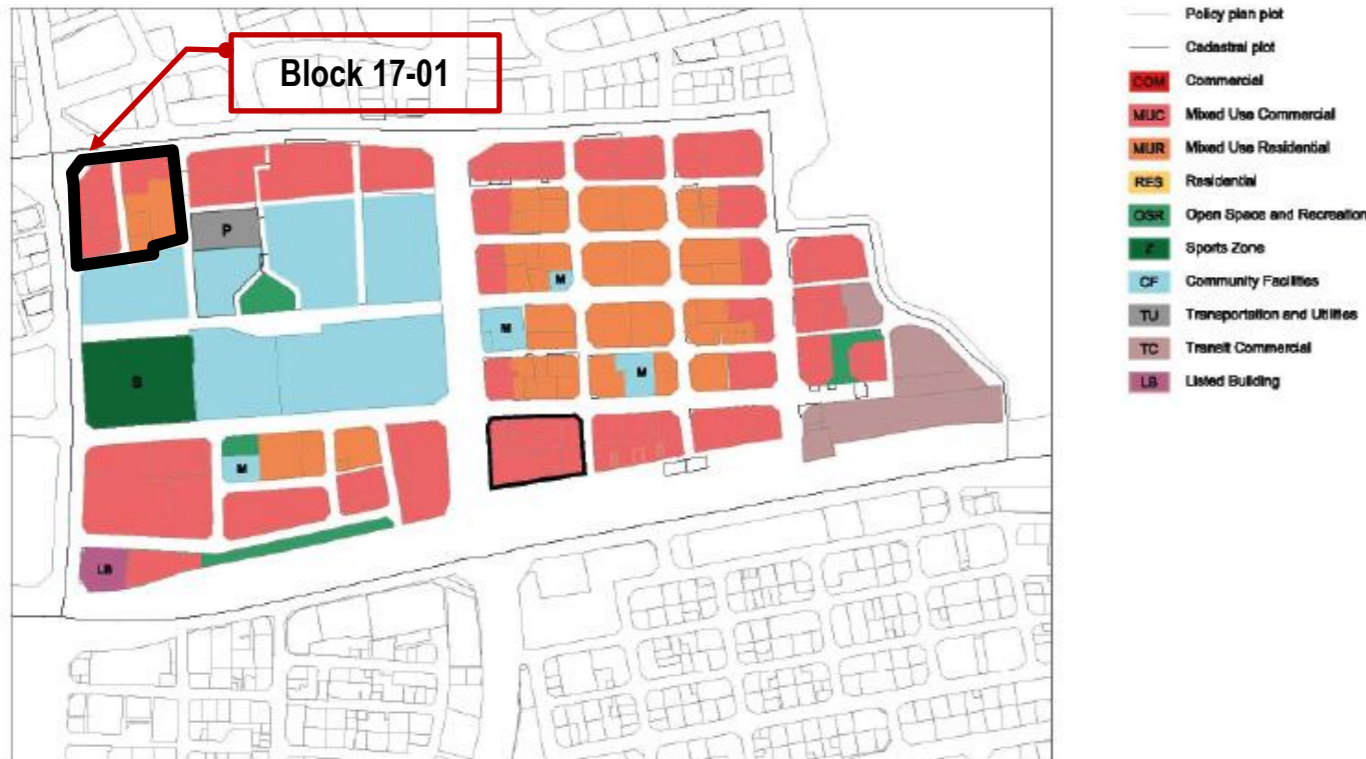
**LEGEND:**

- |                                  |  |                              |
|----------------------------------|--|------------------------------|
| — Policy plan plot               | <b>RES</b> Residential                 | <b>TC</b> Transit Commercial |
| — Cadastral plot                 | <b>OSR</b> Open Space and Recreation   | <b>LB</b> Listed Building    |
| <b>COM</b> Commercial            | <b>Z</b> Sports Zone                   |                              |
| <b>MUC</b> Mixed Use Commercial  | <b>CF</b> Community Facilities         |                              |
| <b>MUR</b> Mixed Use Residential | <b>TU</b> Transportation and Utilities |                              |

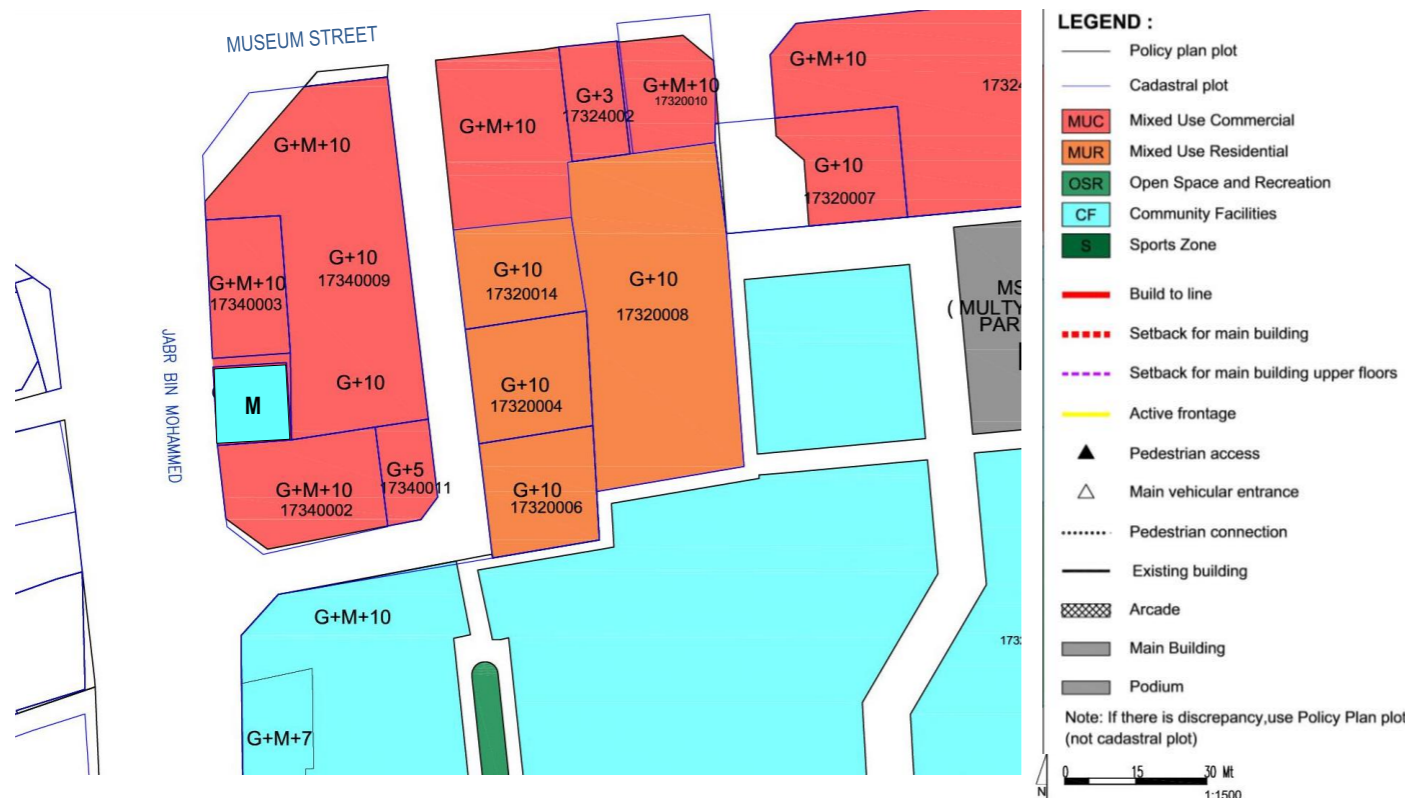
**KEY MAP: BLOCK NUMBERS**



**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**

MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

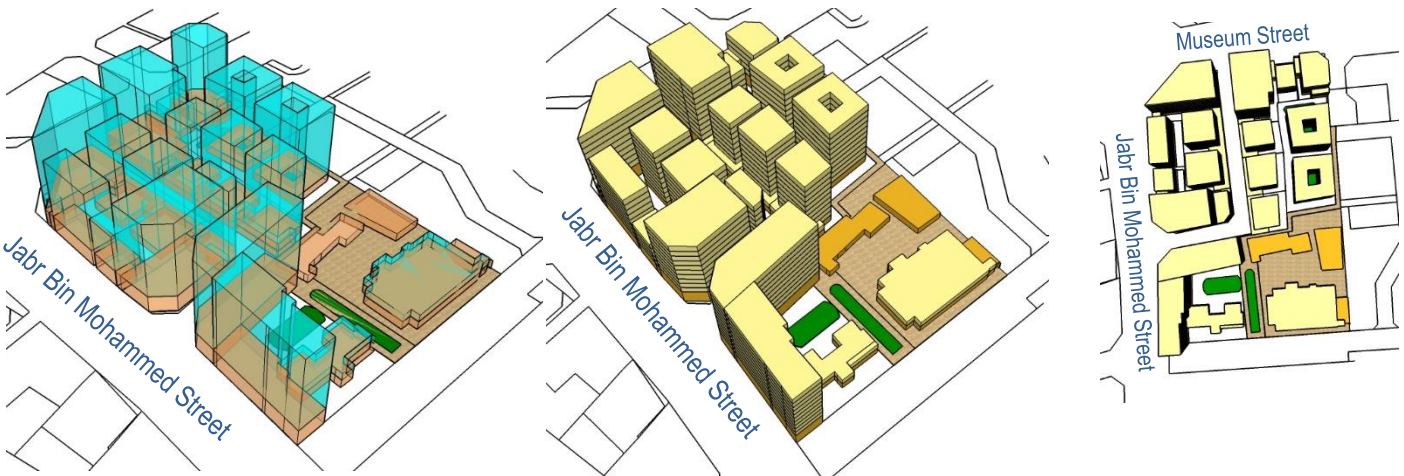
**SPECIFIC USE REGULATIONS**

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

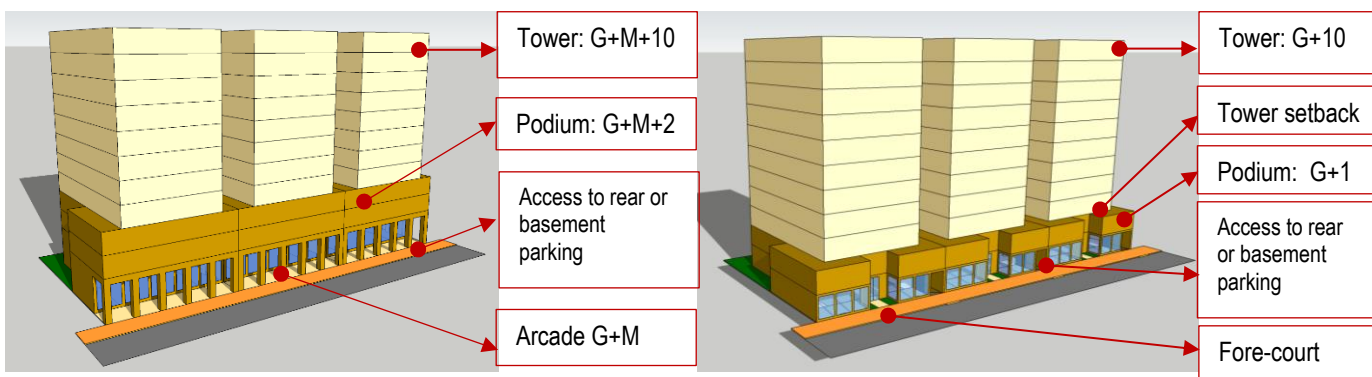
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Jabr Bin Mohammed & Museum Street (Collector Streets)

Ras Ashairij Street (Local Street)

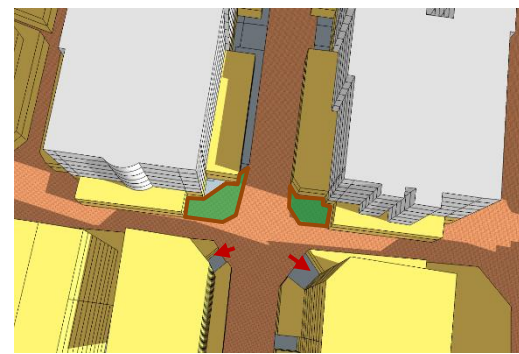
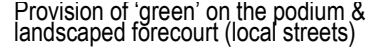
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Jabr Bin Mohammed & Museum Str	43.20 m (max)
	<ul style="list-style-type: none"> <li>G+M+10 (Podium G+M+2)</li> </ul>	
FAR (max)	Ras Ashairij Street	41.7 m (max)
	<ul style="list-style-type: none"> <li>G+10 (Podium G+1)</li> </ul>	
Building Coverage (max)	6.60 (along Jabr Bin Mohammad & Museum Street)	(+ 5 % for corner lots)
	6.10 (along Ras Ashairij Street)	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	<b>Jabr Bin Mohammed &amp; Museum Str.:</b> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 0m front setback; 3m sides; 3m rear</li> </ul> <b>Ras Ashairij Street:</b> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 3m front setback; 3m sides; 3m rear</li> </ul>	
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>Jabr Bin Mohammed &amp; Museum Str (Collector streets): 100% of 0 m front setback (mandatory)</li> <li>Ras Ashairij Str (Local streets): min. 60% of frontage indicated at block plan</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)	
Commercial Depth (max)	15 m	
Building Size	Fine grain; 30 m maximum building width or length	
Primary Active Frontage	As indicated in the plan	

Frontage Profile	Jabr Bin Mohammed & Museum Str.: Arcade/ Colonnade: <ul style="list-style-type: none"> <li>2.5 m minimum width</li> <li>G+M maximum height</li> <li>Located as per drawing</li> </ul>
	Ras Ashairij Street: 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 max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30% reduction in parking requirement: (block is located within 400m radius from metro entry point)

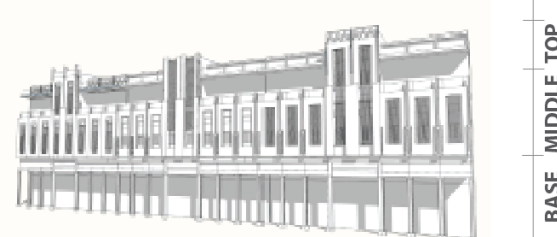
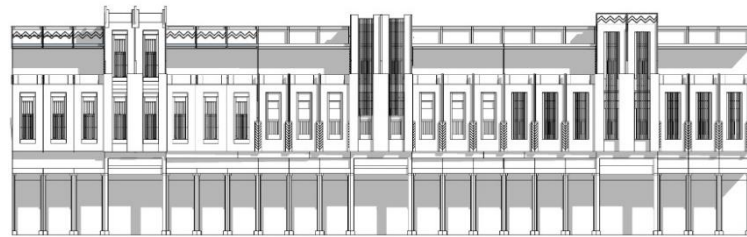
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting/alteration/modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

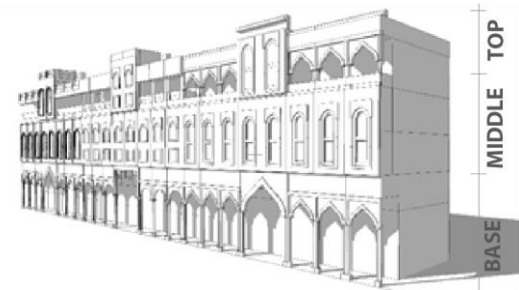


**RECOMMENDED ARCHITECTURAL STYLES**

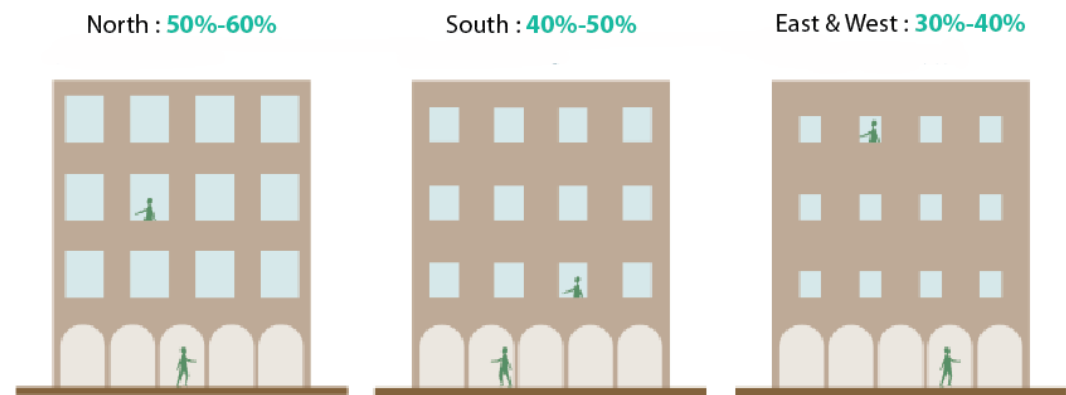
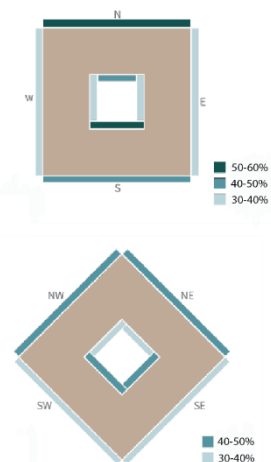
**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



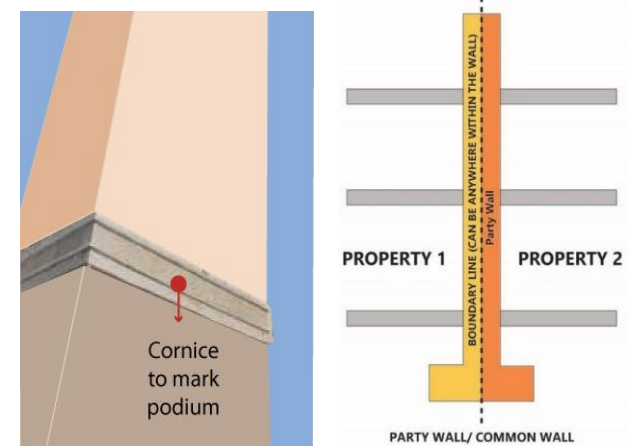
**WINDOW-TO-WALL RATIOS**



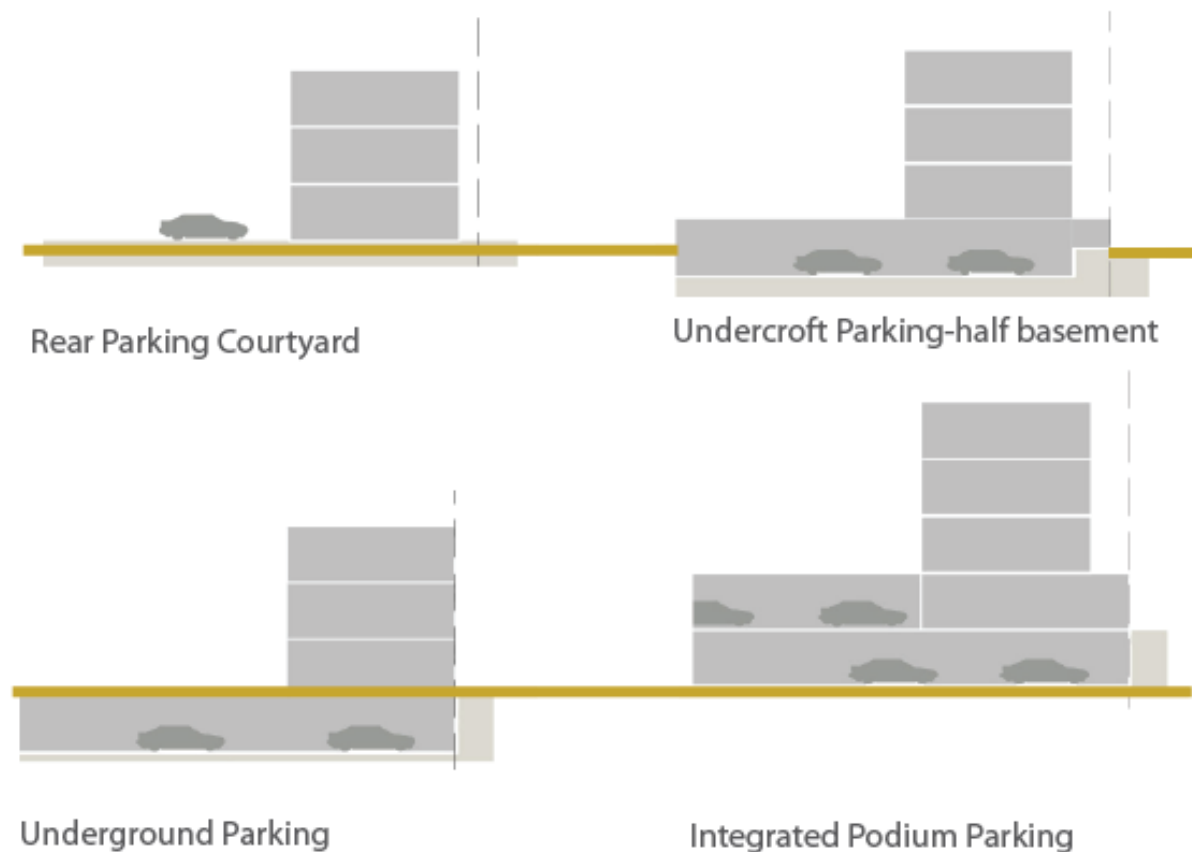
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al Attiya; Jabr Bin Mohammed; A Ring Road- Ras About Abdou</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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: 3.50m</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/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"> <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 softscape (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	
Style	Signage should be an integral part of the building facade without background.



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

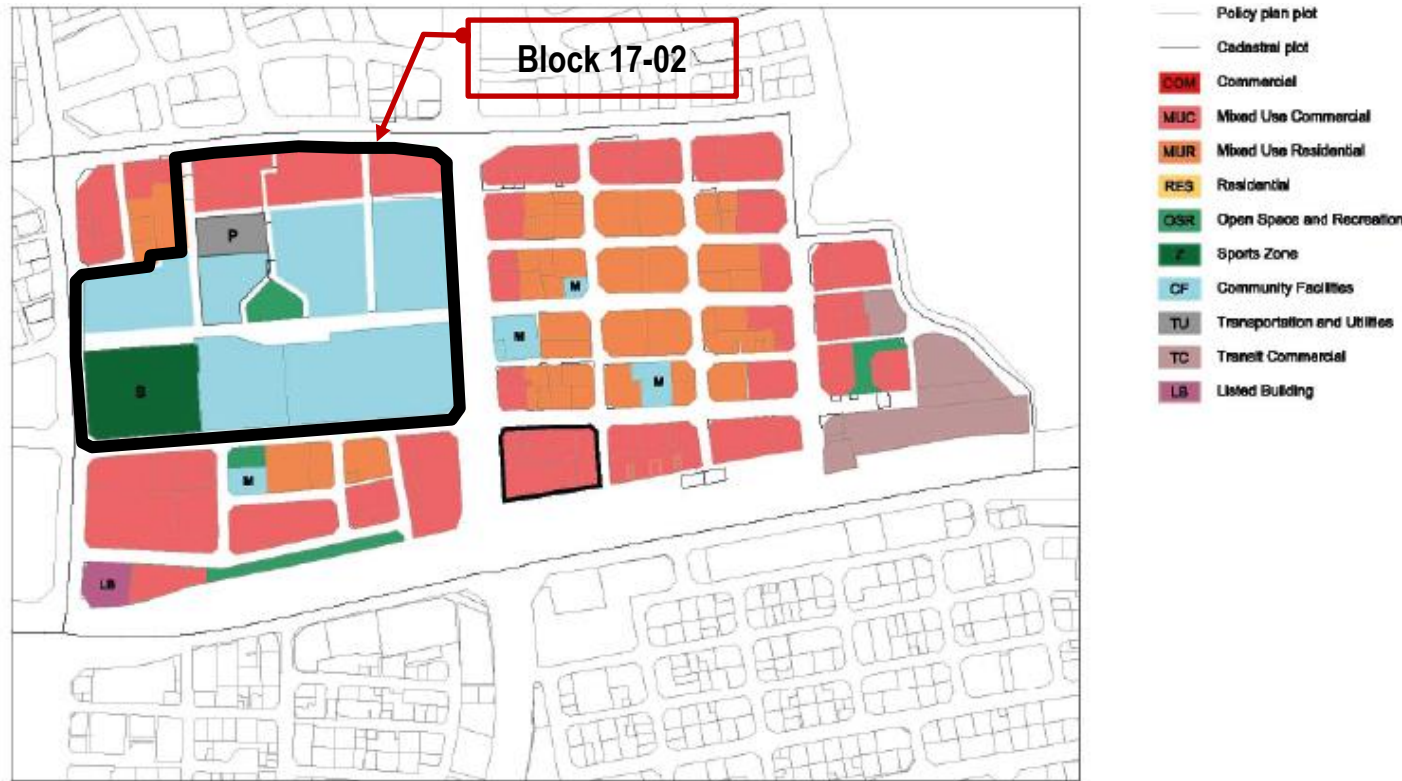
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

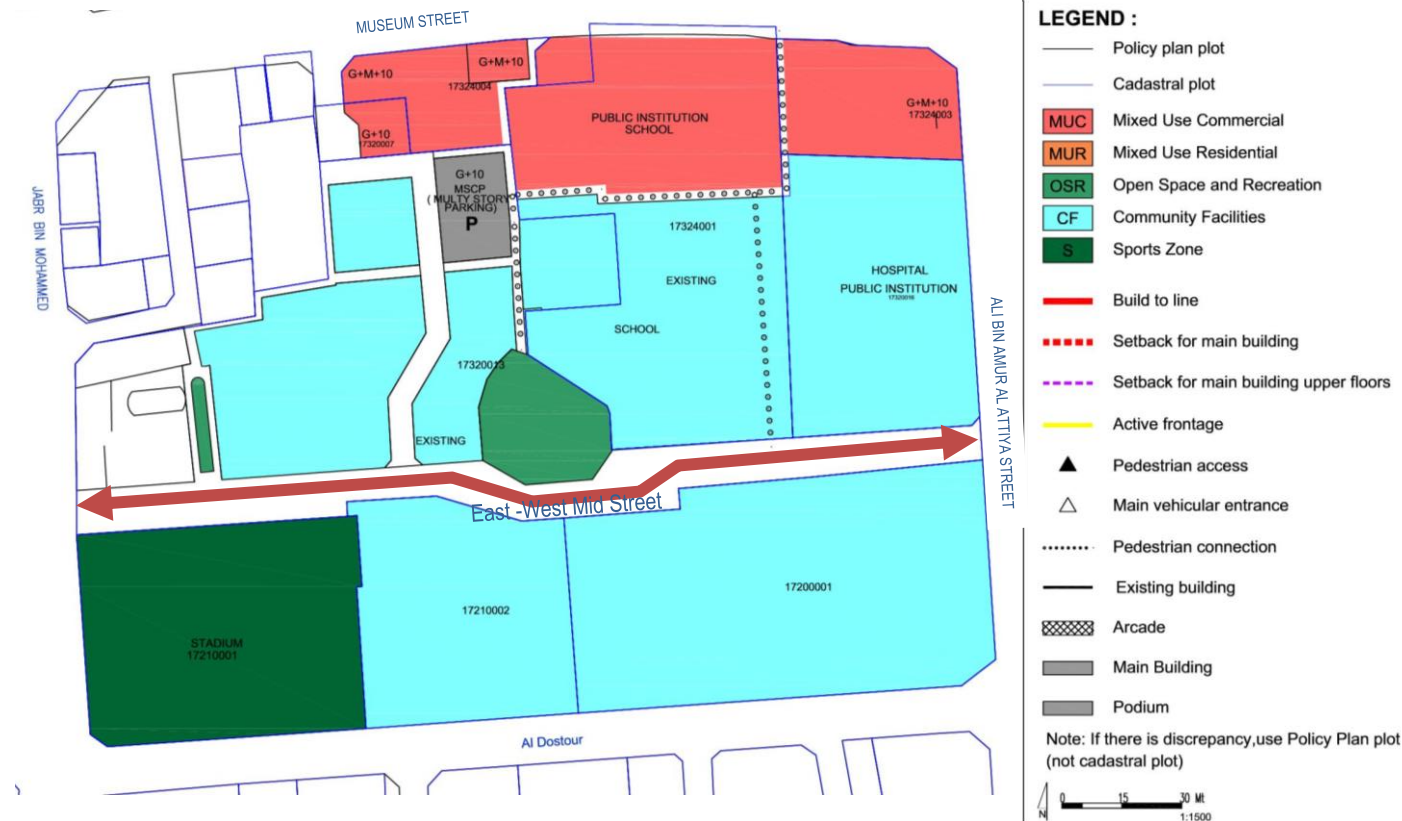
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

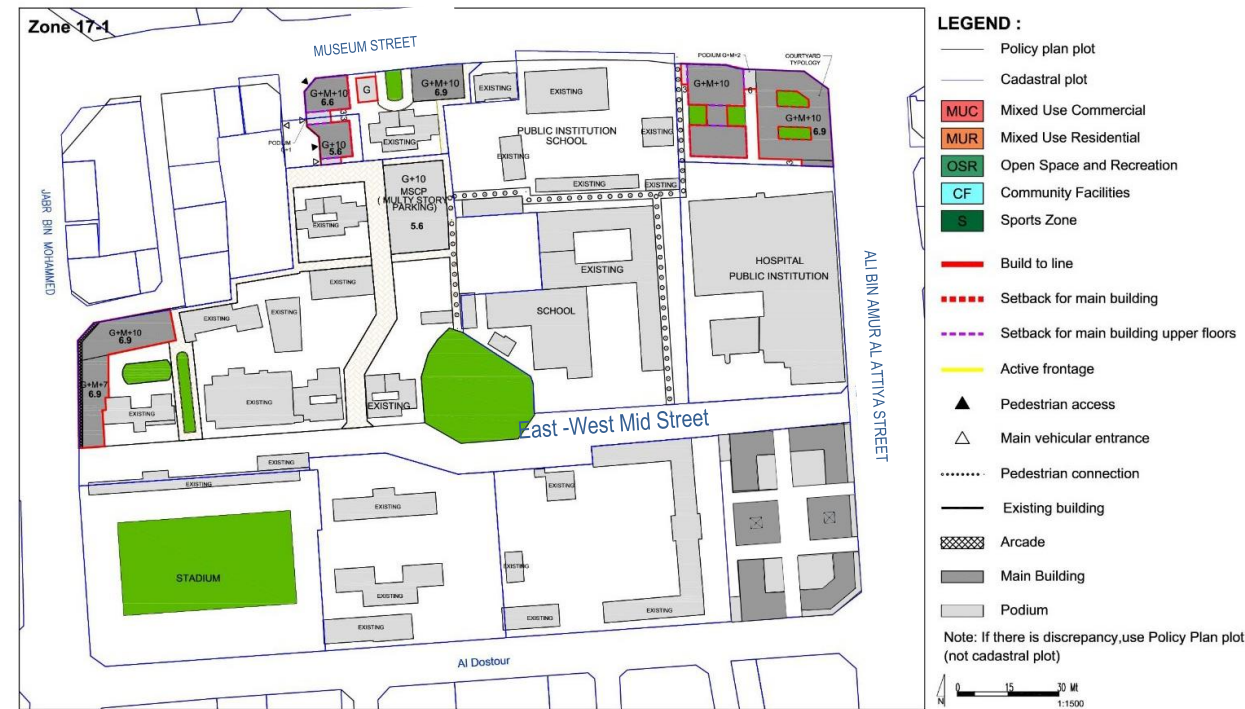
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor 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

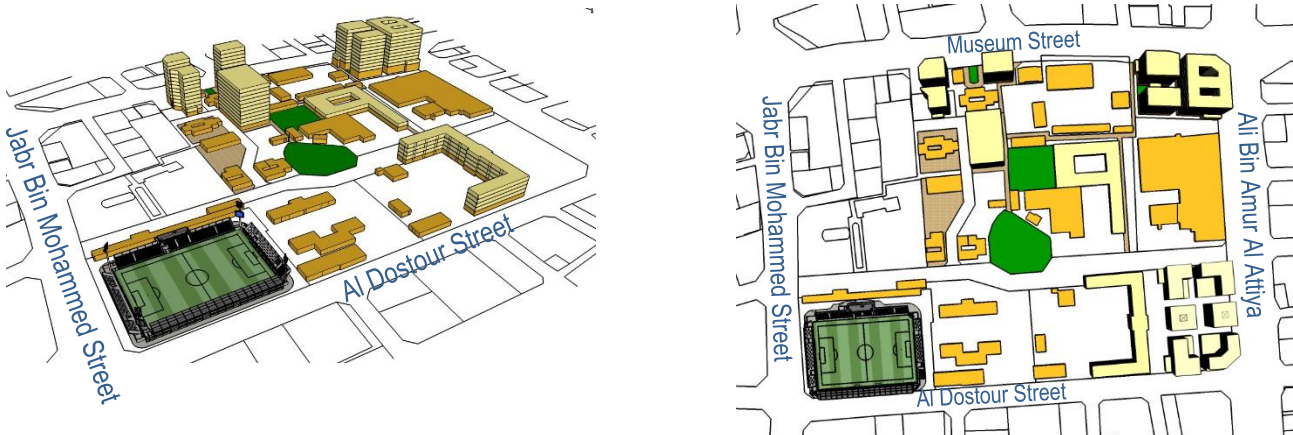
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> <li>• <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</li> <li>• <b>Type of commercial in MUR:</b> Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)</li> </ul>
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

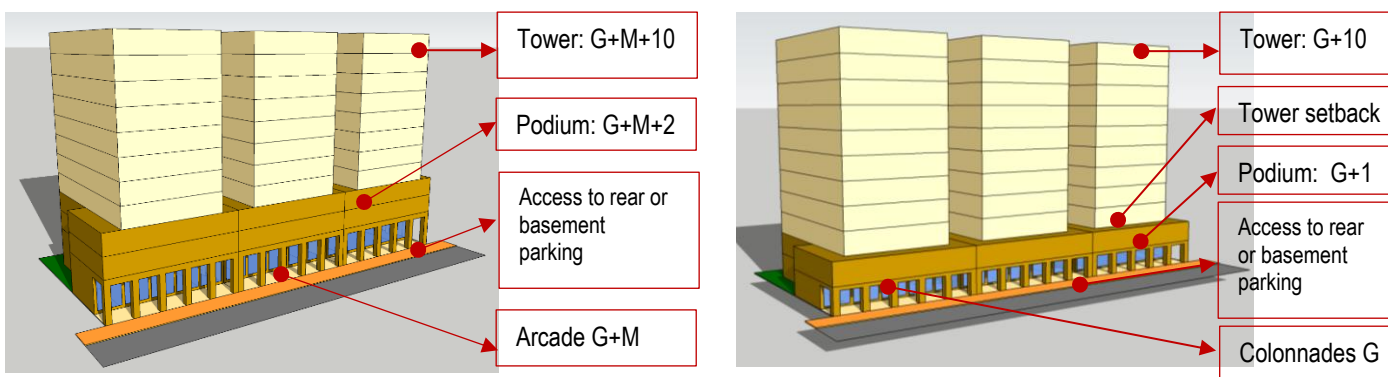
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Jabr Bin Mohammed & Museum & Ali Bin Amur Al Attiya Str. (Collector Str)

East-west mid & Al Dostour Street (Local Streets – Primary Pedestrian Link)

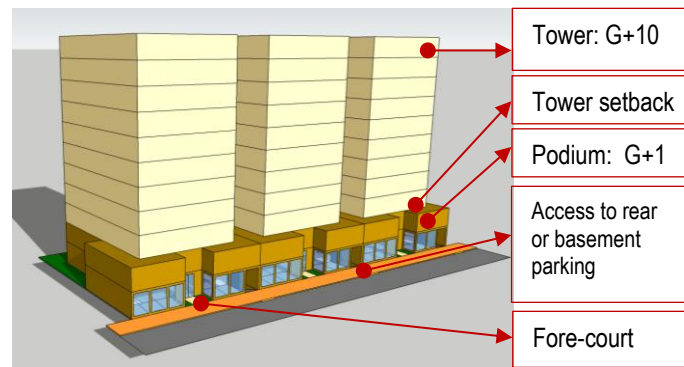
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
	CF: Community Facility (Public Institution)	
Height (max)	Jabr Bin Mohammed, Museum, Ali Bin Amur Al Attiya Street	43.2 m (max)
	<ul style="list-style-type: none"> <li>G+M+10 (Podium G+M+2)</li> </ul>	
Height (max)	Al Dostour, Street	41.7 m (max)
	<ul style="list-style-type: none"> <li>G+10 (Podium G+1)</li> </ul>	
FAR (max)	6.60 (along Jabr Bin Mohammed, Museum, Ali Bin Amur Al Attiya Street)	(+ 5 % for corner lots)
	6.10 (along Al Dostour Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	<b>Jabr Bin Mohammed, Museum, Ali Bin Amur Al Attiya Street:</b> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth; 6 m rear</li> <li>Tower: 0 m front setback; 3 m sides; 6m rear</li> </ul>	
Building Placement	<b>Al Dostour Street:</b> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth; 6 m rear</li> <li>Tower: 3 m front setback; 3 m sides; 6m rear</li> </ul>	
	<b>Build to Line</b> <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>Jabr Bin Mohammed, Museum, Ali Bin Amur Al Attiya (Collector streets): 100% of 0 m front setback (mandatory)</li> <li>East-west mid street: min.90% of indicated frontage at the block plan</li> <li>Al Dostour Street : min. 60% of frontage indicated at block plan</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)	
Commercial Depth (max)	15 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"> <li><b>Jabr Bin Mohammed, Museum, Ali Bin Amur Al Attiya Street:</b> Arcade/ Colonnade:                             <ul style="list-style-type: none"> <li>2.5 m minimum width</li> <li>G+M maximum height</li> <li>Located as per drawing</li> </ul> </li> <li><b>East-west mid &amp; Al Dostour street:</b> Colonnades</li> <li><b>Other Local Streets:</b> Fore-court; cantilever/overhang on the ground floor</li> </ul>
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><b>Sides:</b> 0 m, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li><b>Rear:</b> 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

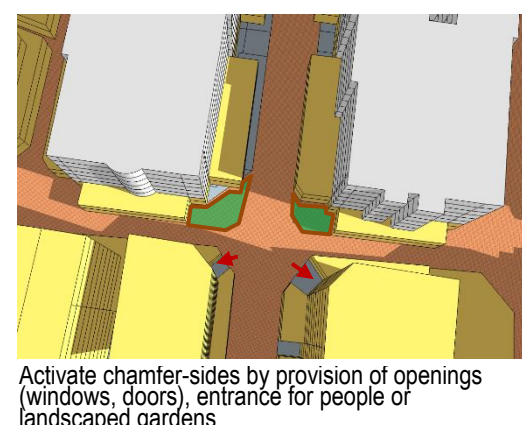
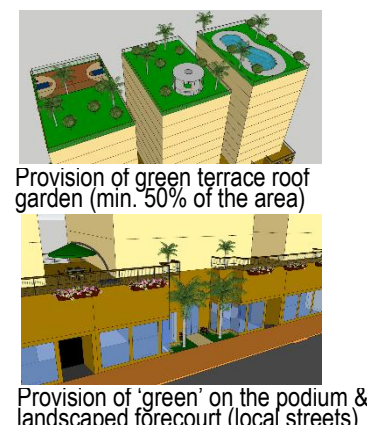
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

**BUILDING TYPOLOGY**



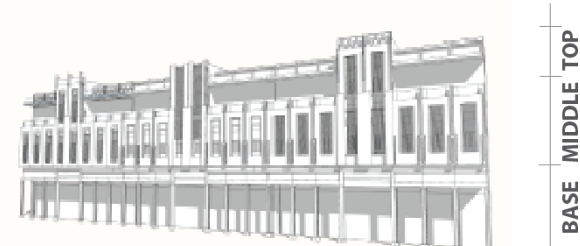
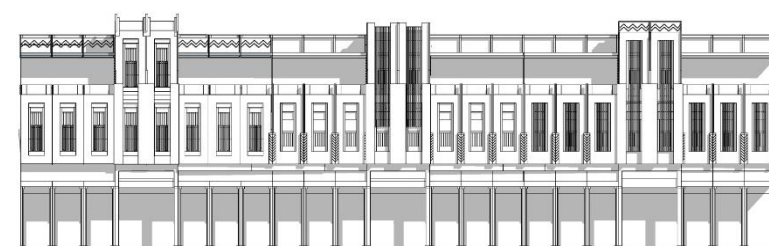
Other Local Streets

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

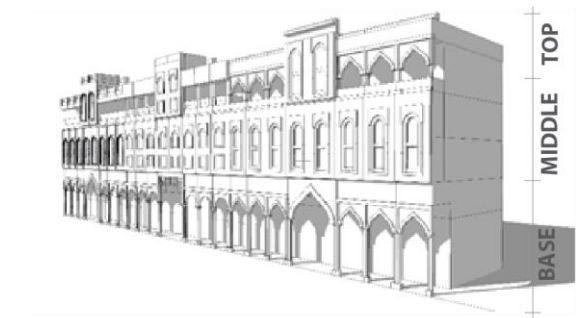


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



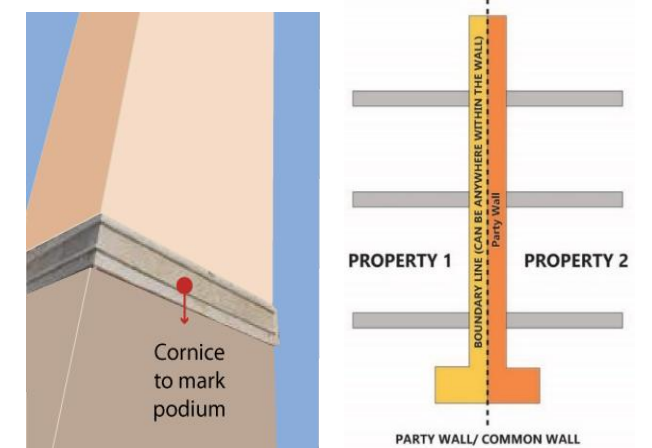
**Qatari Contemporary Vernacular\***



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al Attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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>

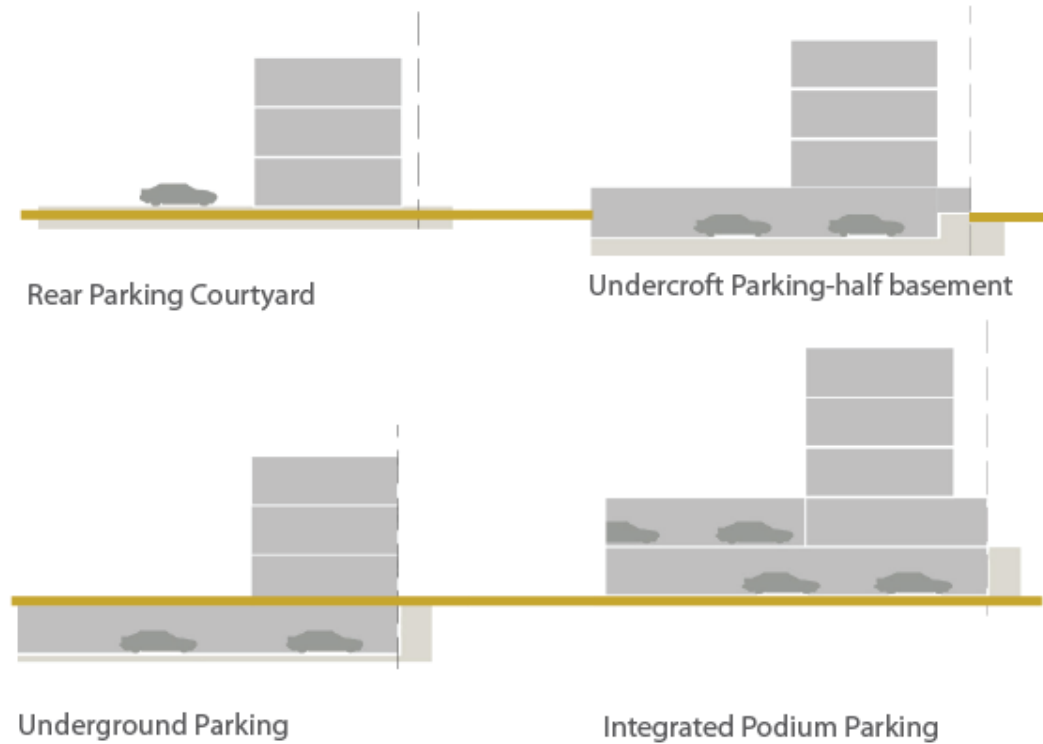
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as 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	
Style	Signage should be an integral part of the building facade without background.



**WINDOW-TO-WALL RATIOS**



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

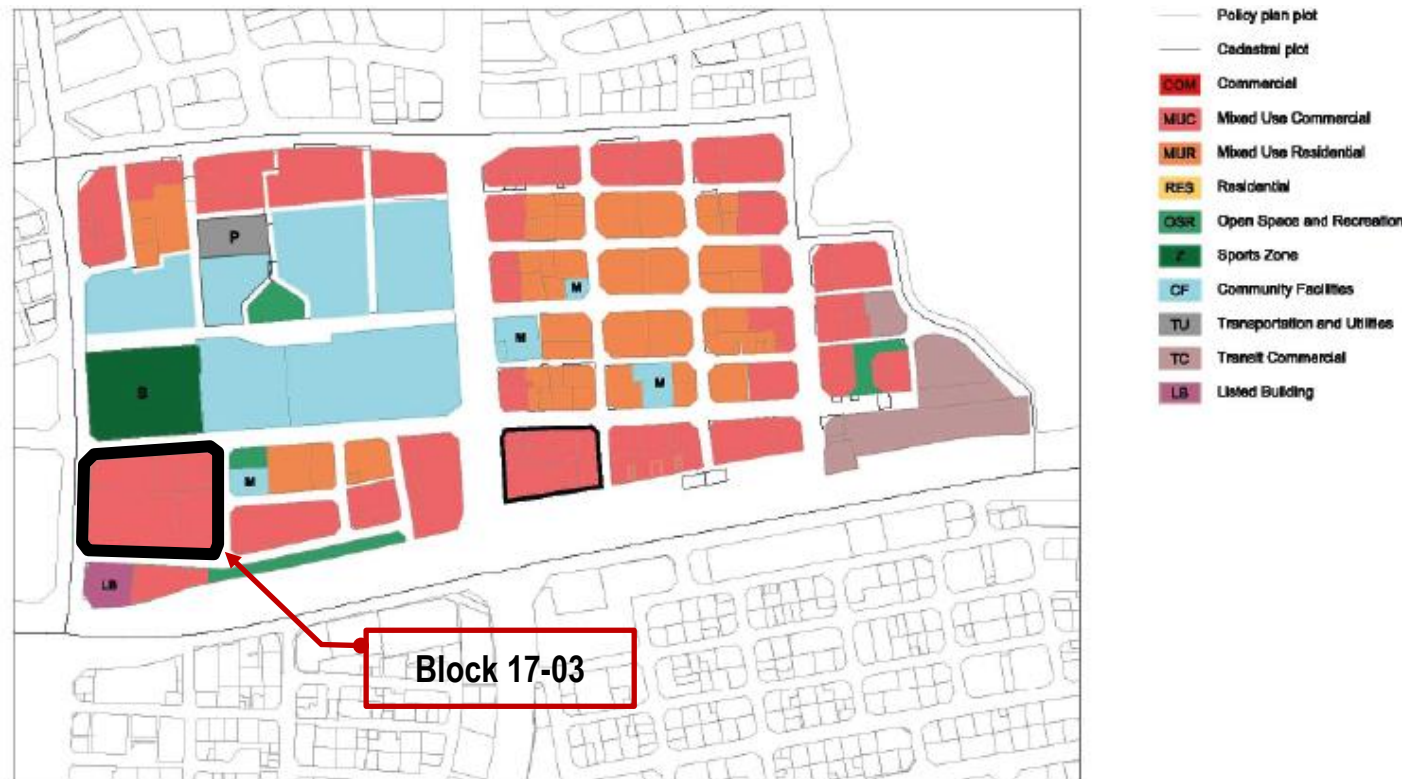
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

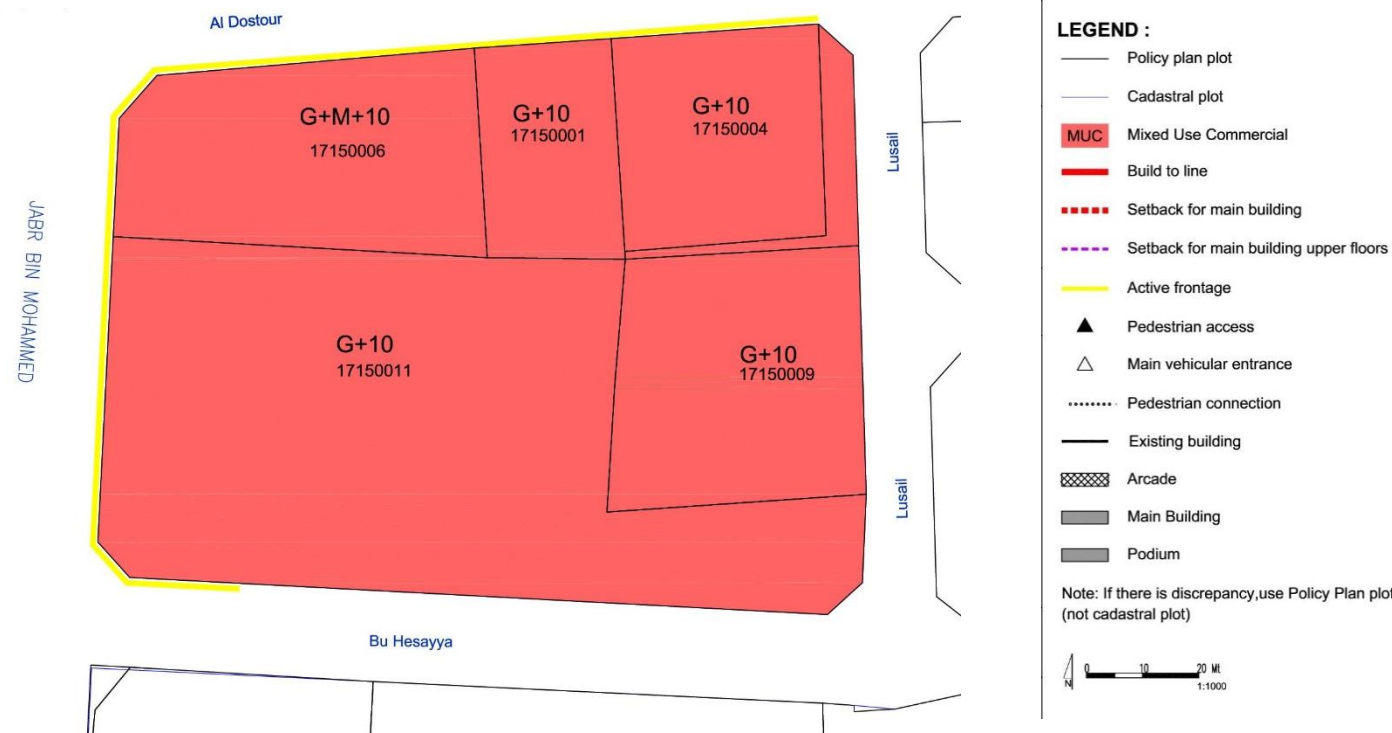
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max
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

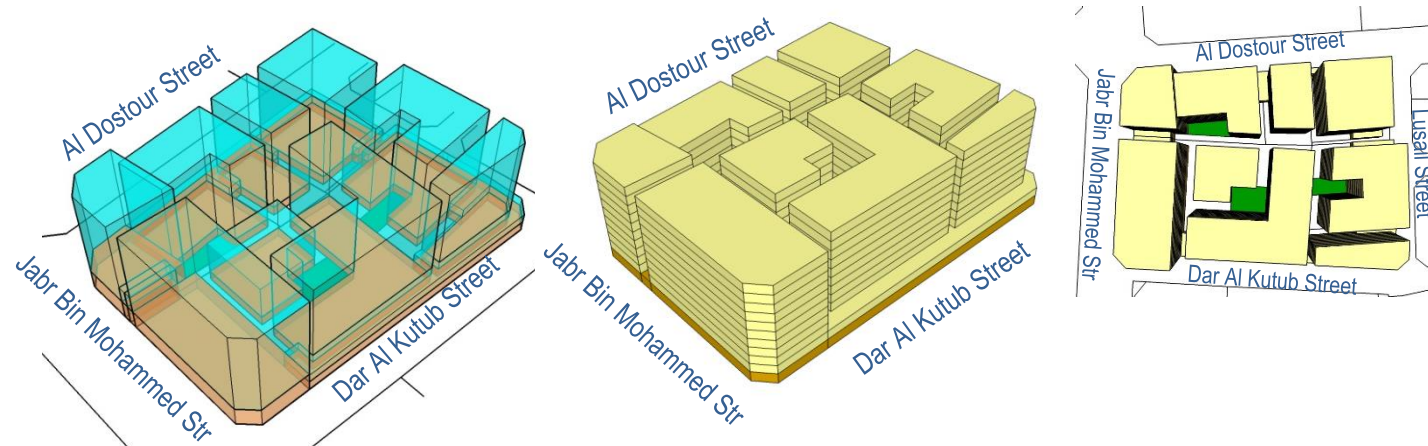
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> <li>• <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</li> <li>• <b>Type of commercial in MUR:</b> Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)</li> </ul>
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

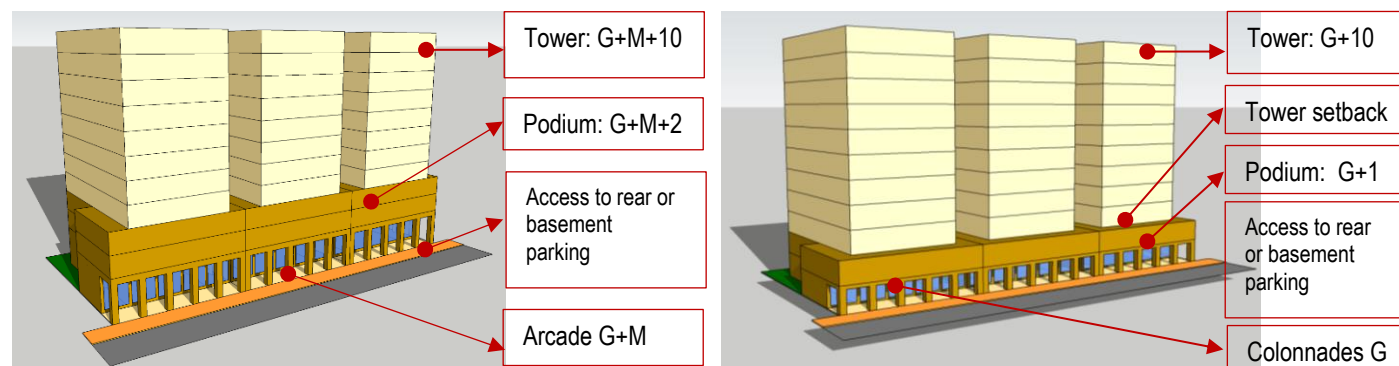
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Jabr Bin Mohammed Street (Collector Street)

Al Dostour Street (Local Street – Primary Pedestrian Link)

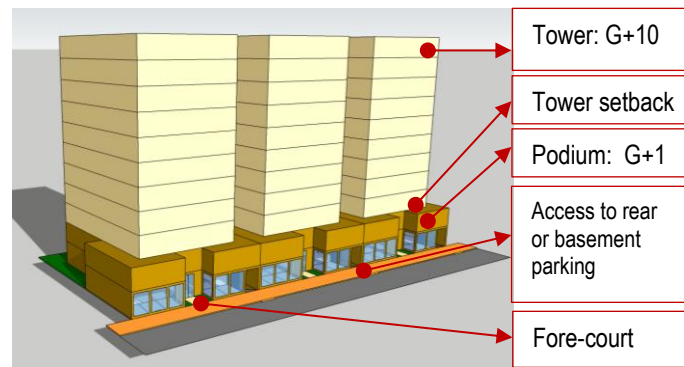
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial MUR: Mixed Use Residential
Height (max)	Jabr Bin Mohammed Str: 43.2 m (max) • G+M+10 (Podium G+M+2)
	Al Dostour, Dar Al Kutub, Lusail Str.: 41.7 m (max) • G+10 (Podium G+1)
FAR (max)	6.60 (along Jabr Bin Mohammed Street) (+ 5 % for corner lots)
	6.10 (along Al Dostour, Dar Al Kutub, Al Sakhama Street)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <b>Jabr Bin Mohammed Street:</b> • Podium: Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15m) & 3 m for the remaining 1/3 plot depth; 6m rear • Tower: 0 m front setback; 3m sides; 6m rear <b>Al Dostour, Dar Al Kutub, Lusail Street:</b> • Podium: Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 6m rear • Tower: 3 m front setback; 3 m sides; 6m 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>	<ul style="list-style-type: none"> <li>Jabr Bin Mohammed Street (Collector street): 100% of 0 m front setback (mandatory)</li> <li>Al Dostour, Dar Al Kutub, Lusail Street: min. 80% of frontage indicated at block plan</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)
Commercial Depth (max)	15 m
Building Size	Fine grain; 30m maximum building width or length
Primary Active Frontage	As indicated in the plan

Frontage Profile	<ul style="list-style-type: none"> <li><b>Jabr Bin Mohammed Street:</b> Arcade/ Colonnade: • 2.5 m minimum width • G+M maximum height • Located as per drawing</li> <li><b>Al Dostour Street:</b> Colonnades</li> <li><b>Dar Al Kutub, Lusail Str.:</b> Fore-court; cantilever/overhang on the ground floor</li> </ul>
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 max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 6 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30% reduction in parking requirement: (block is located within 400m radius from metro entry point)

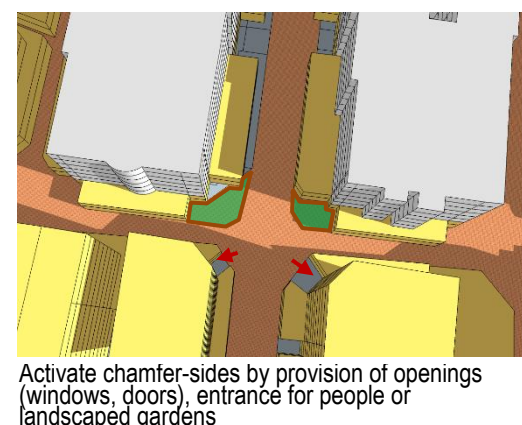
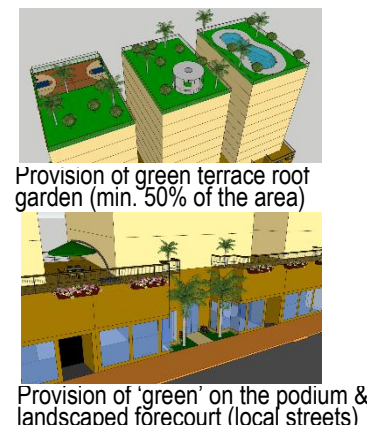
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**BUILDING TYPOLOGY**



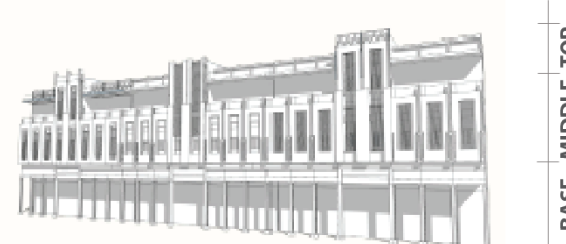
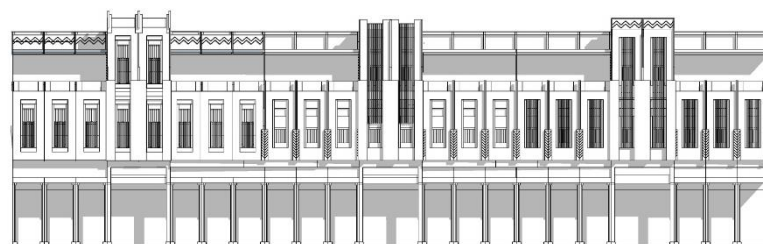
• Dar Al Kutub, Lusail (Local Streets)

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

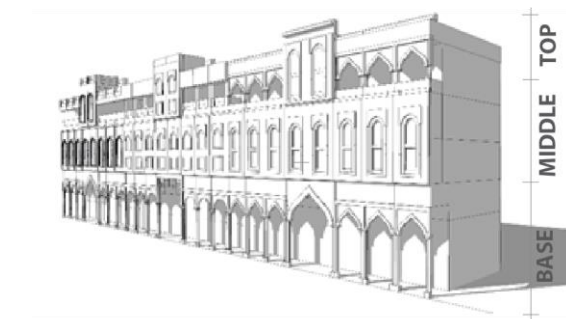
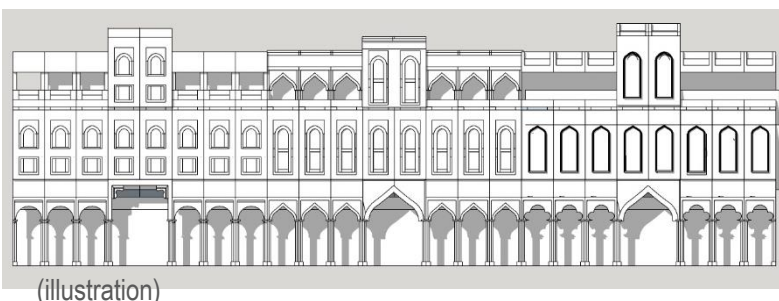


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



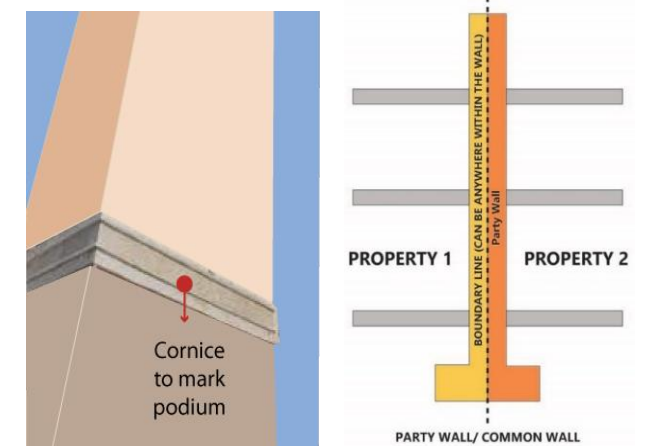
**Qatari Contemporary Vernacular\***



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> </ul> <p>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</p>
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>
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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: 3.50m</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>

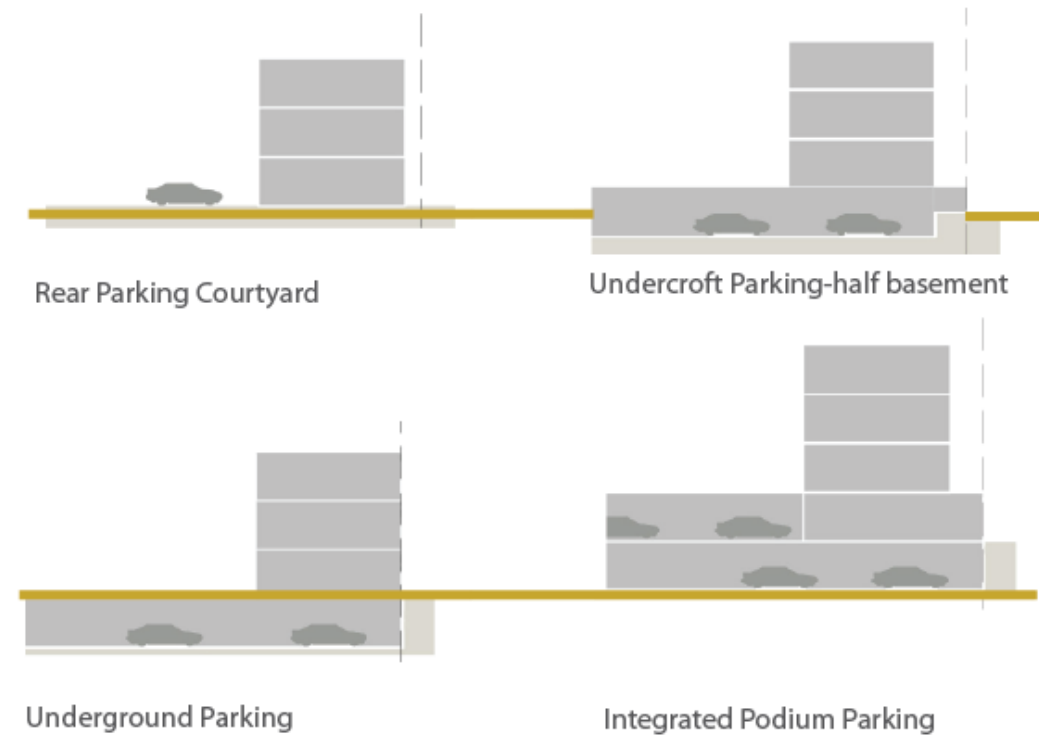
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Building Material	<ul style="list-style-type: none"> <li>• Avoid excessive use of glass-wall</li> <li>• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930</li> </ul>
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
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SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



**WINDOW-TO-WALL RATIOS**



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

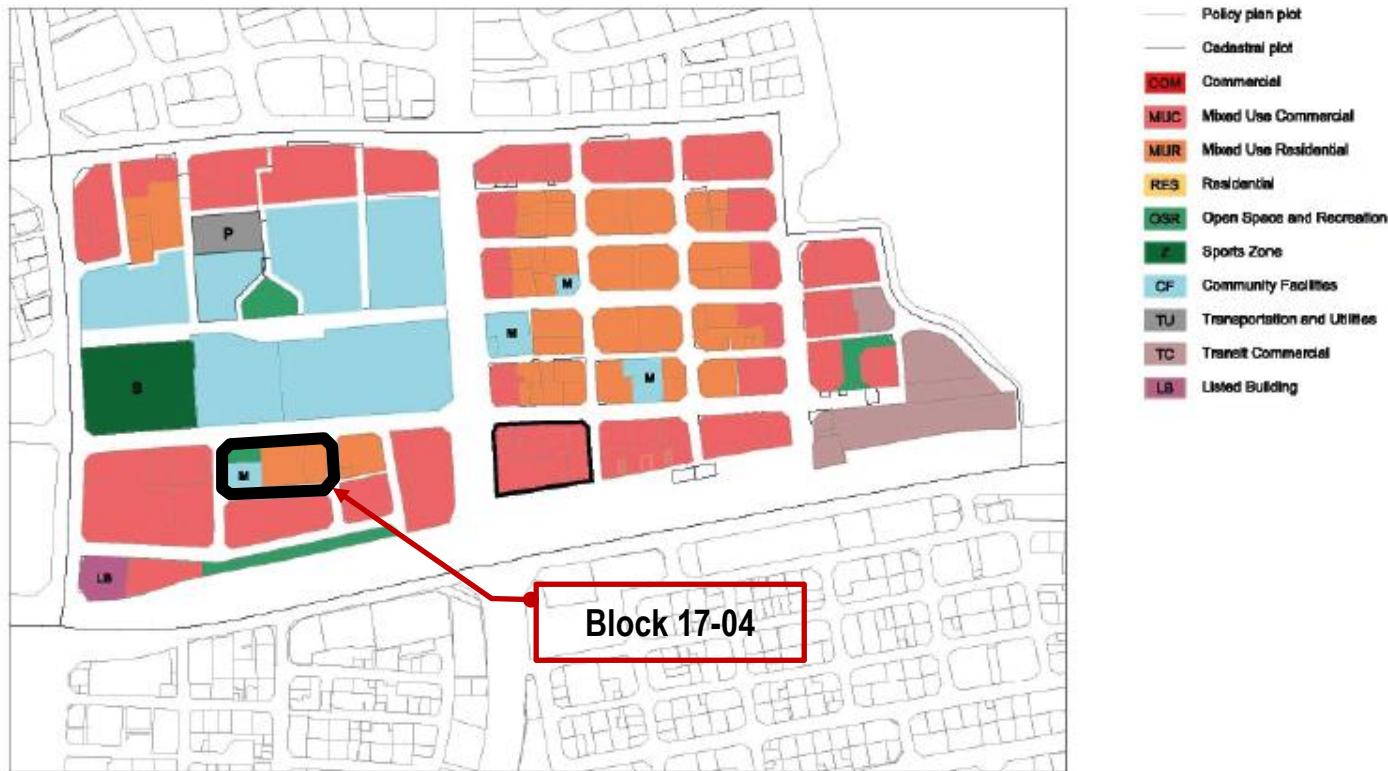
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

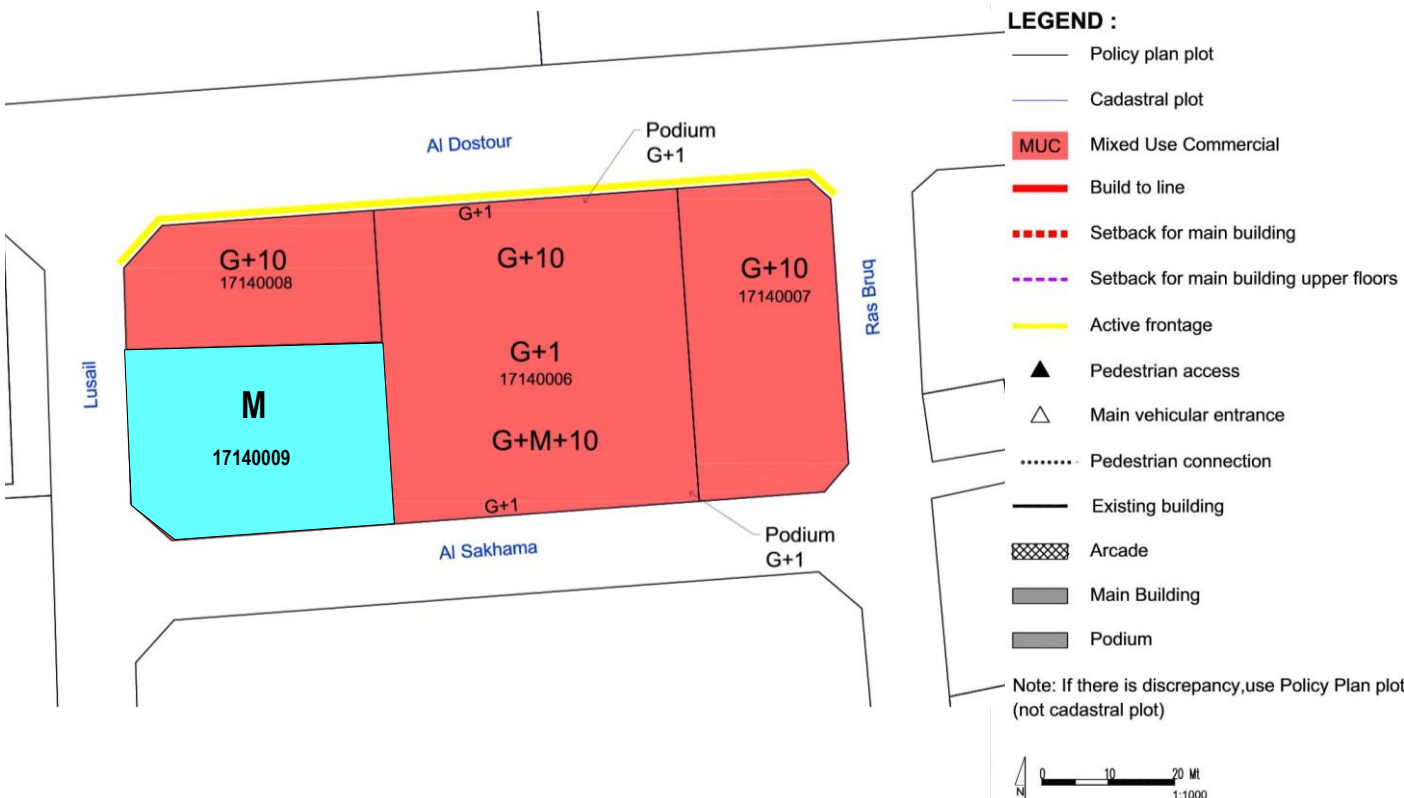
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

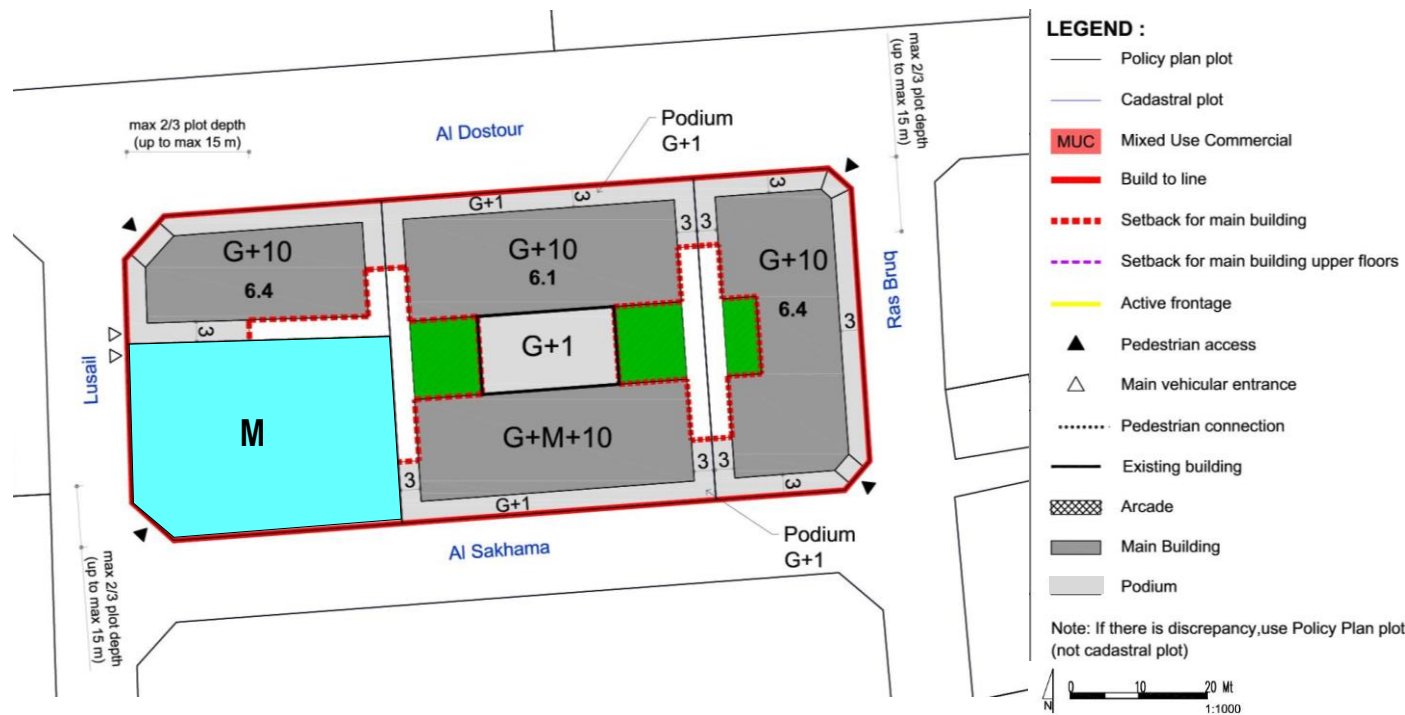
Use Type	Requirement	Level	Percentage
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	☑	All	77.5 % min
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	All	20 % max

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

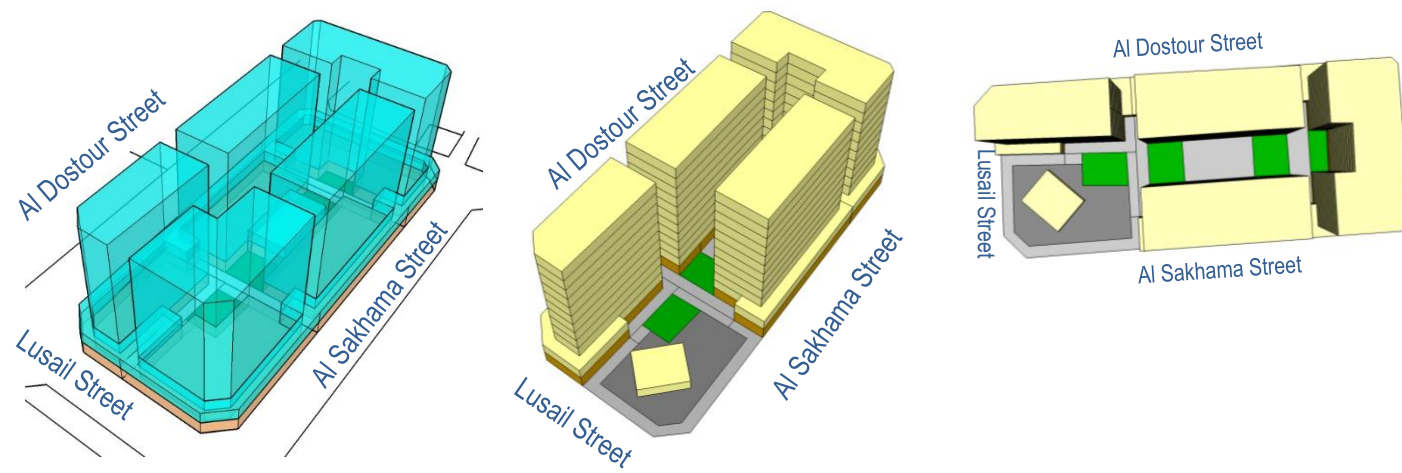
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<b>Type of commercial in MUR:</b> 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 Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

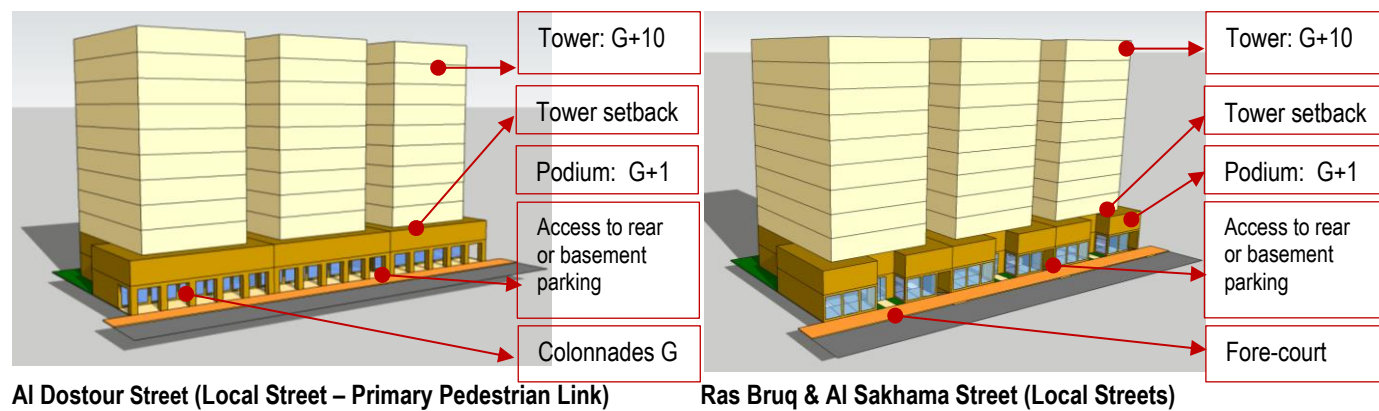
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



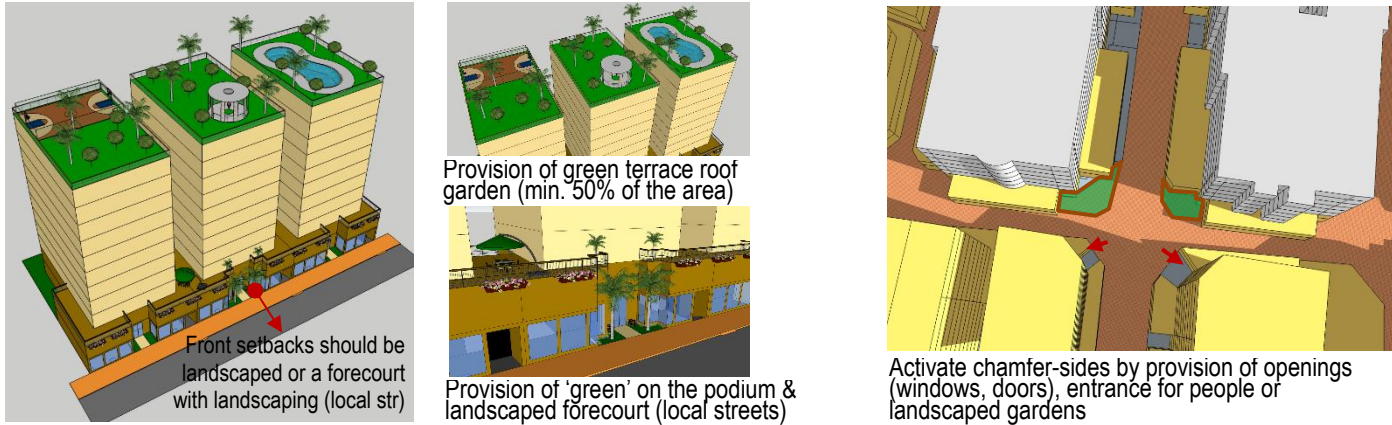
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUR: Mixed Use Residential
Building Height	G+10 (Podium G+1) <b>41.7 m (max)</b>
FAR (max)	6.10 (+ 5 % for corner lots)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) &amp; 3m for the remaining 1/3 plot depth; 3m rear</li> <li>Tower: 3 m front setback; 3 m sides; 3m rear</li> </ul>
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>	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)
Commercial Depth (max)	15 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"> <li>Al Dostour Street: Colonnades</li> <li>Ras Bruq, Al Sakhama Street: Fore-court; cantilever/overhang on the ground floor</li> </ul>
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 max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m

SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30% reduction in parking requirement: (block is located within 400m radius from metro entry point)

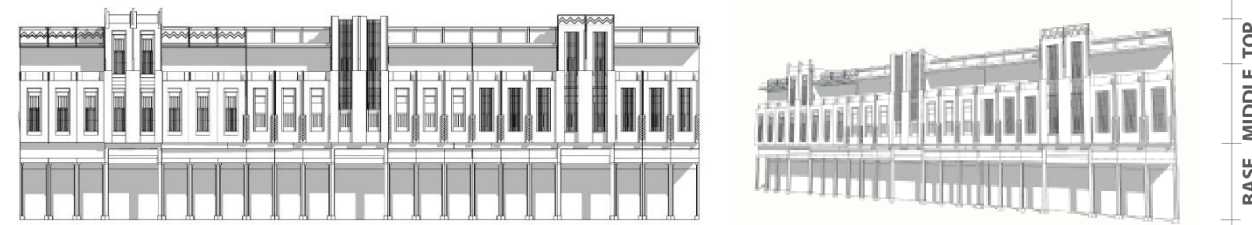
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

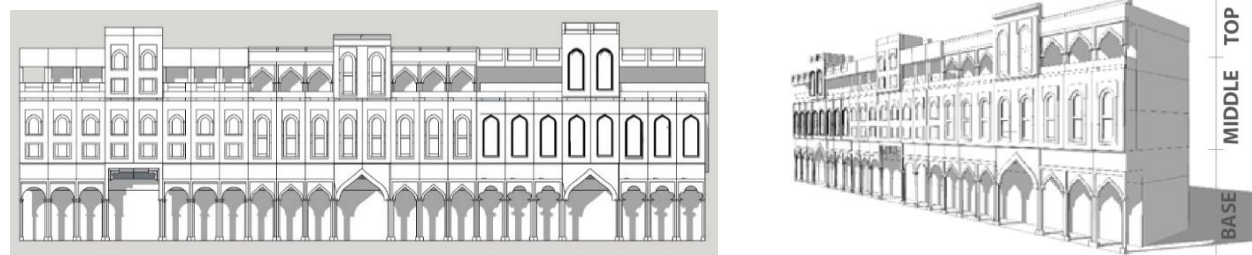


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



(illustration)

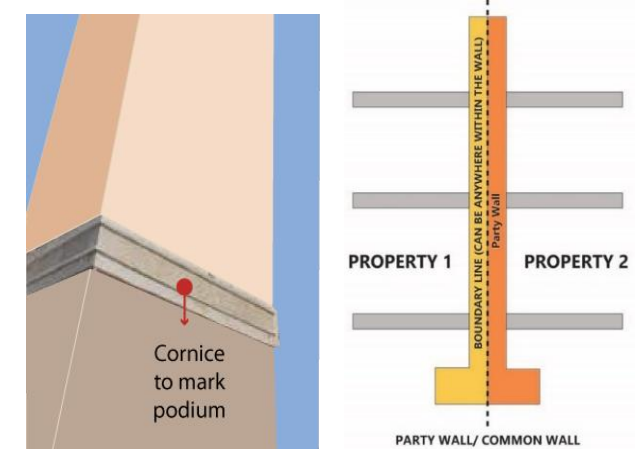
**WINDOW-TO-WALL RATIOS**



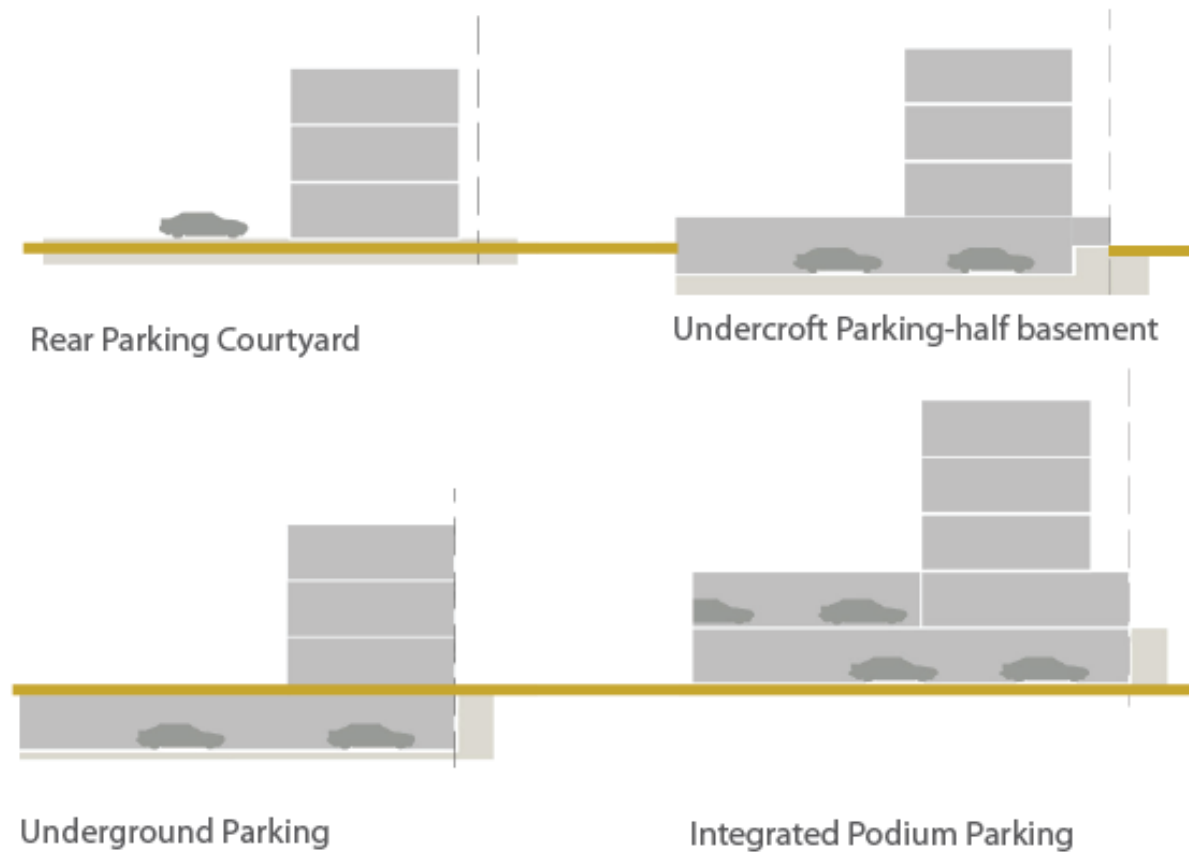
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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 softscape (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	
Style	Signage should be an integral part of the building facade 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

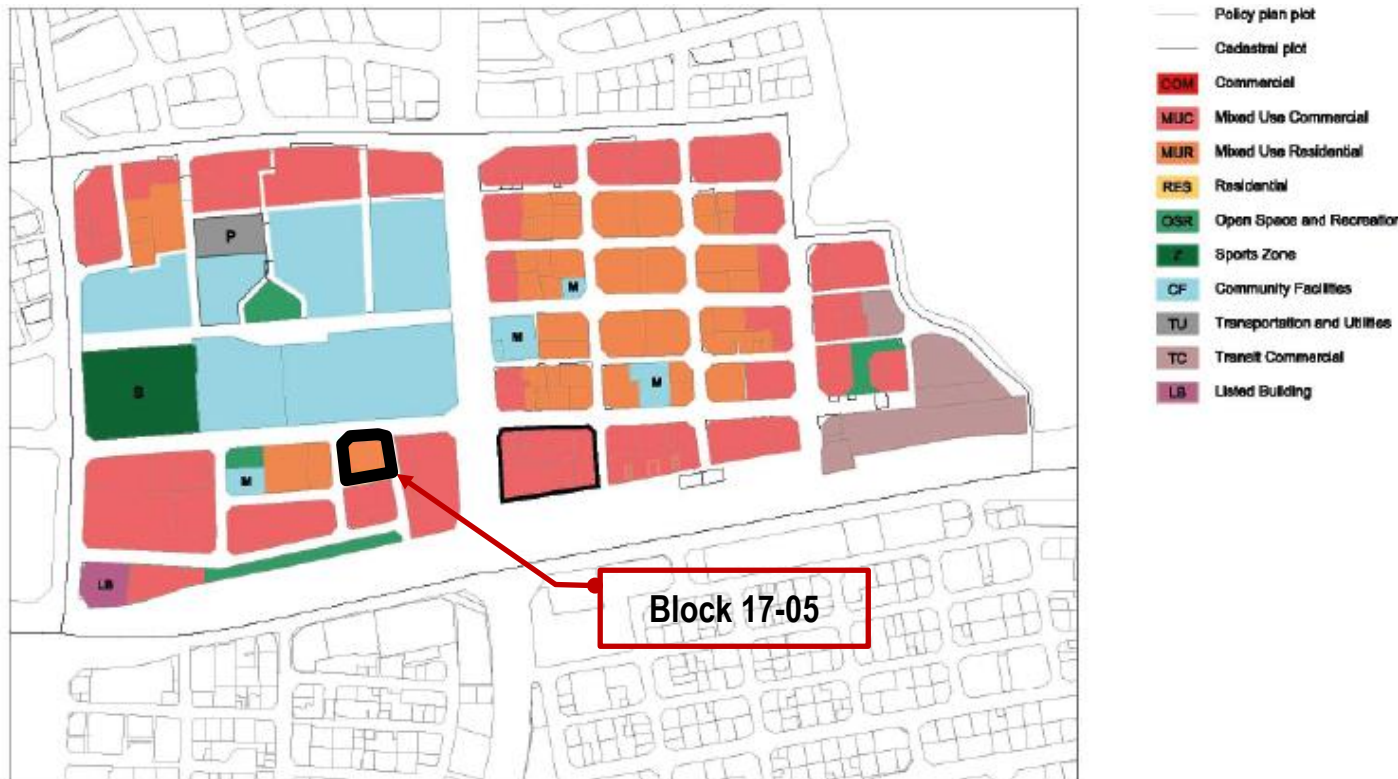
**Provision of Shared Public Parking:**

Additional floor area of 50 m2 for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA

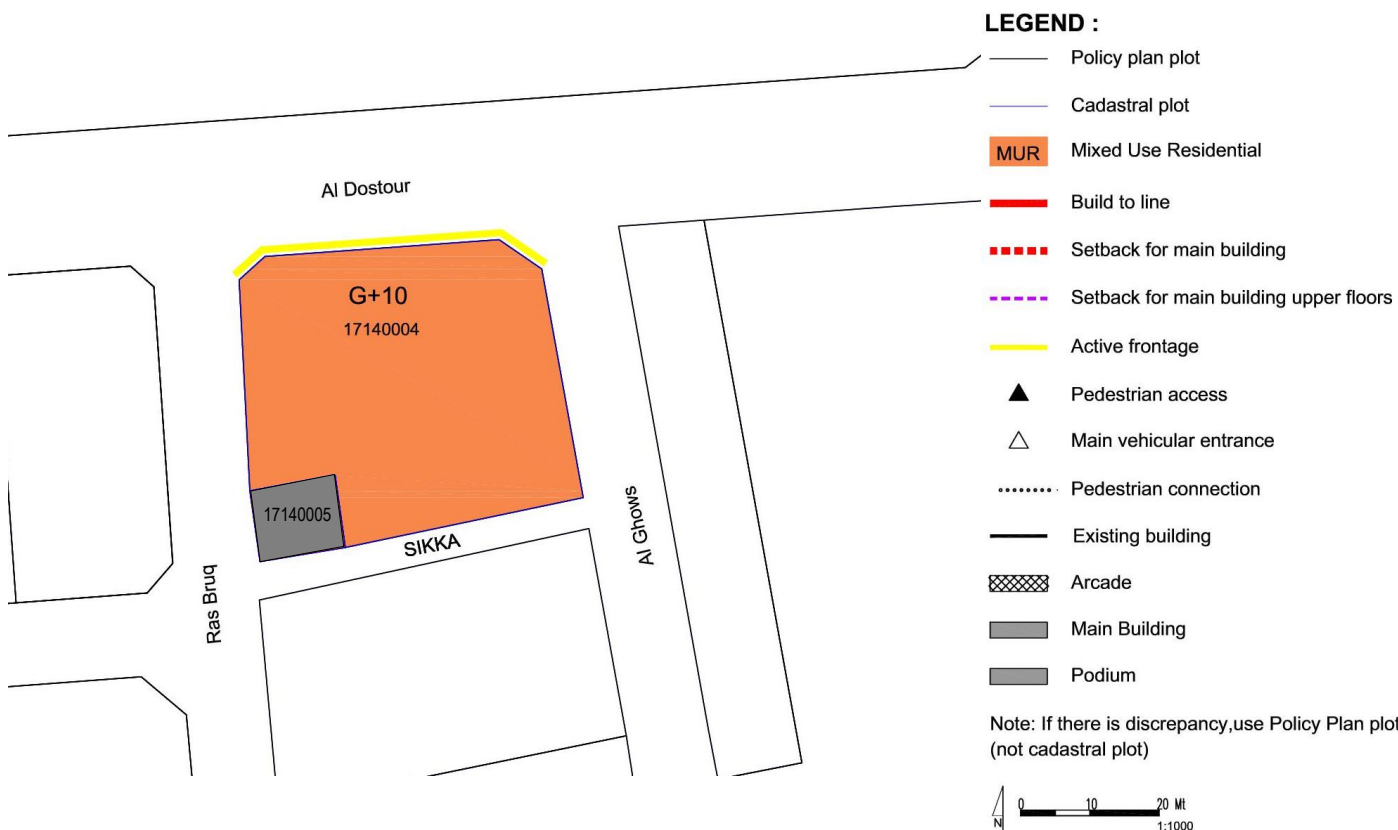
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

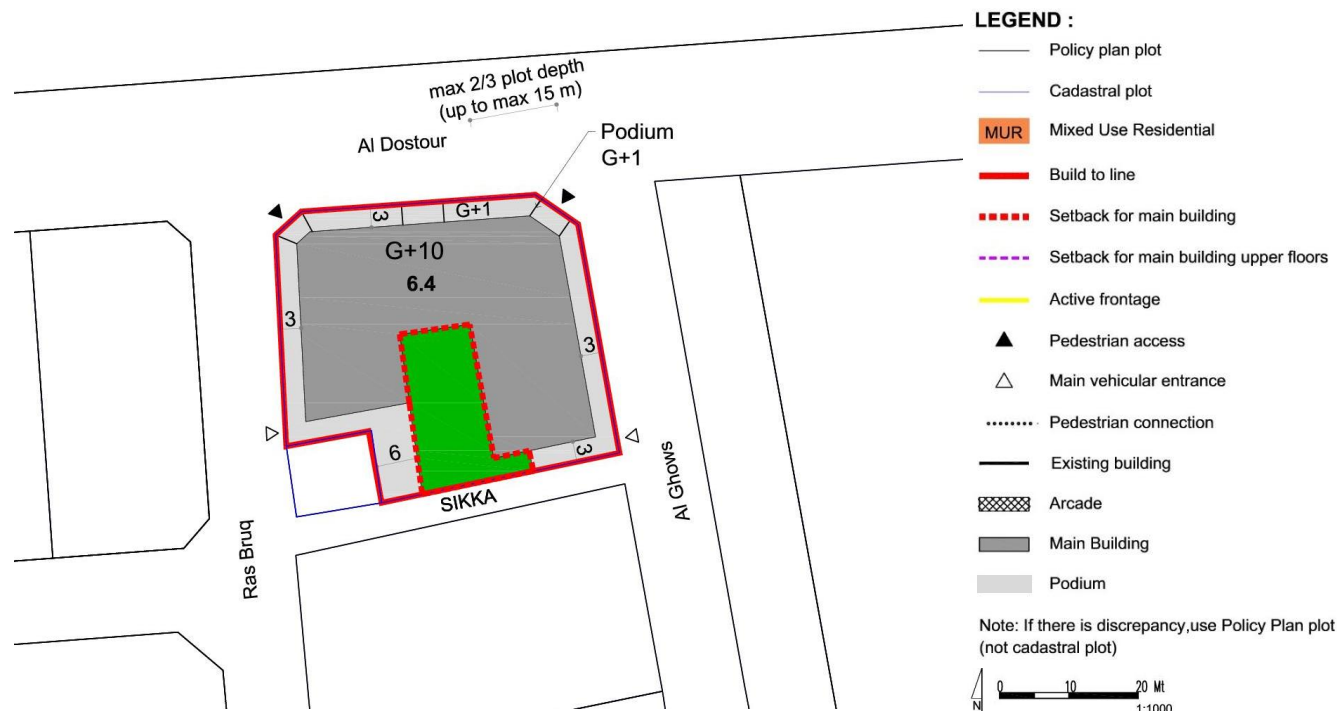
Use Type	Requirement	Level	Percentage
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	✓	All	77.5 % min
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	All	20 % max

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

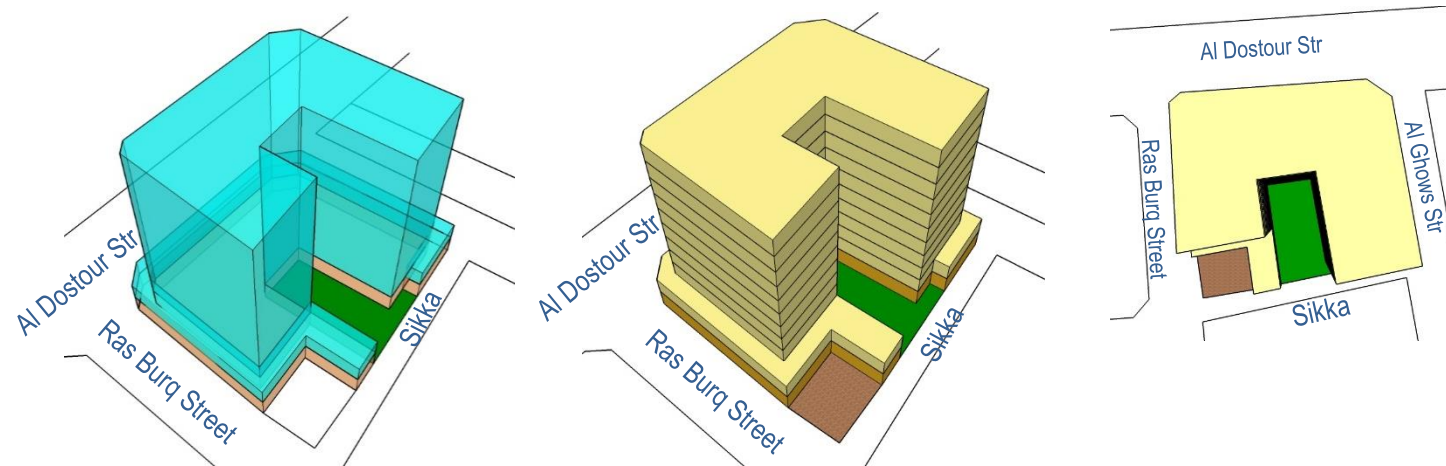
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<b>Type of commercial in MUR:</b> 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 Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

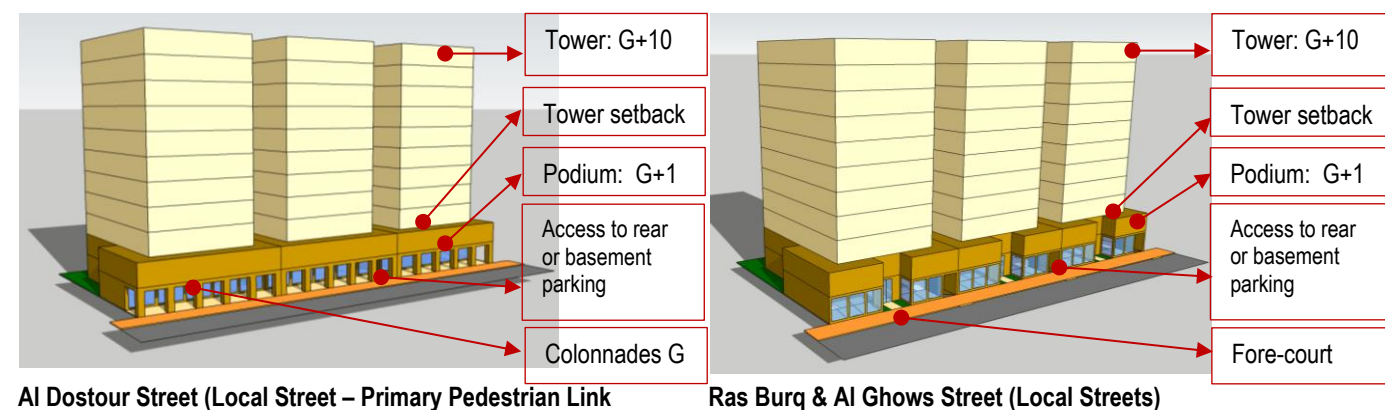
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



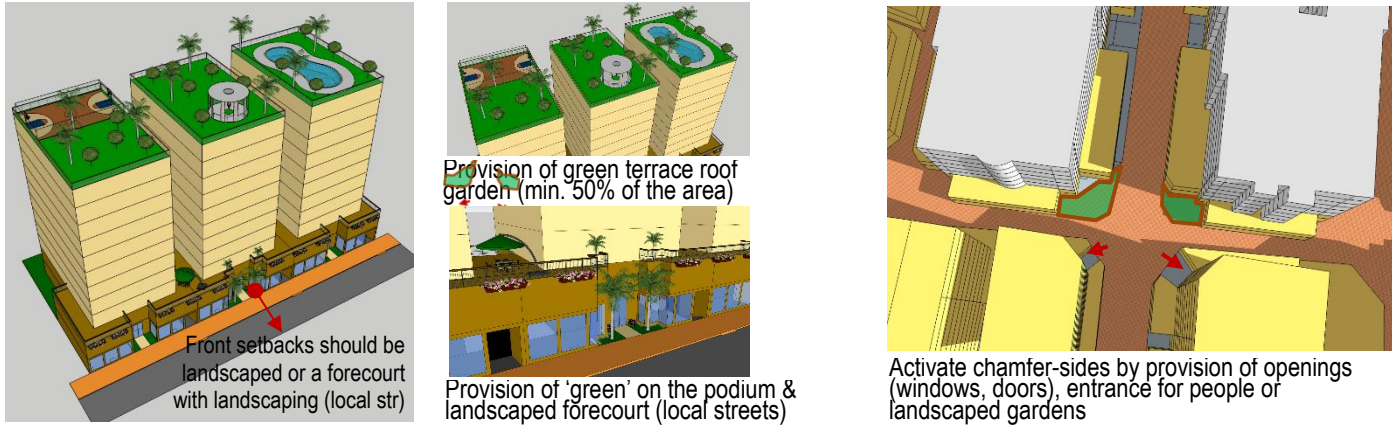
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUR: Mixed Use Residential
Building Height	G+10 (Podium G+1) <b>41.7 m (max)</b>
FAR (max)	6.10 (+ 5 % for corner lots)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Tower: 3m front setback; 3m sides</li> </ul>
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>	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)
Commercial Depth (max)	15 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"> <li>Al Dostour: Colonnades</li> <li>Ras Bruq, Al Ghows Street: Fore-court; cantilever/overhang on the ground floor</li> </ul>
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 max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m

SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30% reduction in parking requirement: (block is located within 400m radius from metro entry point)

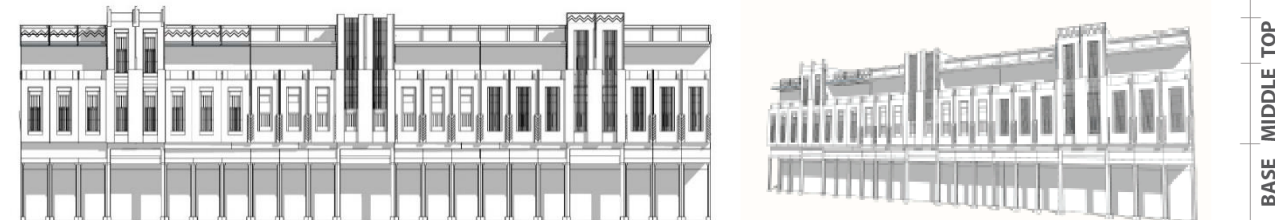
- All new development should follow the regulations.
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**LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION**

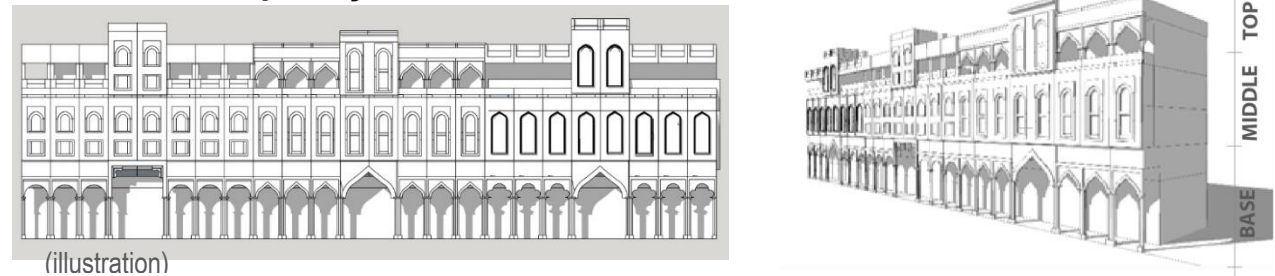


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



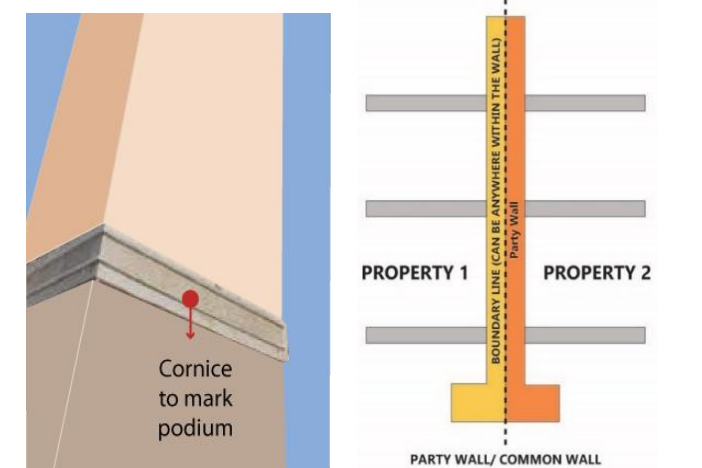
**WINDOW-TO-WALL RATIOS**



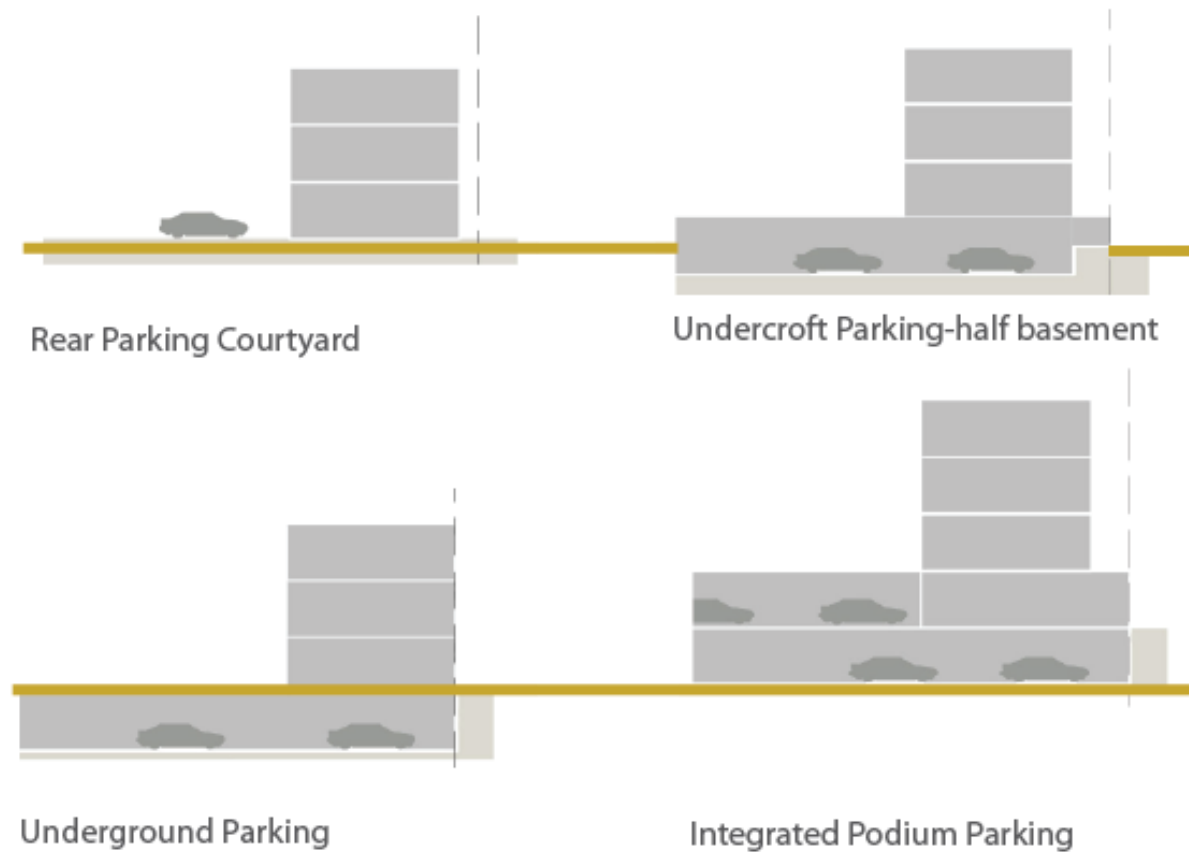
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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: 3.50m</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/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"> <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	
Style	Signage should be an integral part of the building facade 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

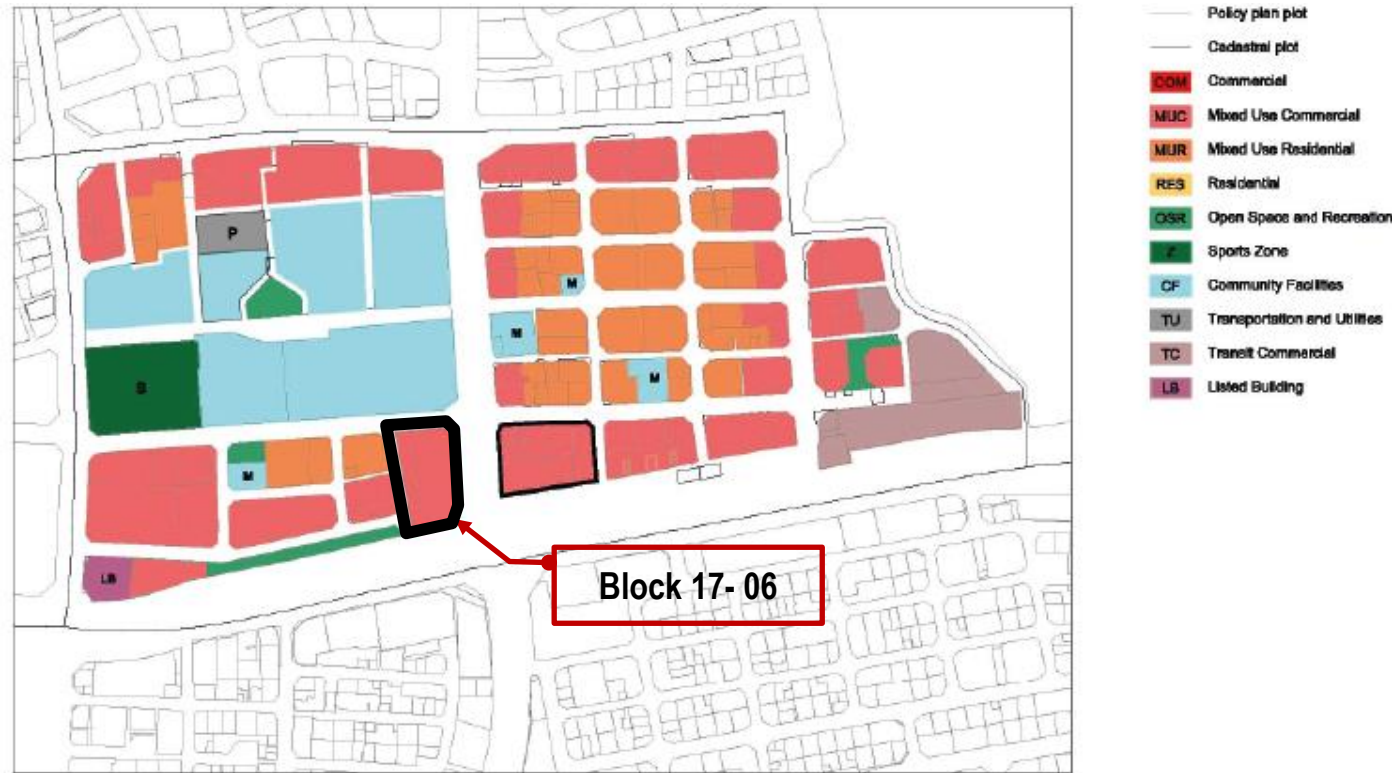
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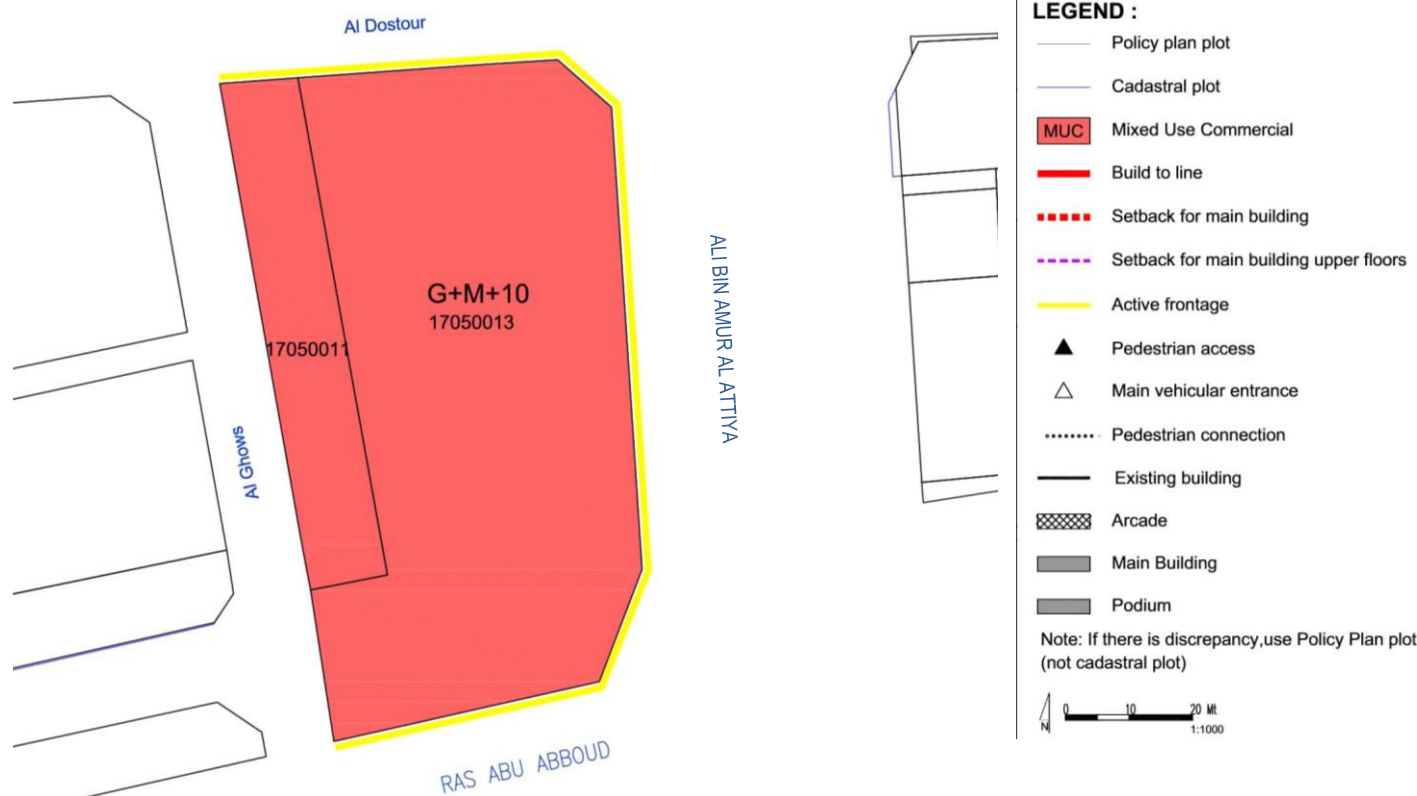
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

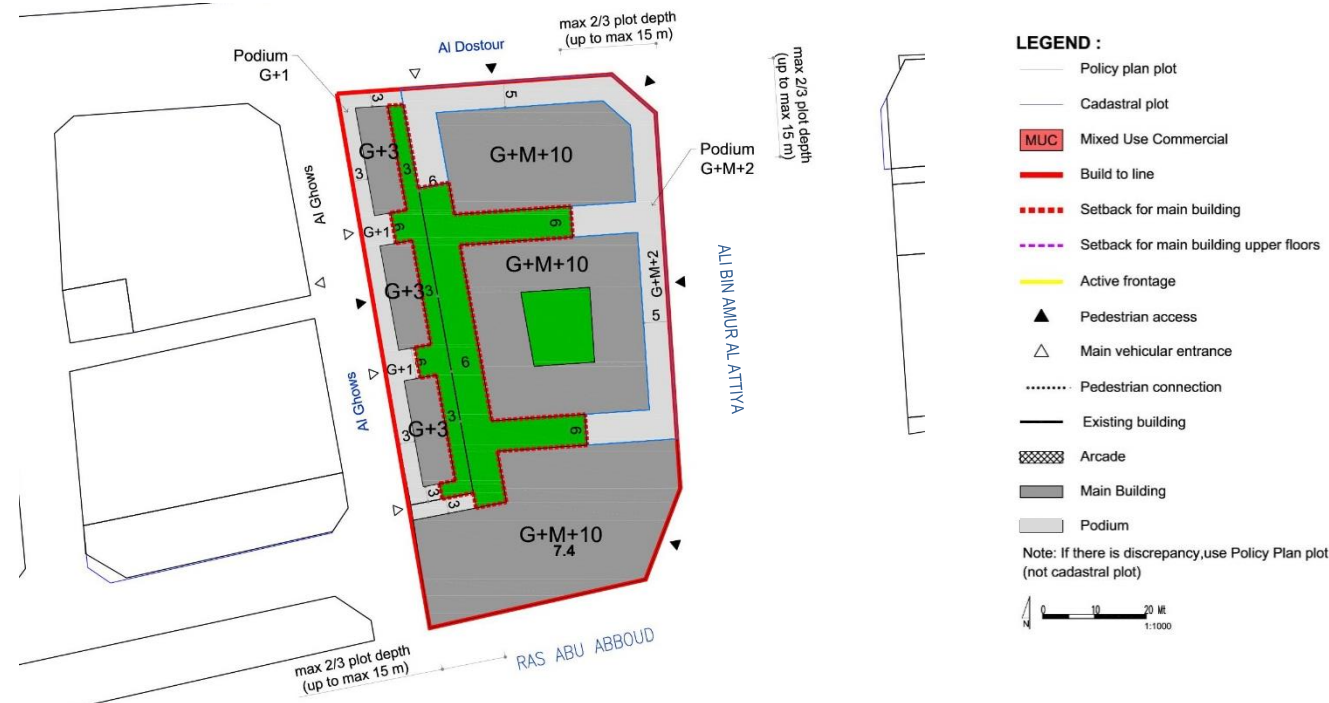
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	☑	Tower level	49% max
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	Podium level	20% max

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

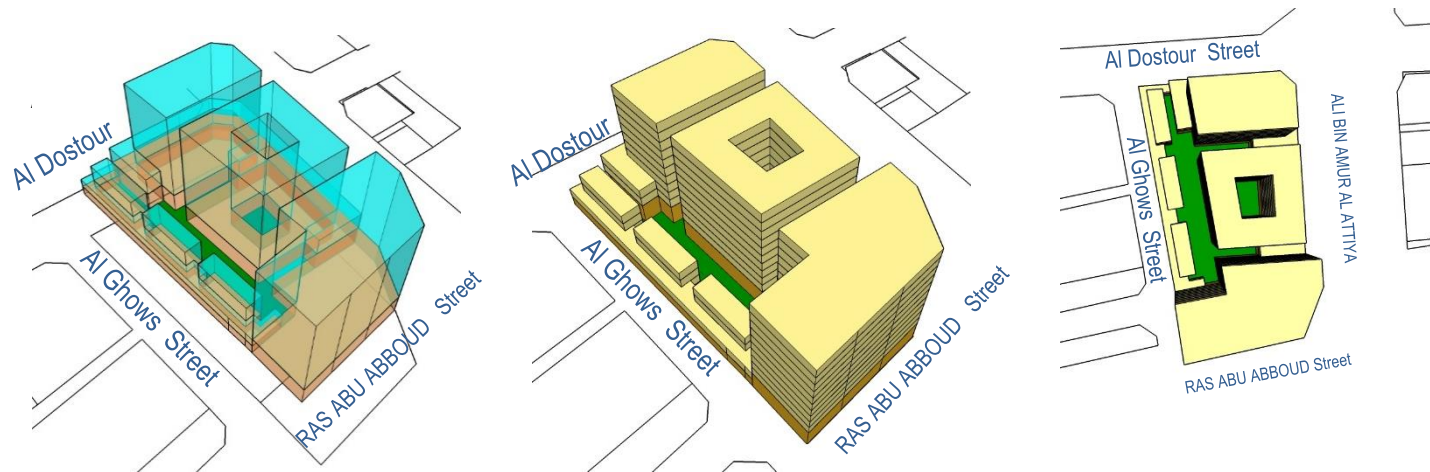
**SPECIFIC USE REGULATIONS**

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

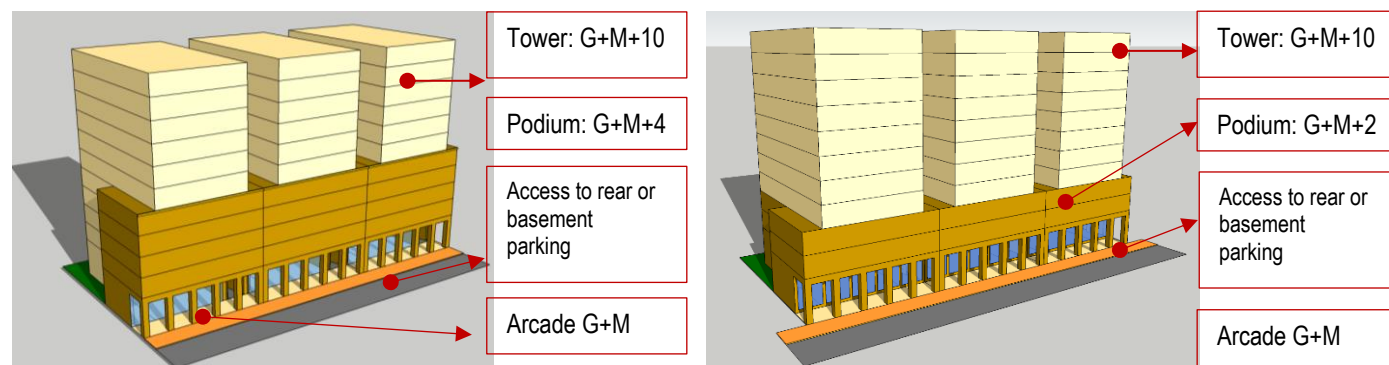
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Ras Abu Aboud Street (Arterial Street)

Ali Bin Amur Al Attiya Street (Collector Street)

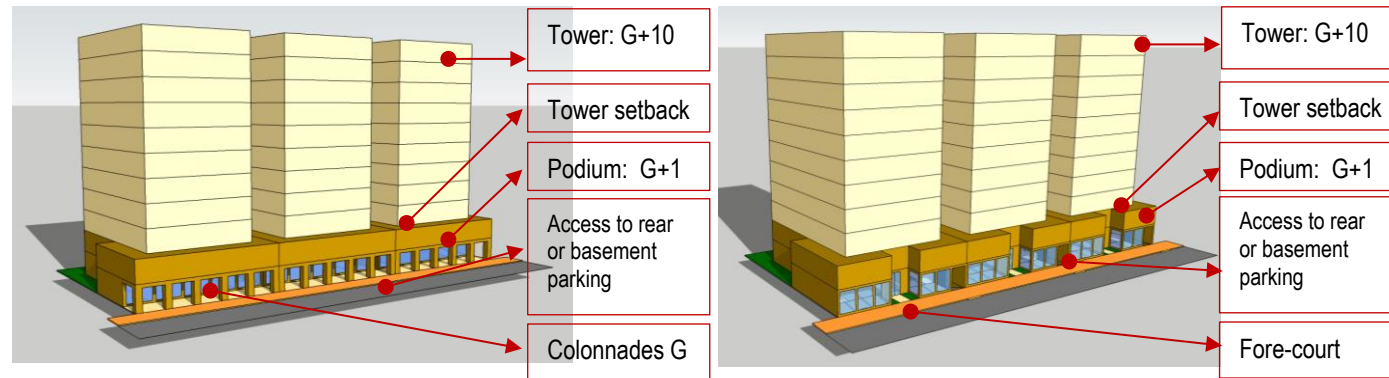
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Ali Bin Amur Al Attiya Str	43.2 m (max)
	• G+M+10 (Podium G+M+2)	
	Al Dostour & Al Ghows Str	41.7 m (max)
• G+10 (Podium G+1)		
	Ras Abu Aboud Street	43.2 m (max)
FAR (max)	6.60 (along Ali Bin Amur Al Attiya Str.)	(+ 5 % for corner lots)
	6.10 (along Al Dostour & Al Ghows Street)	
	7.0 (along Ras Abu Aboud Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan: <b>Ali Bin Amur Al Attiya and Ras Abu Aboud Str.:</b> • 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; 6 m rear • Tower: 0m front setback; 3m sides; 6m rear <b>Al Dostour &amp; Al Ghows Street:</b> • 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; 3 m rear Tower: 3m front setback; 3m sides; 3m 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>	<ul style="list-style-type: none"> <li>• Ali Bin Amur Al Attiya &amp; Ras Abu Aboud Str (Collector &amp; Arterial street): 100% of 0m front setback (mandatory)</li> <li>• Al Dostour Street : min. 90% of frontage indicated at block plan</li> <li>• Al Ghows Street (Local street): min. 80% of frontage indicated at block plan</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)	
Commercial Depth (max)	15 m	
Building Size	Fine grain; 30m maximum building width or length	
Primary Active Frontage	As indicated in the plan	

Frontage Profile	<ul style="list-style-type: none"> <li>• Ras Abu Aboud &amp; Ali Bin Amur Al Attiya Street: Arcade/ Colonnade: <ul style="list-style-type: none"> <li>• 3 m minimum width (Ras Abu Aboud Street)</li> <li>• 2.5 m minimum width (Al Meena Str.)</li> <li>• G+M maximum height</li> <li>• Located as per drawing</li> </ul> </li> <li>• Al Dostour Street: Colonnades</li> <li>• Al Ghows Street: Fore-court; cantilever/overhang on the ground floor</li> </ul>
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> <li>• Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>• Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision for car parking.</li> <li>• For plot sizes &lt; 600 sqm: 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%
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
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Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

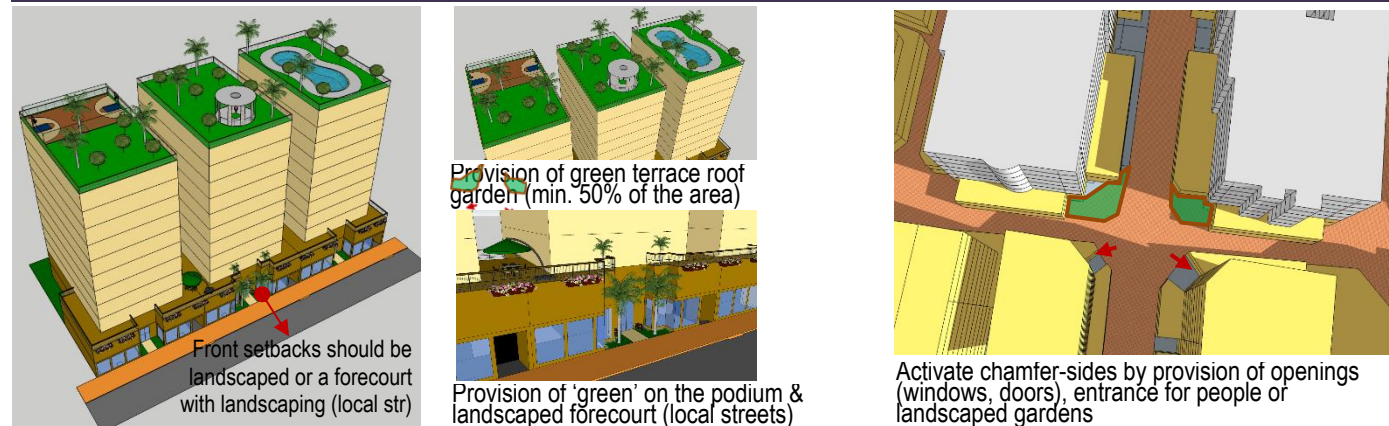
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**BUILDING TYPOLOGY**



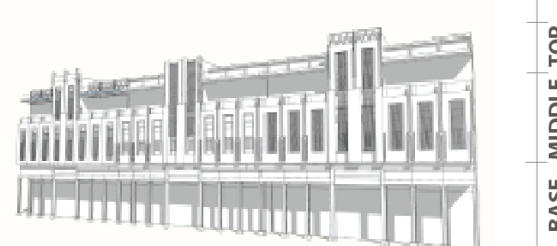
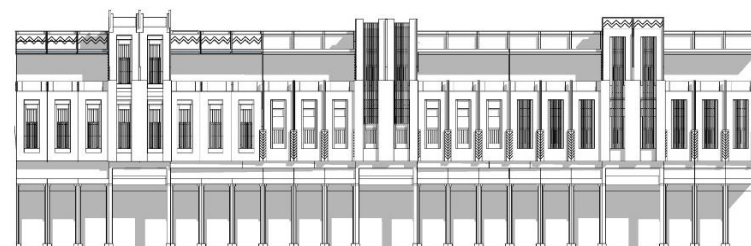
Al Dostour Street (Local Street – Primary Pedestrian Link)    Al Ghows Street (Local Street)

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

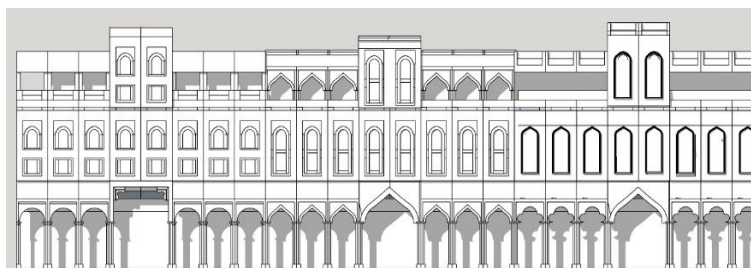


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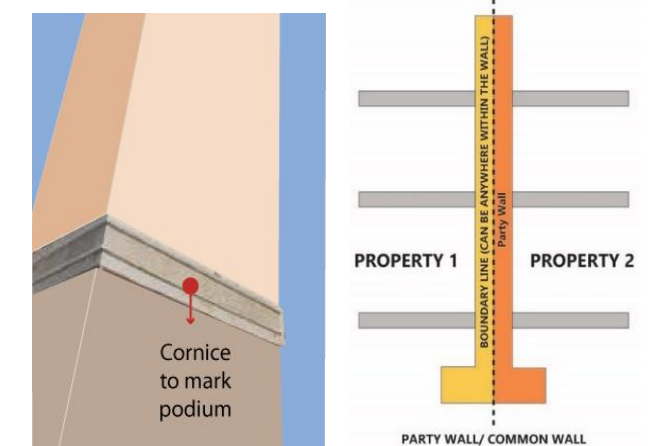


(illustration)

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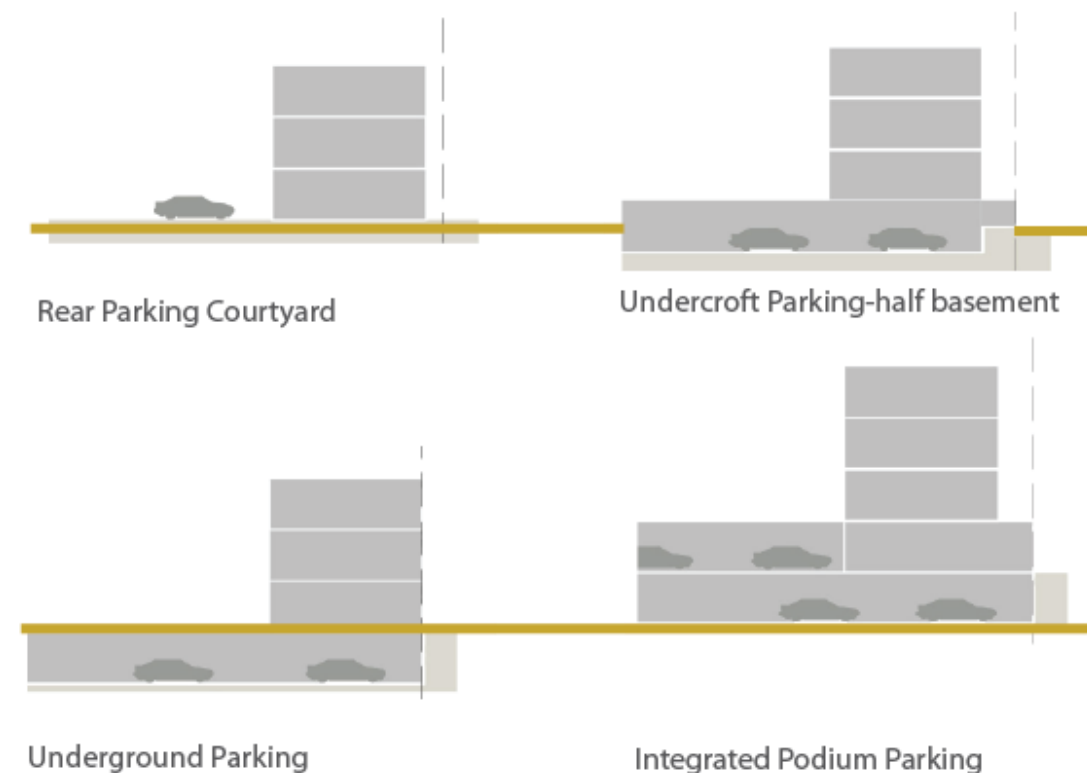
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**WINDOW-TO-WALL RATIOS**



**PARKING FORM & LOCATION OPTION**



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**Incentive Scheme**

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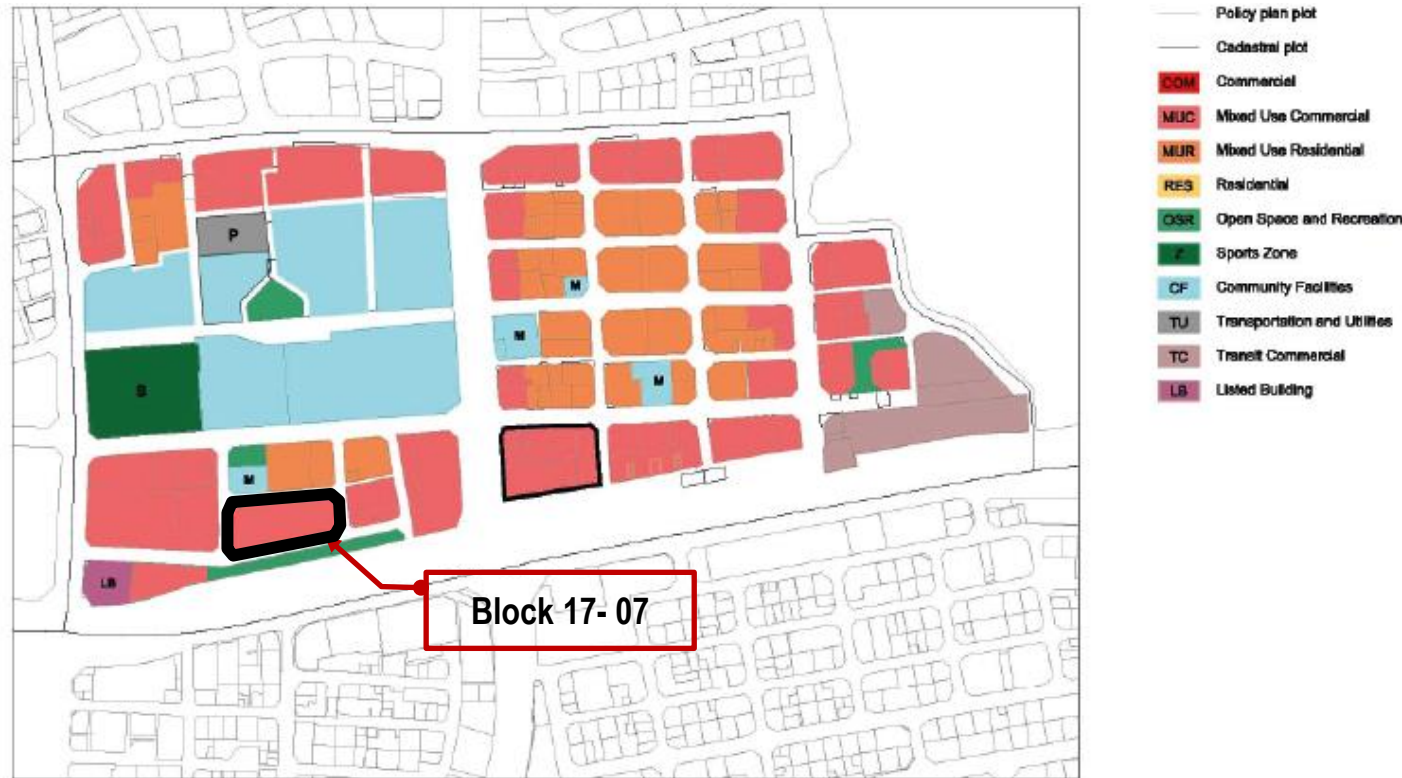
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1.10 Shopping Malls	✓	✓	x	x	314	Shopping Mall
1.11 Services/Offices	✓	✓	✓	x	401	Personal Services
1.12	✓	✓	✓	x	402	Financial Services and Real Estate
1.13	✓	✓	✓	x	403	Professional Services
1.14 Petrol stations	✓	x	x	x	307	Petrol Station
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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 / Corridirs
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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	✓*	✓	✓*
	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**

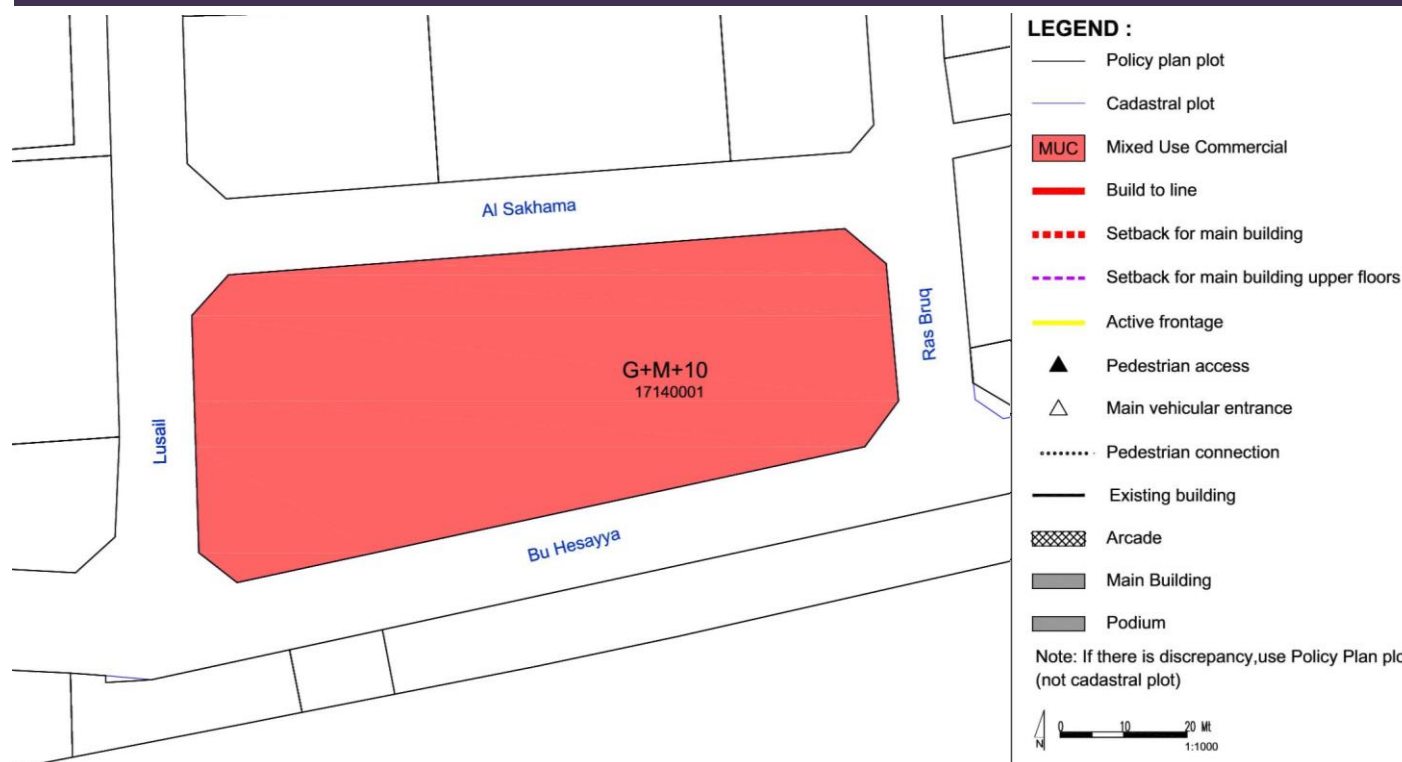
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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	<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

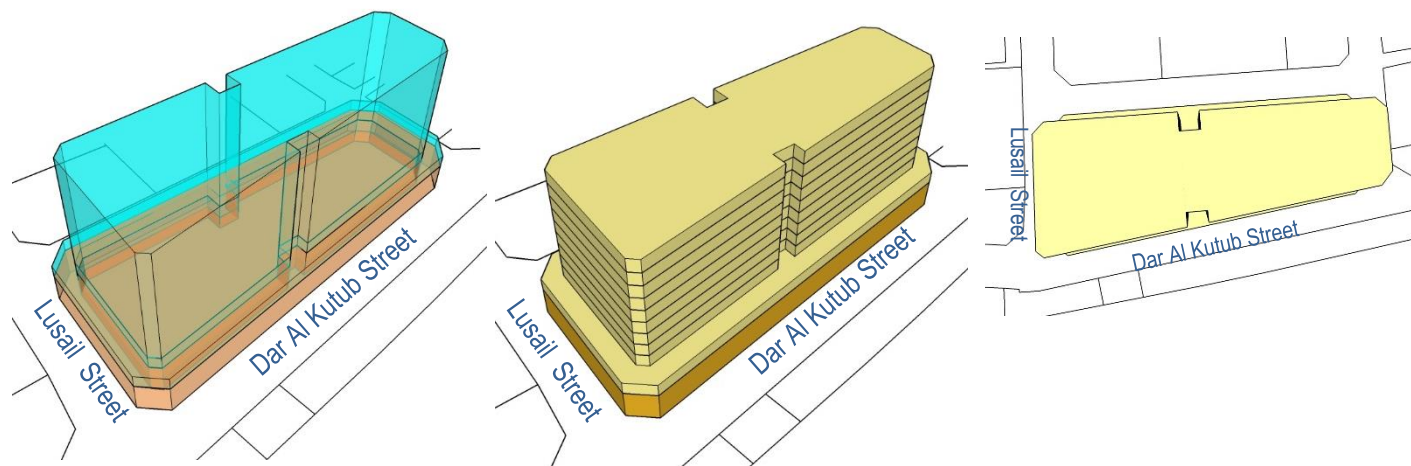
**USE REGULATIONS**



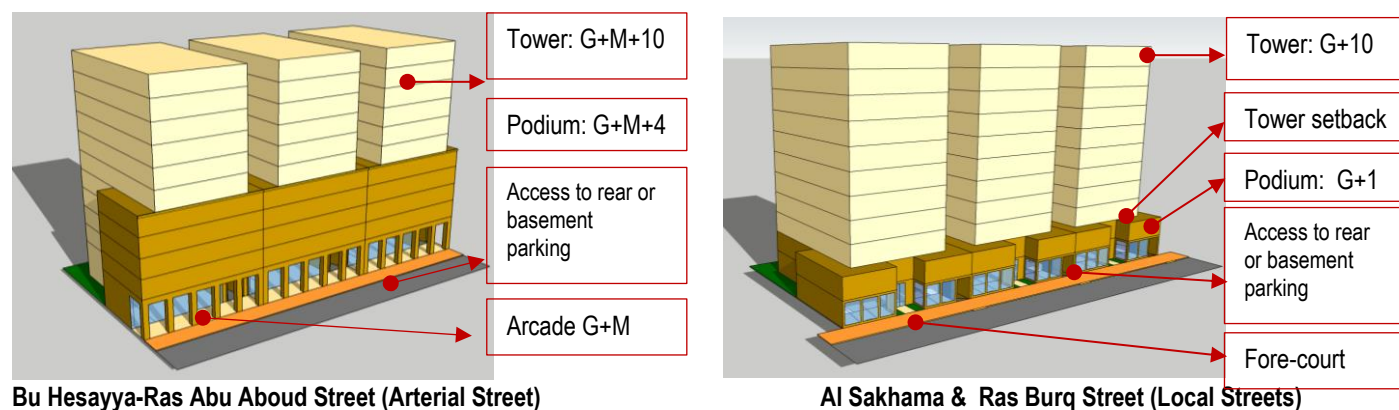
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



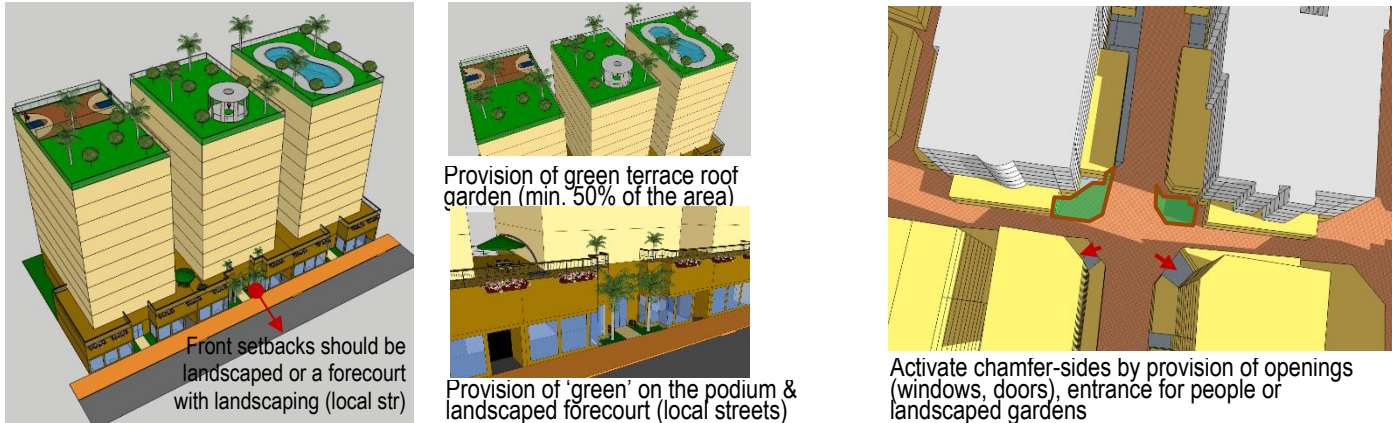
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
	Al Sakhama & Ras Burq Str	41.7 m (max)
	Bu Hesayya - Ras Abu About Street	43.2 m (max)
FAR (max)	6.10 (along Sakhama & Ras Burq Street)	(+ 5 % for corner lots)
	7.00 (along Bu Hesayya - Ras Abu About Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	<b>Bu Hesayya - Ras Abu About Street:</b> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth</li> <li>Tower: 0m front setback; 3m sides</li> </ul>	
	<b>Al Sakhama &amp; Ras Burq Street:</b> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth</li> <li>Tower: 3m front setback; 3m sides</li> </ul>	
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><b>Bu Hesayya - Ras Abu About Str (Arterial street):</b> 100% of 0m front setback (mandatory)</li> <li><b>Al Sakhama &amp; Ras Burq (Local streets):</b> min. 80% of frontage indicated at block plan</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)	
Commercial Depth (max)	15 m	
Building Size	Fine grain; 30m maximum building width or length	
Primary Active Frontage	As indicated in the plan	

Frontage Profile	<ul style="list-style-type: none"> <li><b>Bu Hesayya - Ras Abu About Street:</b> Arcade/ Colonnade: <ul style="list-style-type: none"> <li>3 m minimum width (Ras Abu About Street)</li> <li>G+M maximum height</li> <li>Located as per drawing</li> </ul> </li> <li><b>Al Sakhama &amp; Ras Burq Street:</b> Fore-court; cantilever/overhang on the ground floor</li> </ul>
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><b>Sides:</b> 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 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

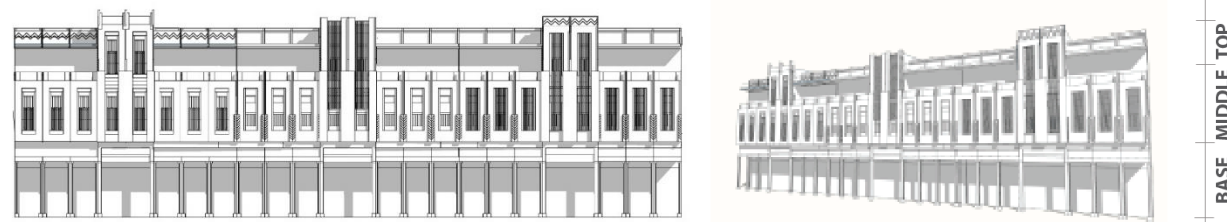
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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



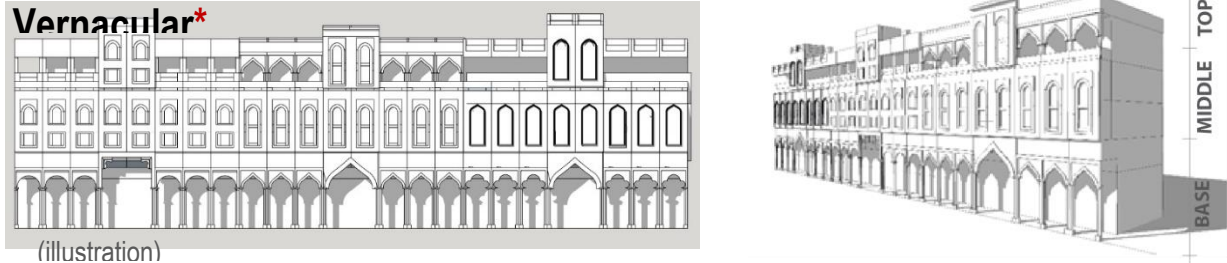
**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary**

**Vernacular\***



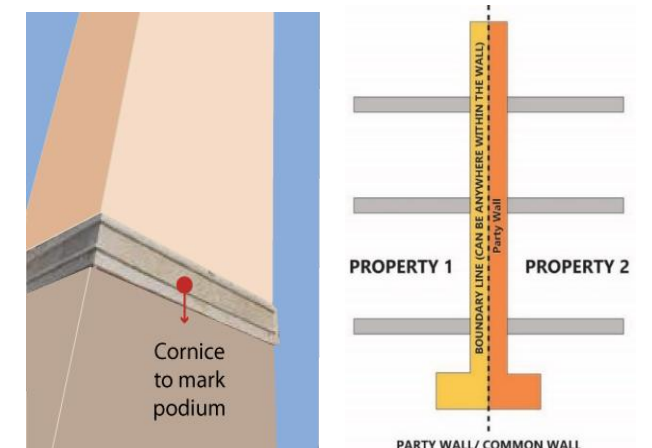
**WINDOW-TO-WALL RATIOS**



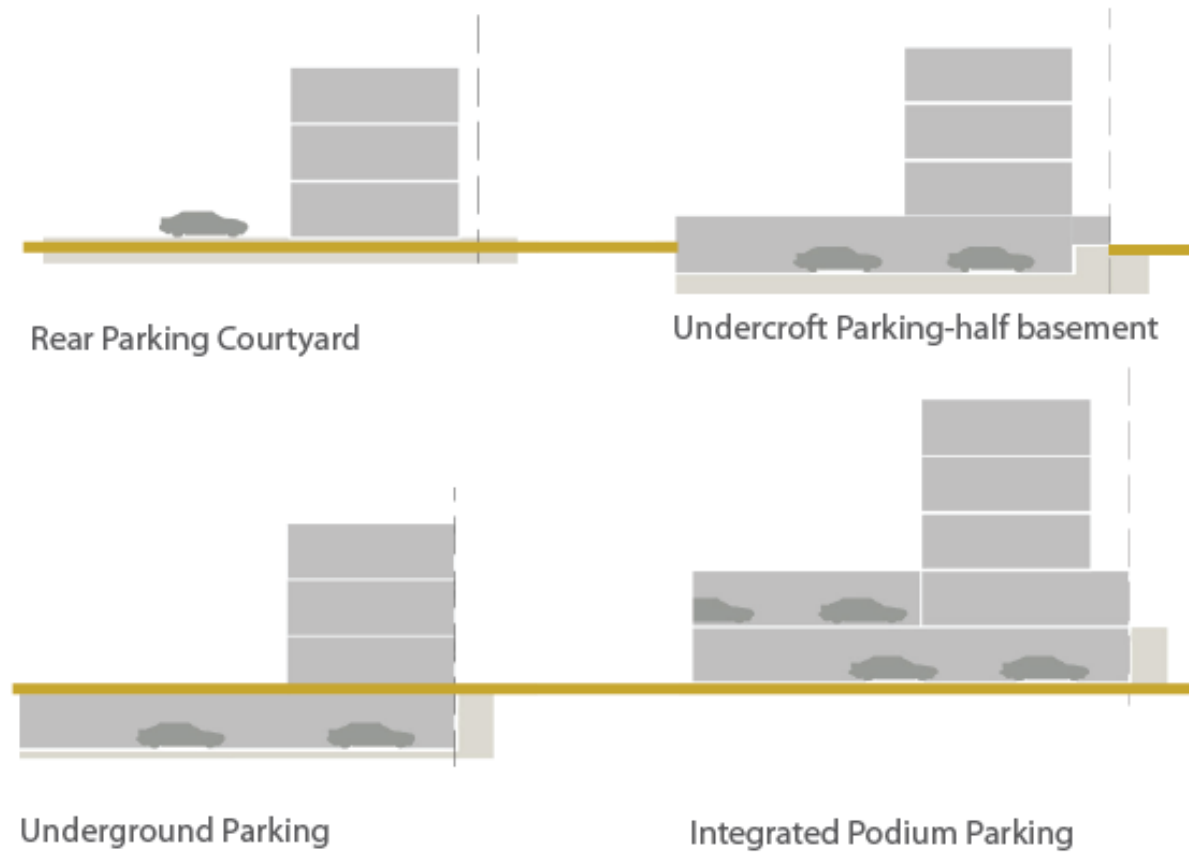
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al Attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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/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"> <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 softscape (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	
Style	Signage should be an integral part of the building facade 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 m<sup>2</sup> for every 1 m<sup>2</sup> provision, up to maximum 10% of total GFA

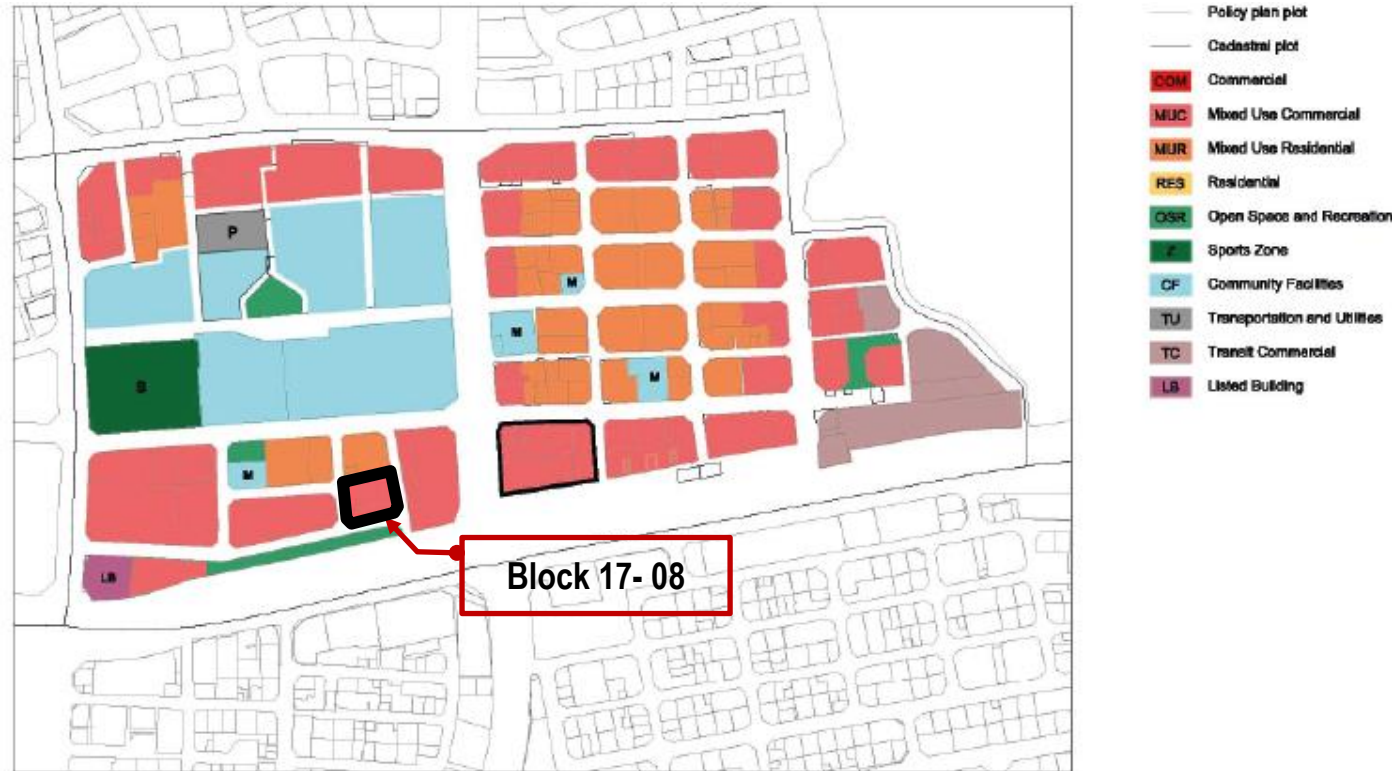
**Provision of Shared Public Parking:**

Additional floor area of 50 m<sup>2</sup> 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
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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	✓*	✓	✓*
	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**

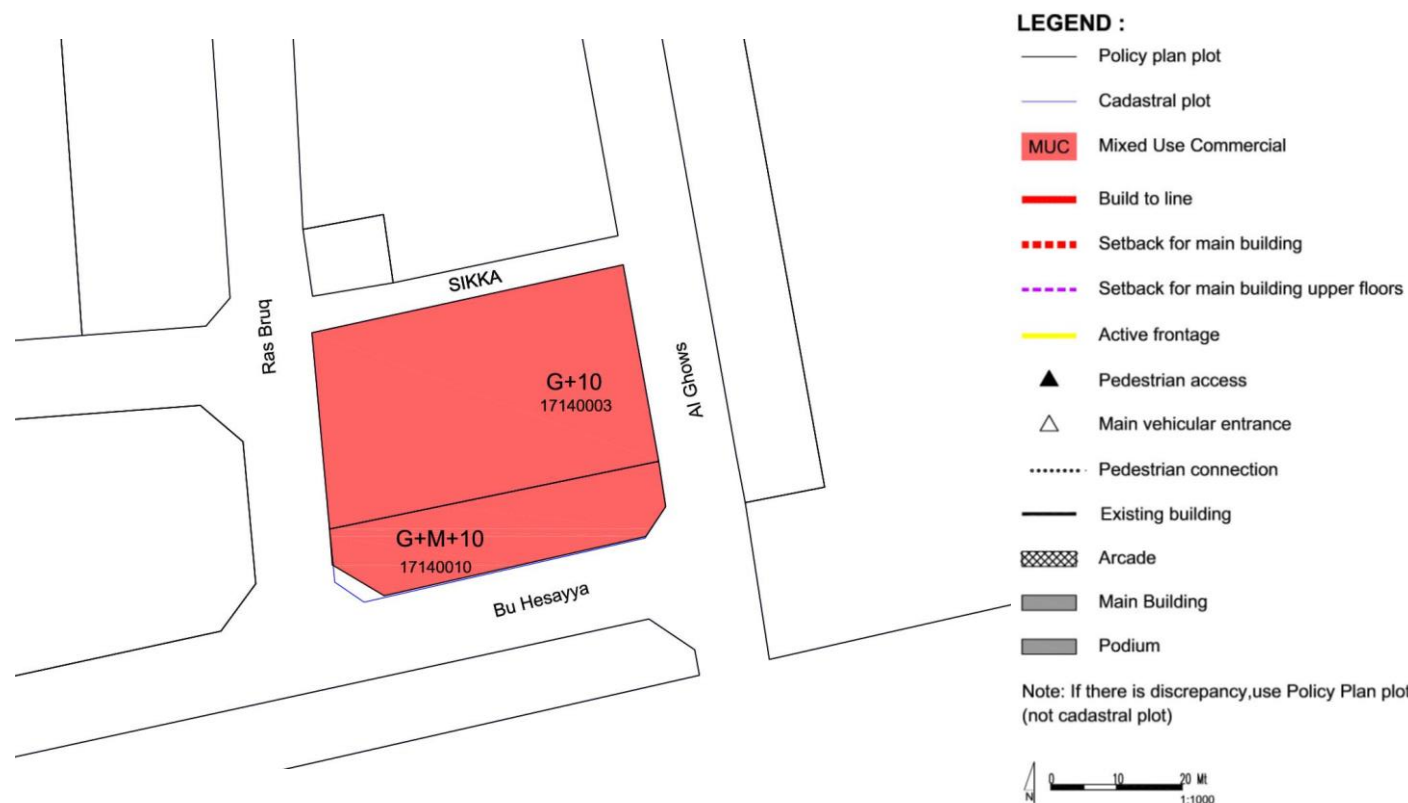
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

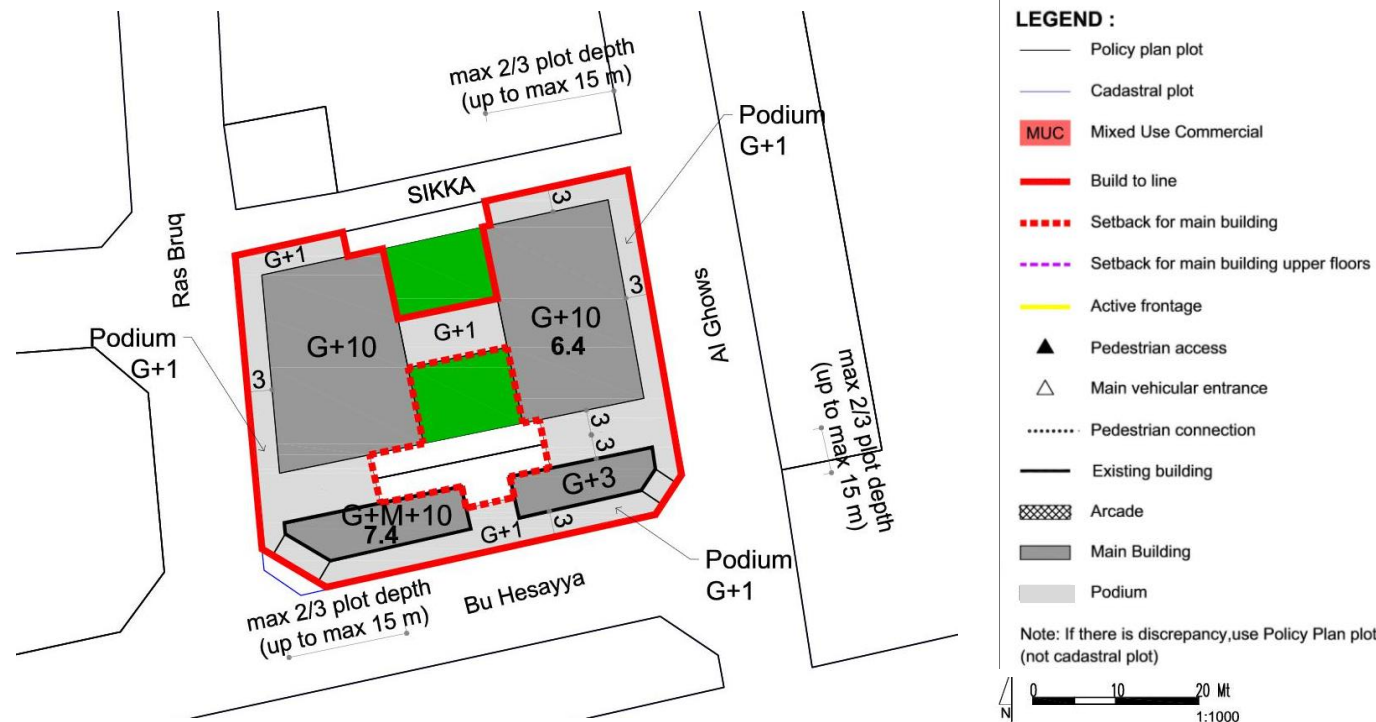
**SPECIFIC USE REGULATIONS**

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

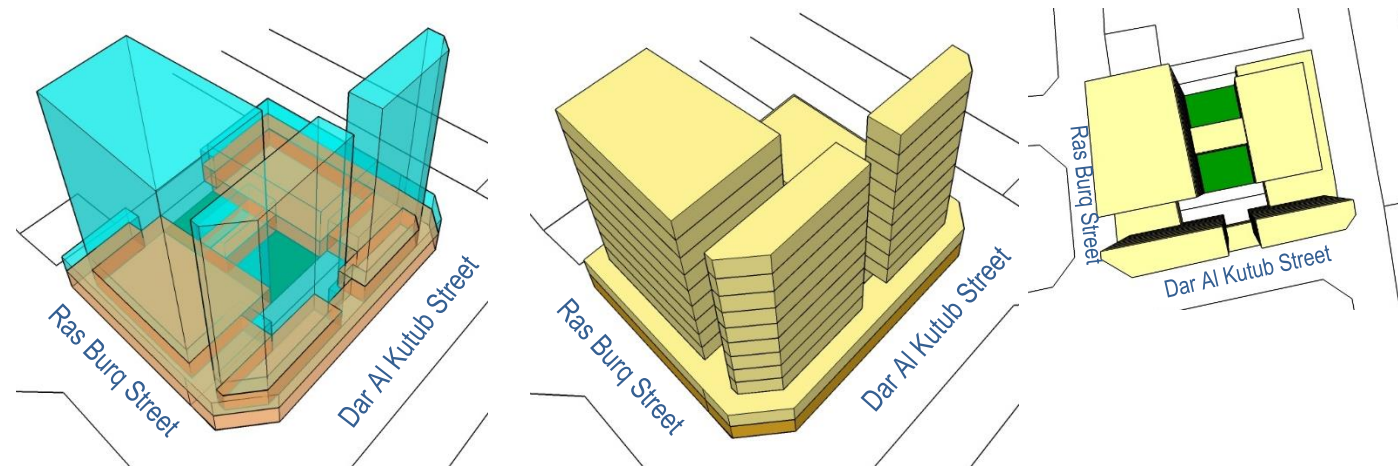
**USE REGULATIONS**



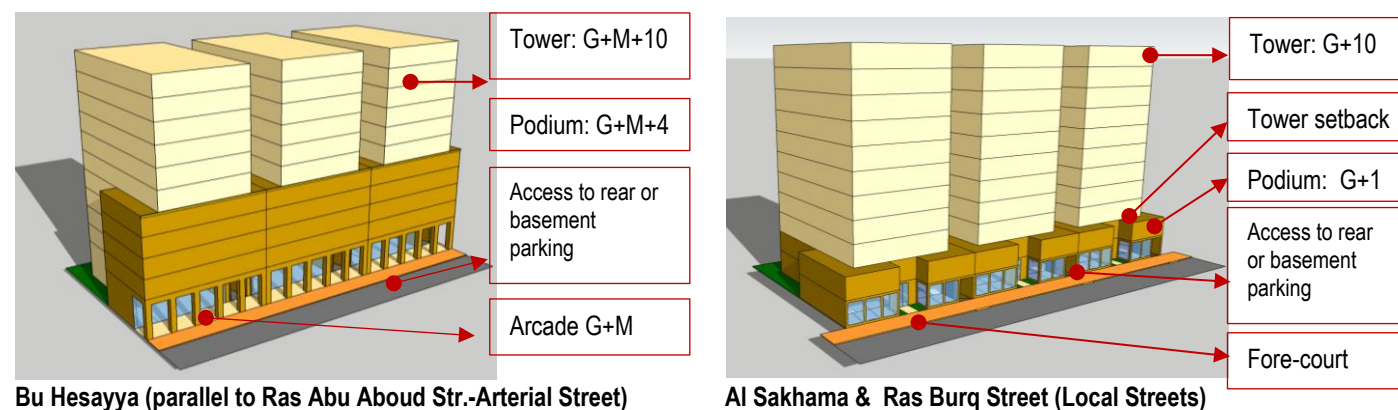
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Bu Hesayya (parallel to Ras Abu Aboud Str.-Arterial Street)

Al Sakhama & Ras Burq Street (Local Streets)

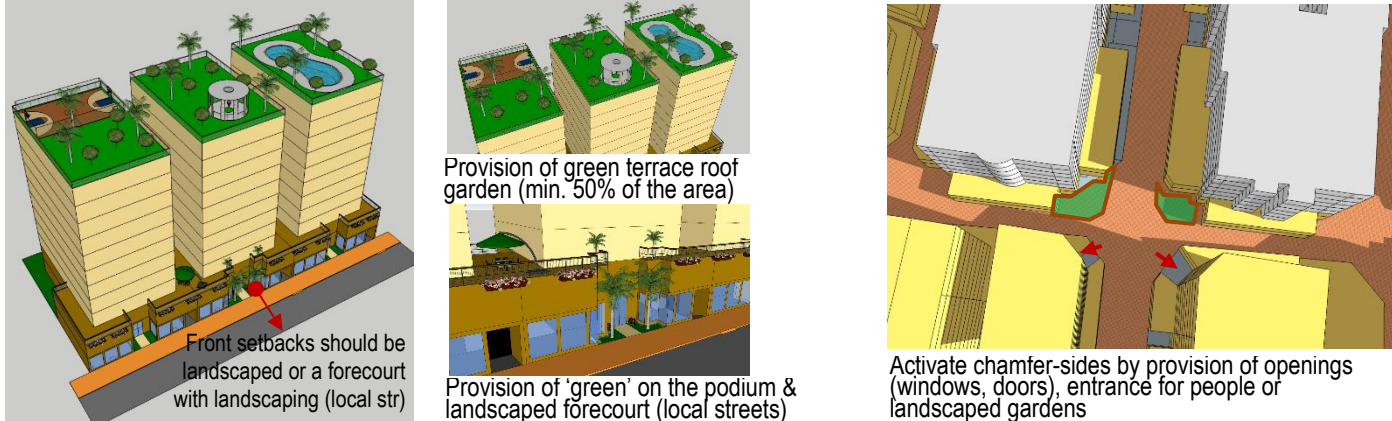
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
	Ras Burq & Al Ghows Str	41.7 m (max)
	• G+10 (Podium G+1)	
	Bu Hesayya (parallel to Ras Abu Aboud Street)	43.2 m (max)
	• G+M+10 (Podium G+M+4)	
FAR (max)	6.10 (along Ras Burq & Al Ghows Street)	(+ 5 % for corner lots)
	7.00 (along Bu Hesayya Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan: <b>Bu Hesayya (parallel to Ras Abu Aboud Street):</b> • 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; <b>Ras Burq &amp; Al Ghows Street:</b> • 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"> <li>• Ras Abu Aboud Str (Arterial street): 100% of 0m front setback (mandatory)</li> <li>• Ras Burq &amp; Al Ghows (Local streets): min. 80% of frontage indicated at block plan</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)	
Commercial Depth (max)	15 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"> <li>• Ras Abu Aboud Street: Arcade/ Colonnade: <ul style="list-style-type: none"> <li>• 3 m minimum width (Bu Hesayya Strt)</li> <li>• G+M maximum height</li> <li>• Located as per drawing</li> </ul> </li> <li>• Ras Burq &amp; Al Ghows Street: Fore-court; cantilever/overhang on the ground floor</li> </ul>
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 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>• Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision for car parking.</li> <li>• For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

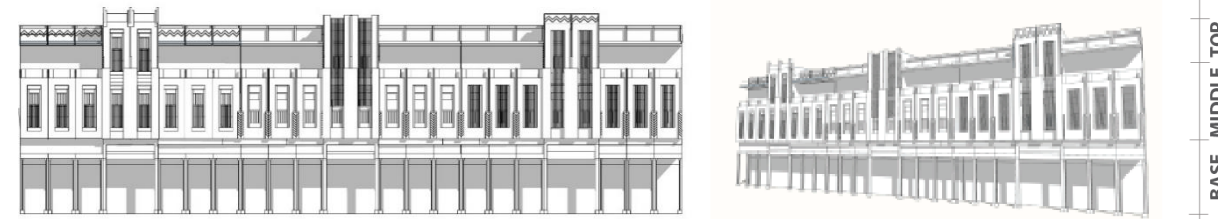
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**LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION**

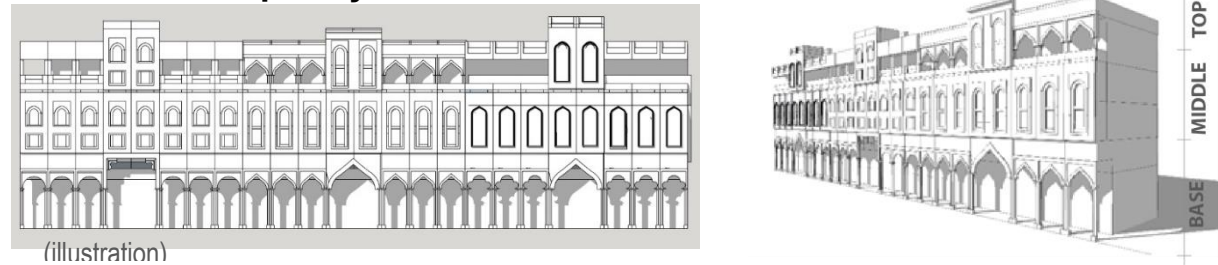


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



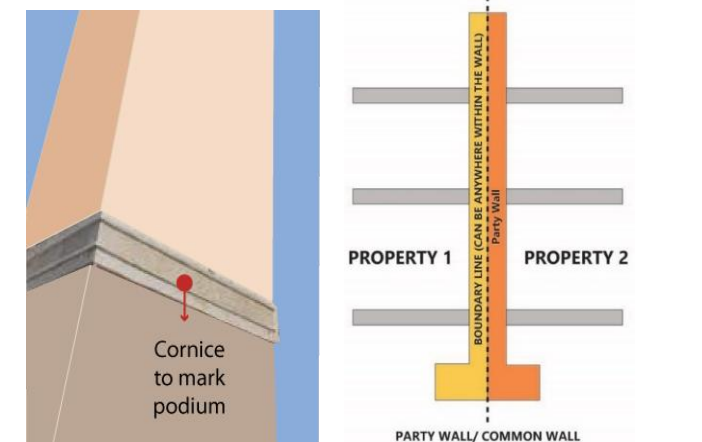
**WINDOW-TO-WALL RATIOS**



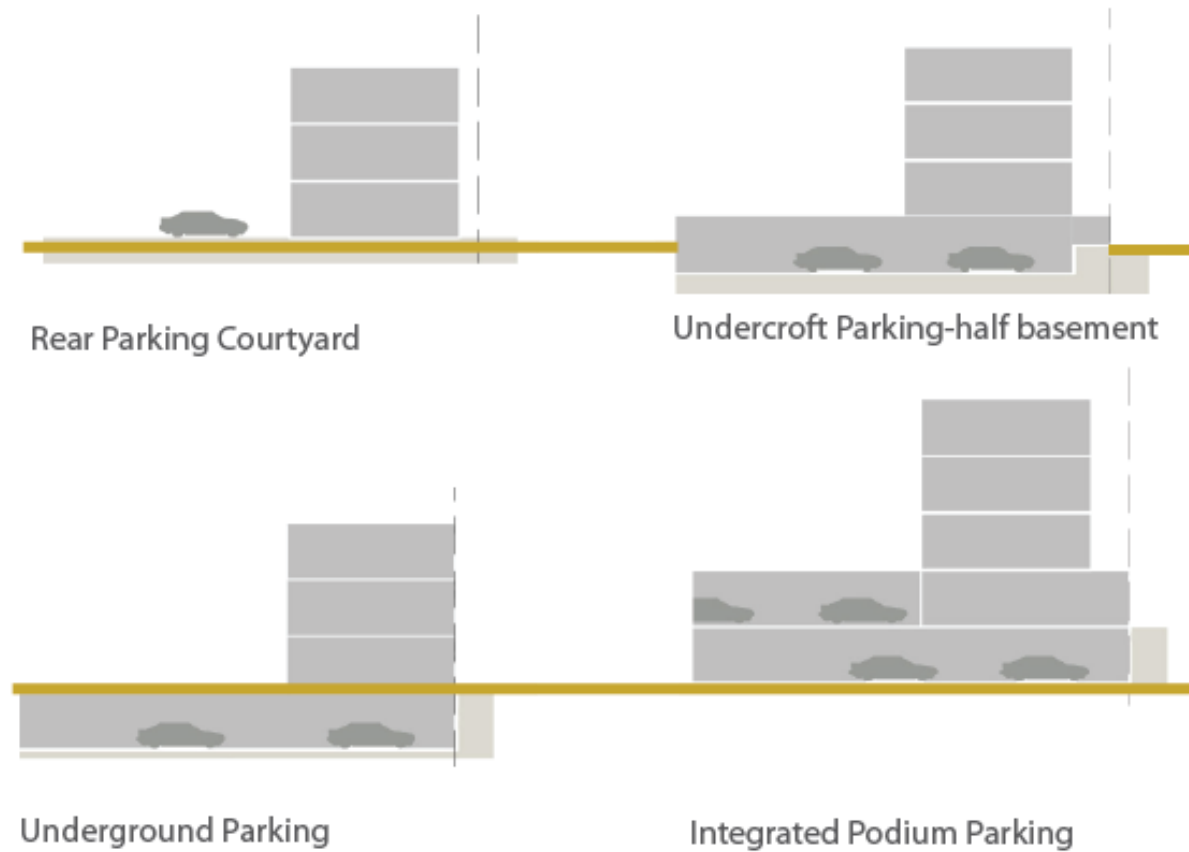
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al Attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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 softscape (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	
Style	Signage should be an integral part of the building facade 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

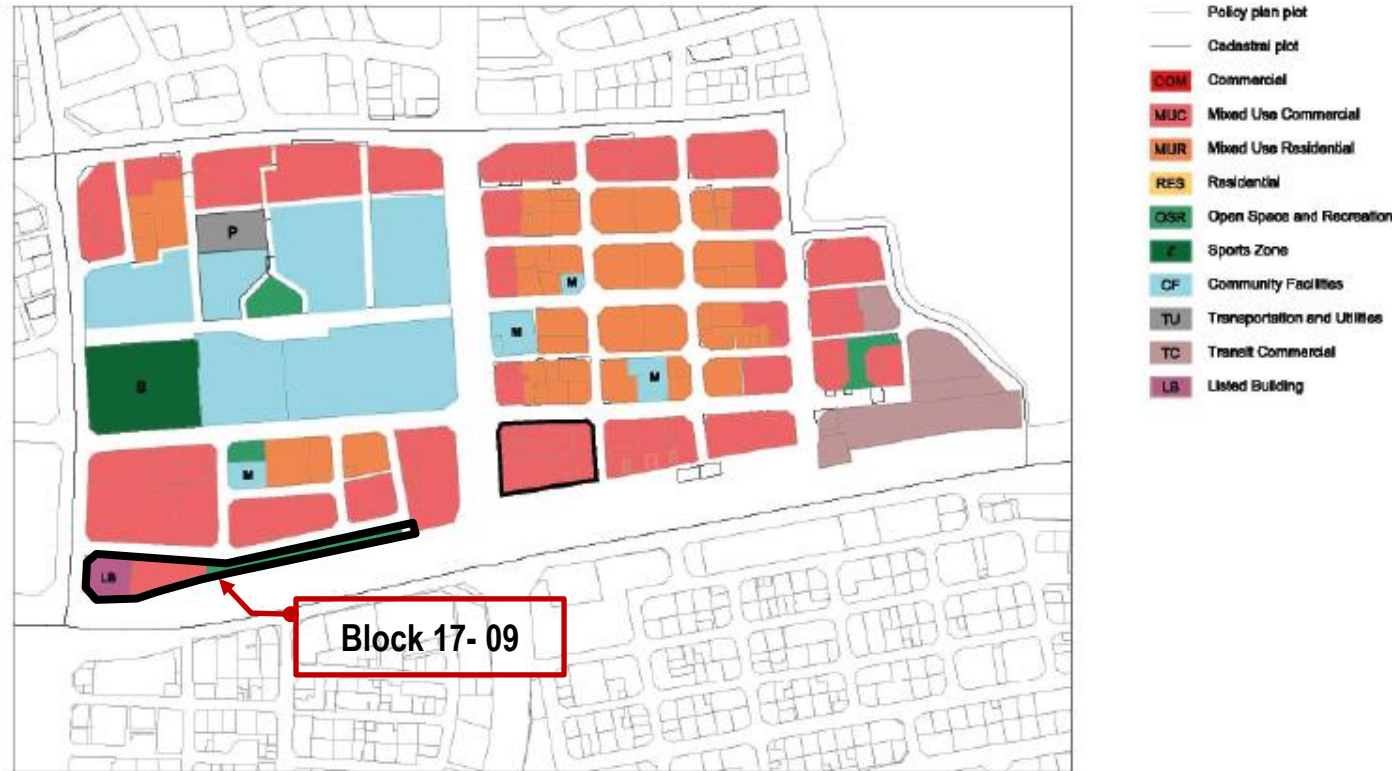
**Provision of Shared Public Parking:**

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
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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	✓*	✓	✓*
	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**

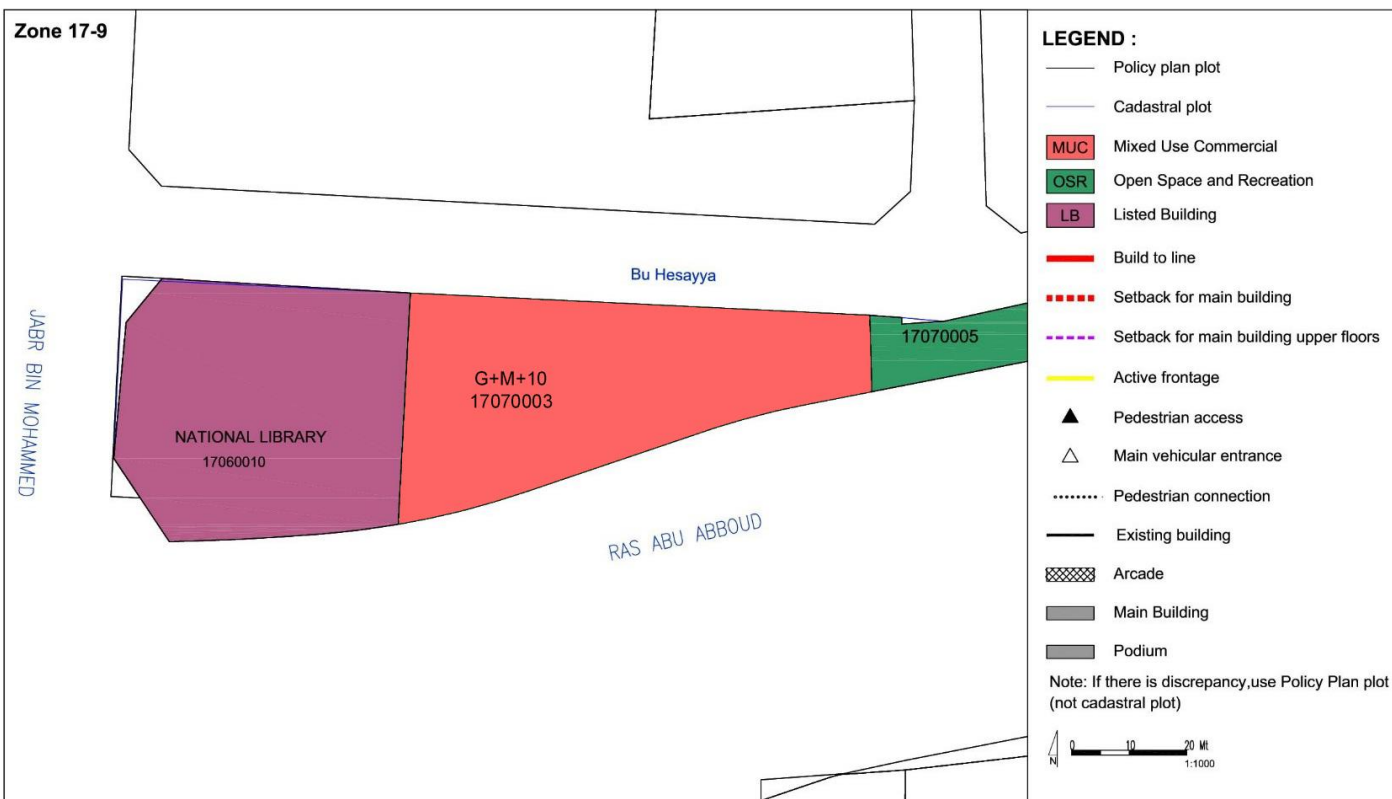
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

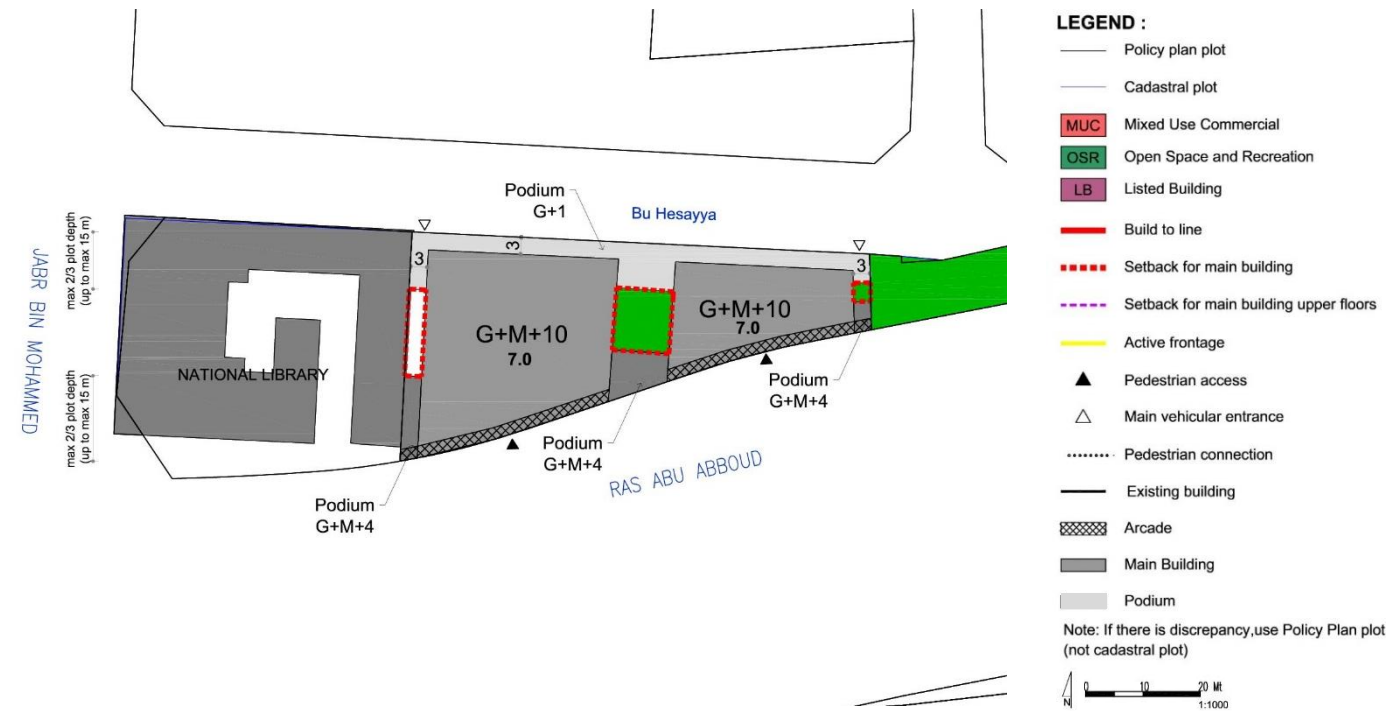
**SPECIFIC USE REGULATIONS**

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

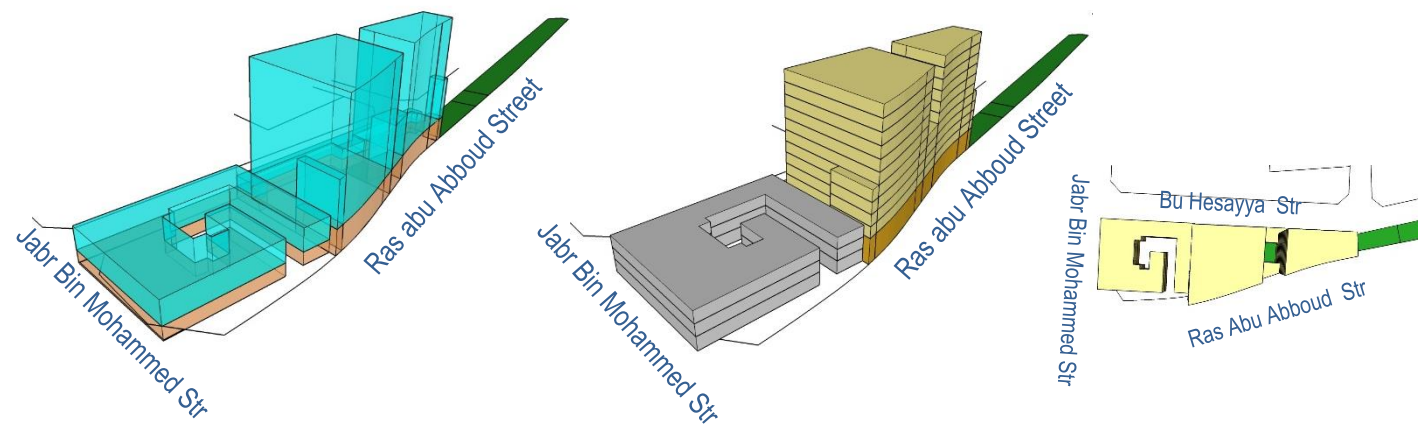
**USE REGULATIONS**



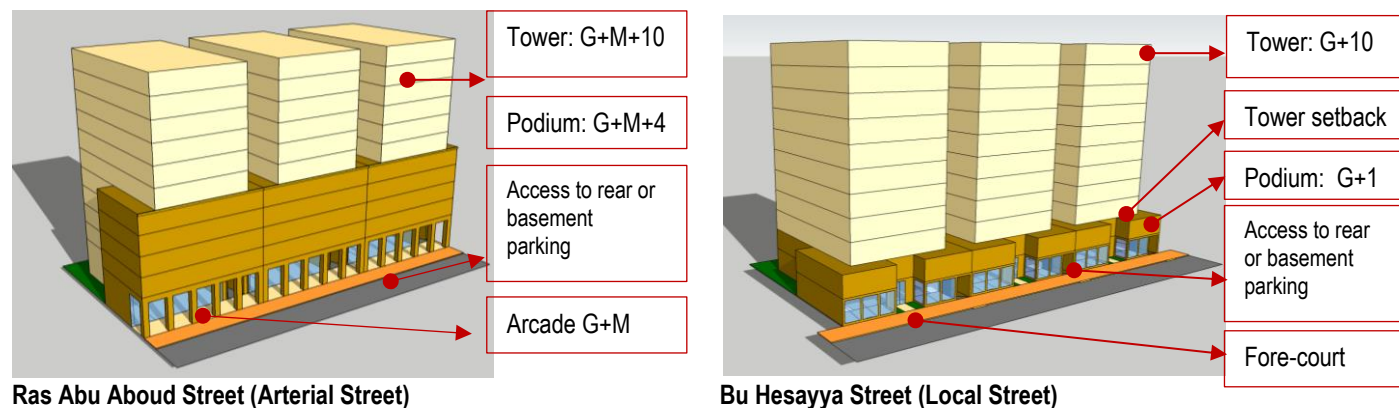
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



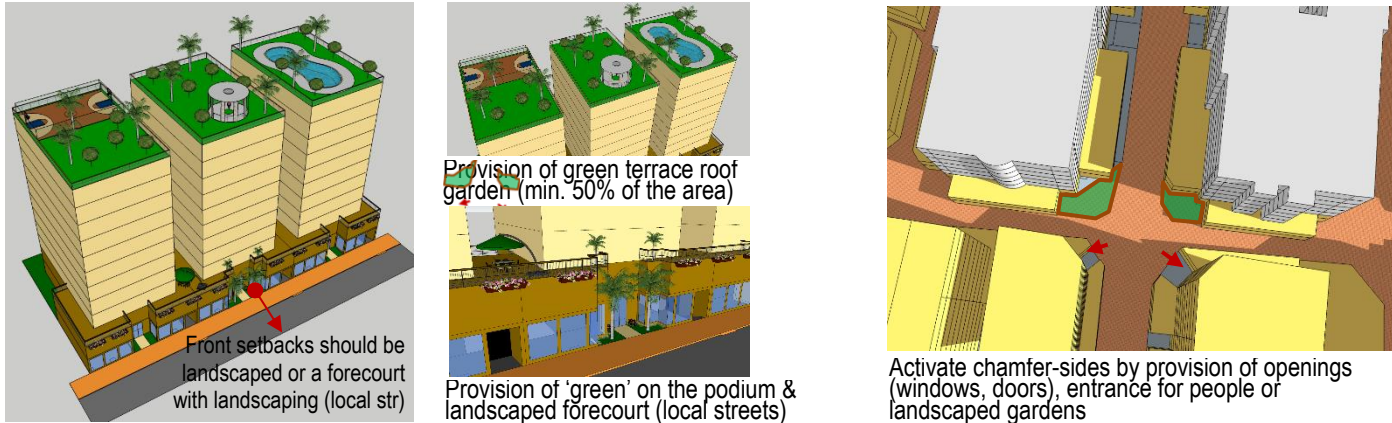
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
	<b>Ras Abu Abboud Street- Bu Hesayya Street</b> 43.2 m (max) • G+M+10 • (Podium G+M+4)
	<b>Bu Hesayya Street</b> 41.7 m (max) • G+10 (Podium G+1)
FAR (max)	6.10 (along Bu Hesayya Street) (+ 5 % for corner lots) 7.00 (along Ras Abu Abboud Street)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <b>Ras Abu Abboud Street:</b> • 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 <b>Bu Hesayya Street:</b> • 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: 3 m 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>	• <b>Ras Abu Abboud Str (Arterial street):</b> 100% of 0m front setback (mandatory) • <b>Bu Hesayya (Local streets):</b> 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)
Commercial Depth (max)	15 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"> <li><b>Ras Abu Abboud Street:</b> Arcade/ Colonnade: • 3 m minimum width (Ras Abu Abboud Street)</li> <li>• G+M maximum height</li> <li>• Located as per drawing</li> <li><b>Bu Hesayya Street:</b> Fore-court; cantilever/overhang on the ground floor</li> </ul>
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>• <b>Sides:</b> 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 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>• Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision for car parking.</li> <li>• For plot sizes &lt; 600 sqm: 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%
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Pedestrian Entry Point	As indicated in the plan
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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	30 % reduction in parking requirements: (block is located within 400m radius from metro entry point)

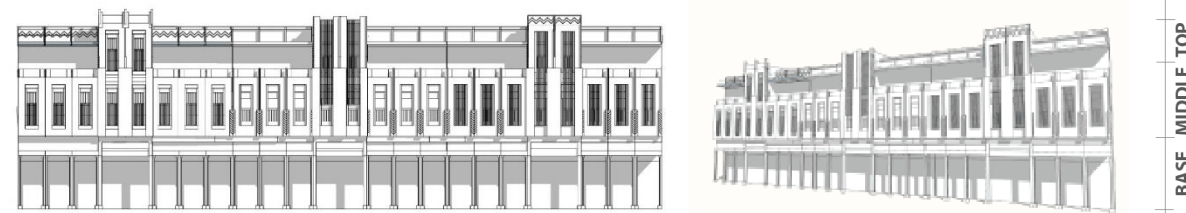
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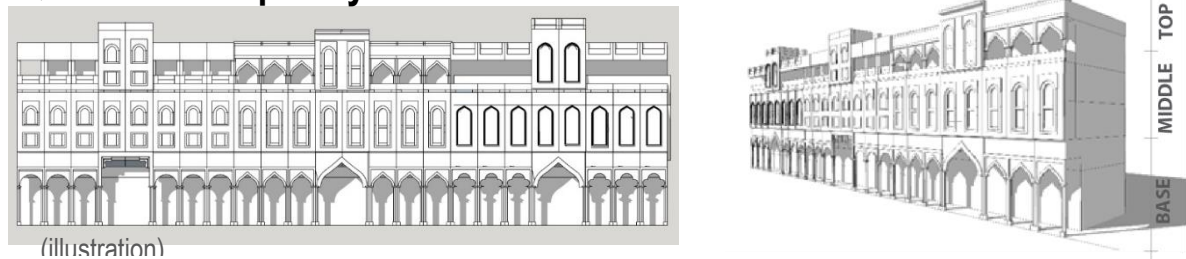


**RECOMMENDED ARCHITECTURE STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



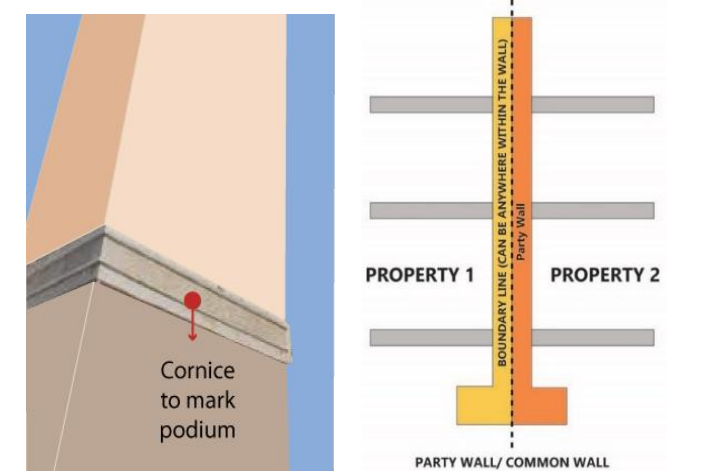
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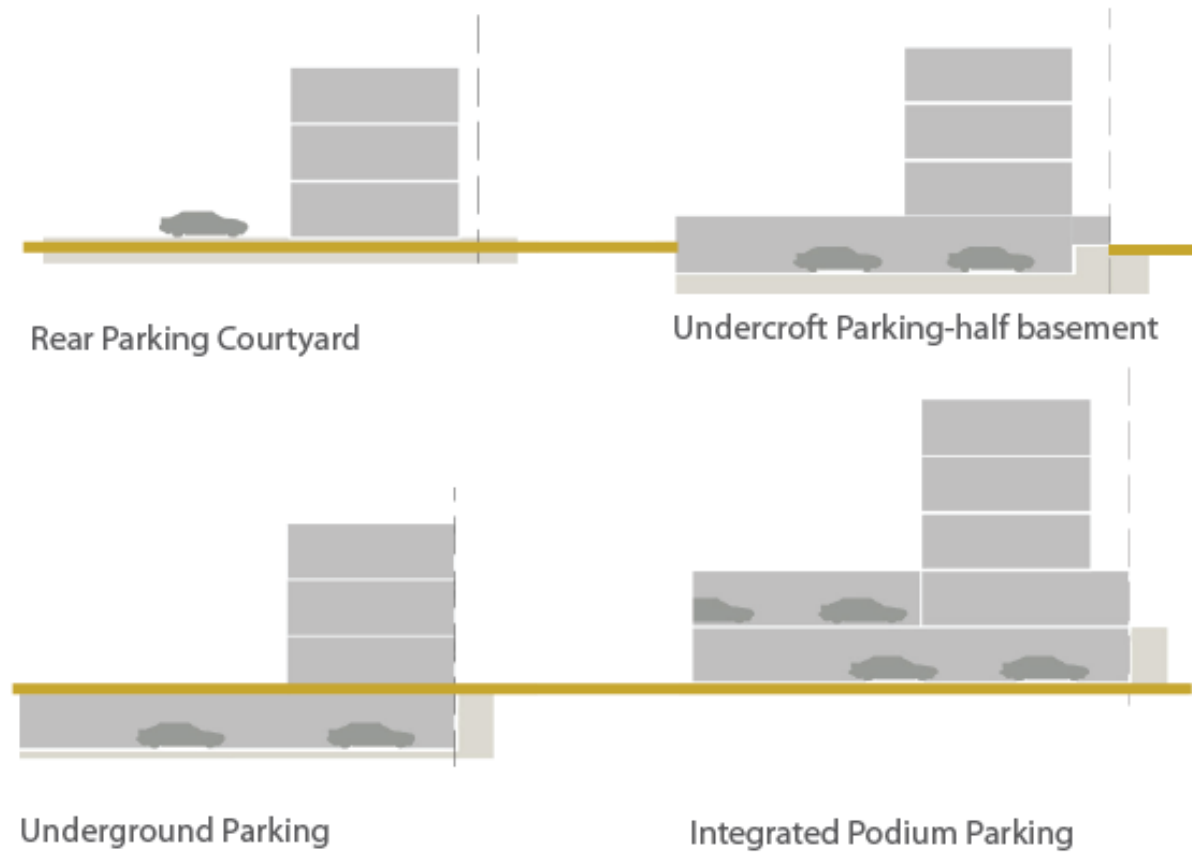
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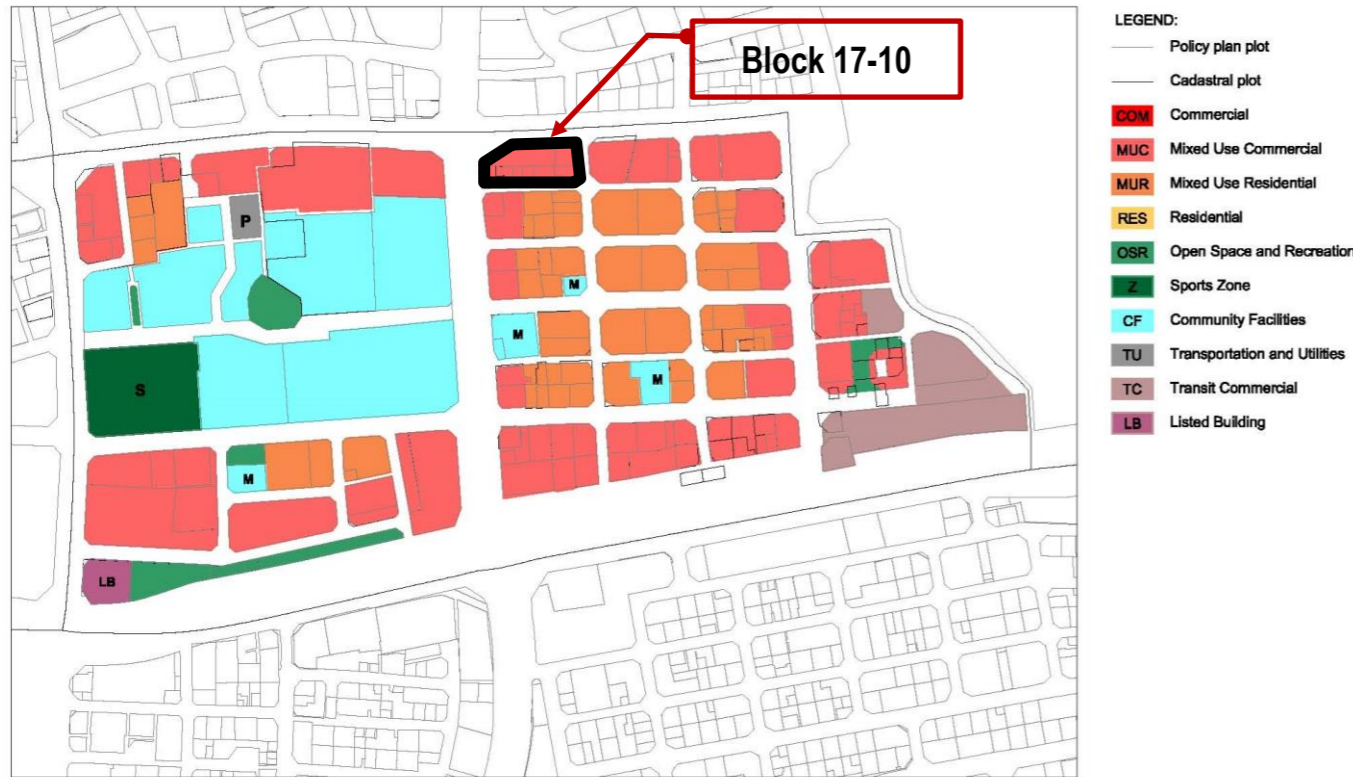
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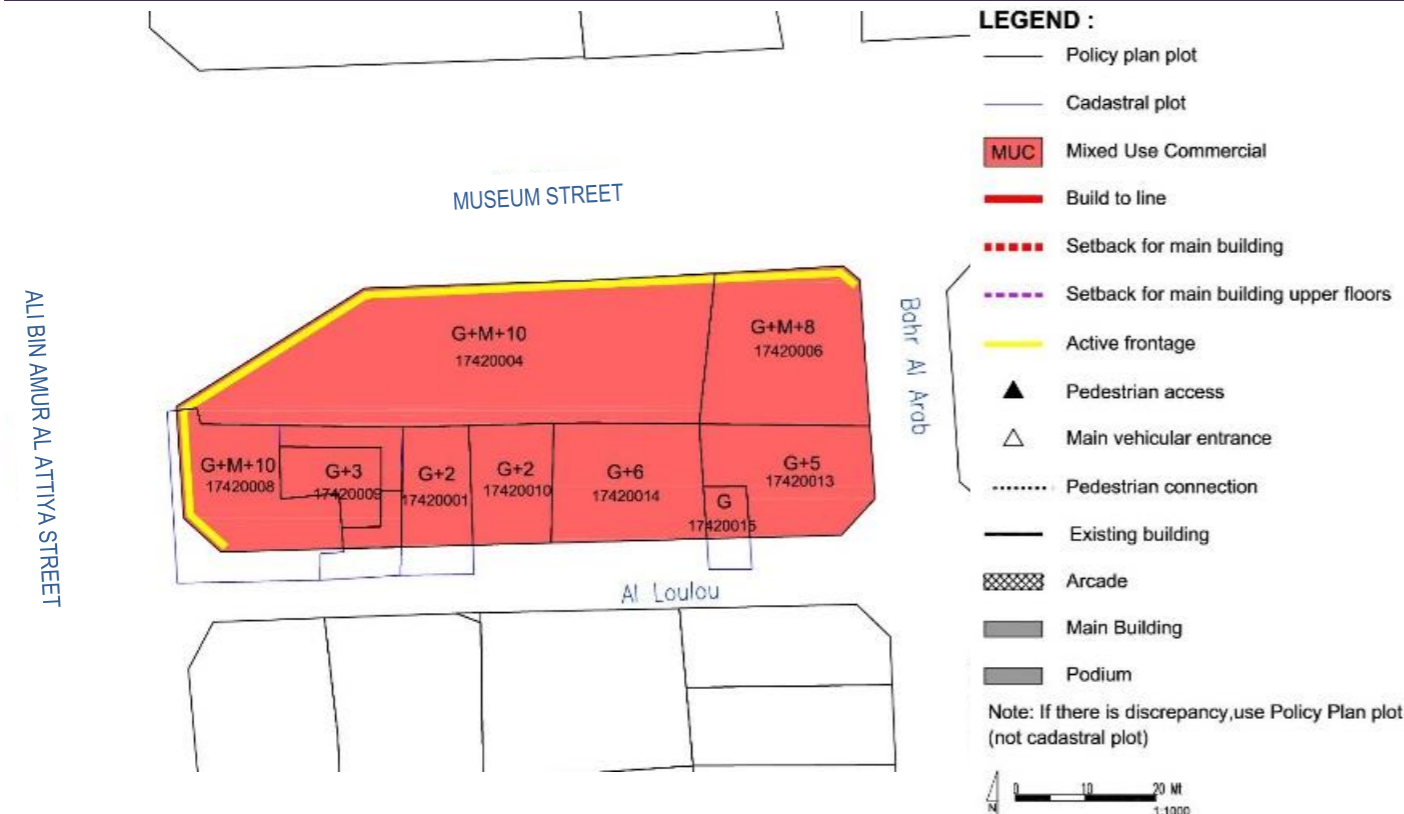
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4.4	x	✓	✓	x	1022	Girls Qur'anic School
4.5 Health	✓	✓	✓	x	1102	Primary Health Center
4.6	✓	✓	✓	x	1103	Private Medical Clinic
4.7	✓	✓	x	x	1104	Private Hospital/Polyclinic
4.8	✓	✓	✓	✓	1105	Ambulance Station
4.9	✓	✓	x	x	1106	Medical Laboratory / Diagnostic 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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

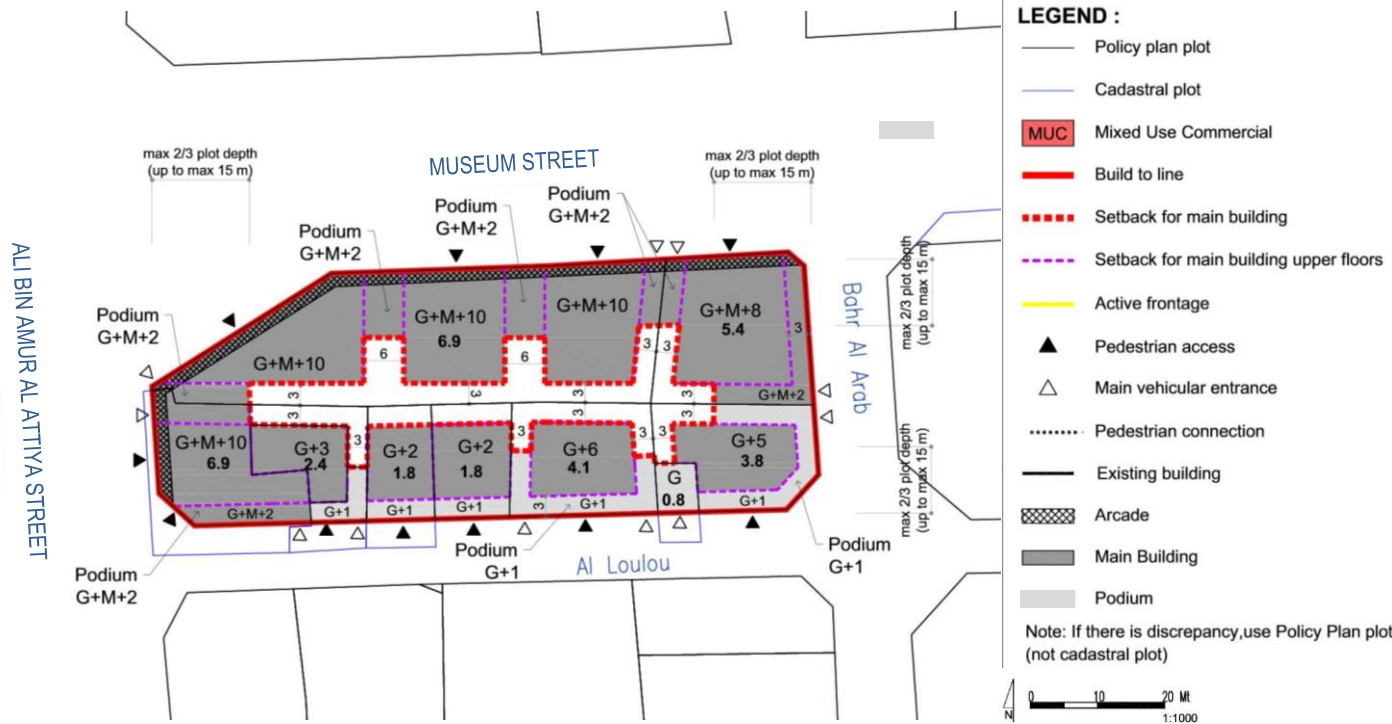
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

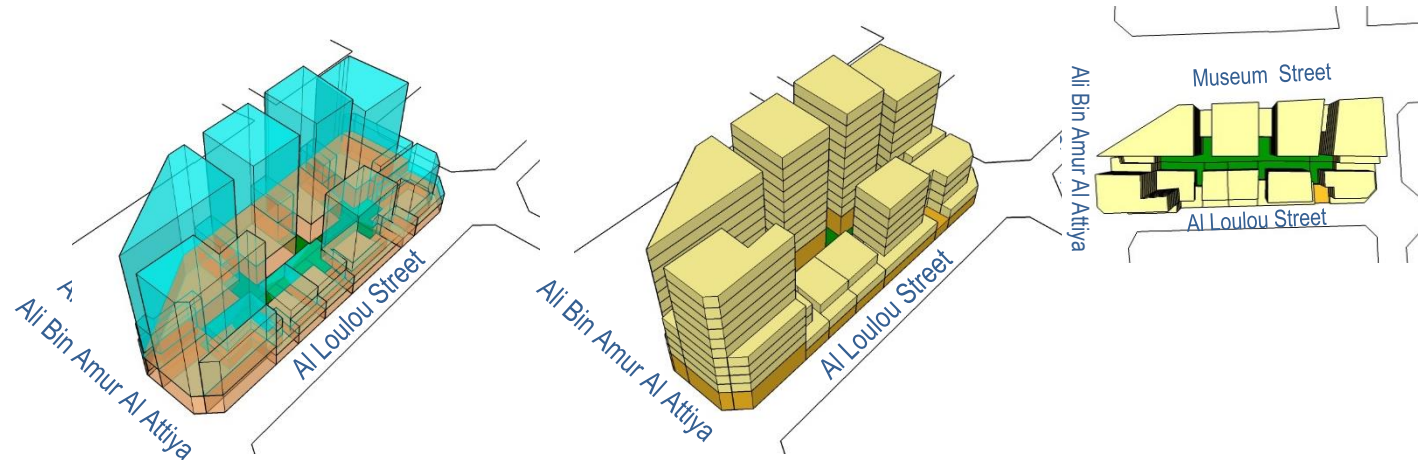
**SPECIFIC USE REGULATIONS**

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

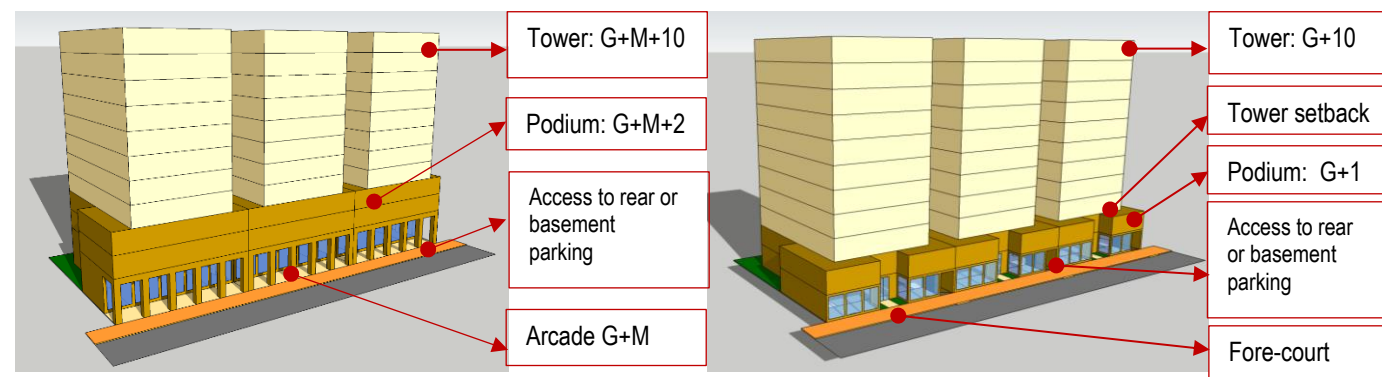
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Ali Bin Amur Al Attiya & Museum Street (Collector Streets)

Al Loulou & Bahr Al Arab Street (Local Streets)

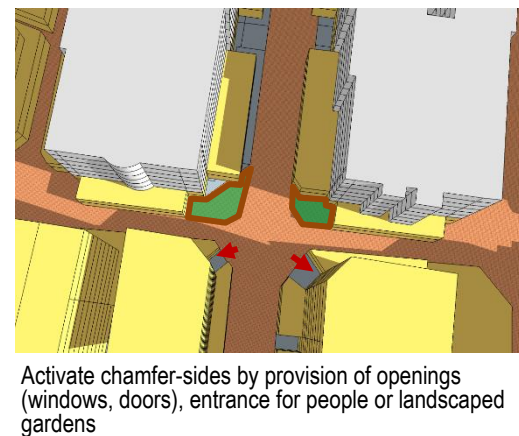
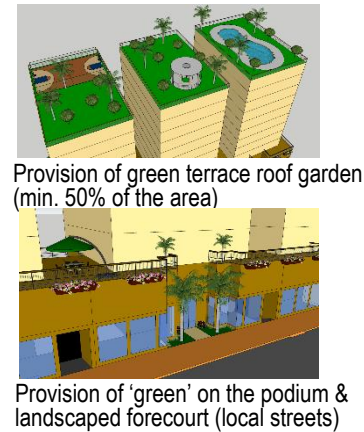
**BLOCK FORM REGULATIONS**

BULK REGULATIONS									
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial								
Height (max)	<table border="1"> <tr> <td>Ali Bin Amur Al Attiya &amp; Museum Str</td> <td>43.2 m (max)</td> </tr> <tr> <td>• G+M+10 (Podium G+M+2)</td> <td></td> </tr> <tr> <td>Al Loulou &amp; Bahr Al Arab Street</td> <td>41.7 m (max)</td> </tr> <tr> <td>• G+10 (Podium G+1)</td> <td></td> </tr> </table>	Ali Bin Amur Al Attiya & Museum Str	43.2 m (max)	• G+M+10 (Podium G+M+2)		Al Loulou & Bahr Al Arab Street	41.7 m (max)	• G+10 (Podium G+1)	
Ali Bin Amur Al Attiya & Museum Str	43.2 m (max)								
• G+M+10 (Podium G+M+2)									
Al Loulou & Bahr Al Arab Street	41.7 m (max)								
• G+10 (Podium G+1)									
FAR (max)	<table border="1"> <tr> <td>6.60 (along Museum &amp; Ali Bin Amur Al Attiya Street)</td> <td rowspan="2">(+ 5 % for corner lots)</td> </tr> <tr> <td>6.10 (along Al Loulou &amp; Bahr Al Arab Street)</td> </tr> </table>	6.60 (along Museum & Ali Bin Amur Al Attiya Street)	(+ 5 % for corner lots)	6.10 (along Al Loulou & Bahr Al Arab Street)					
6.60 (along Museum & Ali Bin Amur Al Attiya Street)	(+ 5 % for corner lots)								
6.10 (along Al Loulou & Bahr Al Arab Street)									
Building Coverage (max)	75%								
MAIN BUILDINGS									
Typology	Attached-Podium and Tower								
Building Placement	Setbacks as per block plan: <b>Ali Bin Amur Al Attiya &amp; Museum Str.:</b> • 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; 3 m rear • Tower: 0 m front setback; 3 m sides; 3m rear <b>Al Loulou &amp; Bahr Al Arab Str.:</b> • 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; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m 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>	<ul style="list-style-type: none"> <li>Ali Bin Amur Al Attiya &amp; Museum Str (Collector streets): 100% of 0 m front setback (mandatory)</li> <li>Al Loulou &amp; Bahr Al Arab Str (Local streets): min. 60% of frontage indicated at block plan</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)								
Commercial Depth (max)	15 m								
Building Size	Fine grain; 30 m maximum building width or length								
Primary Active Frontage	As indicated in the plan								

Frontage Profile	<b>Ali Bin Amur Al Attiya &amp; Museum Str.:</b> <b>Arcade/ Colonnade:</b> • 2.5 m minimum width • G+M maximum height • Located as per drawing <b>Al Loulou &amp; Bahr Al Arab Str.:</b> <b>Fore-court; cantilever/overhang on the ground floor</b>
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> <li>Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirement: (block is located within 400 m radius from metro entry point)

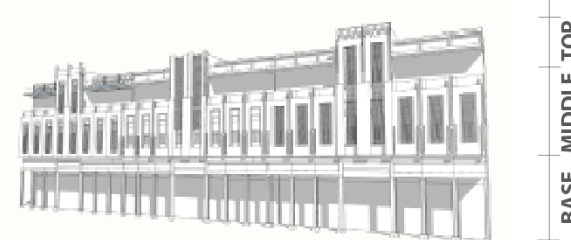
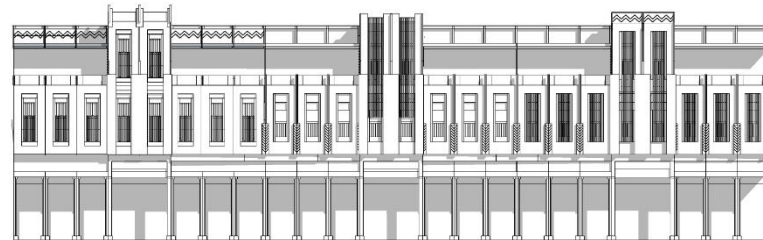
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

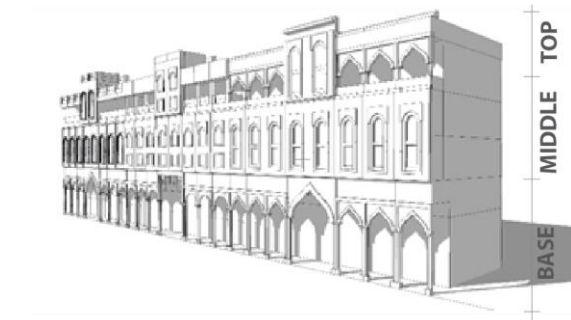
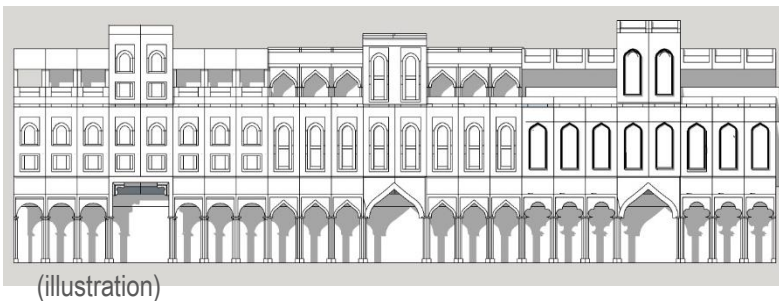


**RECOMMENDED ARCHITECTURAL STYLES**

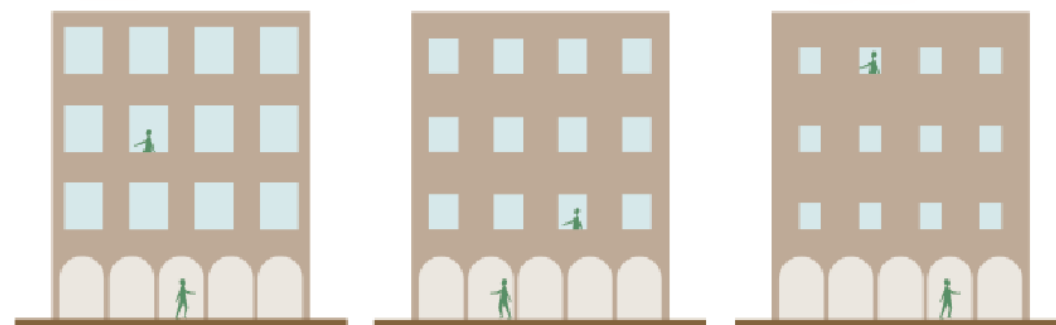
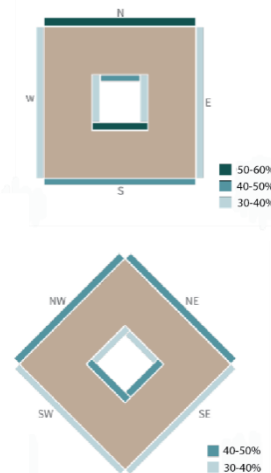
**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



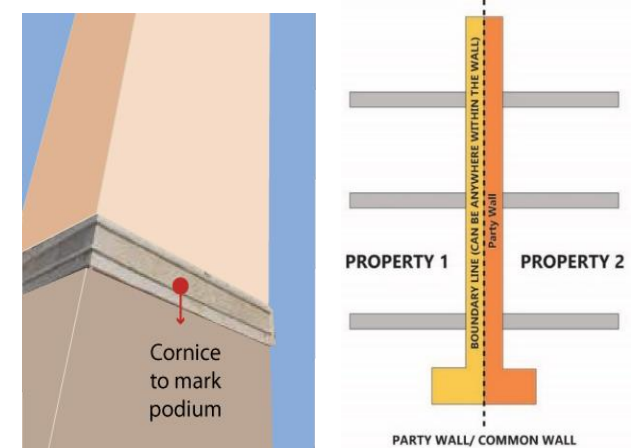
**WINDOW-TO-WALL RATIOS**



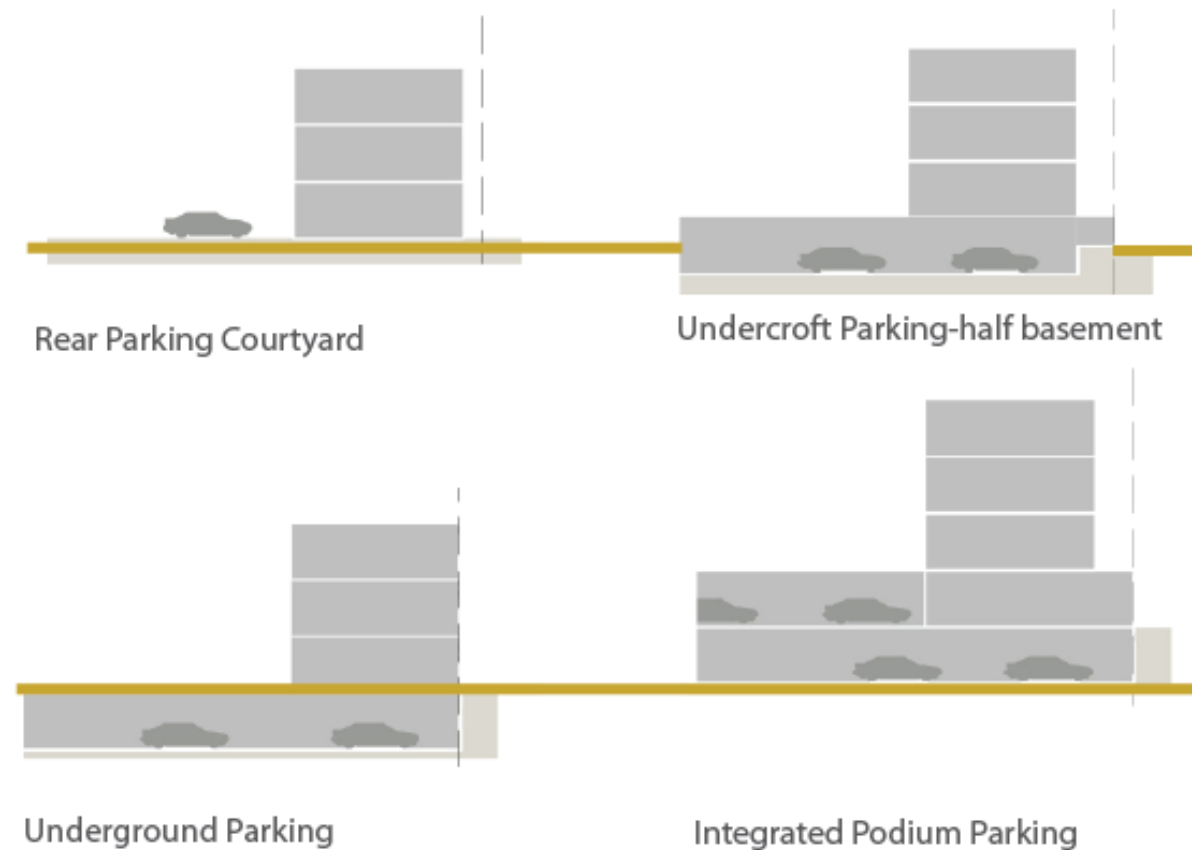
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al Attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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 softscape (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	
Style	Signage should be an integral part of the building facade without background.



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

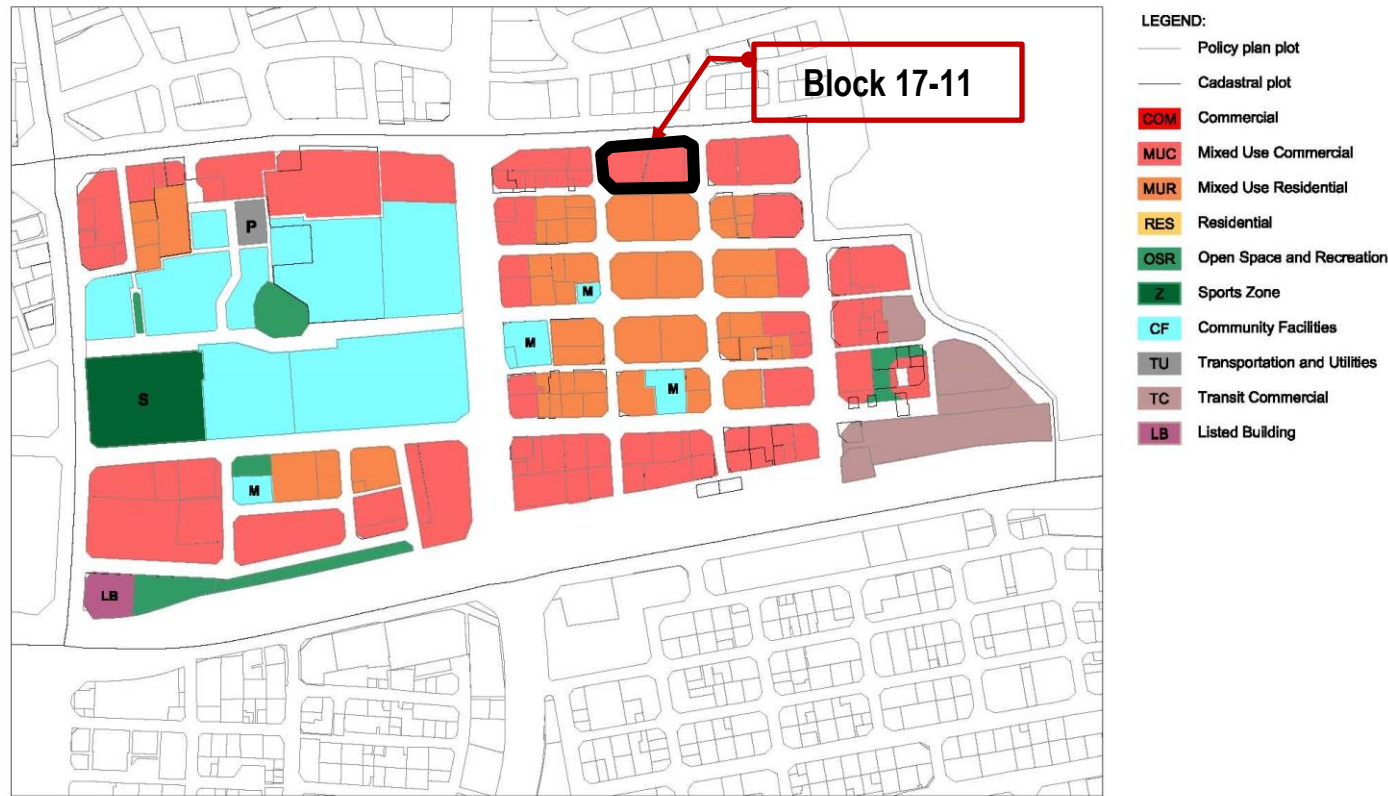
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

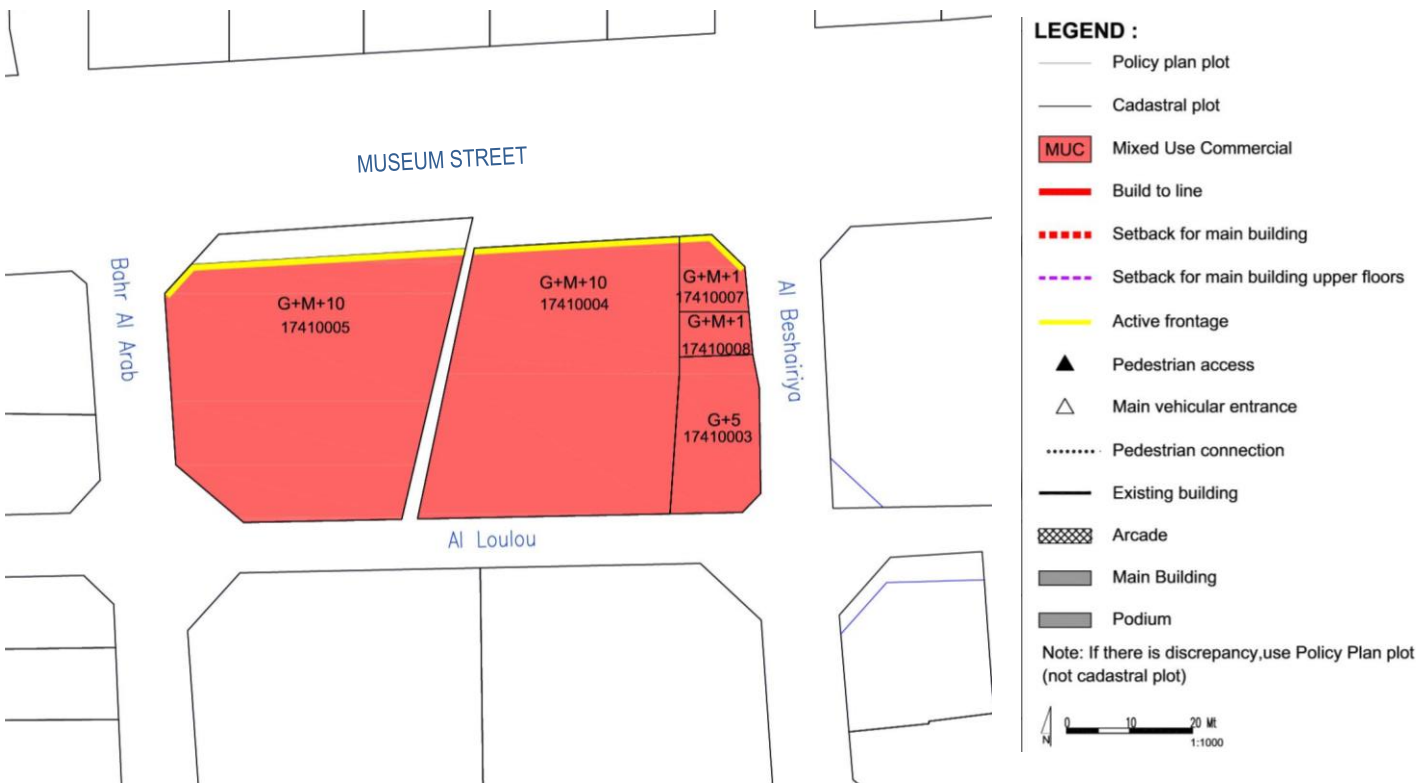
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

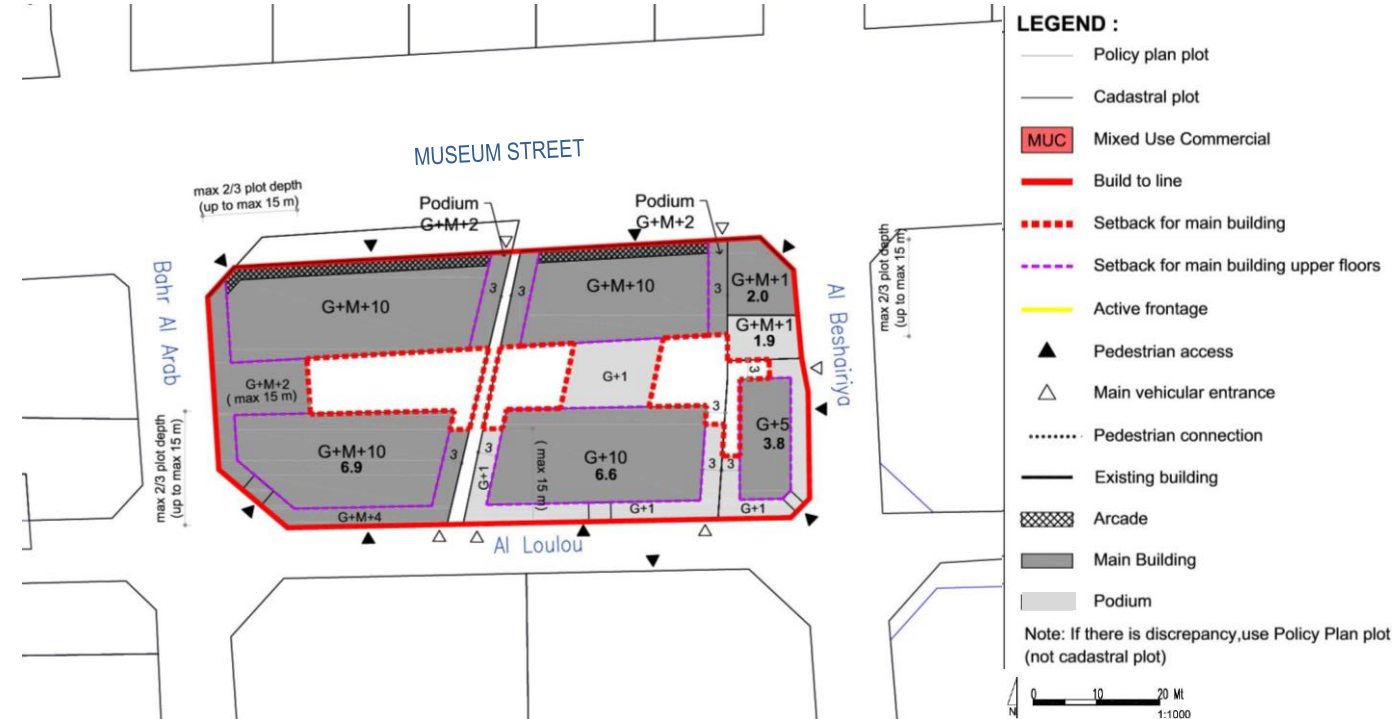
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

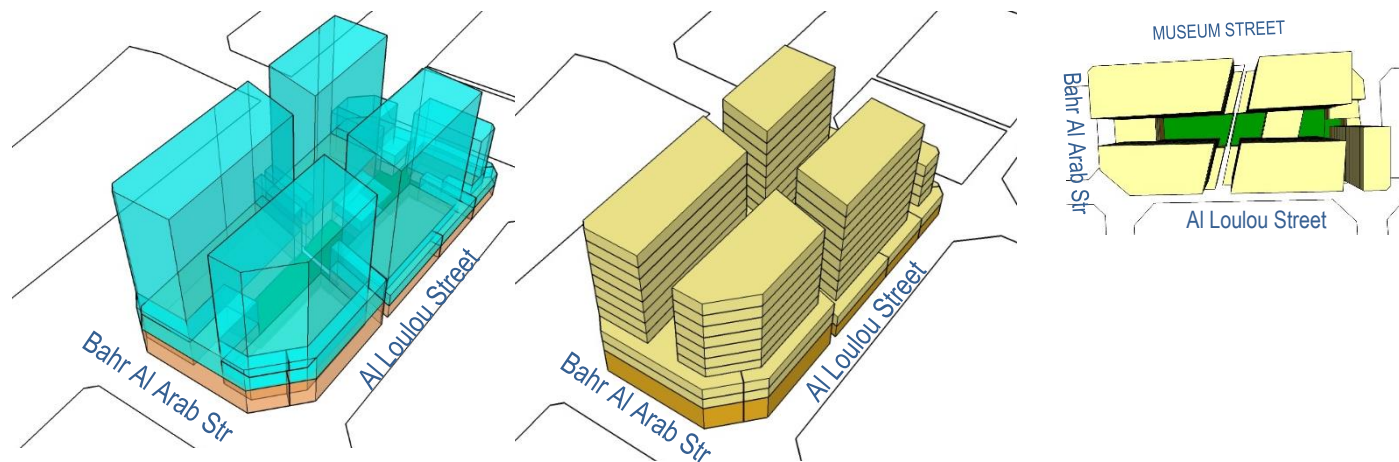
**SPECIFIC USE REGULATIONS**

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

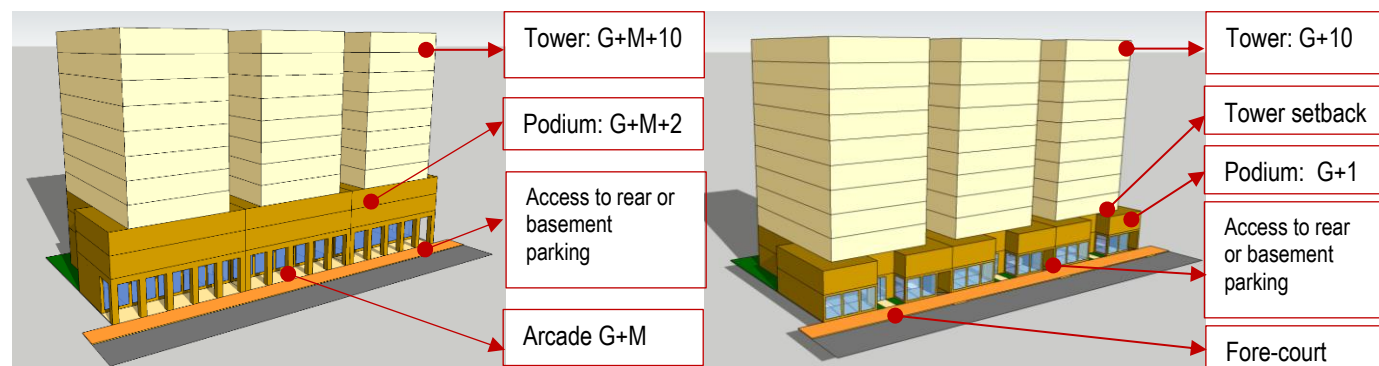
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Museum Street (Collector Street)

Al Loulou & Bahr Al Arab & Al Beshdiriya Street (Local Streets)

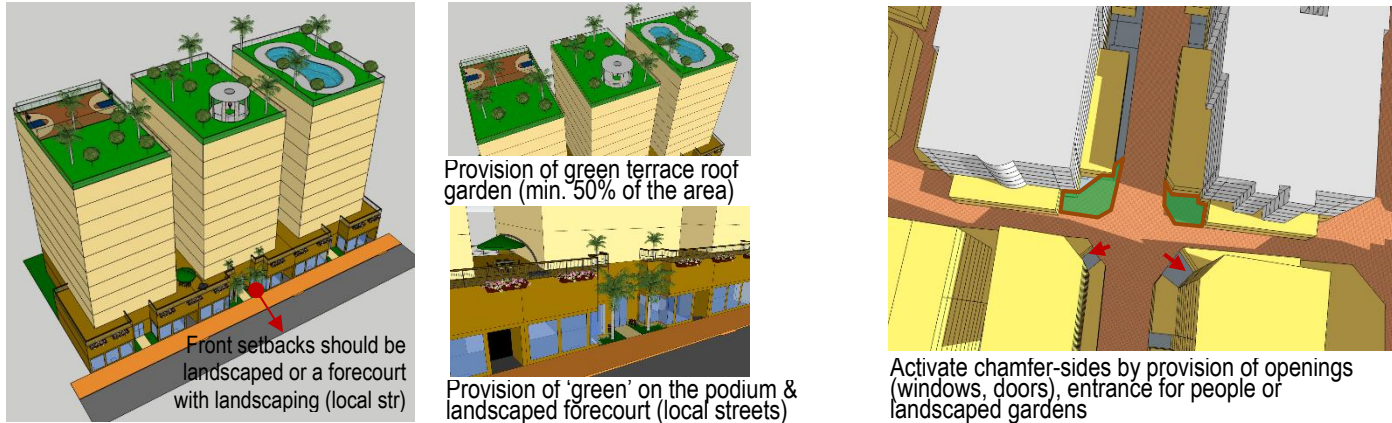
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	Museum Street • G+M+10 (Podium G+M+2) 43.2 m (max)
	Al Loulou & Bahr Al Arab & Al Beshdiriya Street • G+10 (Podium G+1) 41.7 m (max)
FAR (max)	6.60 (along Museum Street) (+ 5 % for corner lots) 6.10 (along Al Loulou, Bahr Al Arab & Al Beshdiriya Street)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <b>Museum Street:</b> • 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; 3 m rear • Tower: 0 m front setback; 3 m sides; 3m rear <b>Al Loulou &amp; Bahr Al Arab &amp; Al Beshdiriya Street:</b> • 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; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m 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>	<ul style="list-style-type: none"> <li><b>Museum Street (Collector street):</b> 100% of 0m front setback (mandatory)</li> <li><b>Al Loulou &amp; Bahr Al Arab &amp; Al Beshdiriya Street (Local streets):</b> min. 60% of frontage indicated at block plan</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)
Commercial Depth (max)	15 m
Building Size	Fine grain; 30 m maximum building width or length
Primary Active Frontage	As indicated in the plan

Frontage Profile	<b>Museum Street.:</b> <b>Arcade/ Colonnade:</b> <ul style="list-style-type: none"> <li>2.5 m minimum width</li> <li>G+M maximum height</li> <li>Located as per drawing</li> </ul> <b>Al Loulou &amp; Bahr Al Arab &amp; Al Beshdiriya Street:</b> <b>Fore-court; cantilever/overhang on the ground floor</b>
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><b>Sides:</b> 0 m, up to 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li><b>Rear:</b> 3 m</li> </ul>
Building Depth (max)	7.5m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

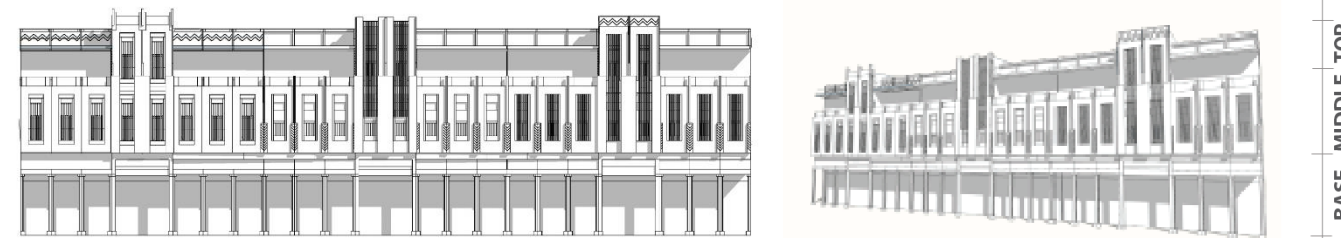
• All new development should follow the regulations.  
 • For existing buildings: the setbacks and heights are indicative; for retrofitting alteration/ modification changes should not exceed the existing massing. For existing buildings which are still new and/or in good condition, it is recommended only to add the required front-part of the building (eg. light structure podium) as per indicated set back and build-to-line (ie. zero setback) in the plan

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

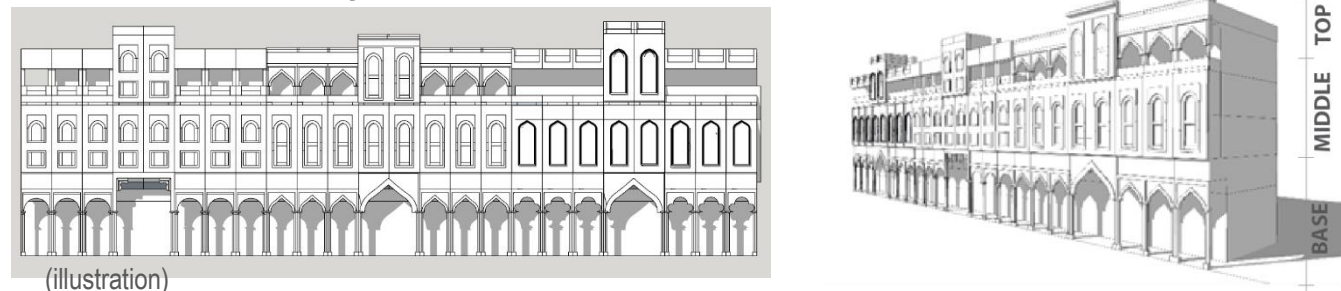


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



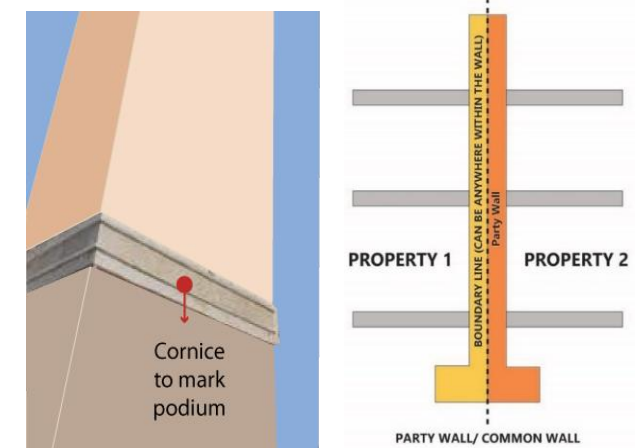
**WINDOW-TO-WALL RATIOS**



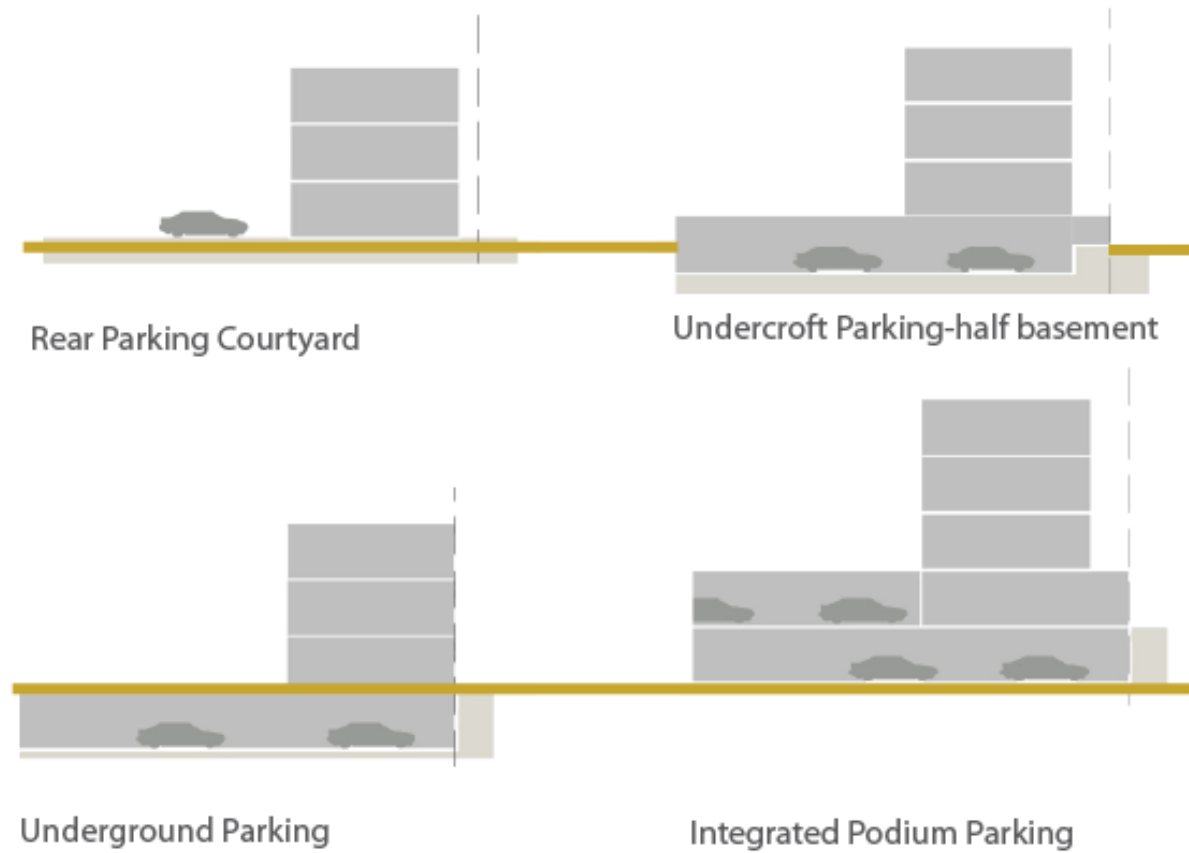
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al Attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <a href="#">Townscape &amp; Architectural Guidelines for Main Streets in Qatar</a>)</li> </ul>
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>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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/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"> <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 softscape (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	
Style	Signage should be an integral part of the building facade without background.



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

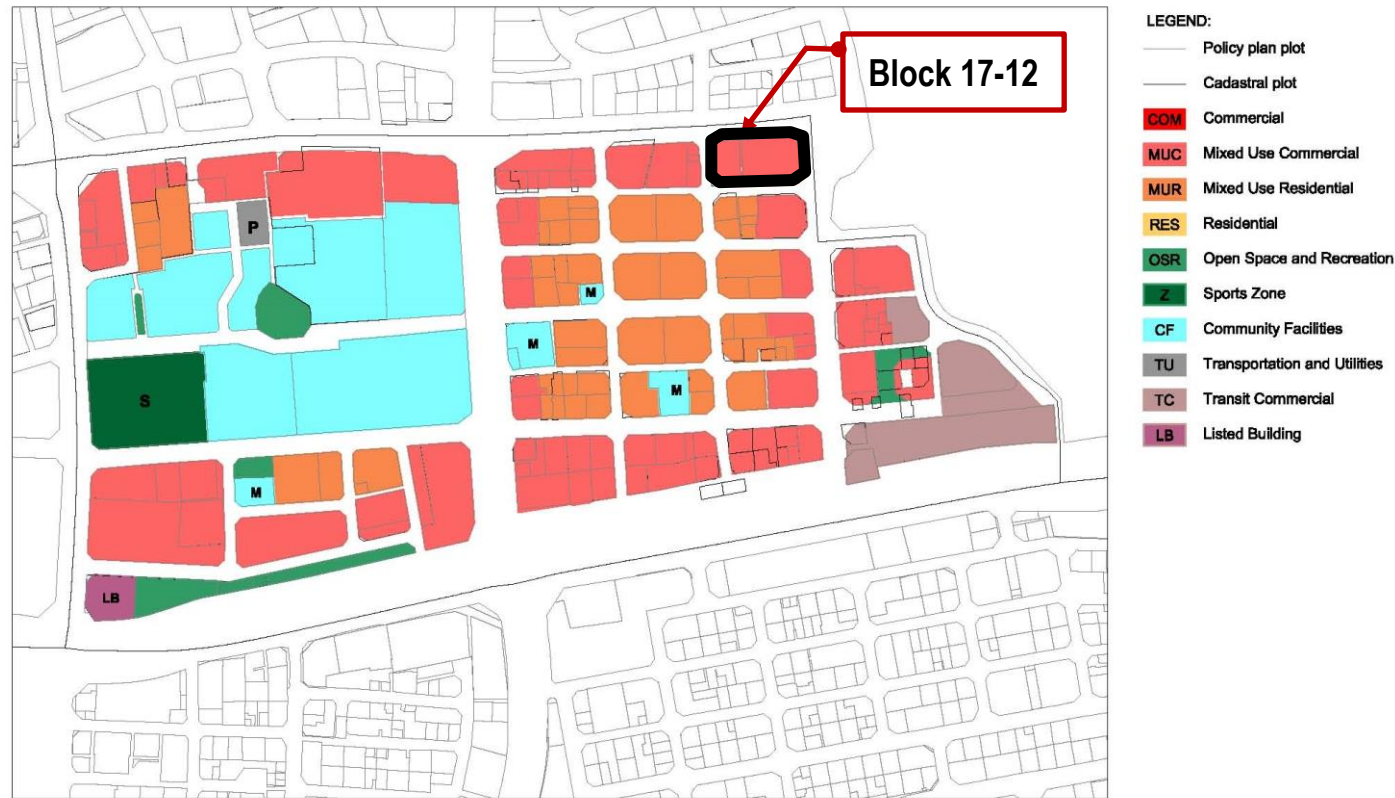
Provision of **Privately Owned Public Space (POPS)** and Community Facility:  
Additional floor area of 5 m<sup>2</sup> for every 1 m<sup>2</sup> provision, up to maximum 10% of total GFA

Provision of **Shared Public Parking**:  
Additional floor area of 50 m<sup>2</sup> for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA

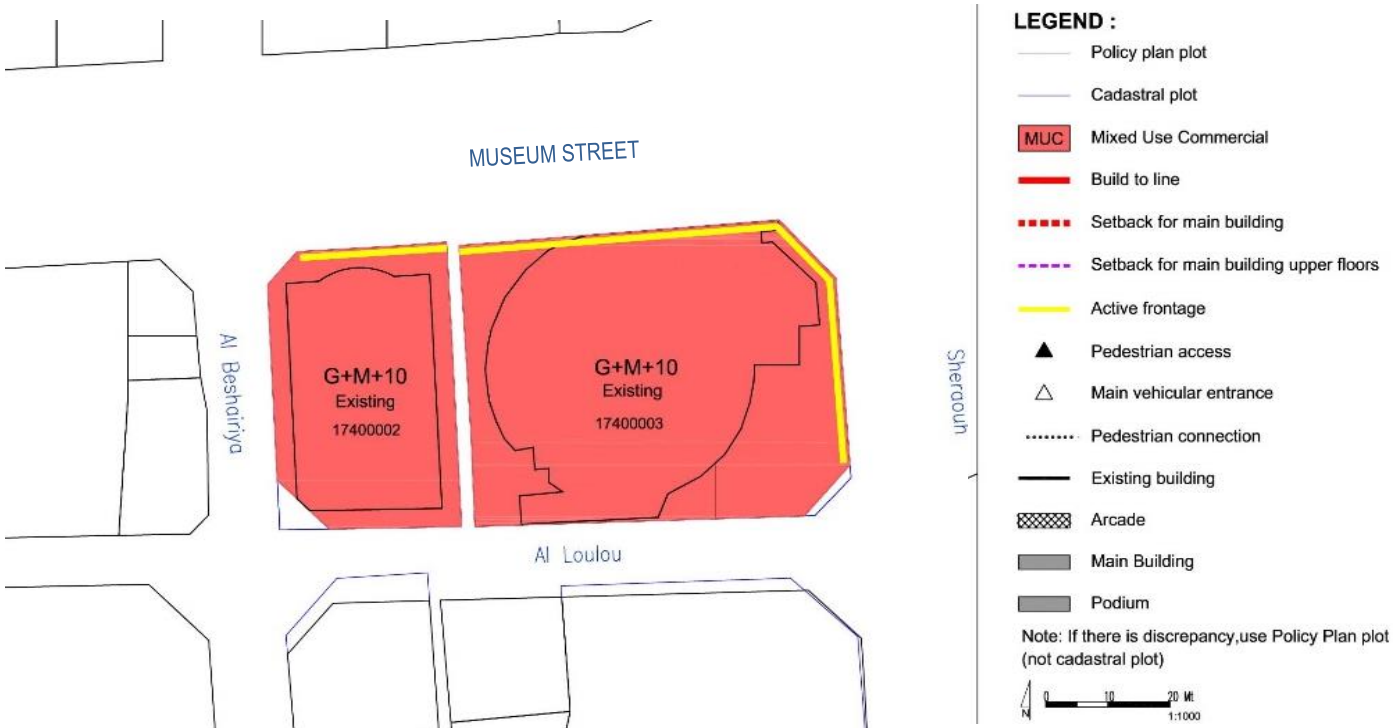
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	☑	Tower level	49% max
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	Podium level	20% max

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

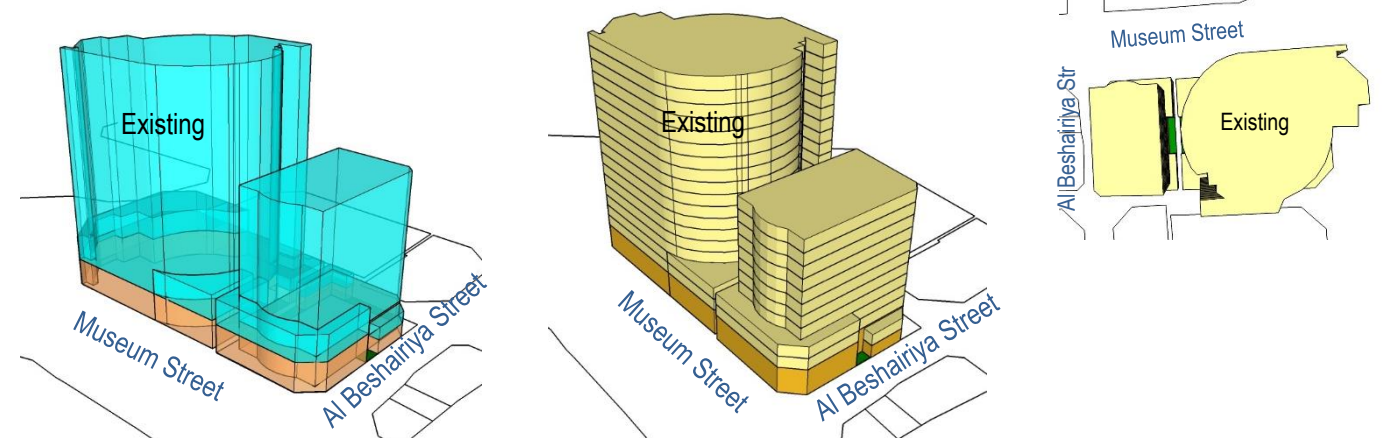
**SPECIFIC USE REGULATIONS**

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

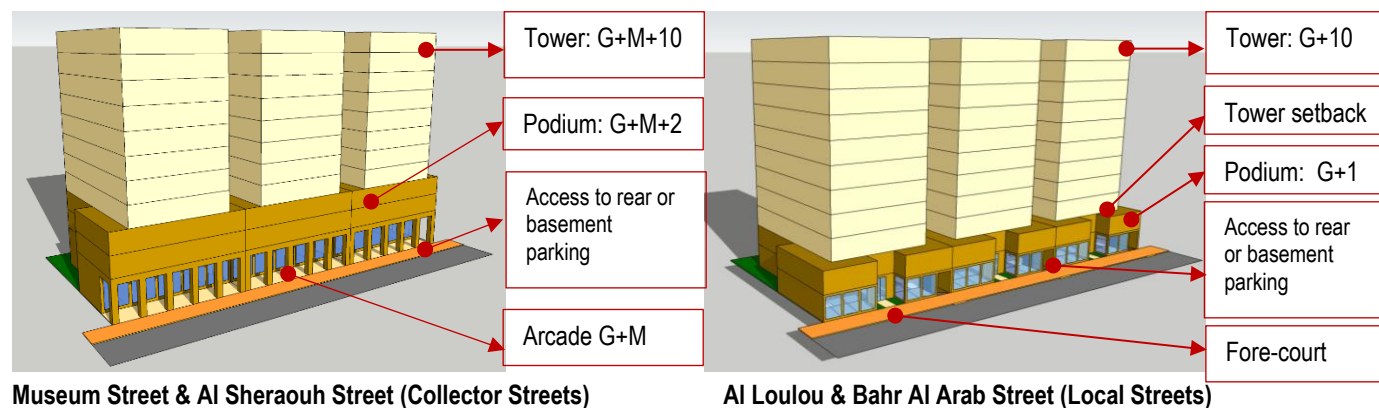
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



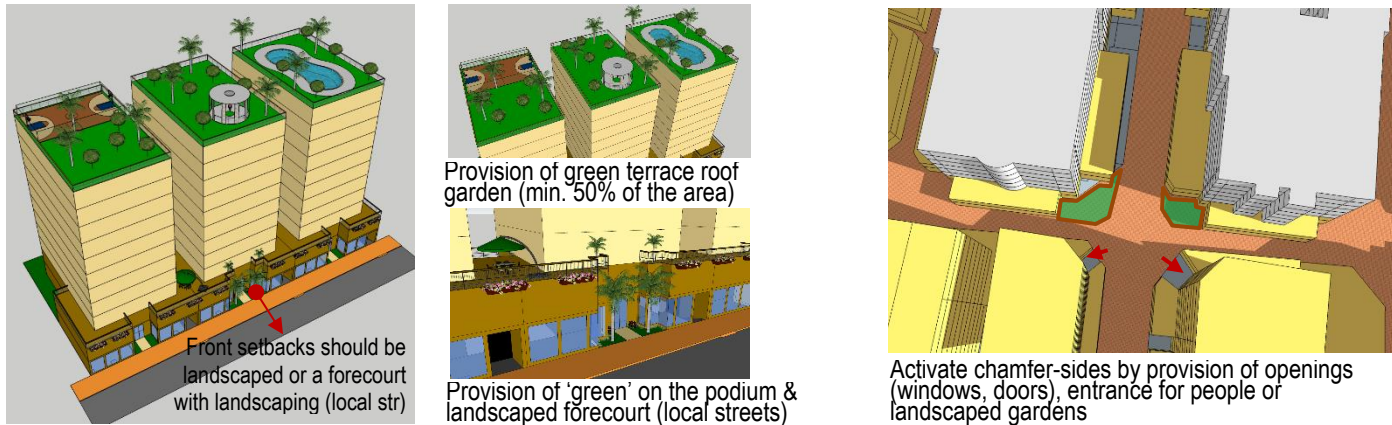
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	Museum & Sherrouh Street: • G+M+10 (Podium G+M+2)
	43.2 m (max)
FAR (max)	Al Loulou & Al Beshridiya Street • G+10 (Podium G+1)
	41.7 m (max)
Building Coverage (max)	75% (+ 5 % for corner lots)
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <b>Museum &amp; Sherrouh Street:</b> • 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; 3 m rear • Tower: 0 m front setback; 3 m sides; 3m rear <b>Al Loulou &amp; Al Beshridiya Street:</b> • 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; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m 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>	<ul style="list-style-type: none"> <li><b>Museum &amp; Sherrouh Str (Collector streets):</b> 100% of 0 m front setback (mandatory)</li> <li><b>Al Loulou &amp; Al Beshridiya Str (Local streets):</b> min. 60% of frontage indicated at block plan</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)
Commercial Depth (max)	15 m
Building Size	Fine grain; 30m maximum building width or length
Primary Active Frontage	As indicated in the plan

Frontage Profile	<b>Museum &amp; Sherrouh Street:</b> <b>Arcade/ Colonnade:</b> <ul style="list-style-type: none"> <li>2.5 m minimum width</li> <li>G+M maximum height</li> <li>Located as per drawing</li> </ul> <b>Al Loulou, Al Beshridiya Street:</b> <b>Fore-court; cantilever/overhang on the ground floor</b>
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> <li>Allowed</li> <li>0m setbacks</li> <li>0.5m maximum height from street level (undercroft)</li> </ul>
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none"> <li><b>Sides:</b> 0 m, up to 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li><b>Rear:</b> 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

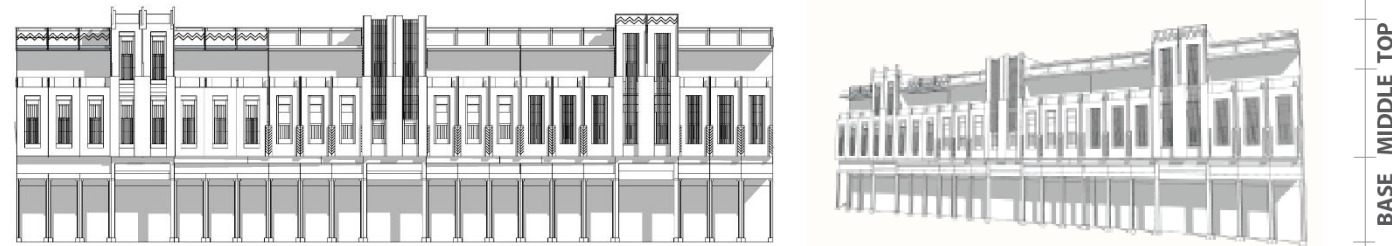
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only to add the required front-part of the building (eg. light structure podium) as per indicated setback and build-to-line (which is zero setback) in the plan

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

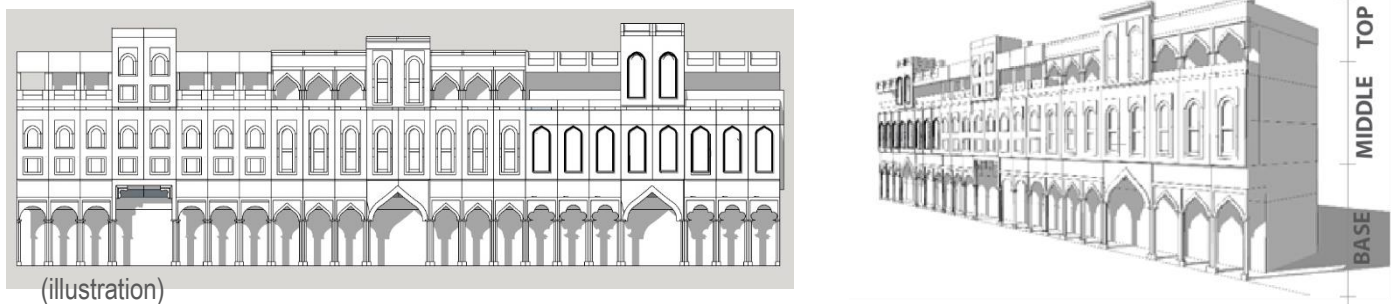


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



**WINDOW-TO-WALL RATIOS**



**STANDARDS**

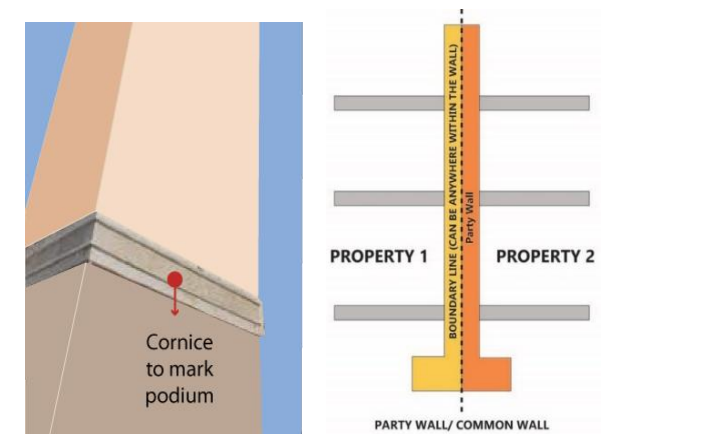
ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Aboutoud</li> <li>(* Refer the details to the <a href="#">Townscape &amp; Architectural Guidelines for Main Streets in Qatar</a>)</li> </ul>
Exterior expression	<ul style="list-style-type: none"> <li>Clear building expression of a base, a middle and a top</li> <li>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)</li> <li>The Middle Part:                             <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>The Top Part should be marked by parapet or entablature</li> </ul>
Minimum Building separation	<ul style="list-style-type: none"> <li>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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

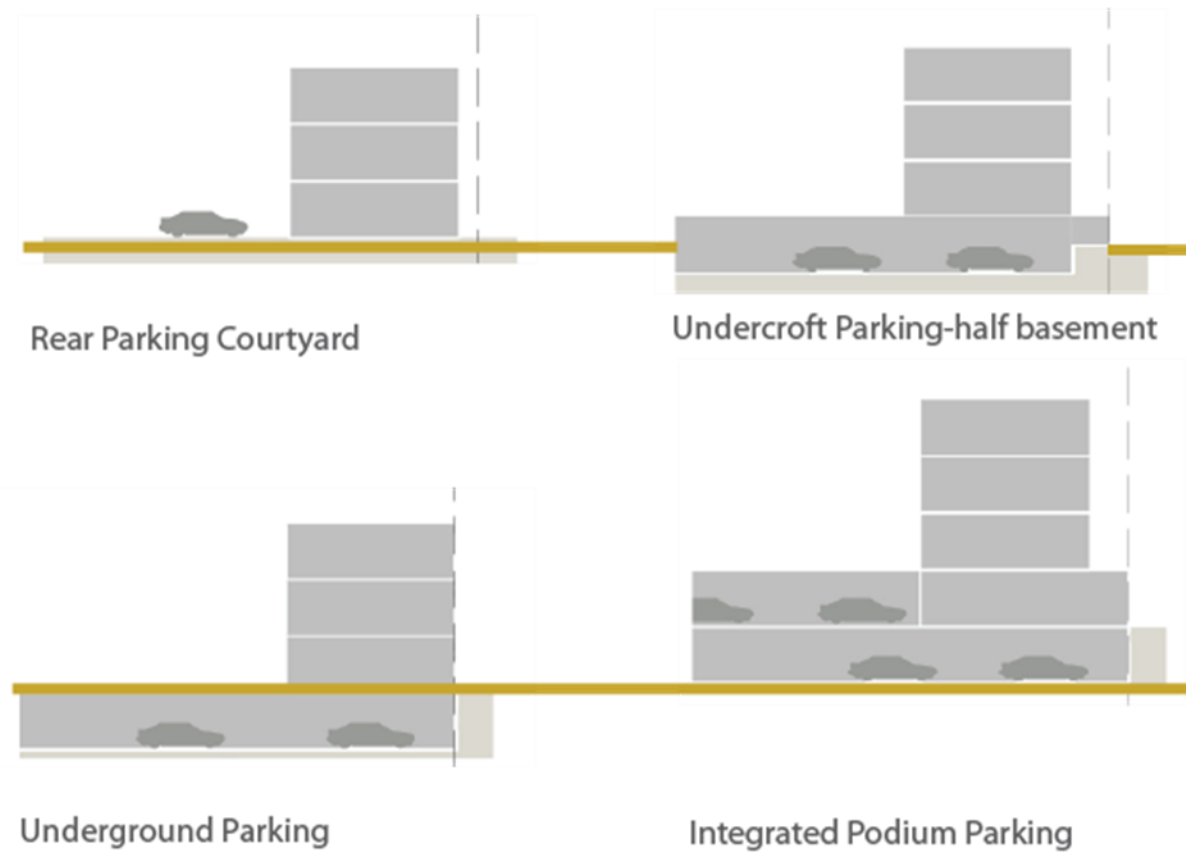
LANDSCAPE STANDARD	
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Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant softscape (trees, plants, urban farming 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	
Style	Signage should be an integral part of the building facade without background.



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

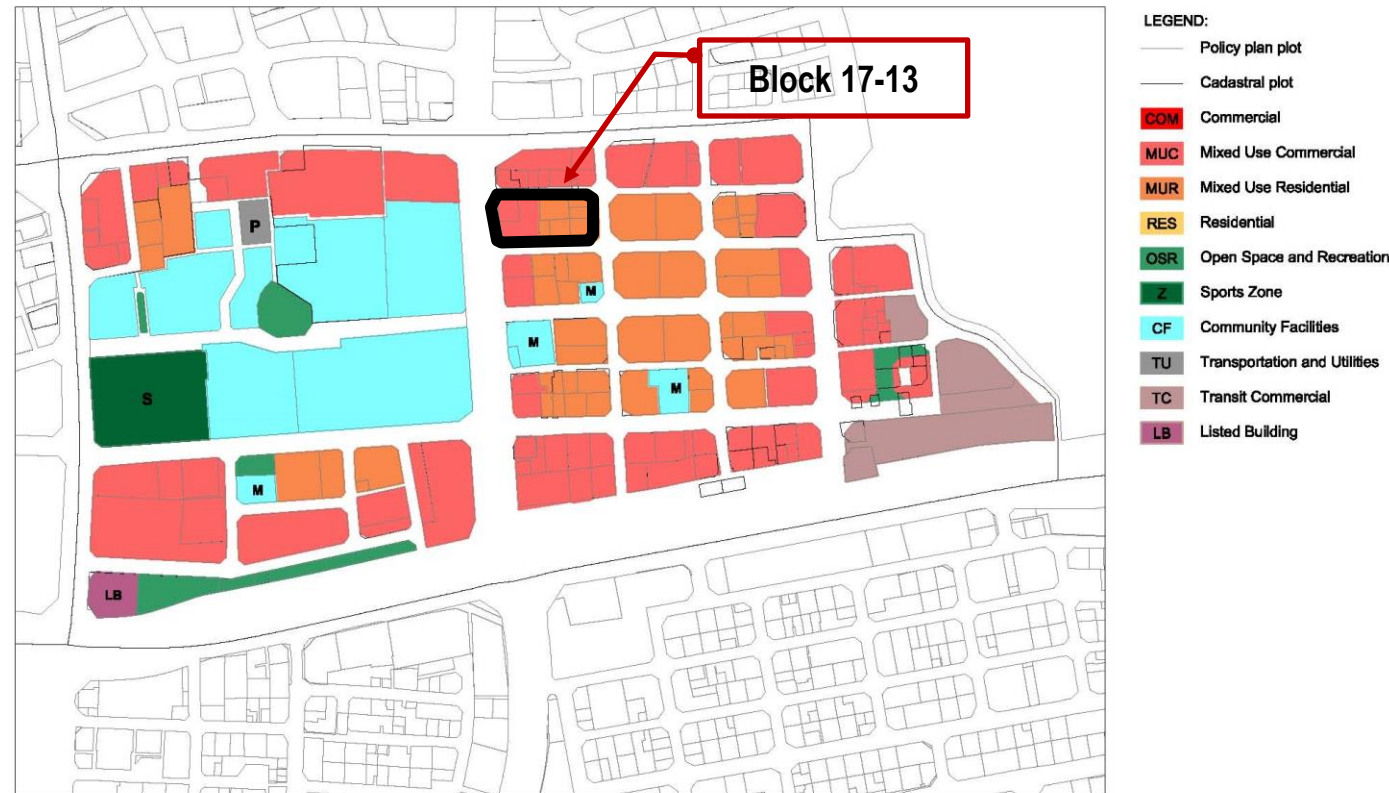
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

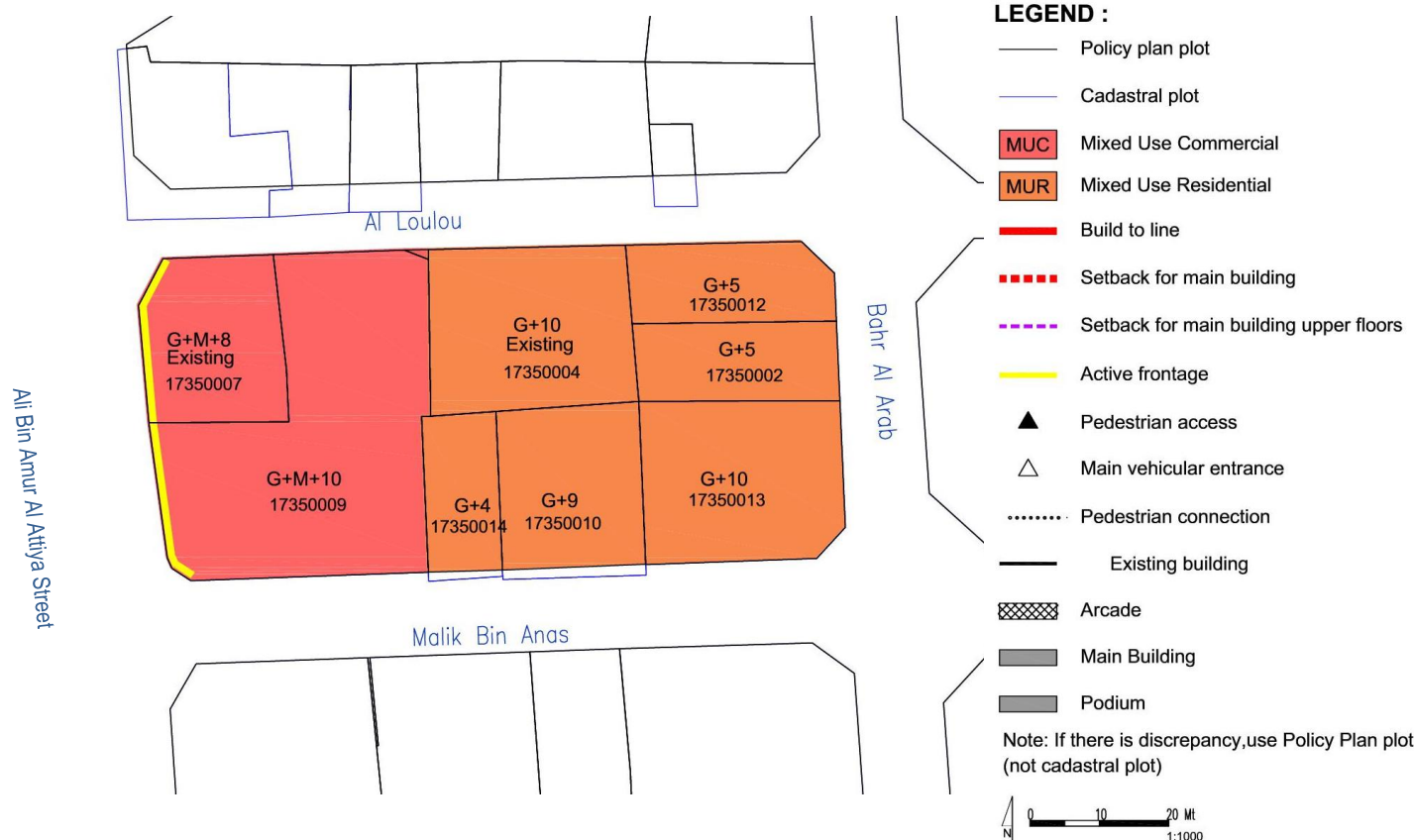
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
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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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

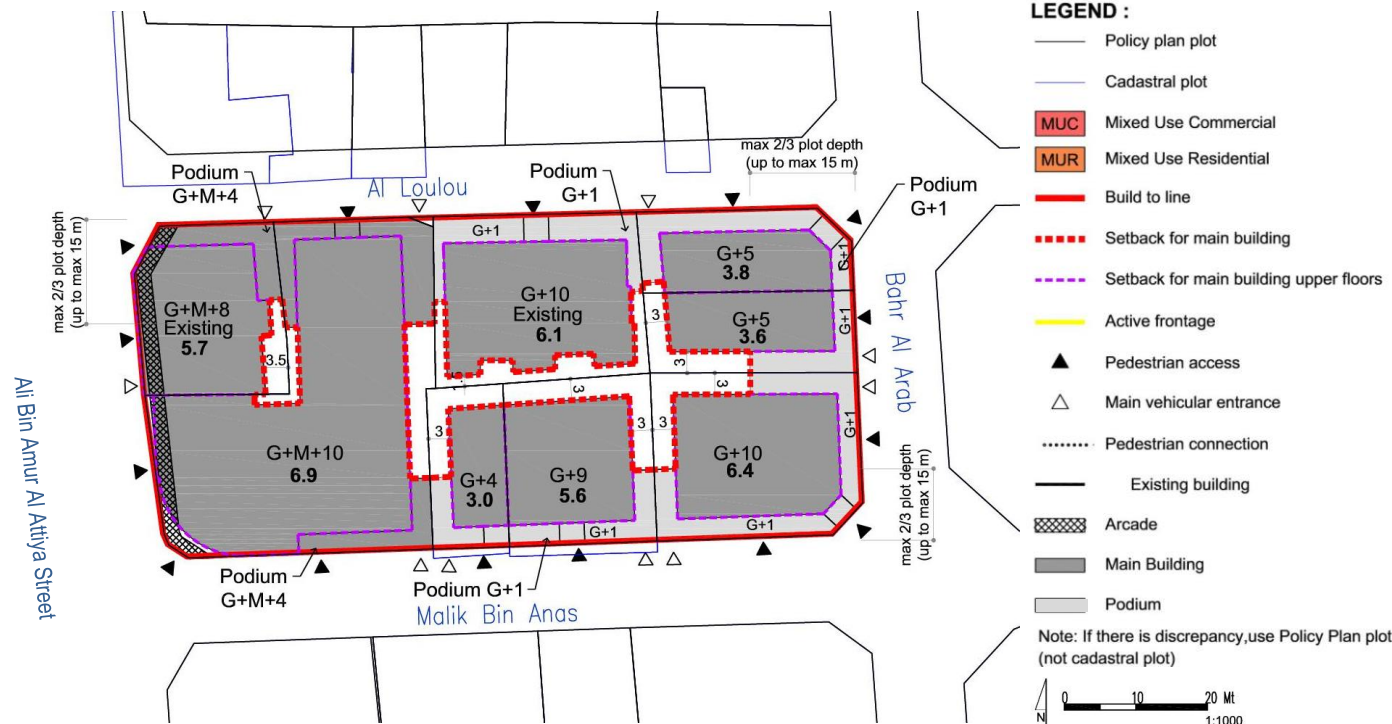
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	☑	Tower level	49% max
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	☑	All	77.50 % 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

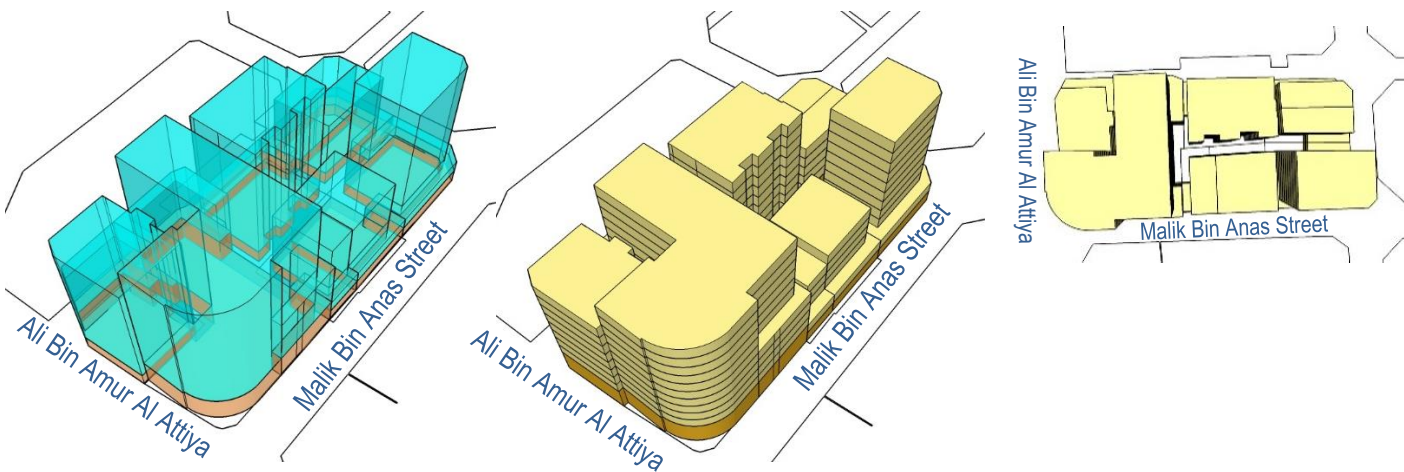
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> <li><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</li> <li><b>Type of commercial in MUR:</b> Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)</li> </ul>
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

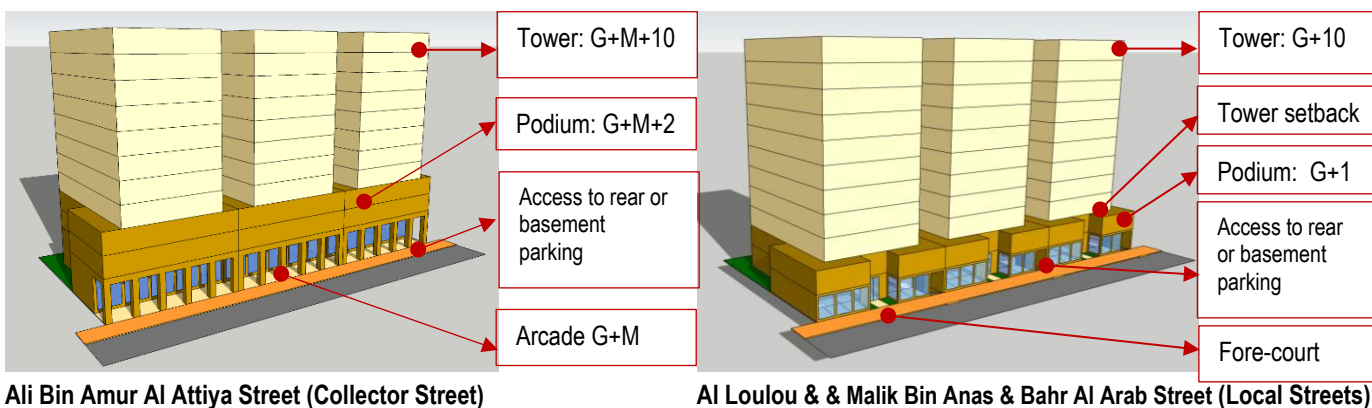
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Ali Bin Amur Al Attiya Street (Collector Street)

Al Loulou & Malik Bin Anas & Bahr Al Arab Street (Local Streets)

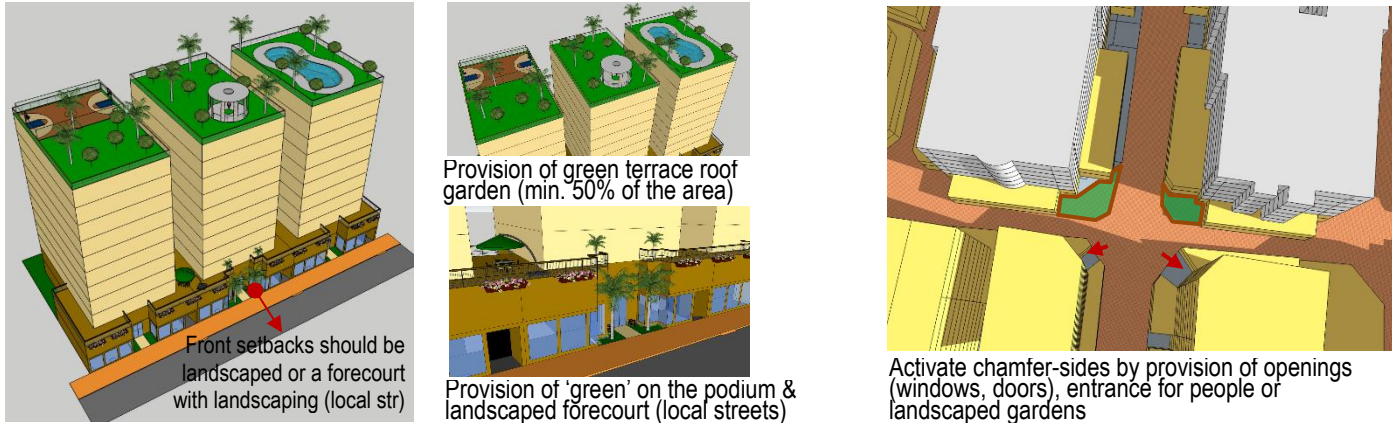
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial MUR: Mixed Use Residential
Height (max)	Ali Bin Amur Al Attiya Street: 43.2 m (max) • G+M+10 (Podium G+M+2) Al Loulou & Malik Bin Anas & Bahr Al Arab Street: 41.7 m (max) • G+10 (Podium G+1)
FAR (max)	6.60 (along Ali Bin Amur Al Attiya Street) (+ 5 % for corner lots) 6.10 (along Al Loulou & Malik Bin Anas & Bahr Al Arab Street)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: Ali Bin Amur Al Attiya Street: • 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; 3 m rear • Tower: 0 m front setback; 3 m sides; 3m rear Al Loulou & Malik Bin Anas & Bahr Al Arab Street: • 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; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m 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>	• Ali Bin Amur Al Attiya Str (Collector street): 100% of 0m front setback (mandatory) • Al Loulou & Malik Bin Anas & Bahr Al Arab Street (Local streets): min. 60% 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)
Commercial Depth (max)	15 m
Building Size	Fine grain; 30 m maximum building width or length
Primary Active Frontage	As indicated in the plan

Frontage Profile	Ali Bin Amur Al Attiya Street.: Arcade/ Colonnade: • 2.5 m minimum width • G+M maximum height • Located as per drawing Al Loulou & Malik Bin Anas & Bahr Al Arab Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	• Sides: 0 m, up to 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; • Rear: 3 m
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	• Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements 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	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30% reduction in parking requirement: (block is located within 400m radius from metro entry point)

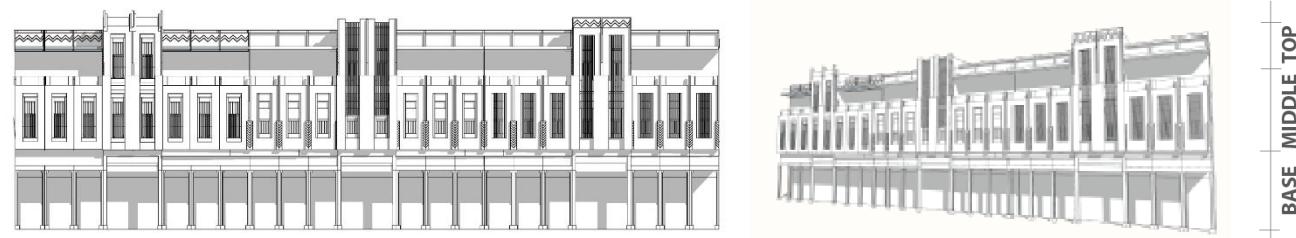
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing
- For existing buildings which are still new and/or in good condition, it is recommended only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

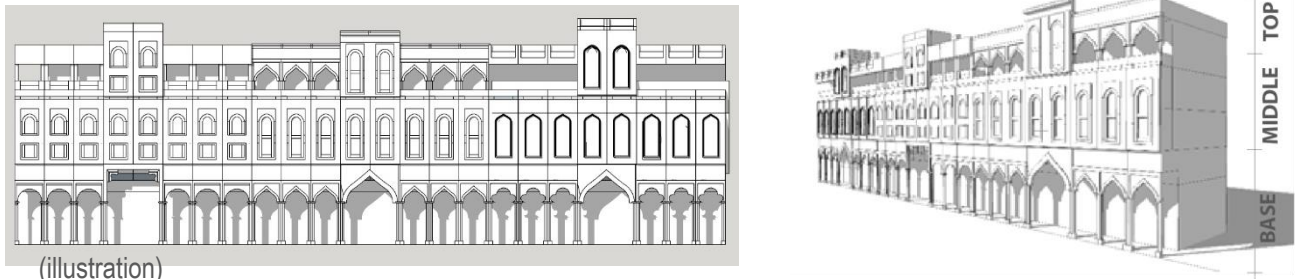


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



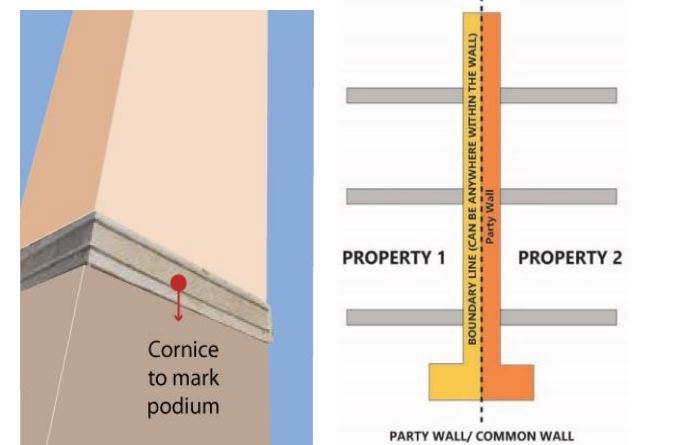
**WINDOW-TO-WALL RATIOS**



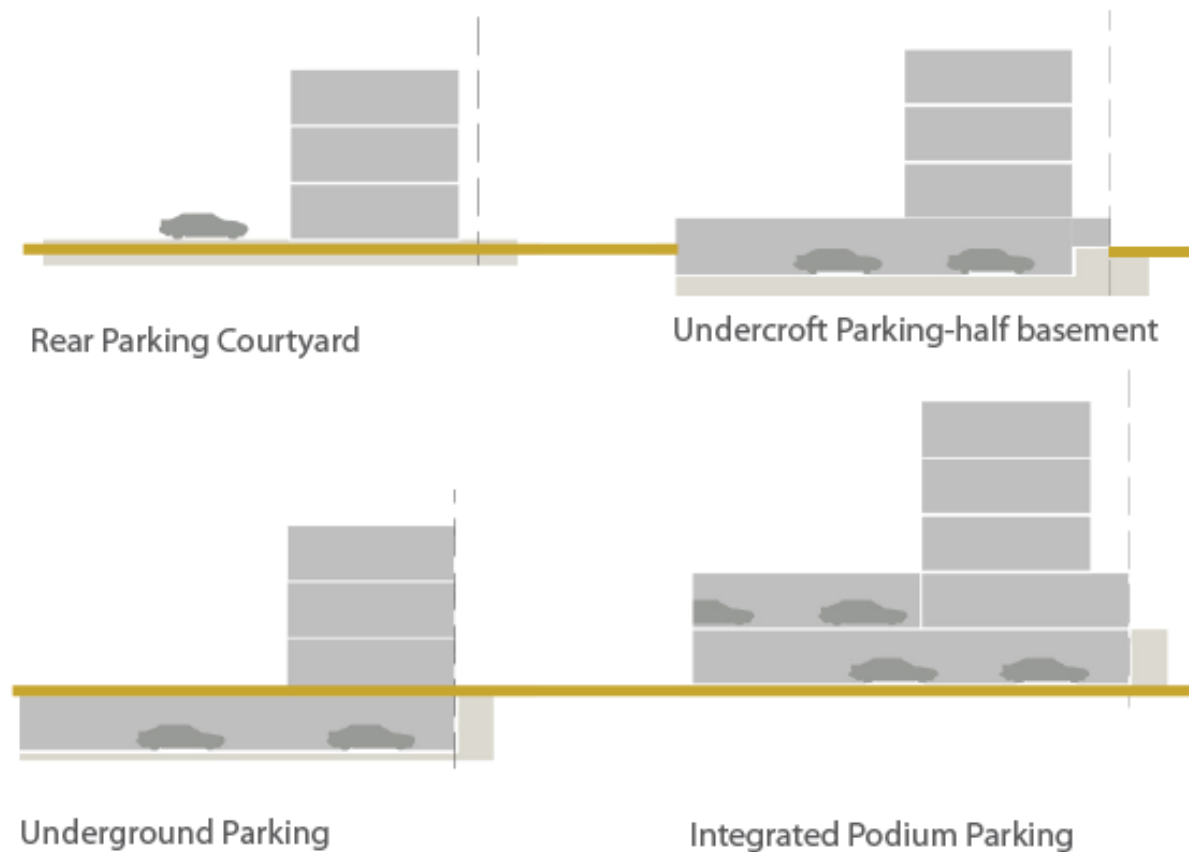
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al Attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <a href="#">Townscape &amp; Architectural Guidelines for Main Streets in Qatar</a>)</li> </ul>
Exterior expression	<ul style="list-style-type: none"> <li>Clear building expression of a base, a middle and a top</li> <li>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)</li> <li>The Middle Part:                             <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>The Top Part should be marked by parapet or entablature</li> </ul>
Minimum Building separation	<ul style="list-style-type: none"> <li>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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/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"> <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 softscape (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	
Style	Signage should be an integral part of the building facade 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

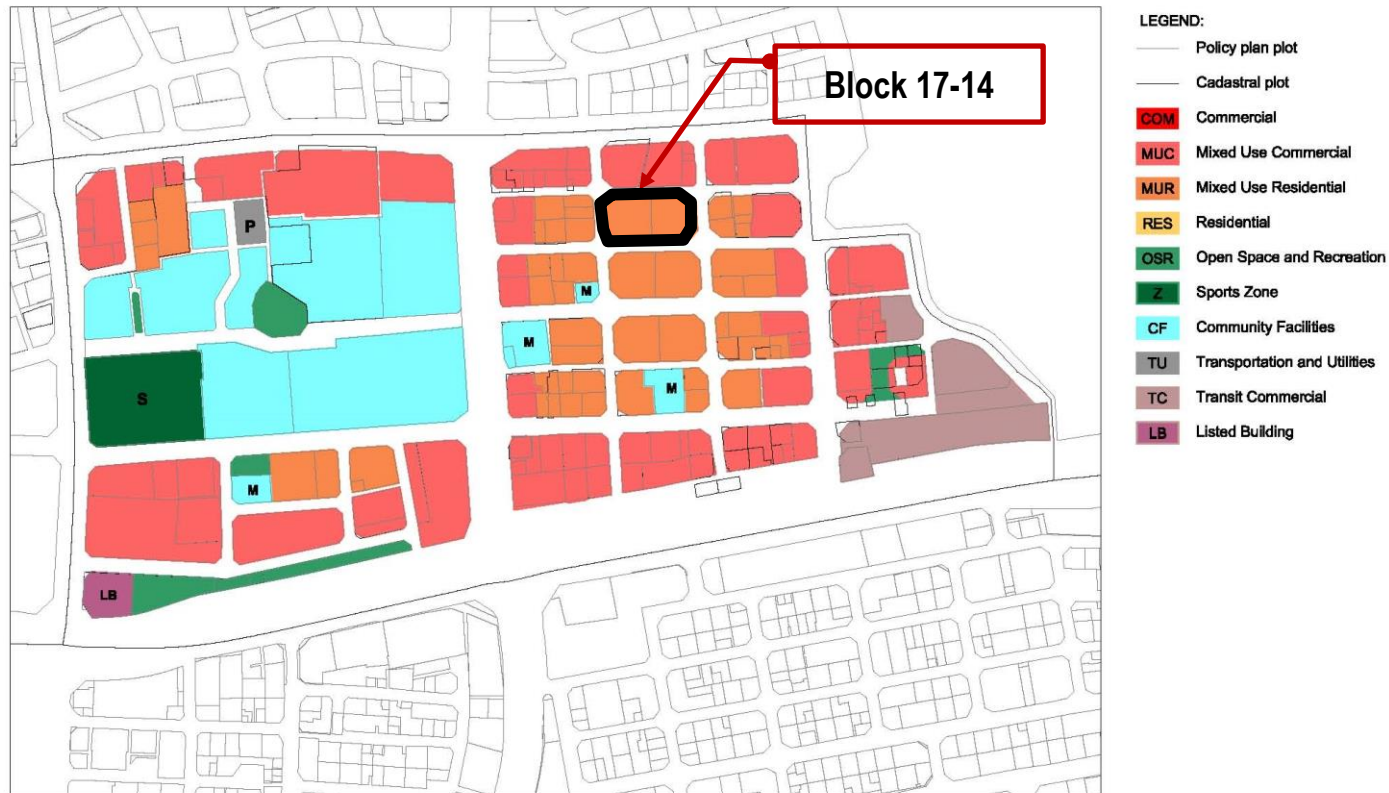
**Provision of Shared Public Parking:**

Additional floor area of 50 m2 for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA

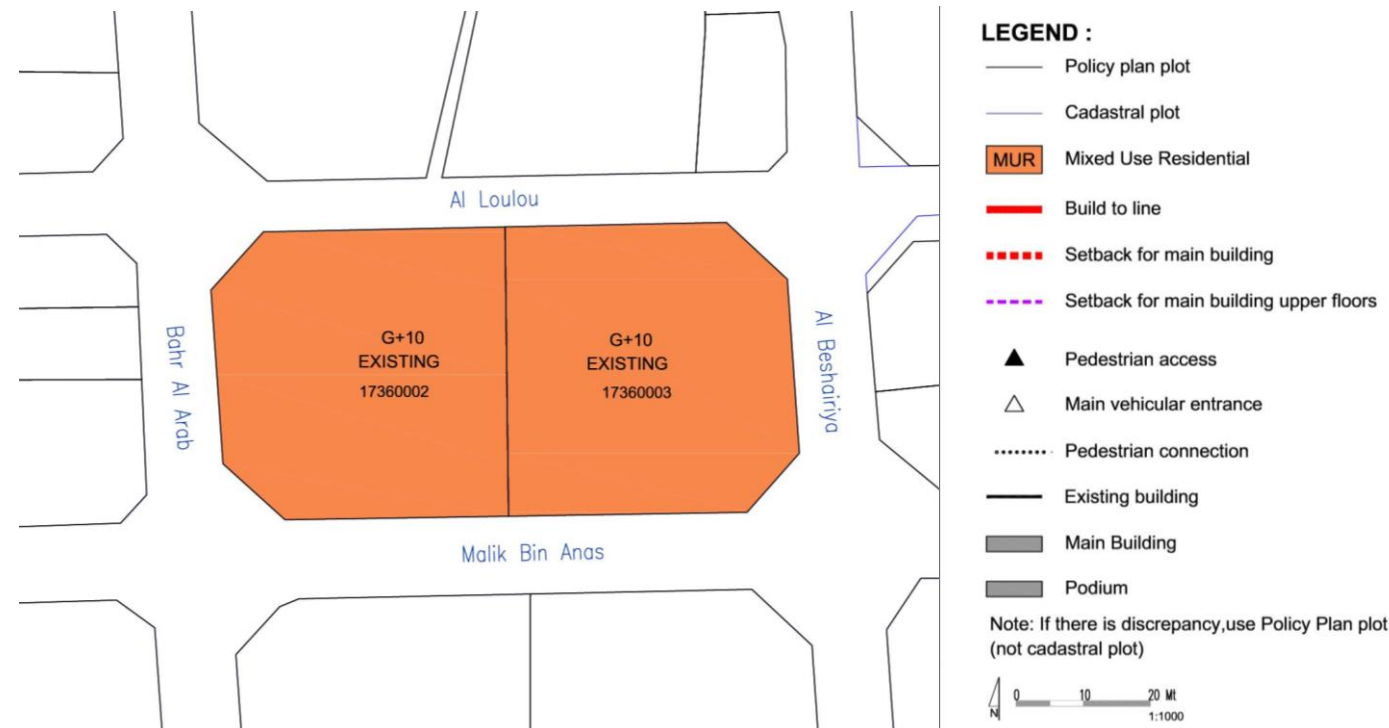
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

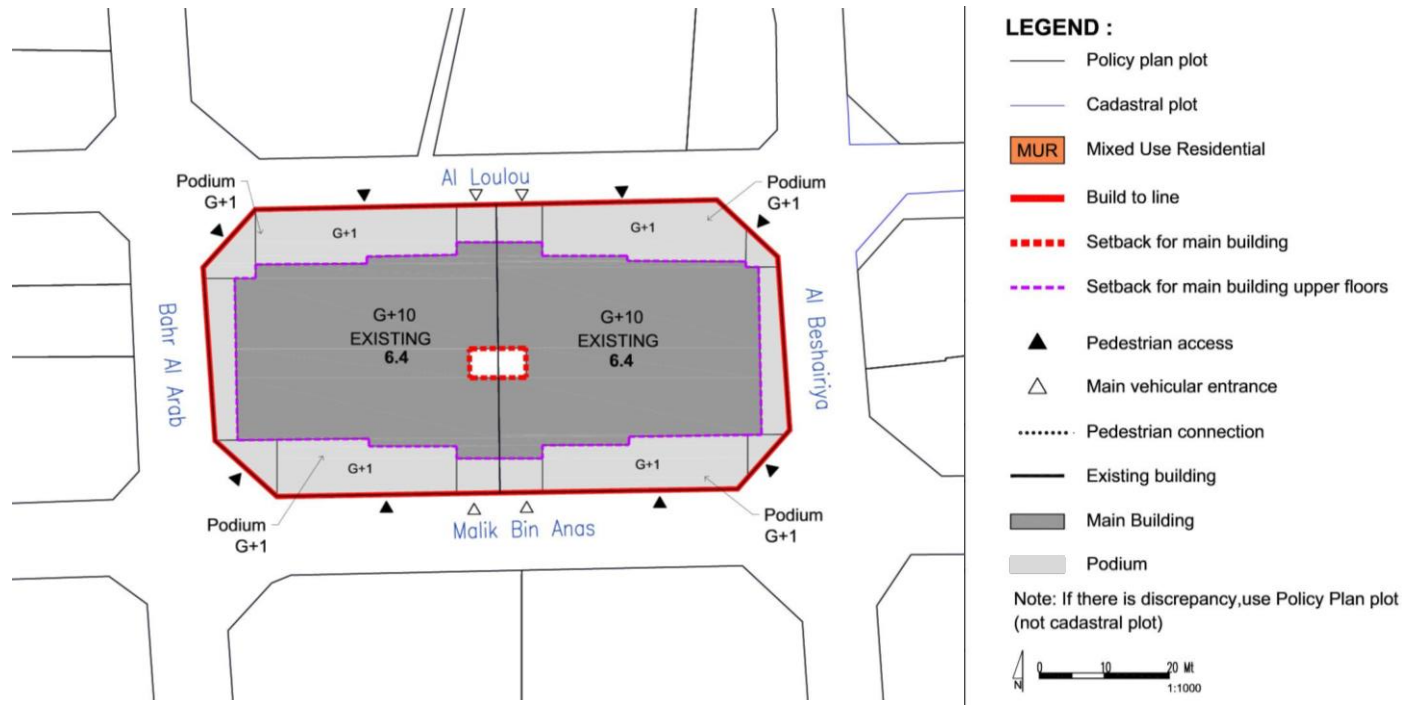
Use Type	Requirement	Level	Percentage
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	☑	All	77.50 % min
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	All	20 % max

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

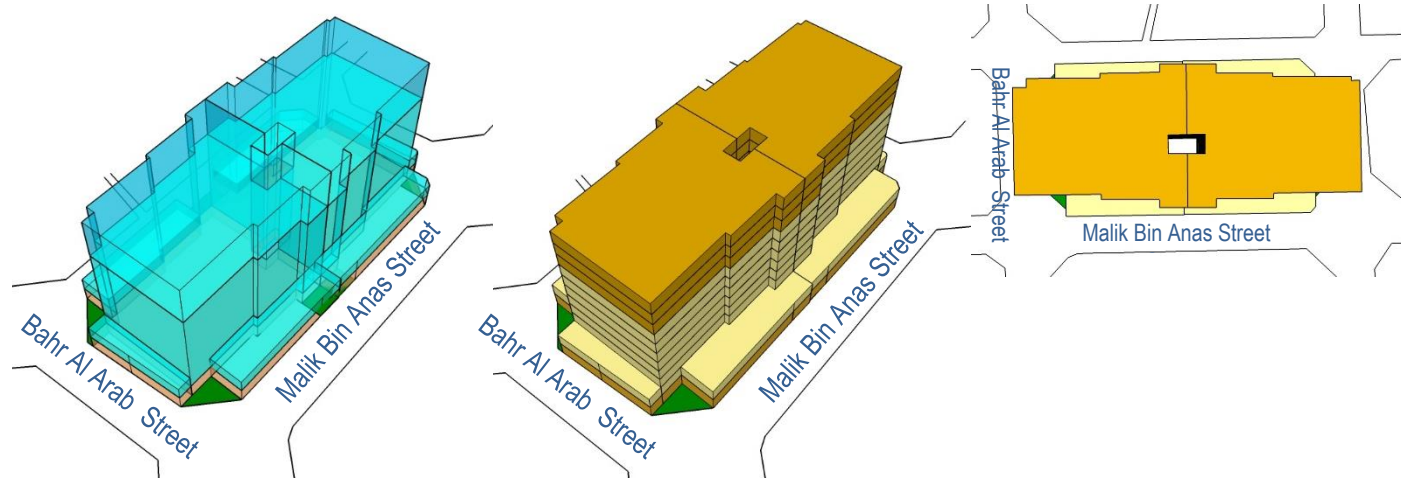
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<b>Type of commercial in MUR:</b> 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 Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

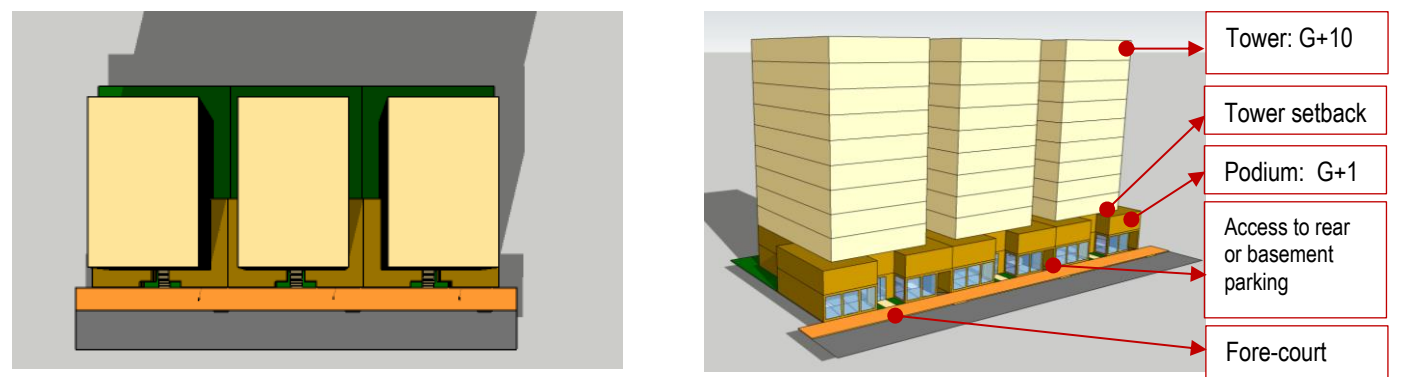
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Al Loulou & Al Beshdiriya & Malik Bin Anas & Bahr Al Arab Street (Local Streets)

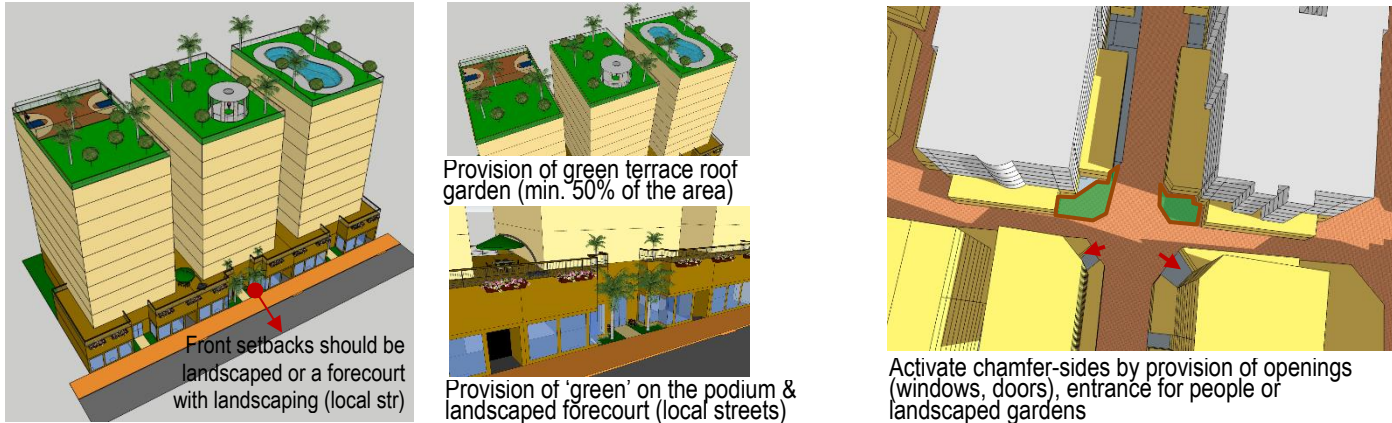
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUR: Mixed Use Residential
Building Height	G+10 (Podium G+1) <b>41.7 m (max)</b>
FAR (max)	6.10 (+ 5 % for corner lots)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 3 m front setback; 3 m sides; 3m rear</li> </ul>
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>	Min.60% 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)
Commercial Depth (max)	15 m
Building Size	Fine grain; 30 m maximum building width or length
Primary Active Frontage	As indicated in the plan
Frontage Profile	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.15m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm

Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

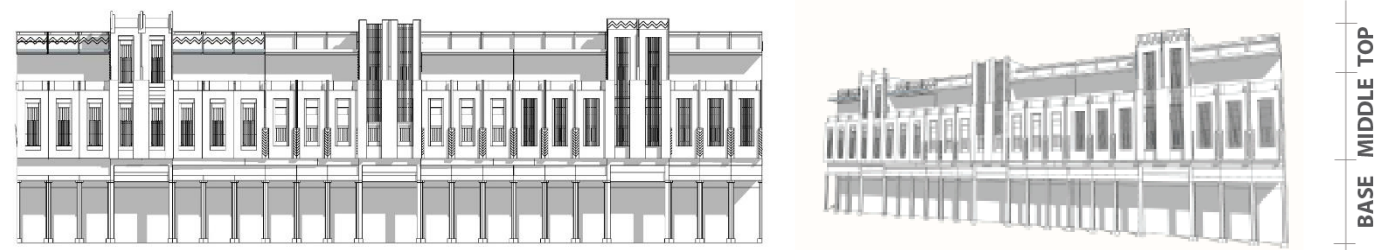
- All new development should follow the regulations.
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**LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION**

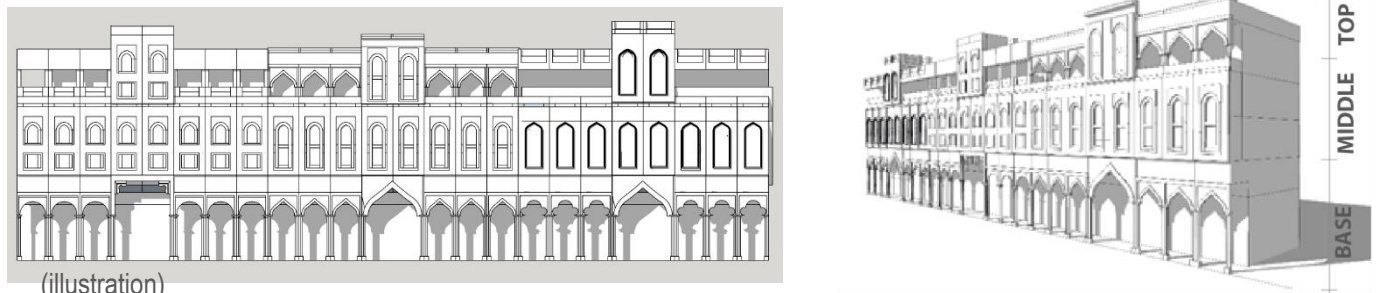


**RECOMMENDED ARCHITECTURAL STYLE**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



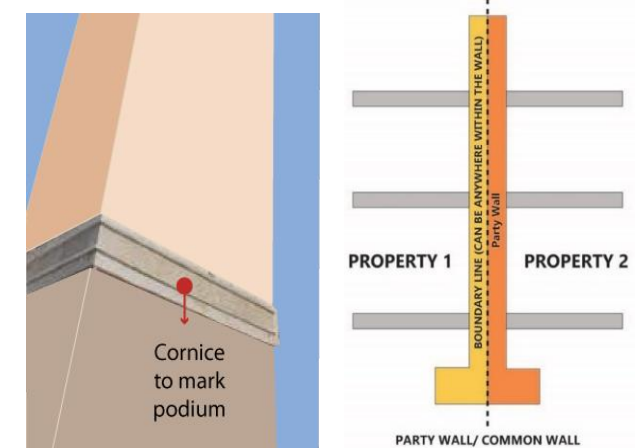
**WINDOW-TO-WALL RATIOS**



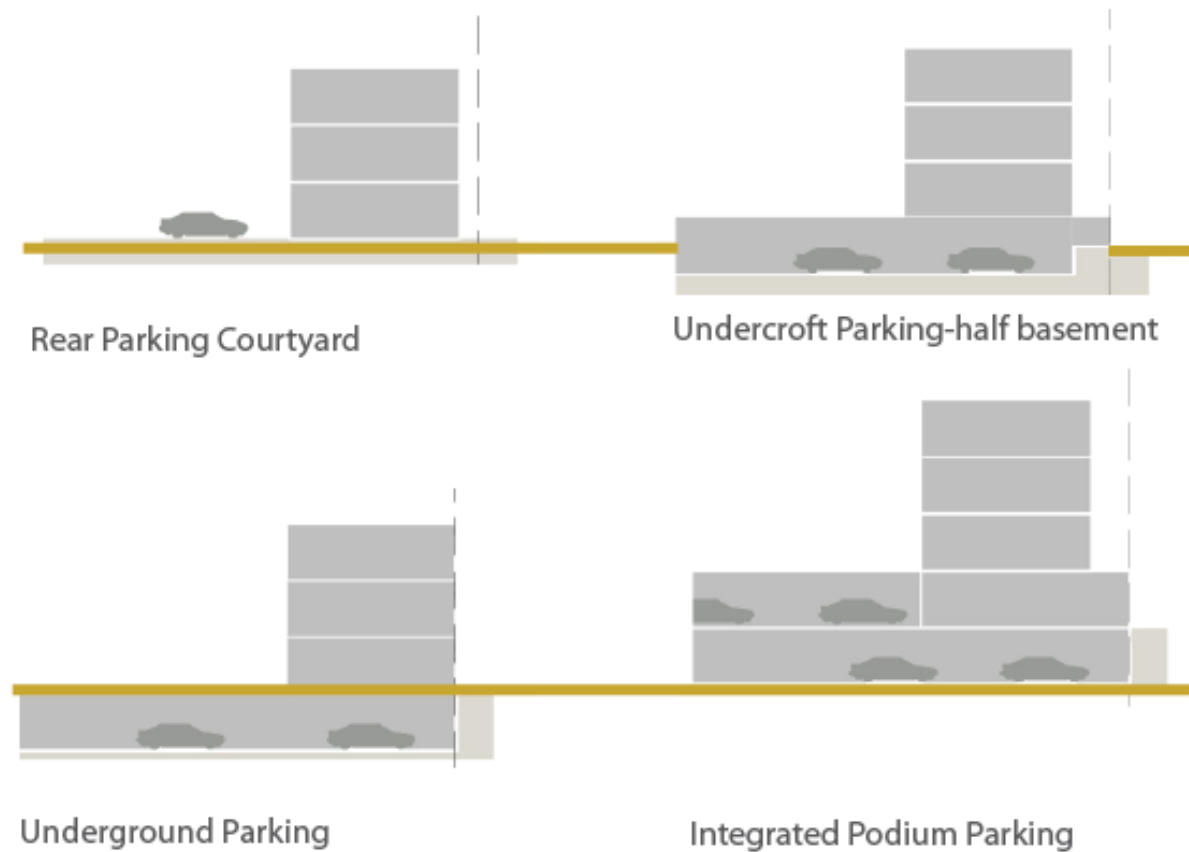
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al Attiya; Jabr Bin Mohammed; A Ring Road- Ras Aboutoud</li> <li>(* Refer the details to the <a href="#">Townscape &amp; Architectural Guidelines for Main Streets in Qatar</a>)</li> </ul>
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>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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/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"> <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 softscape (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	
Style	Signage should be an integral part of the building facade without background.



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

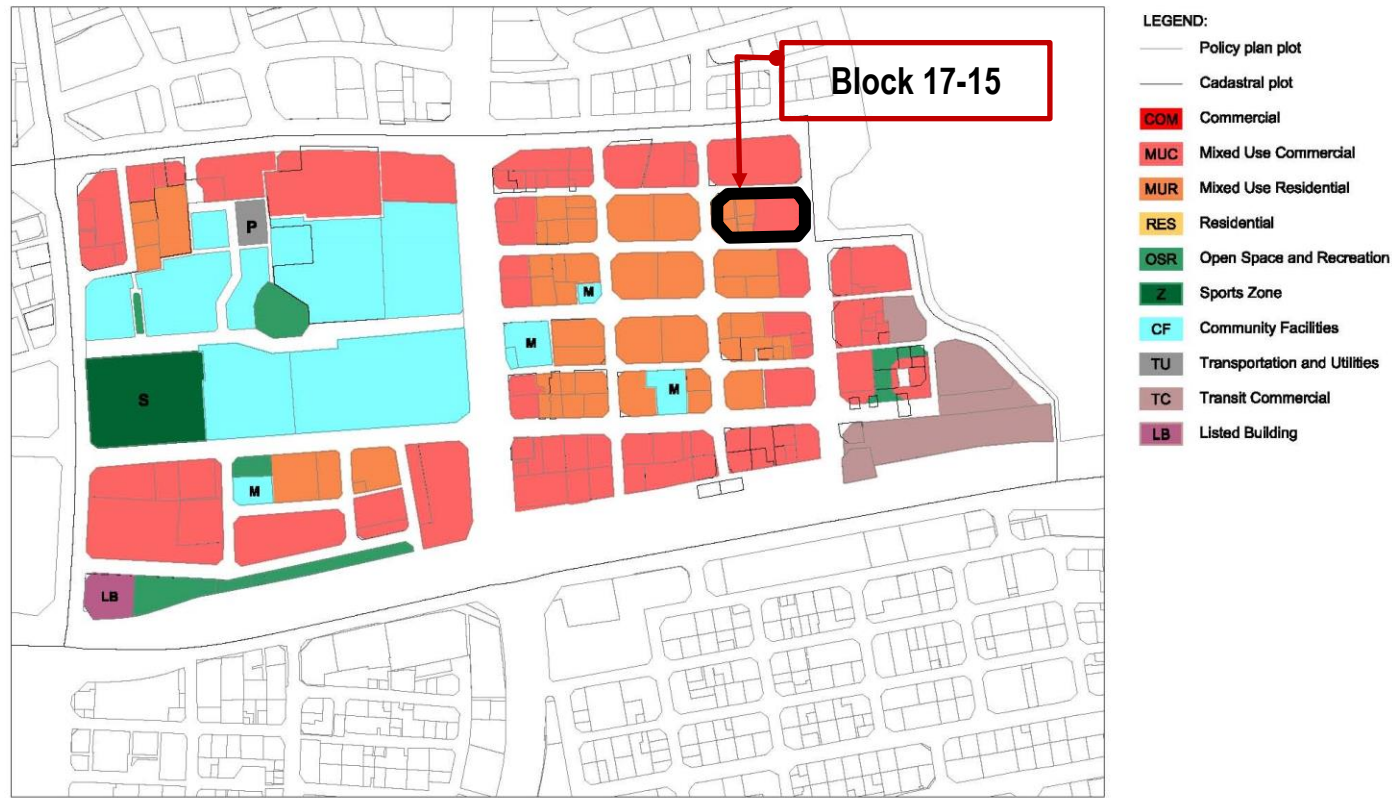
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

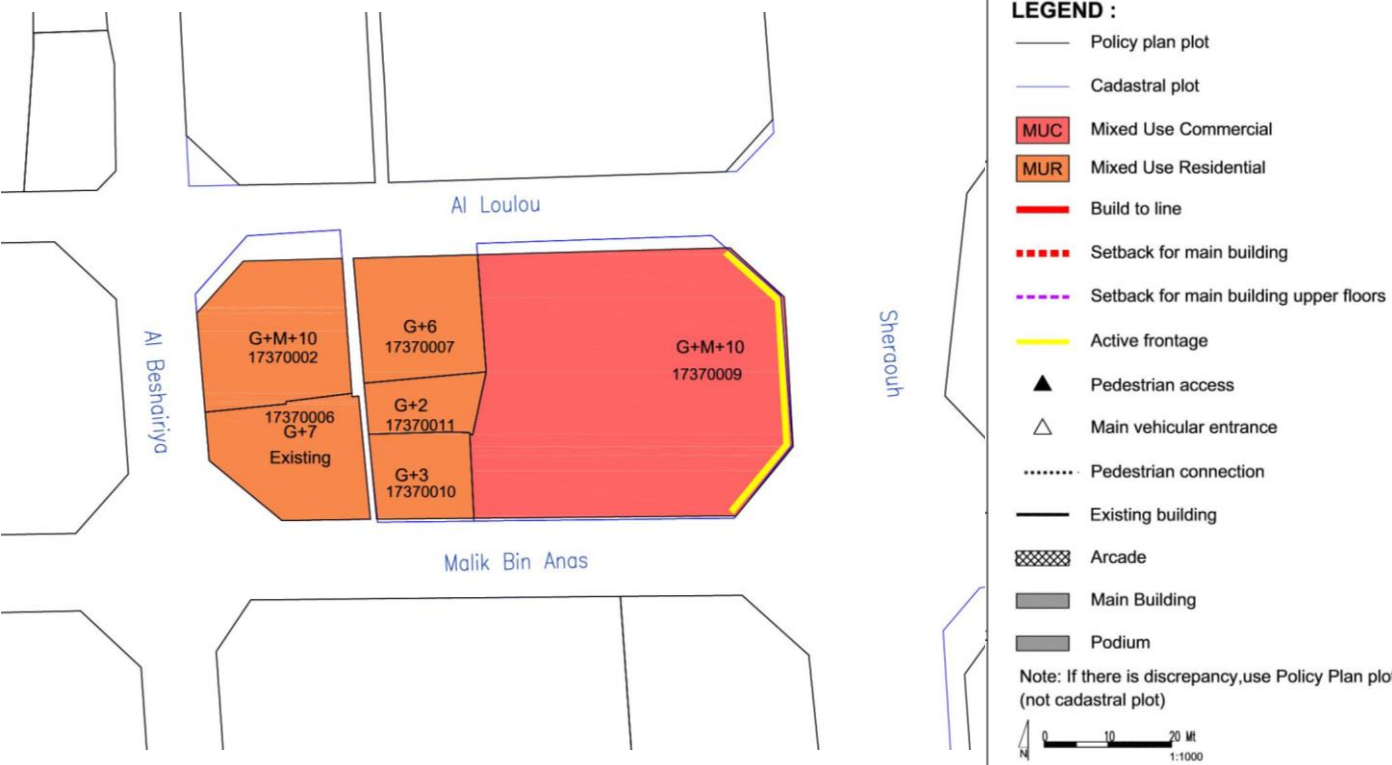
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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	✗
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**

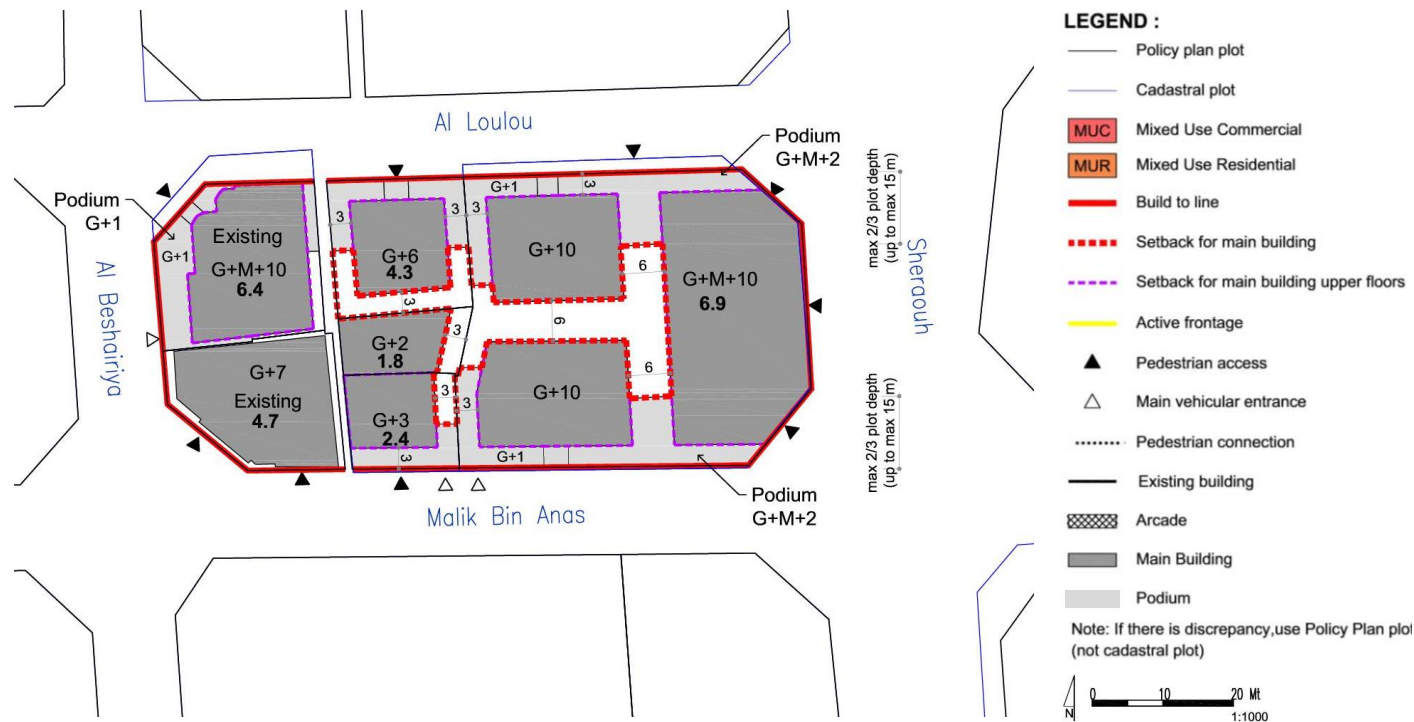
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	☑	Tower level	49% max
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor 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

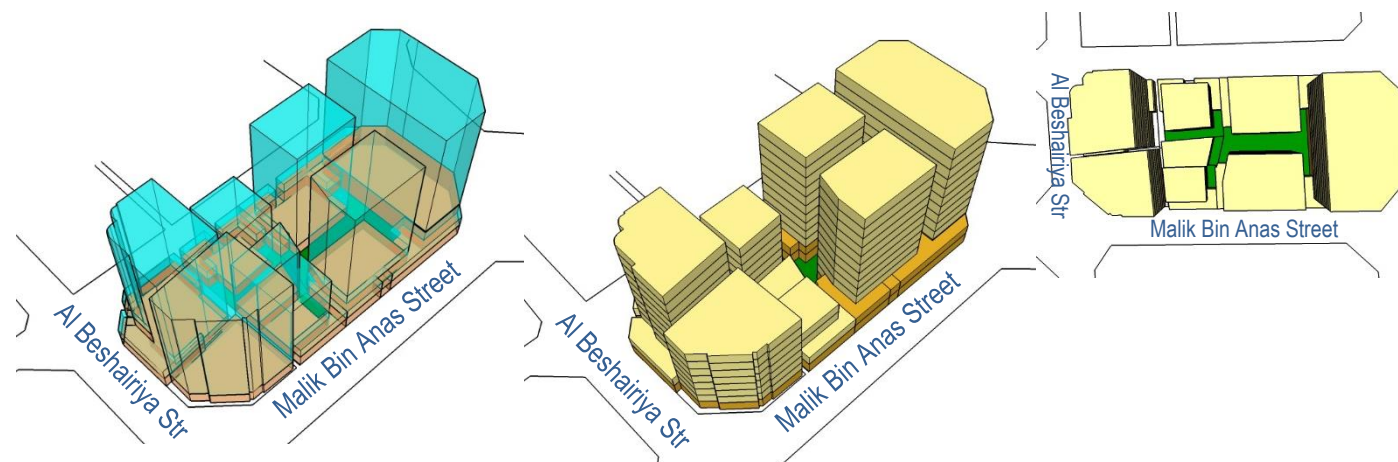
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> <li><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</li> <li><b>Type of commercial in MUR:</b> Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)</li> </ul>
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

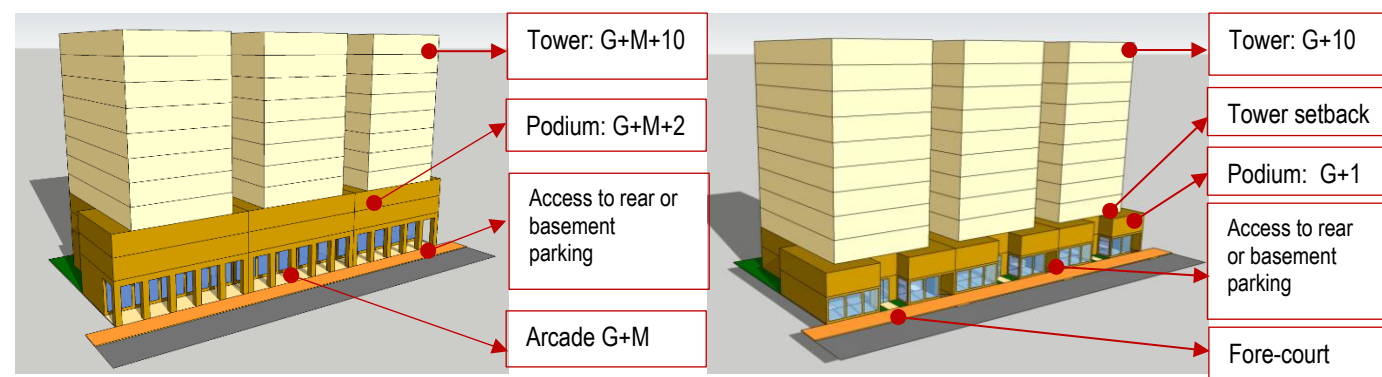
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Sheraouh Street (Collector Street) Streets)

Al Loulou & Malik Bin Anas & Al Beshairiya Street (Local

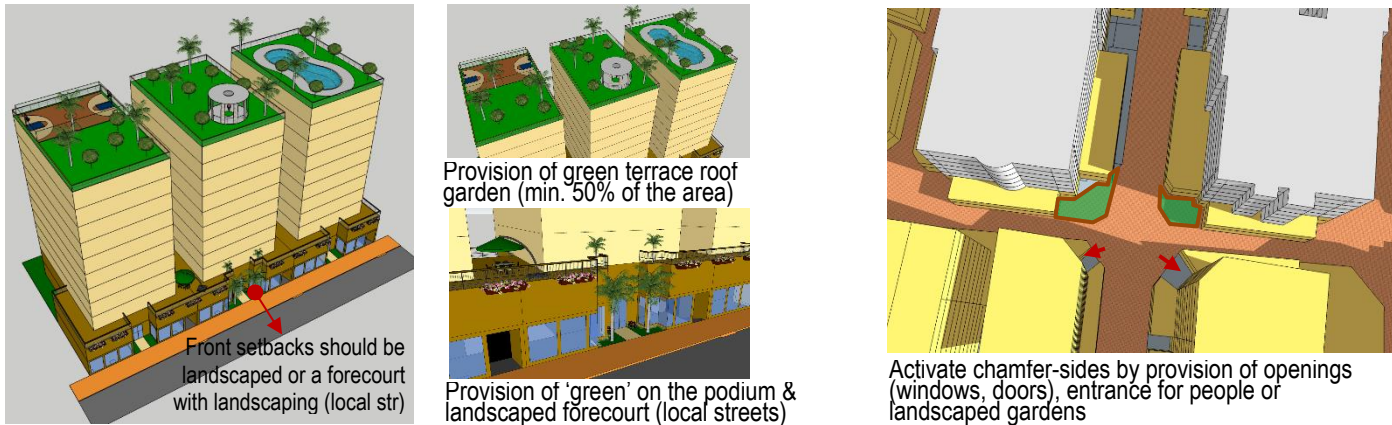
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
	MUR: Mixed Use Residential	
Height (max)	Sheraouh Street	43.2 m (max)
	G+M+10 (Podium G+M+2)	
FAR (max)	Al Loulou & Malik Bin Anas & Al Beshairiya Street	41.7 m (max)
	G+10 (Podium G+1)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan: <b>Sheraouh Street:</b> • 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; 3 m rear • Tower: 0 m front setback; 3 m sides; 3 m rear <b>Al Loulou &amp; Malik Bin Anas &amp; Al Beshairiya Street :</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 3 m front setback; 3 m sides; 3 m 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>	<ul style="list-style-type: none"> <li>Sheraouh Str (Collector street): 100% of 0m front setback (mandatory)</li> <li>Al Loulou &amp; Malik Bin Anas &amp; Al Beshairiya Street (Local streets): min. 60% of frontage indicated at block plan</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)	
Commercial Depth (max)	15 m	
Building Size	Fine grain; 30 m maximum building width or length	
Primary Active Frontage	As indicated in the plan	

Frontage Profile	Sheraouh Street.: Arcade/ Colonnade: • 2.5 m minimum width • G+M maximum height • Located as per drawing
	Al Loulou & Malik Bin Anas & Al Beshairiya Street: 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 max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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
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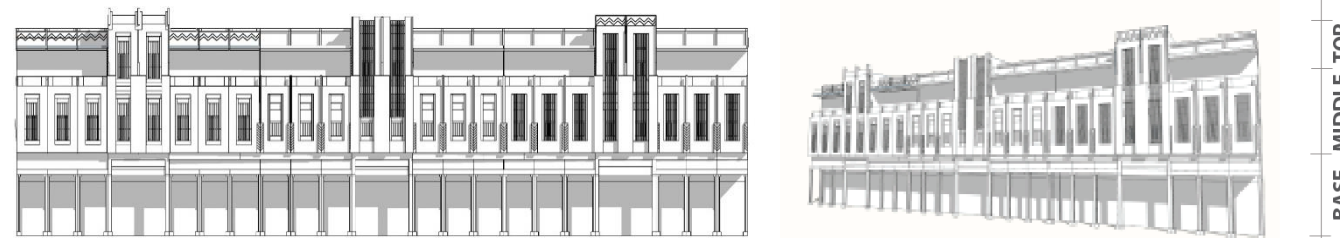
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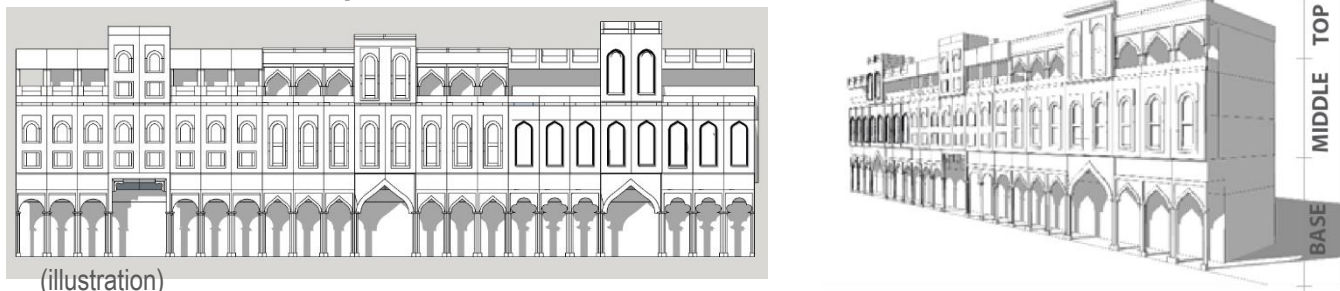


**EXTERIOR EXPRESSION & BUILDING SEPARATION**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



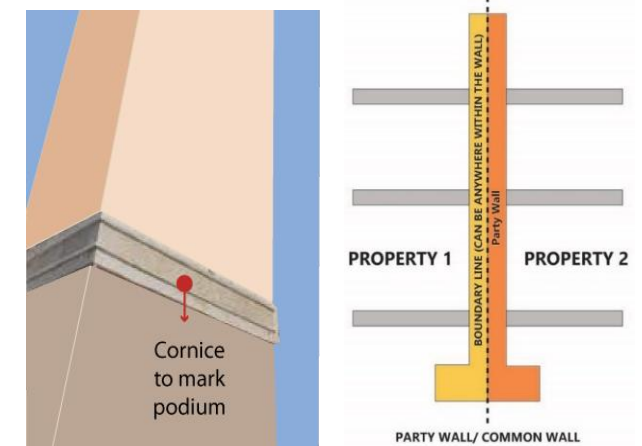
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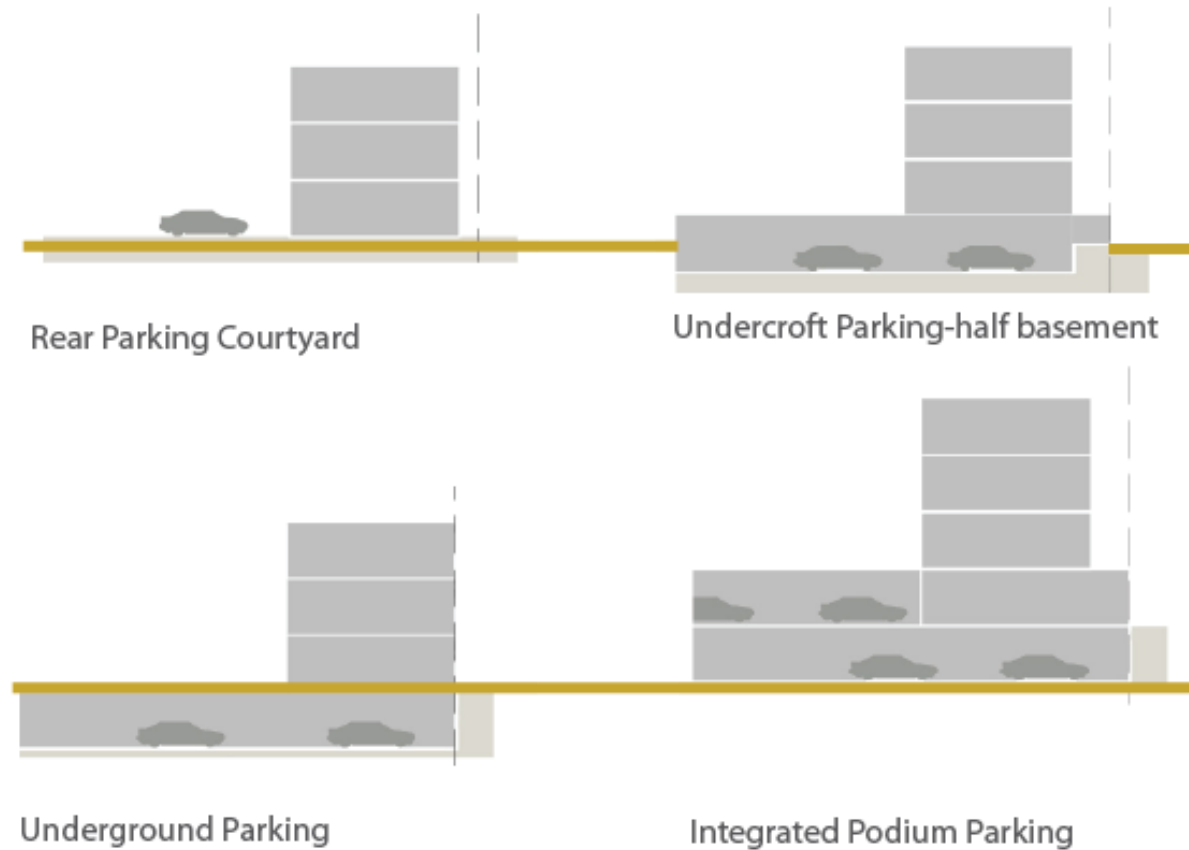
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**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

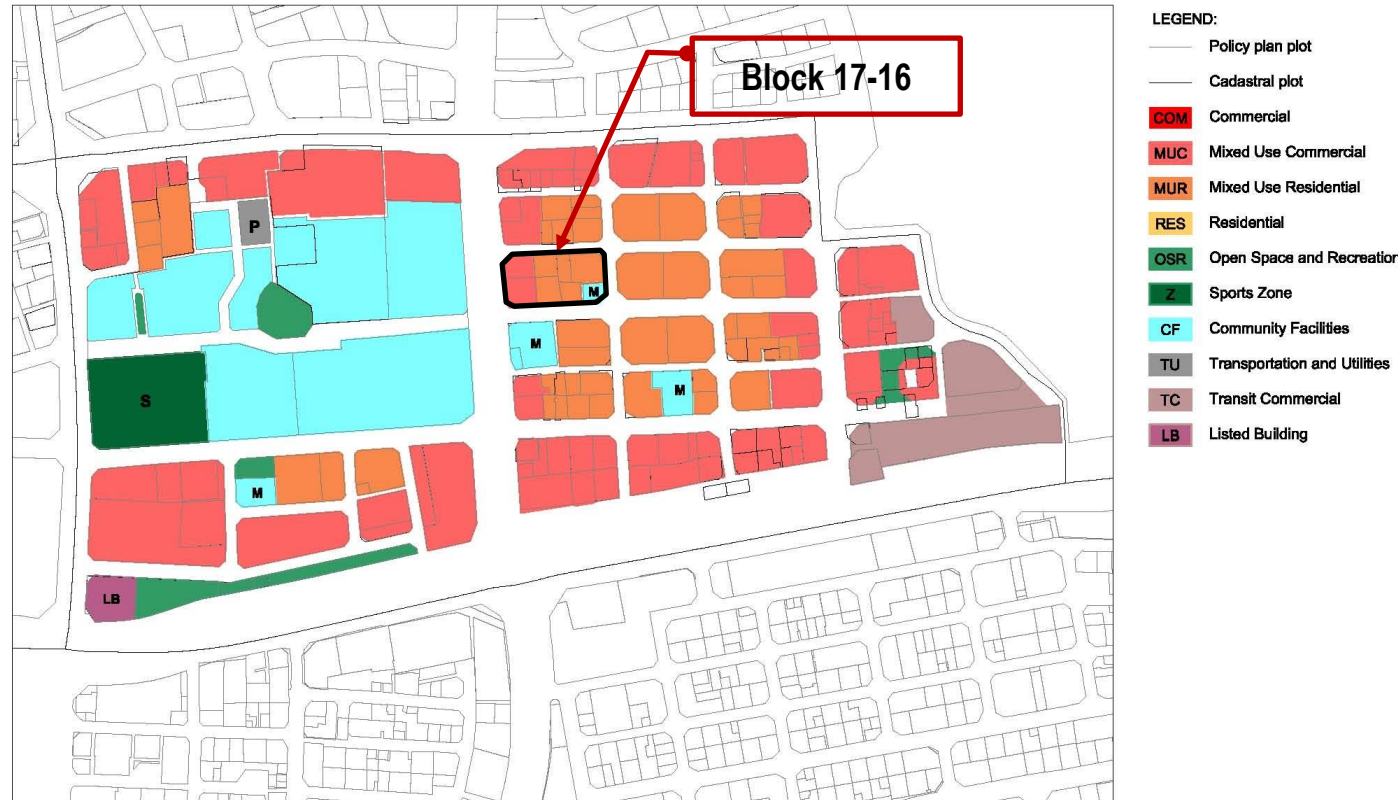
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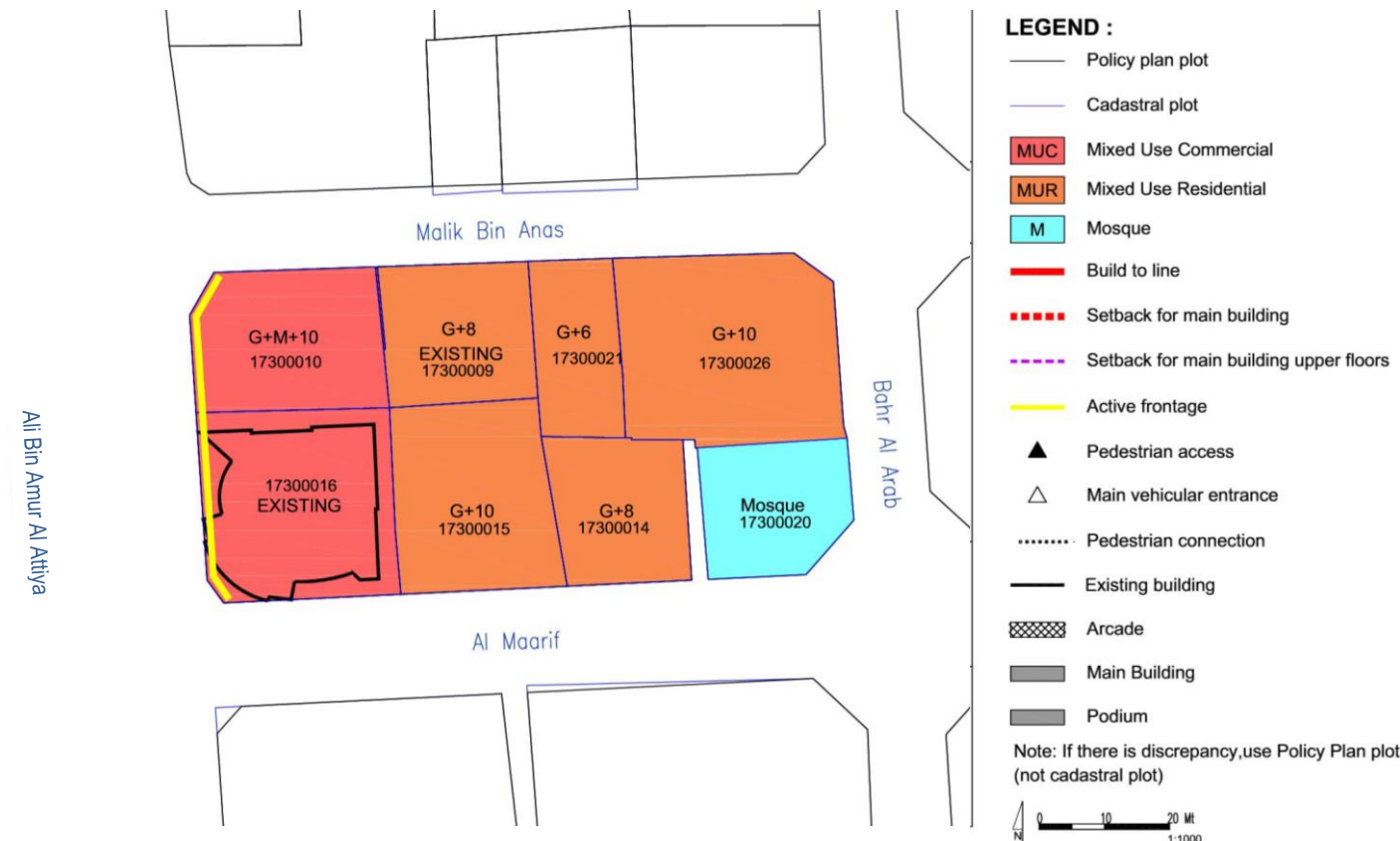
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4.5 Health	✓	✓	✓	x	1102	Primary Health Center
4.6	✓	✓	✓	x	1103	Private Medical Clinic
4.7	✓	✓	x	x	1104	Private Hospital/Polyclinic
4.8	✓	✓	✓	✓	1105	Ambulance Station
4.9	✓	✓	x	x	1106	Medical Laboratory / Diagnostic Center
4.10 Governmental	x	✓	x	x	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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	☑	Tower level	49% max
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	Podium level	20% max
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

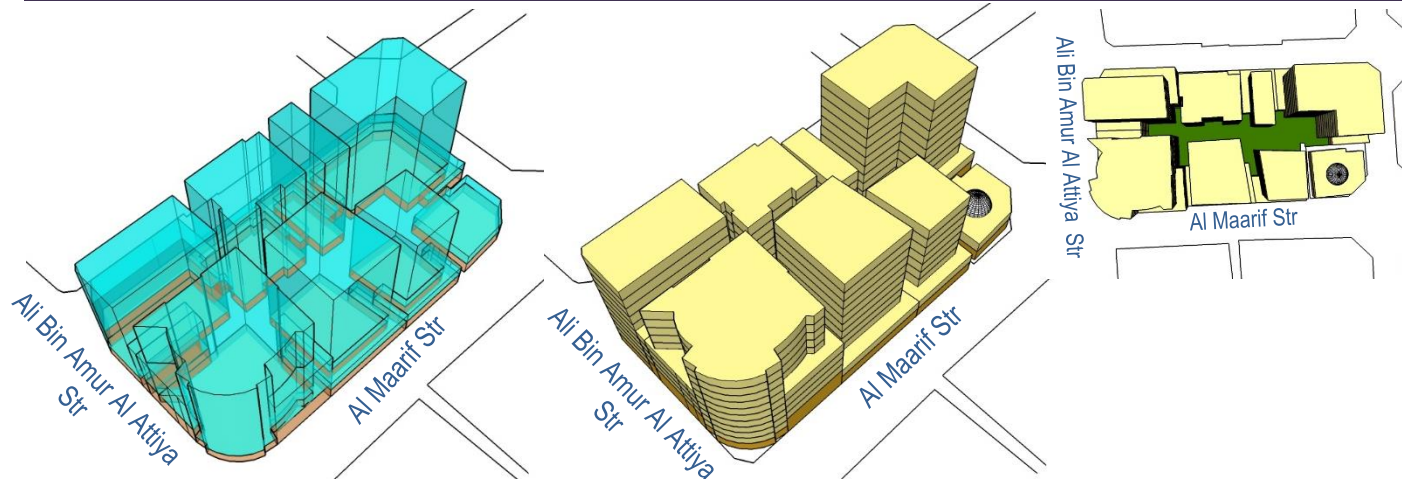
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> <li><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</li> <li><b>Type of commercial in MUR:</b> Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)</li> </ul>
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

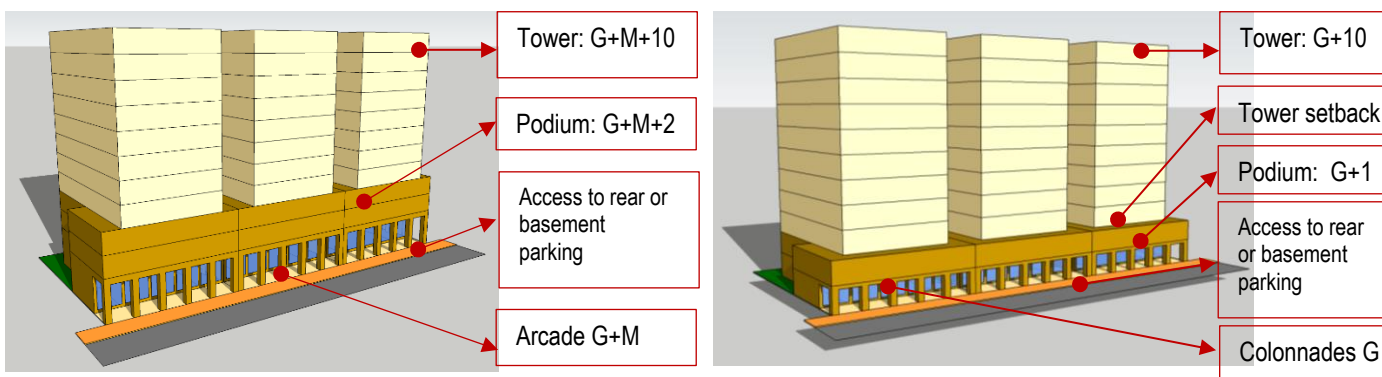
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Ali Bin Amur Al Attiya Street (Collector Street)

Al Maarif Street (Local Street – Primary Pedestrian Link)

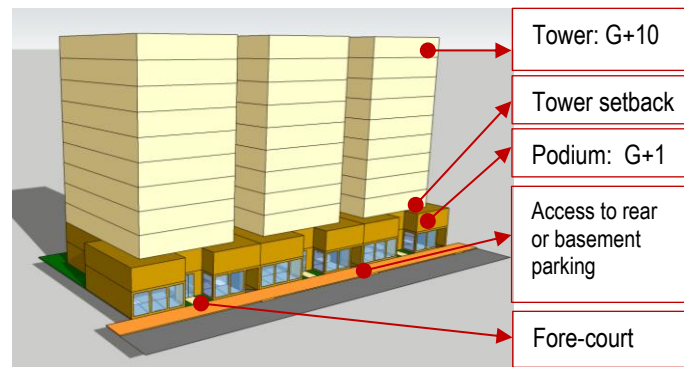
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
	MUR: Mixed Use Residential	
Height (max)	Ali Bin Amur Al Attiya Street	43.2 m (max)
	<ul style="list-style-type: none"> <li>G+M+10 (Podium G+M+2)</li> </ul>	
FAR (max)	Malik Bin Anas & Bahr Al Arab & Al Maarif Street	41.7 m (max)
	<ul style="list-style-type: none"> <li>G+10 (Podium G+1)</li> </ul>	
Building Coverage (max)	75%	(+ 5 % for corner lots)
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	<b>Ali Bin Amur Al Attiya Street:</b> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 0 m front setback; 3 m sides; 3m rear</li> </ul>	
	<b>Malik Bin Anas &amp; Bahr Al Arab &amp; Al Maarif Street:</b> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 3 m front setback; 3 m sides; 3m rear</li> </ul>	
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>Ali Bin Amur Al Attiya Str (Collector street): 100% of 0m front setback (mandatory)</li> <li>Al Maarif Street: min.90% of indicated frontage at the block plan</li> <li>Malik Bin Anas &amp; Bahr Al Arab (Local Streets): min. 60% of frontage indicated at block plan</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)	
Commercial Depth (max)	15 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"> <li>Ali Bin Amur Al Attiya Street.: Arcade/ Colonnade:                             <ul style="list-style-type: none"> <li>2.5 m minimum width</li> <li>G+M maximum height</li> <li>Located as per drawing</li> </ul> </li> <li>Al Maarif Street: Colonnades</li> <li>Malik Bin Anas &amp; Bahr Al Arab Str.: Fore-court; cantilever/overhang on the ground floor</li> </ul>
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 max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirement: (block is located within 400m 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

**BUILDING TYPOLOGY**

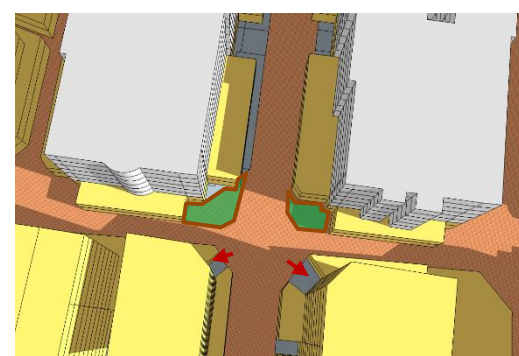


Malik Bin Anas & Bahr Al Arab Street (Local Streets)

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



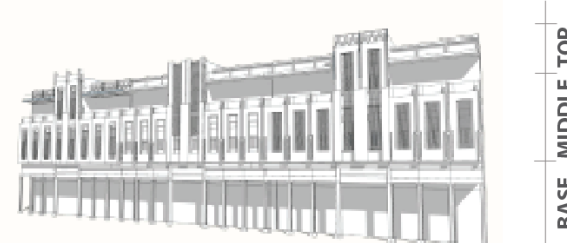
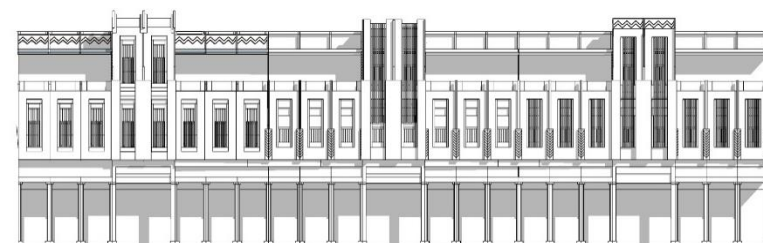
Provision of 'green' on the podium & landscaped forecourt (local streets)



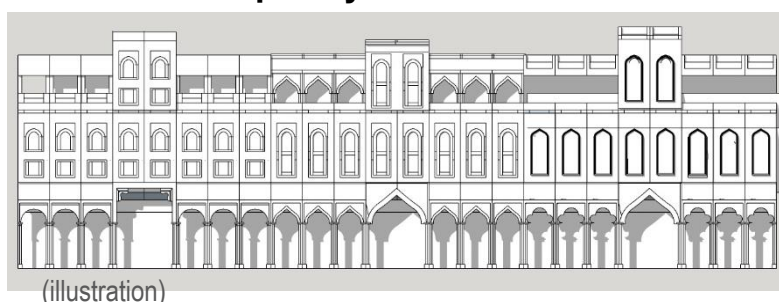
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



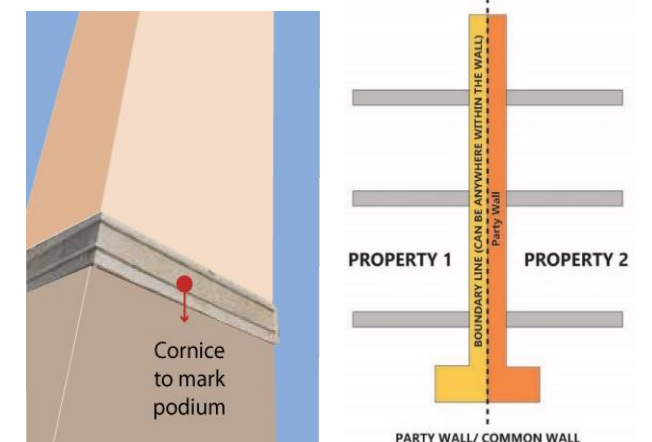
**Qatari Contemporary Vernacular\***



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al Attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> </ul> <p>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</p>
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 between two buildings with facing habitable rooms</b></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: 3.50m</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>

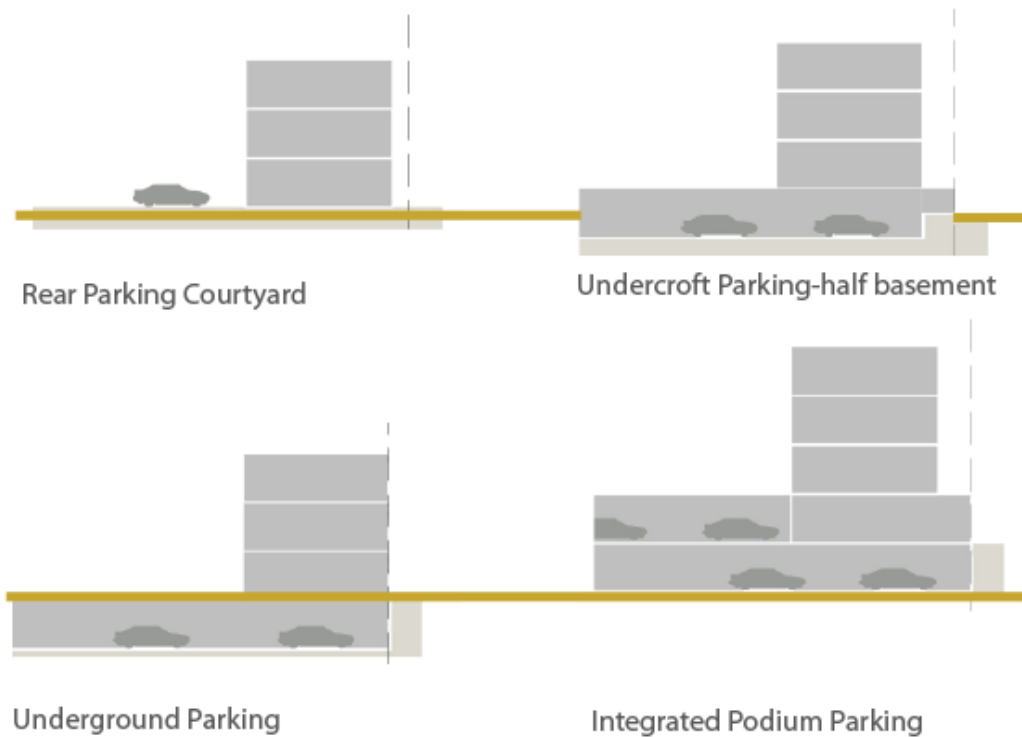
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> <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	
Style	Signage should be an integral part of the building facade without background.



**WINDOW-TO-WALL RATIOS**



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

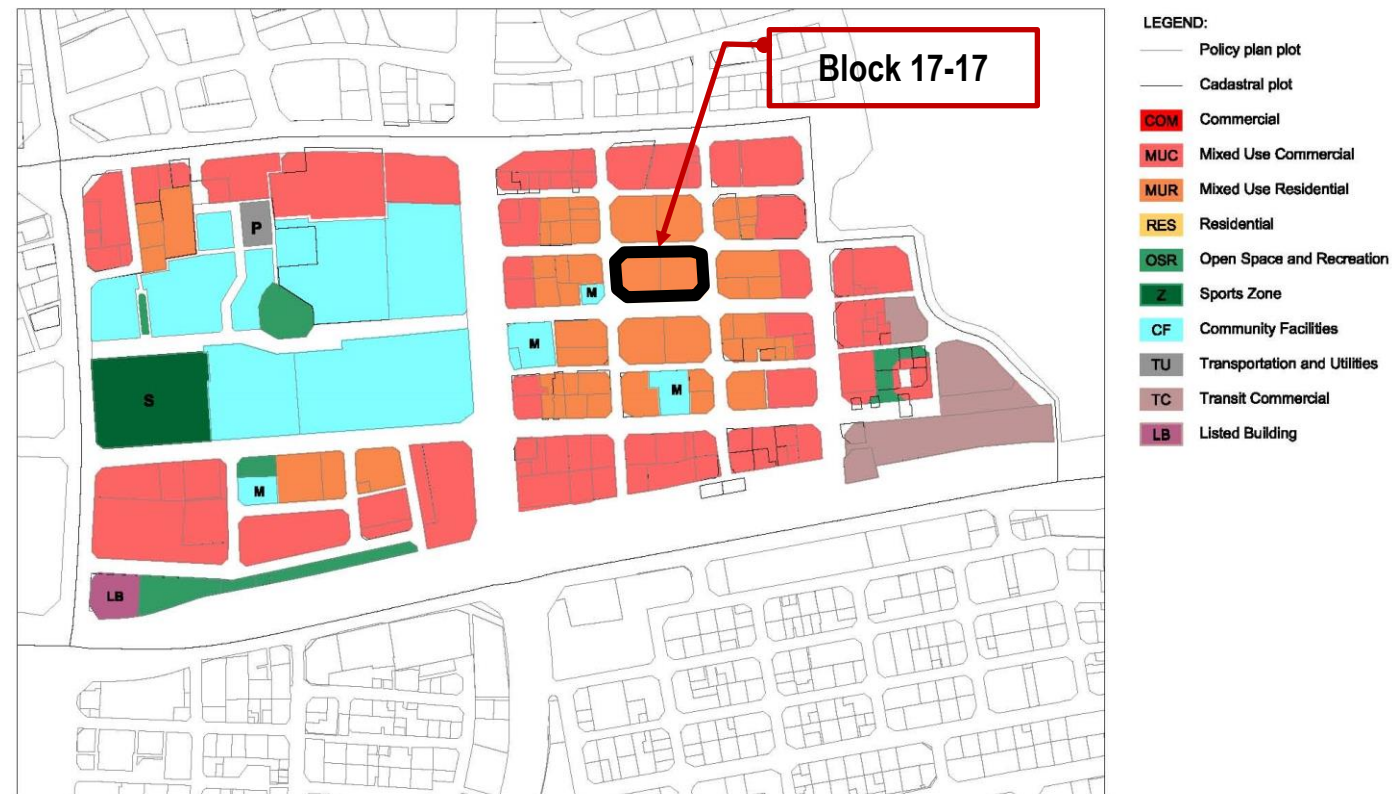
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
 Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

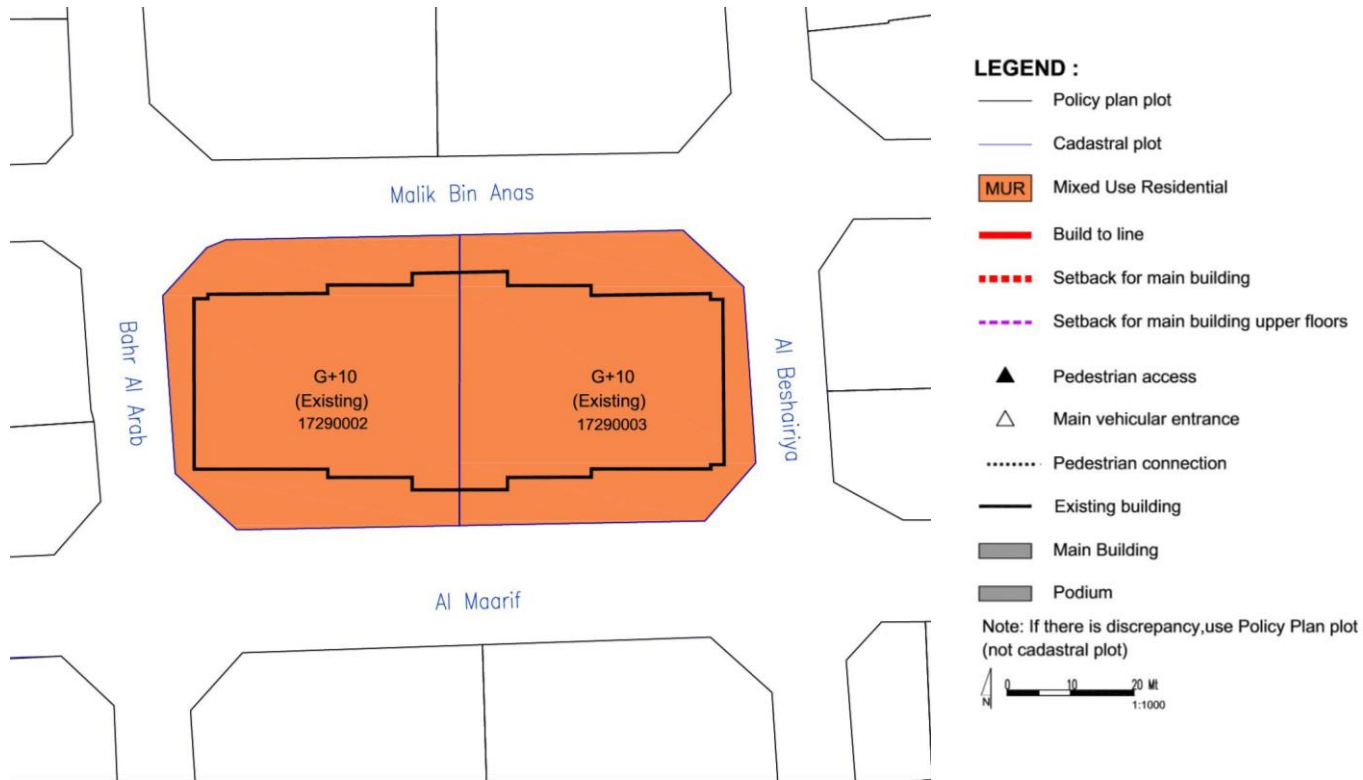
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

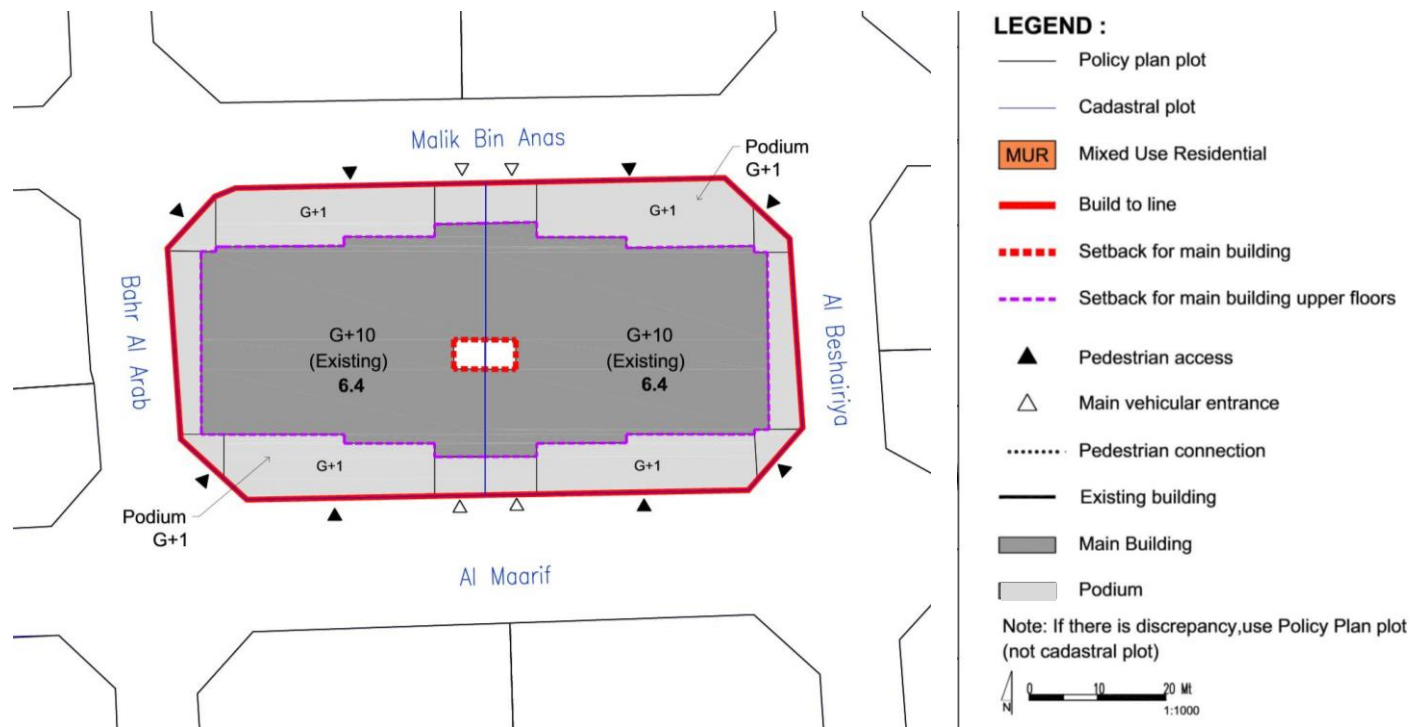
Use Type	Requirement	Level	Percentage
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	✓	All	77.5 % min
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	All	20 % max

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

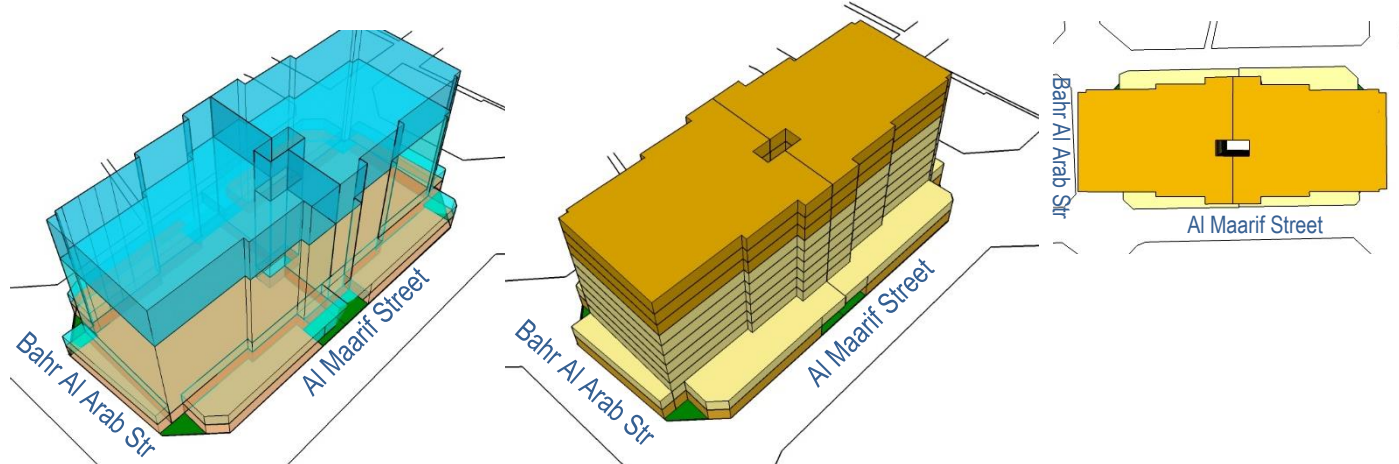
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<b>Type of commercial in MUR:</b> 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 Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

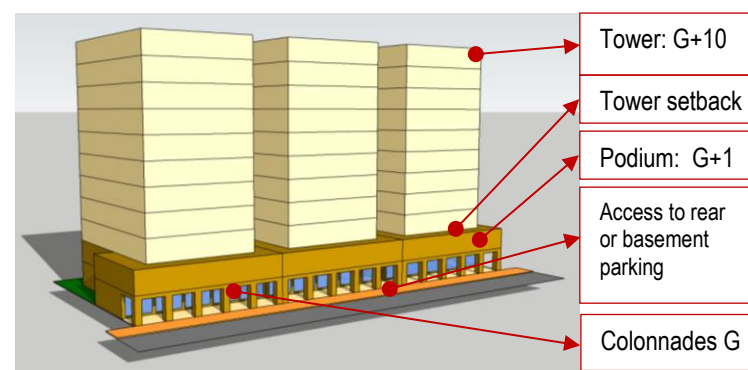
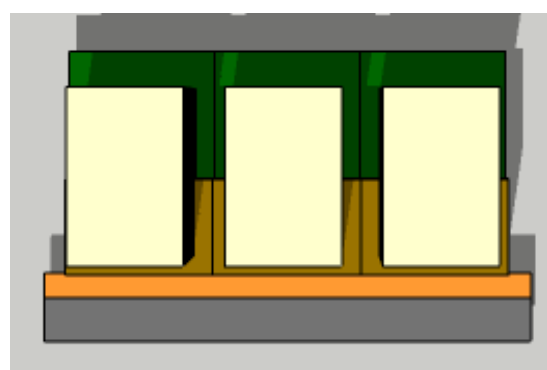
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Al Maarif Street (Local Streets – Primary Pedestrian Link)

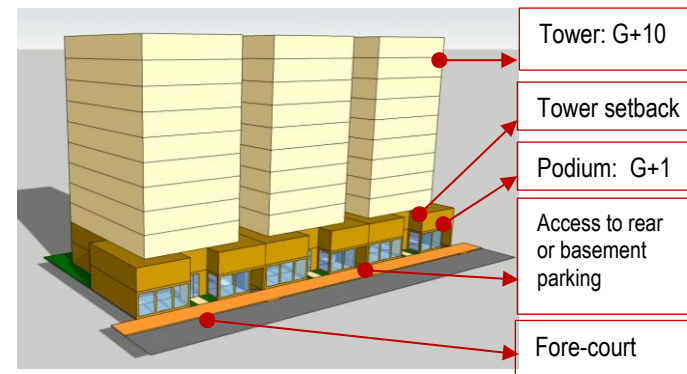
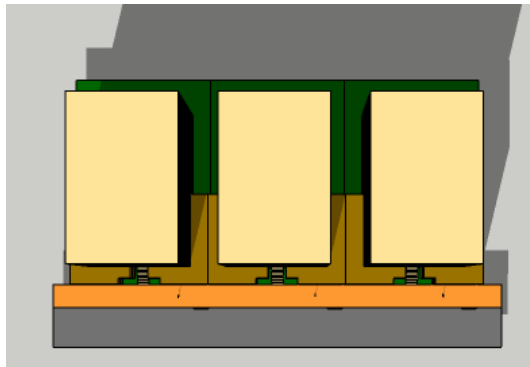
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUR: Mixed Use Residential
Building Height	G+10 (Podium G+1) <b>41.7 m (max)</b>
FAR (max)	6.10 (+ 5 % for corner lots)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 3 m front setback; 3 m sides; 3m rear</li> </ul>
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><b>Al Maarif Street:</b> Min.90% of indicated frontage at the block plan</li> <li><b>Malik Bin Anas &amp; Al Beshadiriya &amp; Bahr Al Arab Street (Local Streets):</b> Min.60% of frontage indicated at block plan</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)
Commercial Depth (max)	15 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"> <li><b>Al Maarif Street :</b> Colonnades</li> <li><b>Malik Bin Anas &amp; Al Beshadiriya &amp; Bahr Al Arab Street :</b> Fore-court; cantilever/overhang on the ground floor</li> </ul>
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><b>Sides:</b> 0 m, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li><b>Rear:</b> 3 m</li> </ul>
Building Depth (max)	7.5 m

SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

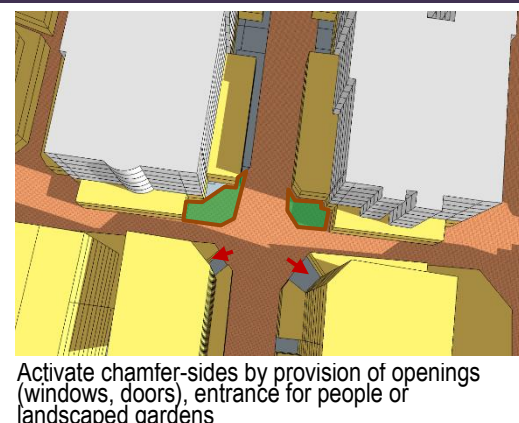
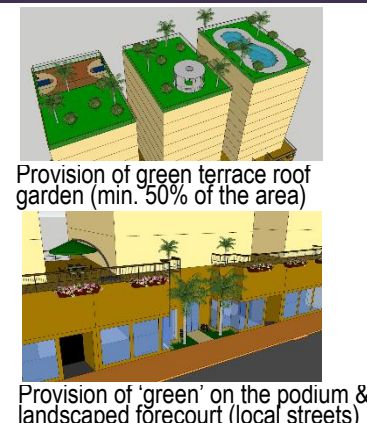
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

**BUILDING TYPOLOGY**



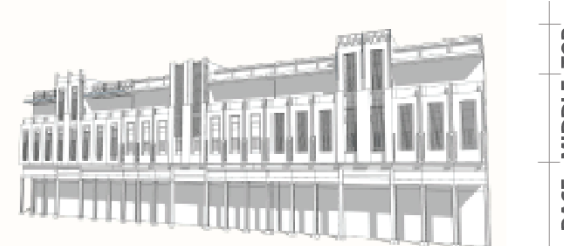
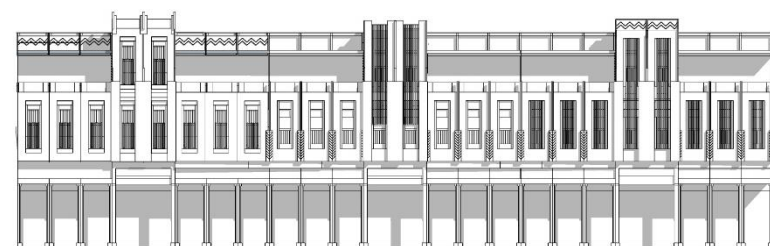
Malik Bin Anas & Al Besharidiya & Bahr Al Arab Street (Local Streets)

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

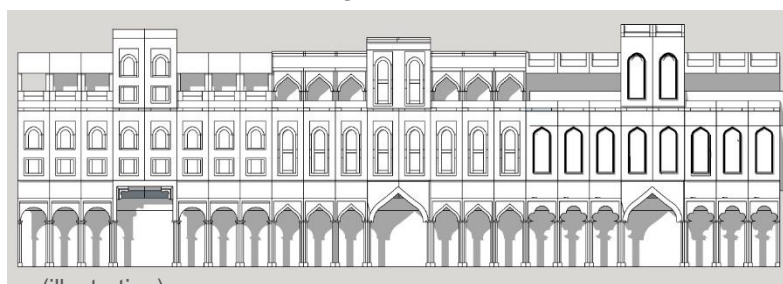


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



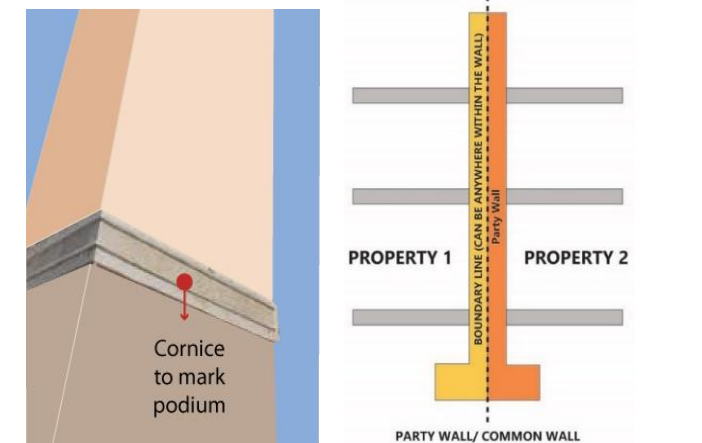
**Qatari Contemporary Vernacular\***



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
Exterior expression	<ul style="list-style-type: none"> <li>Clear building expression of a base, a middle and a top</li> <li>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)</li> <li>The Middle Part:                             <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>The Top Part should be marked by parapet or entablature</li> </ul>
Minimum Building separation	<ul style="list-style-type: none"> <li>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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>

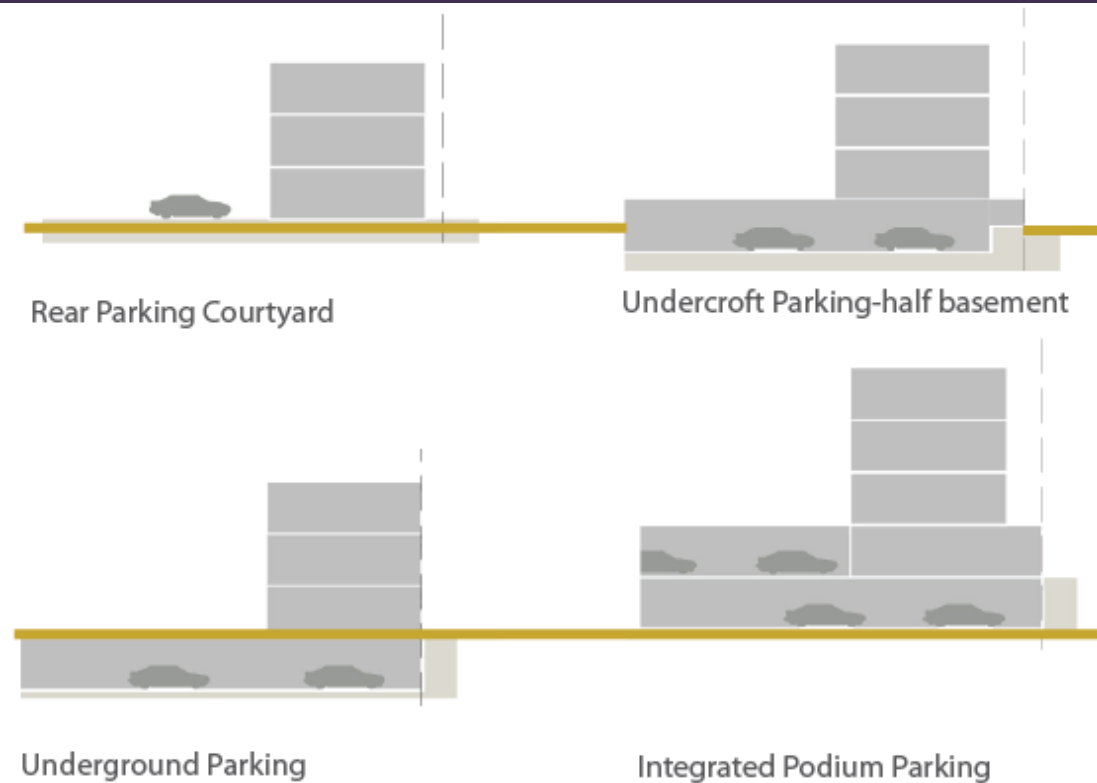
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as 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 softscape (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	
Style	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

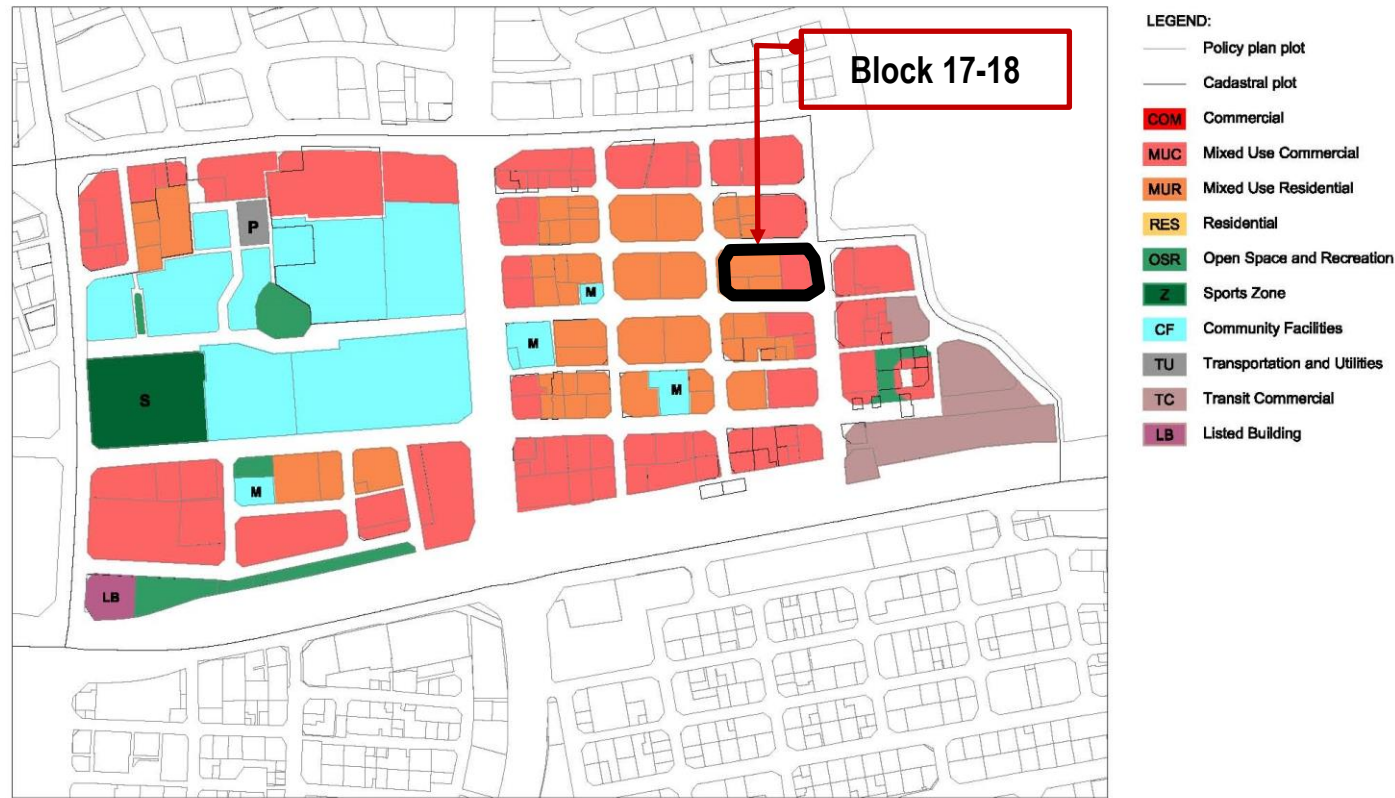
**Provision of Shared Public Parking:**

Additional floor area of 50 m2 for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA

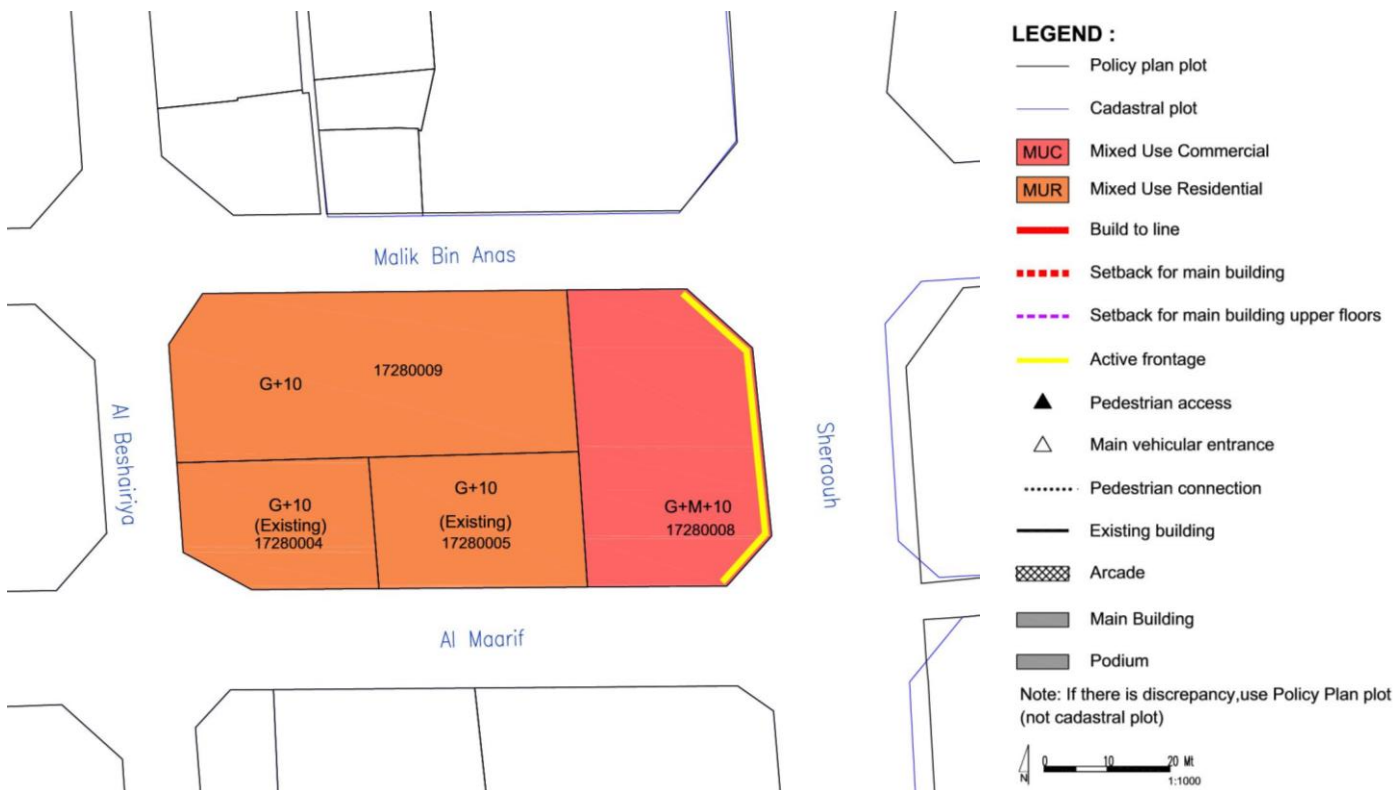
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

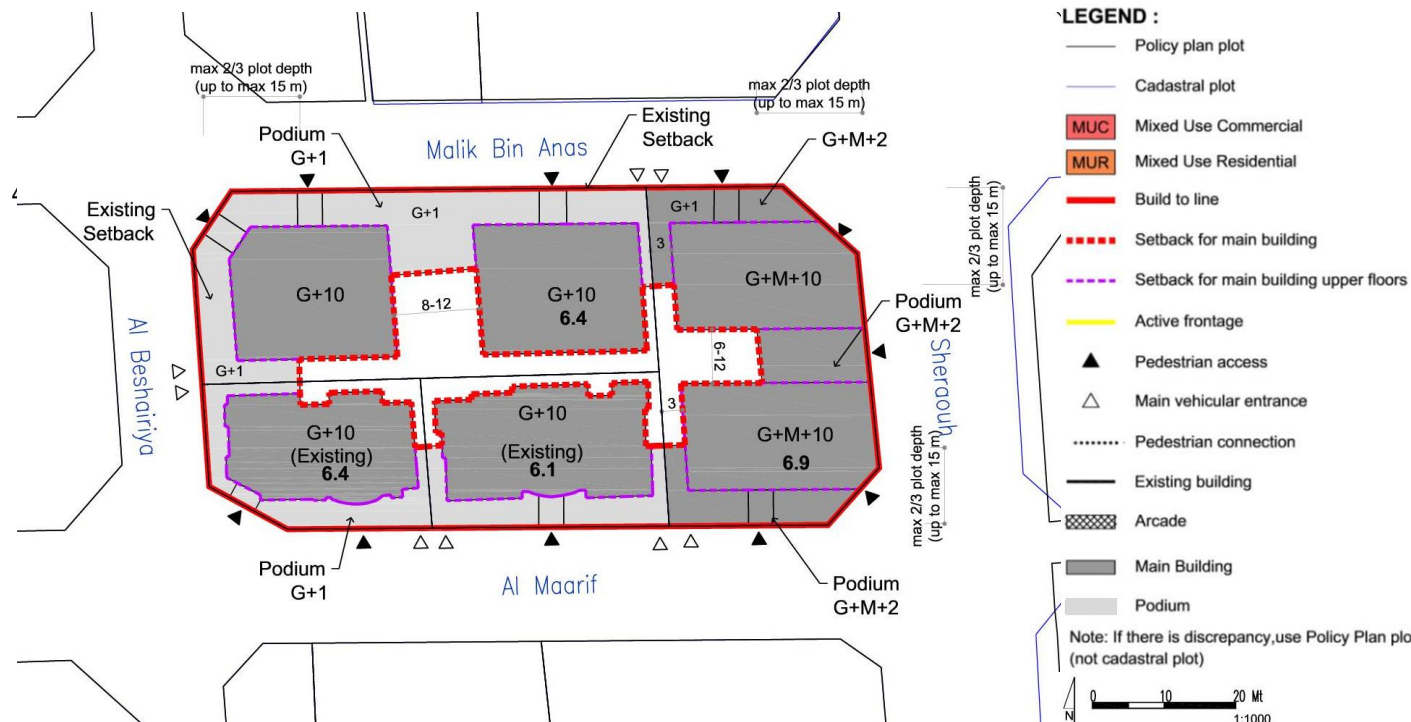
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	☑	Tower level	49% max
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor 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

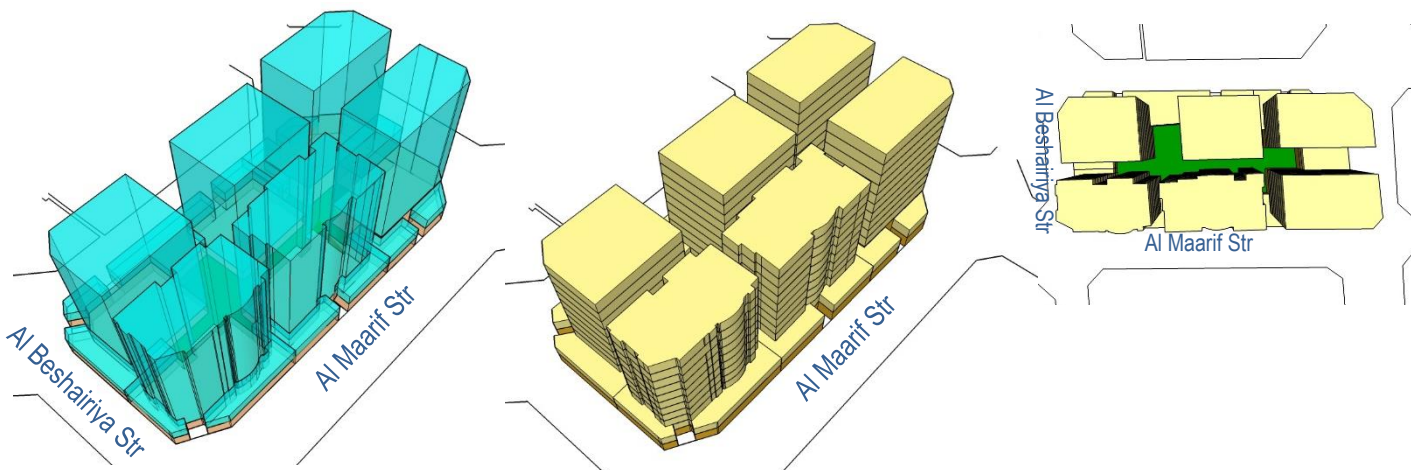
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> <li><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</li> <li><b>Type of commercial in MUR:</b> Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)</li> </ul>
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

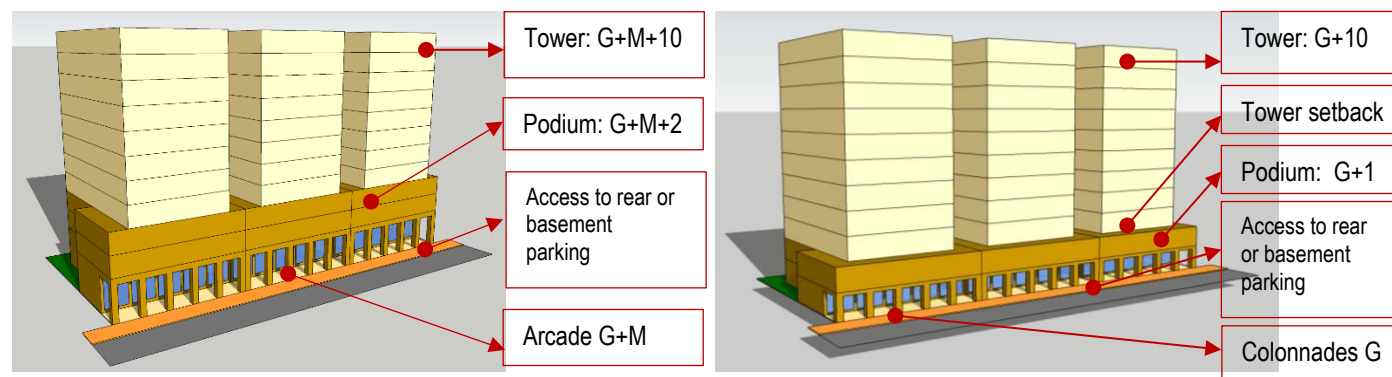
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Sheraouh Street (Collector Street)

Al Maarif Street (Local Street)

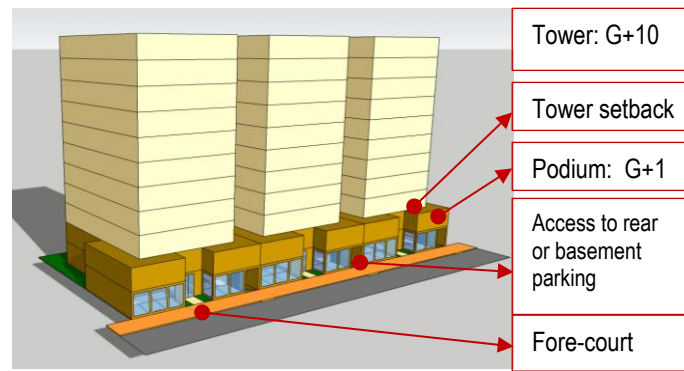
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
	MUR: Mixed Use Residential
Height (max)	<b>Sheraouh Street</b> • G+M+10 (Podium G+M+2) <b>43.2 m (max)</b>
	<b>Malik Bin Anas &amp; Al Maarif &amp; Al Beshairiya Street</b> • G+10 (Podium G+1) <b>41.7 m (max)</b>
FAR (max)	6.60 (along Sheraouh Street) (+ 5 % for corner lots) 6.10 (along Malik Bin Anas & Al Maarif & Al Beshairiya Street)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <b>Sheraouh Street:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 0 m front setback; 3 m sides; 3m rear <b>Malik Bin Anas &amp; Al Maarif &amp; Al Beshairiya Street:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 3 m front setback; 3m sides; 3m rear
	<b>Build to Line</b> <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>
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)
Commercial Depth (max)	15 m
Building Size	Fine grain; 30 m maximum building width or length
Primary Active Frontage	As indicated in the plan

Frontage Profile	• <b>Sheraouh Street:</b> Arcade/ Colonnade: • 2.5 m minimum width • G+M maximum height • Located as per drawing
	• <b>Al Maarif Street :</b> Colonnades • <b>Malik Bin Anas &amp; Al Beshairiya St.</b> Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	• <b>Sides:</b> 0 m, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; • <b>Rear:</b> 3 m
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	• Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements 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	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

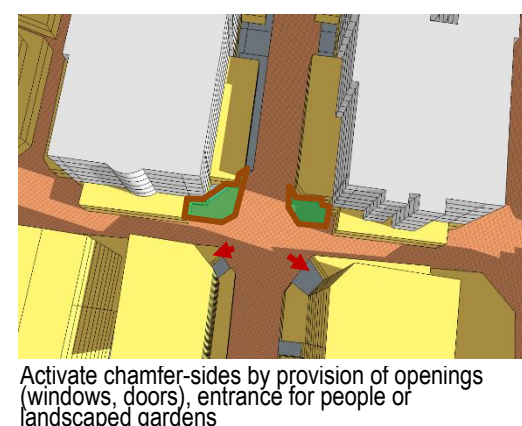
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only to add the required front-part of the building (eg. light structure podium) as per indicated setback and build-to-line (which is zero setback) in the plan

**BUILDING TYPOLOGY**



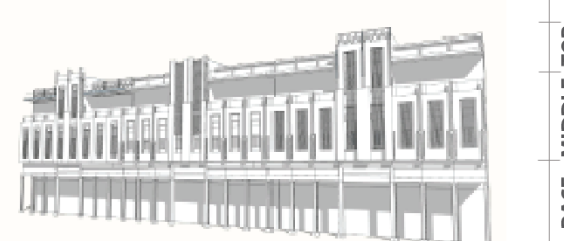
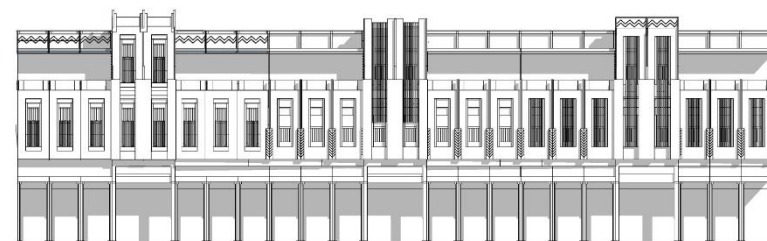
Malik Bin Anas & Al Beshadiriya Street (Local Streets)

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

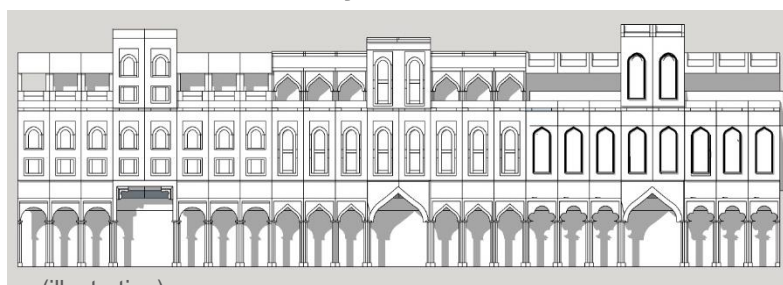


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***

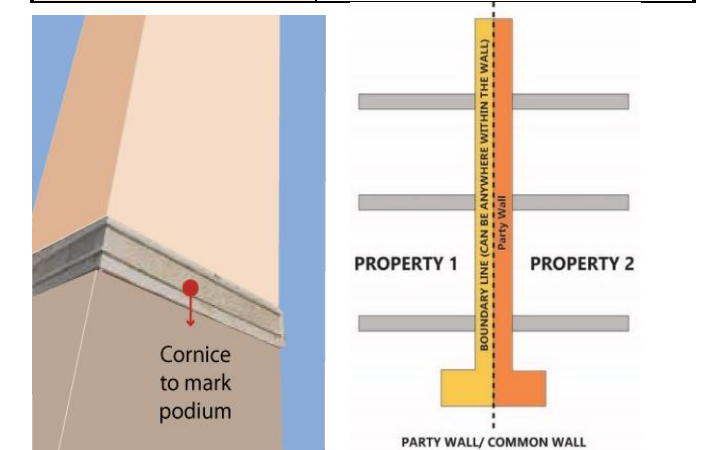


(illustration)

**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> </ul> <p>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</p>
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 between two buildings with facing habitable rooms</b></li> </ul>
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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: 3.50m</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>

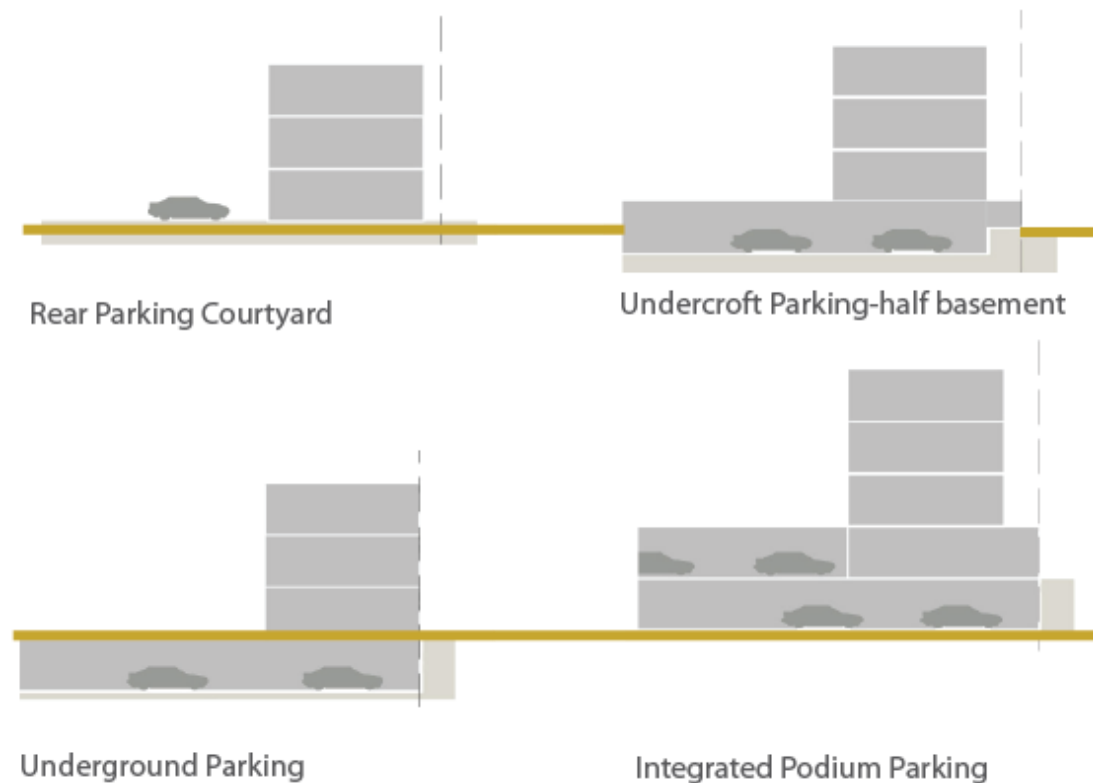
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LANDSCAPE STANDARD	
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Pedestrian access	<ul style="list-style-type: none"> <li>• Main building entrances should be oriented to the side indicated on the plan.</li> <li>• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location</li> </ul>
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SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



**WINDOW-TO-WALL RATIOS**



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

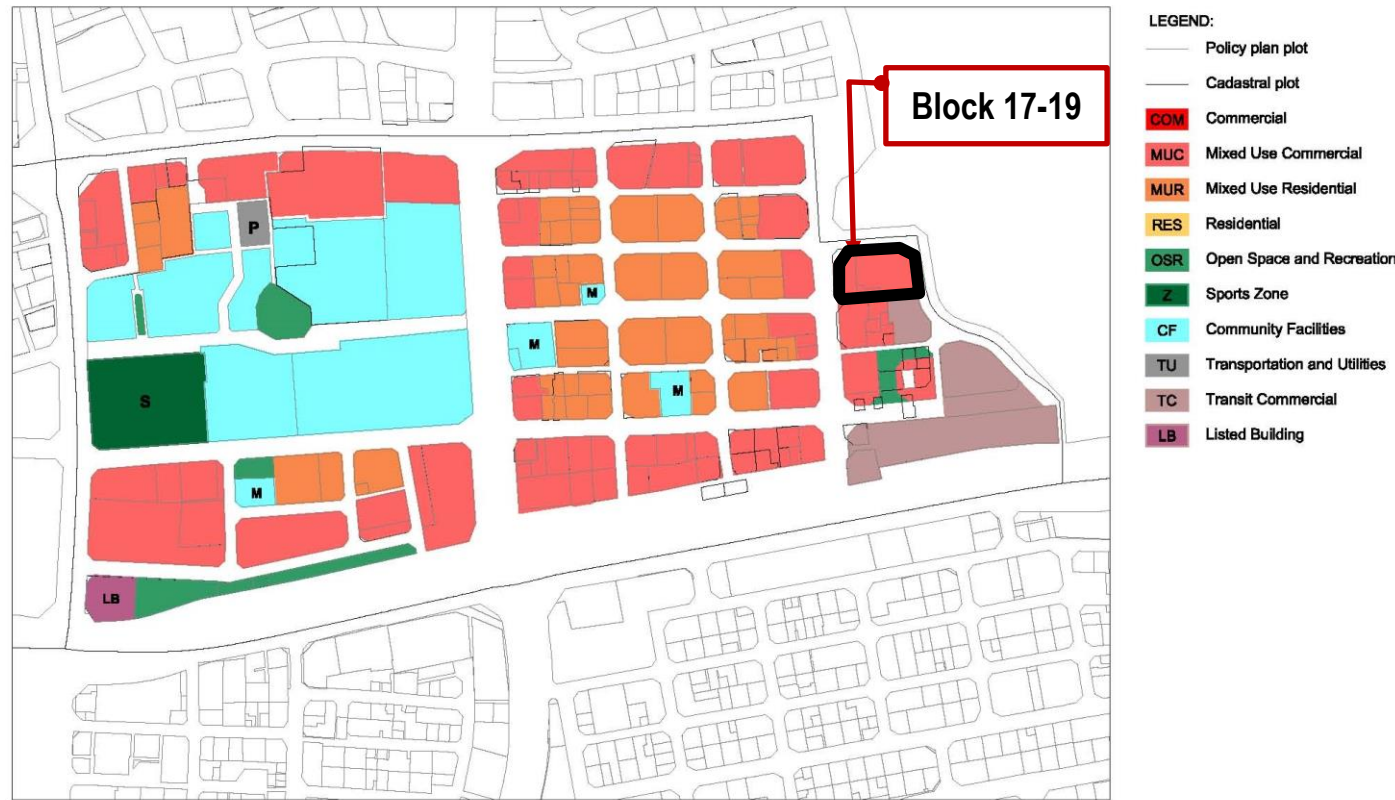
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Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

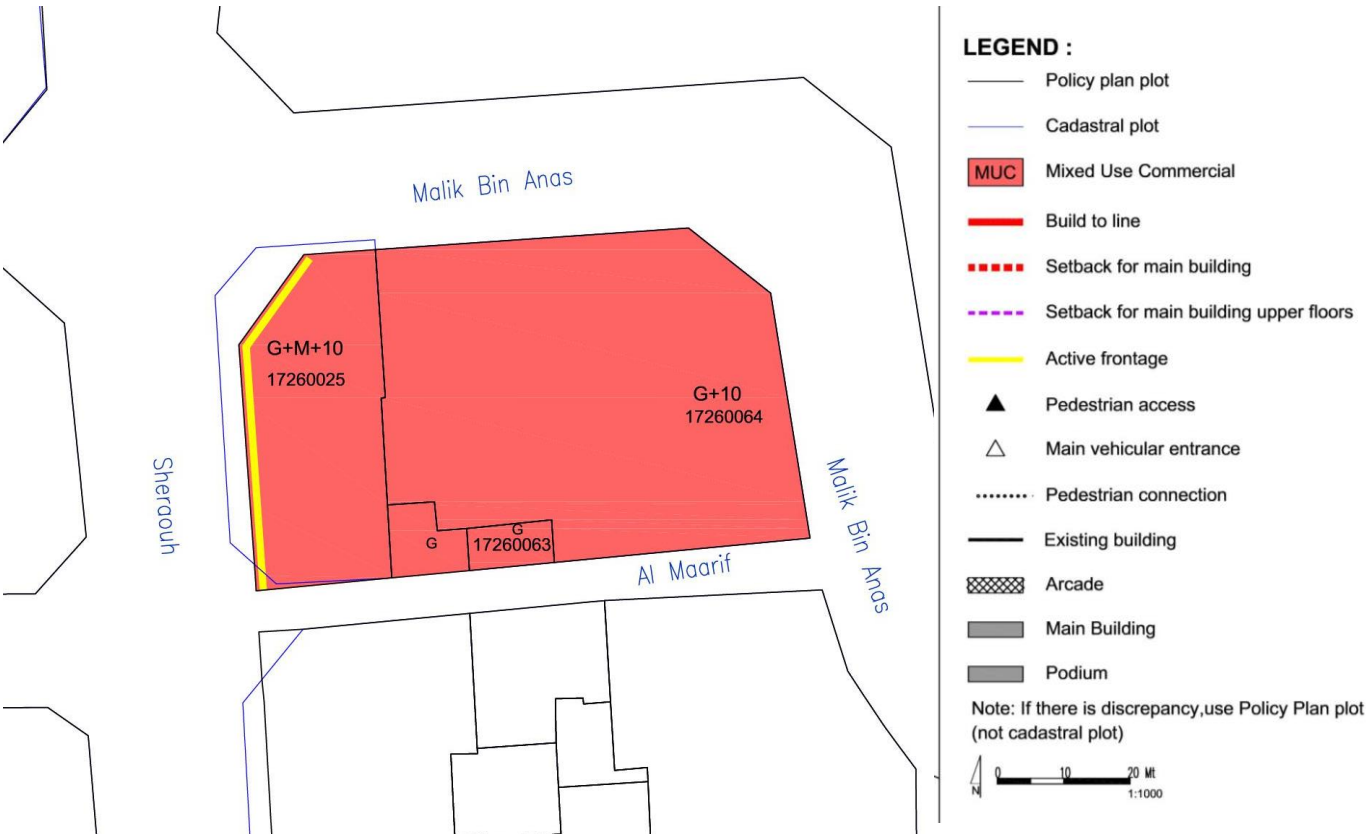
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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 Department Store	✓	✓	x	x	314	Department Store
1.11 Services/Offices	✓	✓	✓	x	401	Personal Services
1.12	✓	✓	✓	x	402	Financial Services and Real Estate
1.13	✓	✓	✓	x	403	Professional Services
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

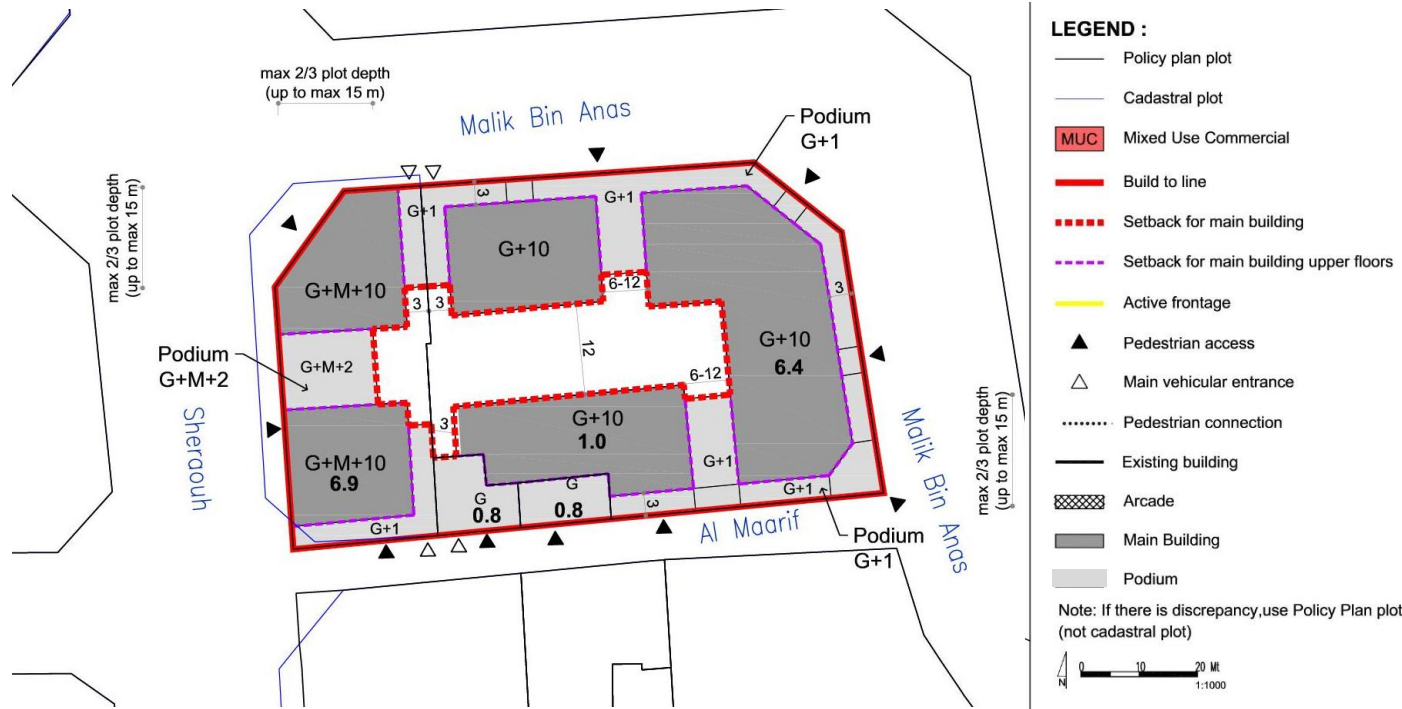
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

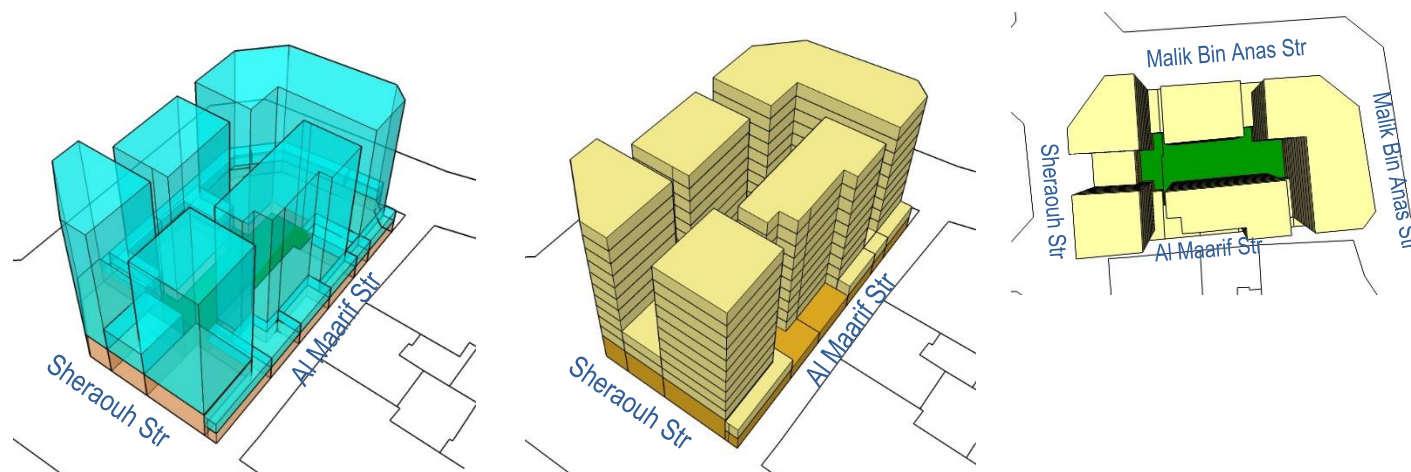
**SPECIFIC USE REGULATIONS**

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

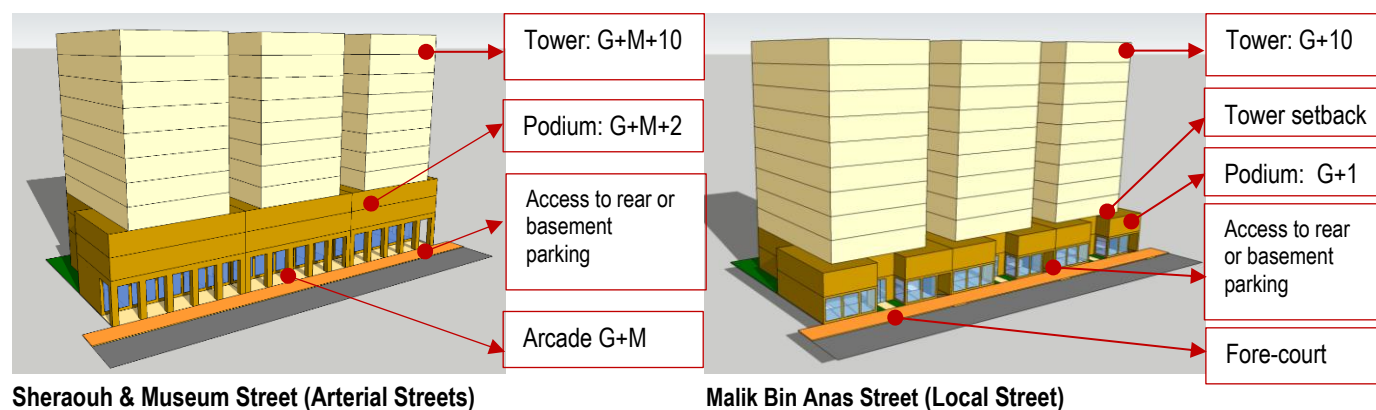
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



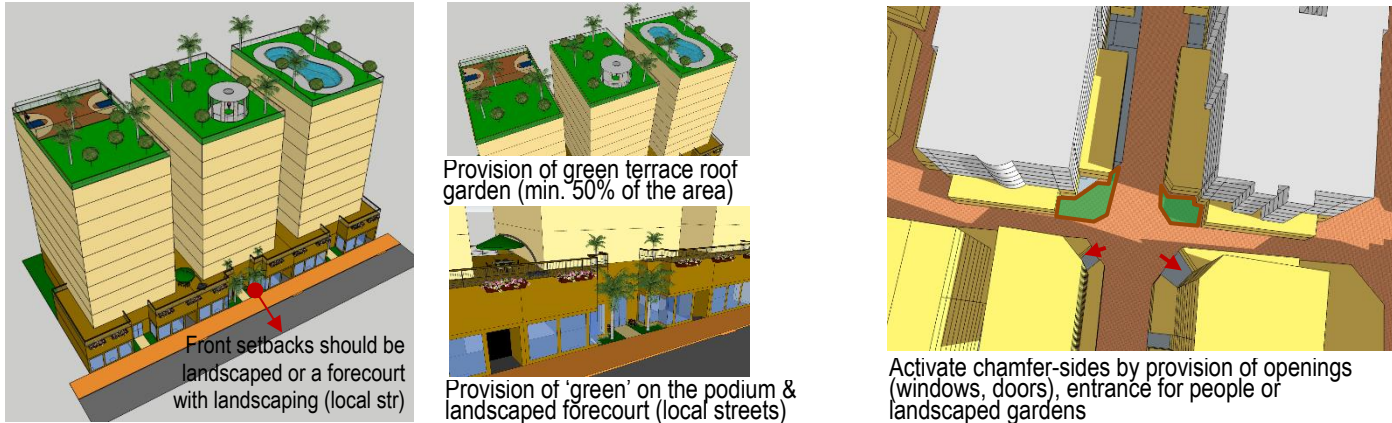
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	Sherrouh & Museum Street: 43.2 m (max) • G+M+10 (Podium G+M+2)
	Malik Bin Anas Street & Sikka (south-bound): 41.7 m (max) • G+10 (Podium G+1)
FAR (max)	6.60 (along Sherrouh & Museum Street) (+ 5 % for corner lots) 6.10 (along Malik Bin Anas Street & Sikka -south bound)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <b>Sherrouh &amp; Museum Street:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 0 m front setback; 3 m sides; 3m rear <b>Malik Bin Anas Street &amp; Sikka -south bound:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m 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>	<ul style="list-style-type: none"> <li>Sherrouh &amp; Museum Str (Arterial street): 100% of 0m front setback (mandatory)</li> <li>Malik Bin Anas Street &amp; Sikka -south bound (Local streets): min. 60% of frontage indicated at block plan</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)
Commercial Depth (max)	15 m
Building Size	Fine grain; 30 m maximum building width or length

Primary Active Frontage	As indicated in the plan
Frontage Profile	<b>Sherrouh &amp; Museum Street:</b> Arcade/ Colonnade: • 2.5 m minimum width • G+M maximum height • Located as per drawing
	<b>Malik Bin Anas 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 max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirements : (block is located within 400m radius from metro entry point)

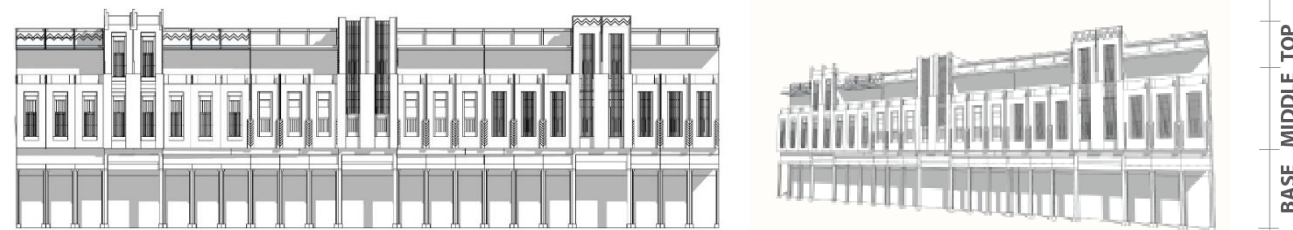
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

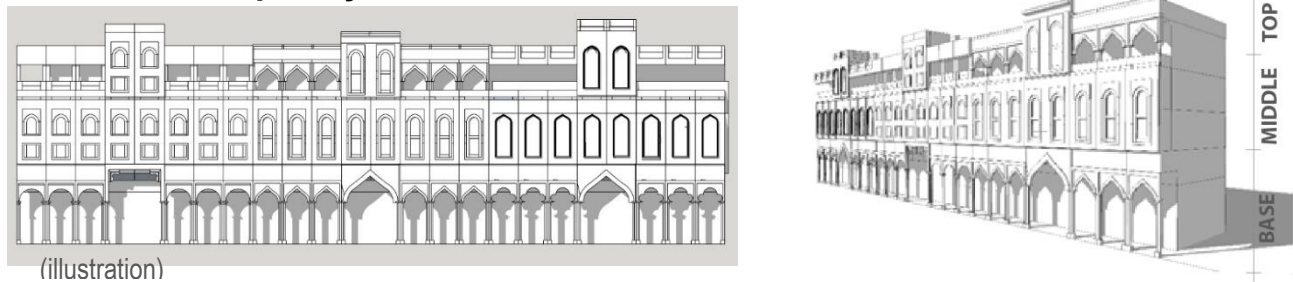


**EXTERIOR EXPRESSION & BUILDING SEPARATION**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



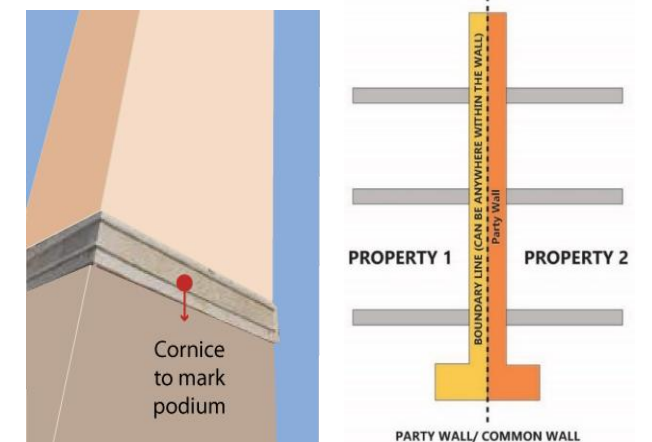
**WINDOW-TO-WALL RATIOS**



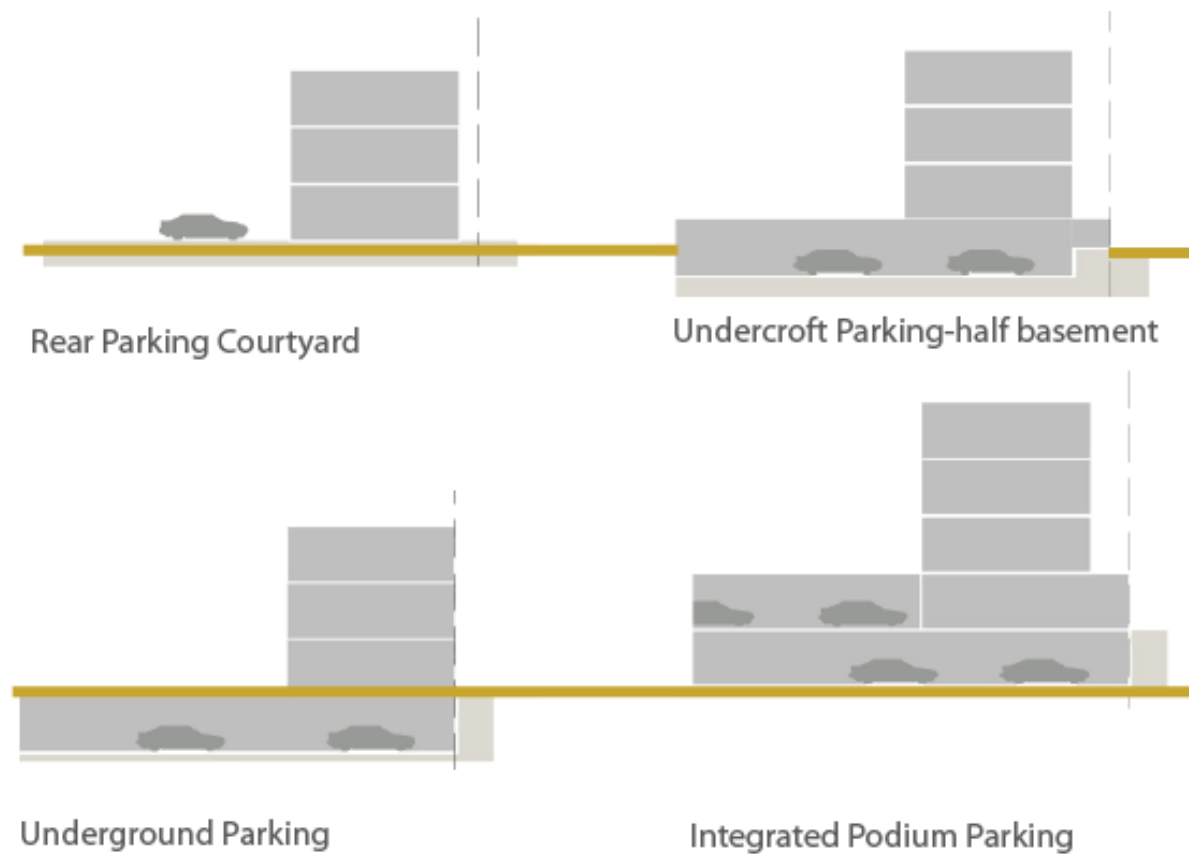
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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 softscape (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	
Style	Signage should be an integral part of the building facade without background.



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

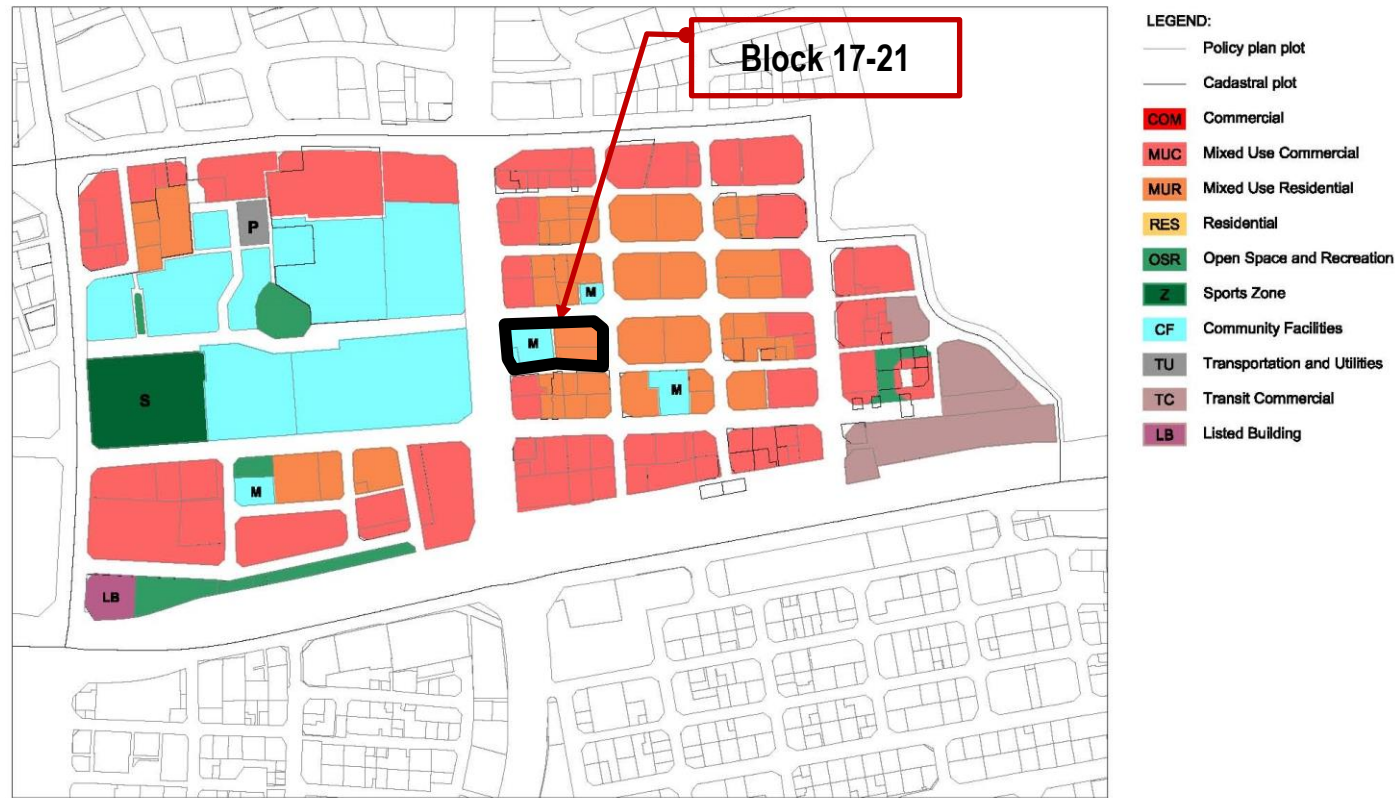
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

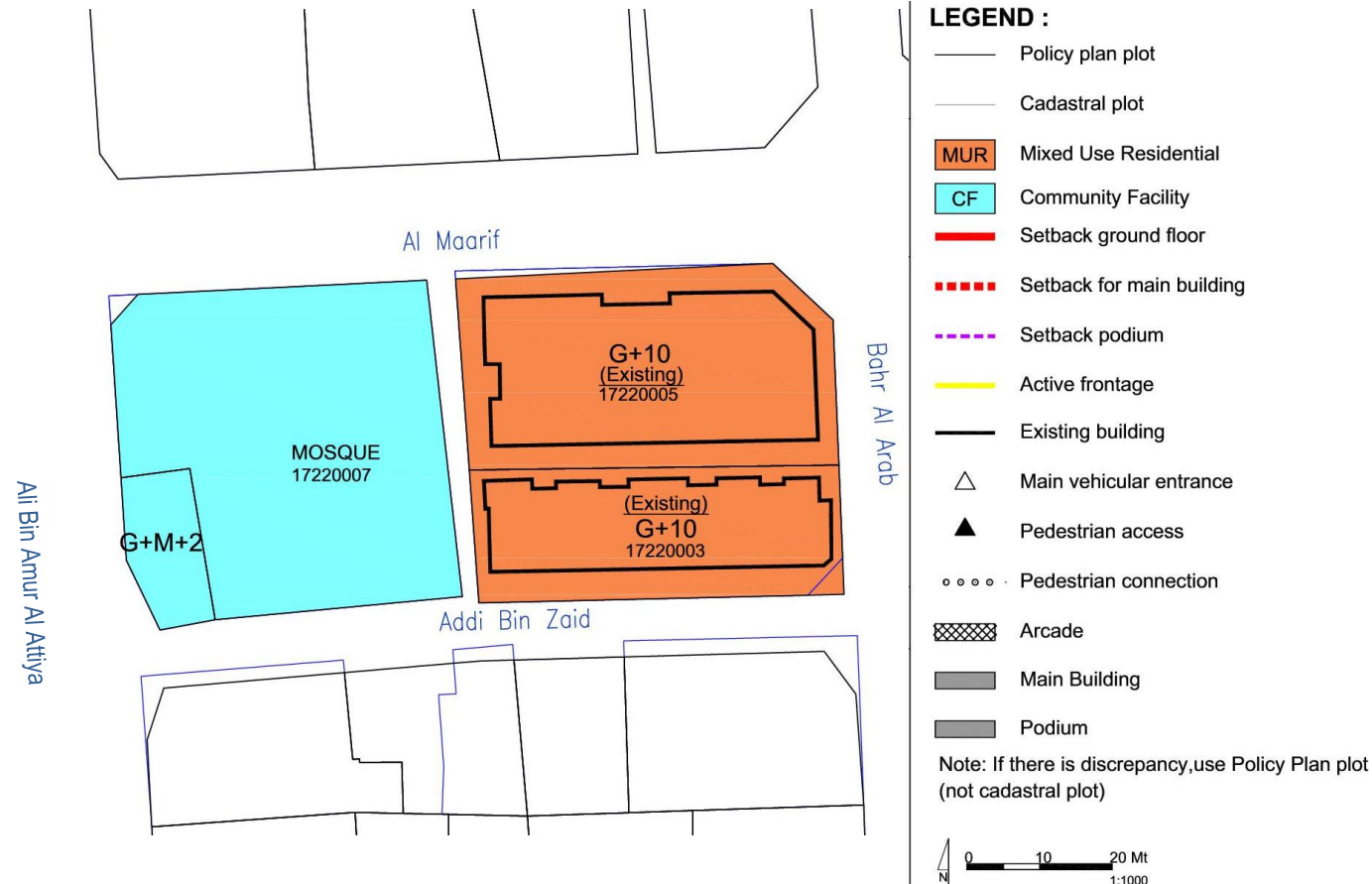
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

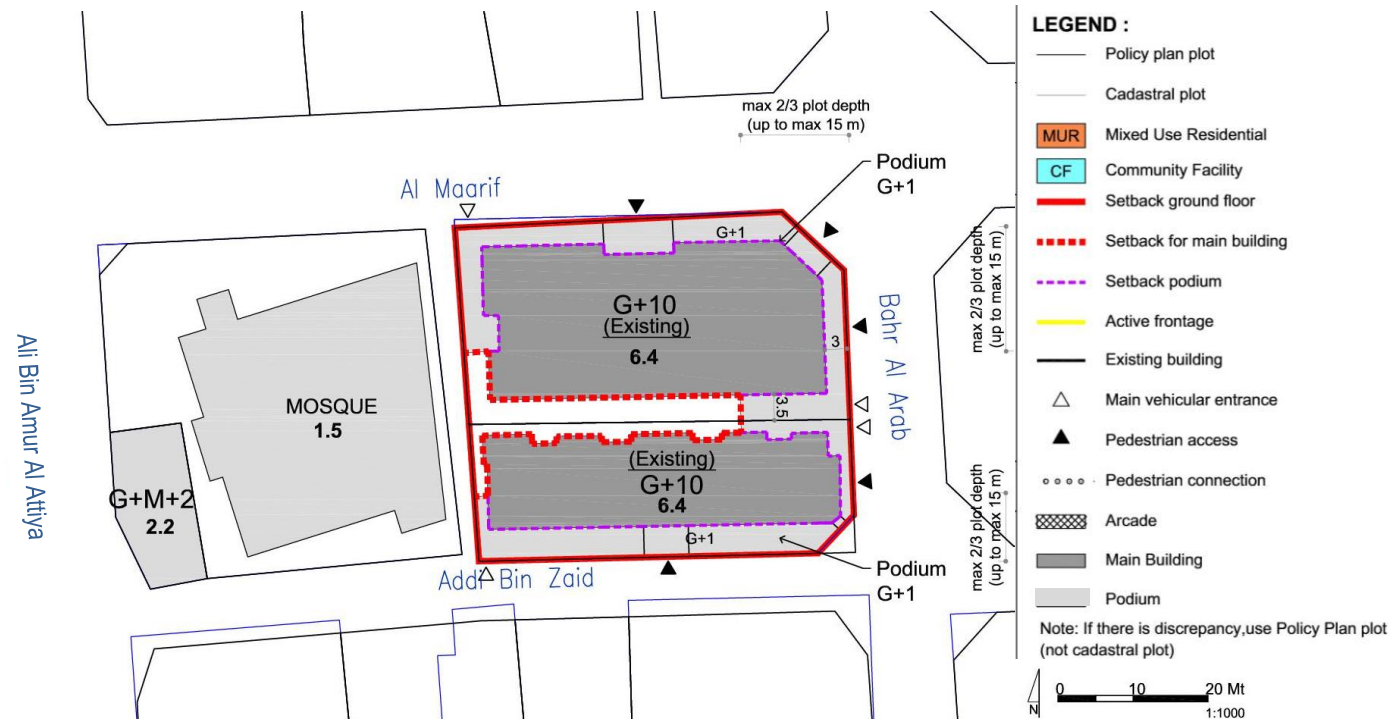
Use Type	Requirement	Level	Percentage
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	☑	All	77.5 % min
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	All	20 % max

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

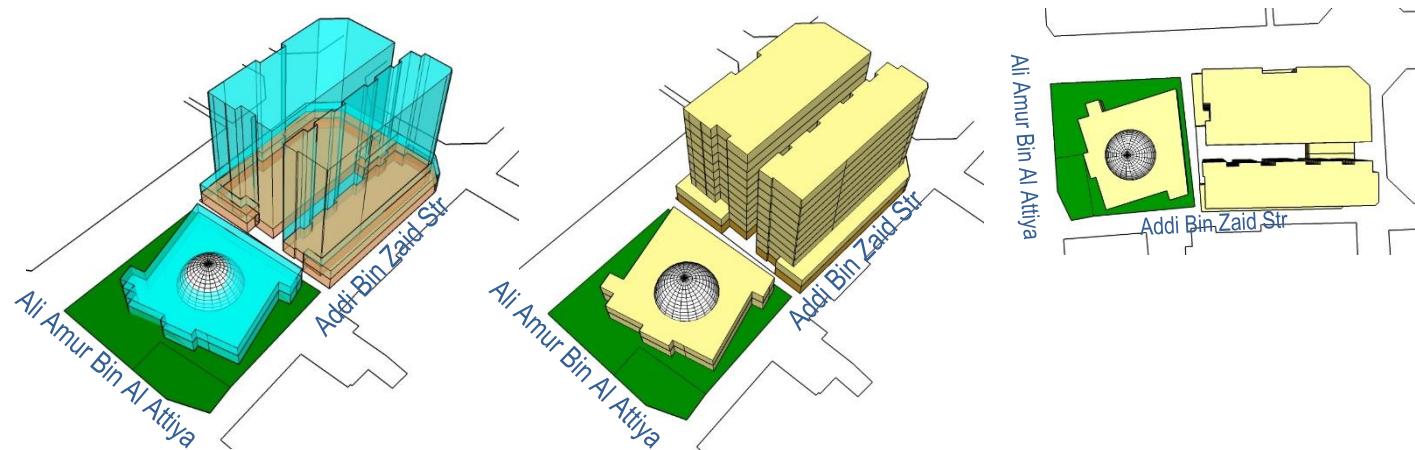
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<b>Type of commercial in MUR:</b> 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 Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

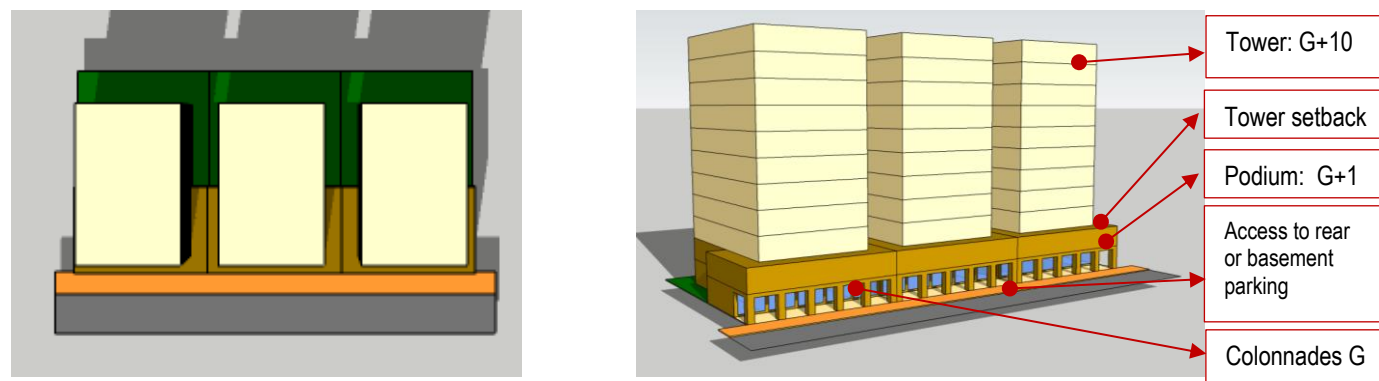
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Al Maarif Street (Local Streets – Primary Pedestrian Link)

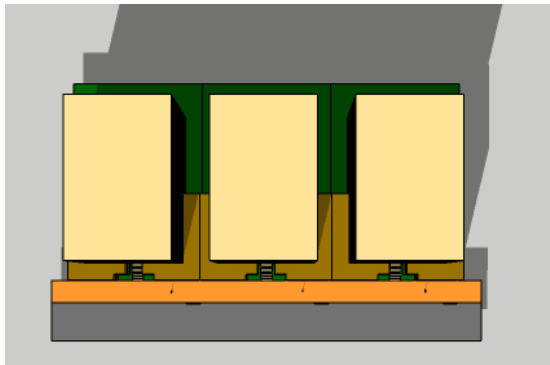
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	Al Maarif & Bahr Al Arab & Addi Bin Zaid Street 41.7 m (max) • G+10 (Podium G+1)
FAR (max)	6.10 (+ 5 % for corner lots)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: Al Maarif & Bahr Al Arab & Addi Bin Zaid Street: • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m rear
Build to Line	• Al Maarif Street: min. 90% of indicated frontage at the block plan • Bahr Al Arab & Addi Bin Zaid Street (Local streets): min. 60% of frontage indicated at block plan
Building Depth (max) <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>	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)
Commercial Depth (max)	15 m
Building Size	Fine grain; 30 m maximum building width or length
Primary Active Frontage	As indicated in the plan
Frontage Profile	• Al Maarif Street: Colonnades • Addi Bin Zaid & Bahr Al Arab Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)

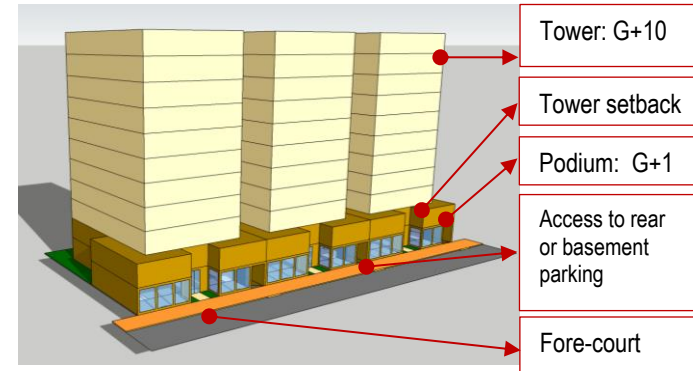
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	• Sides: 0 m, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; • Rear: 3 m
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	• Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements 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	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirement: (block is located within 400m 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

**BUILDING TYPOLOGY**



Addi Bin Zaid & Bahr Al Arab & Street (Local Streets)



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

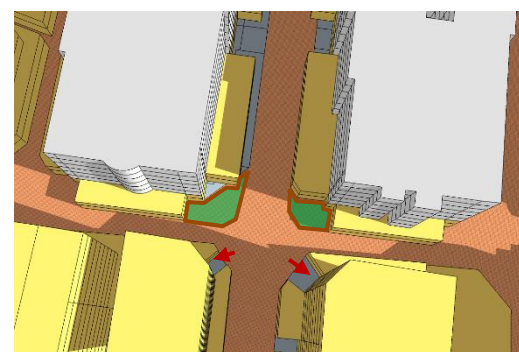


Front setbacks should be landscaped or a forecourt with landscaping (local str)



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

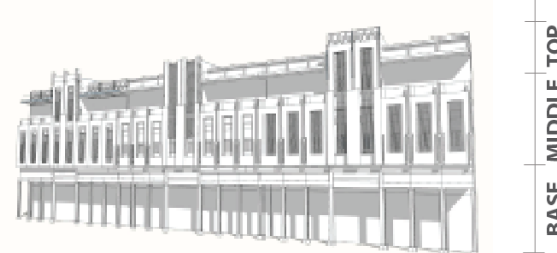
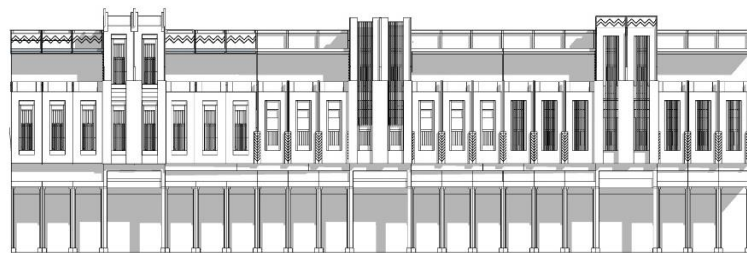
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



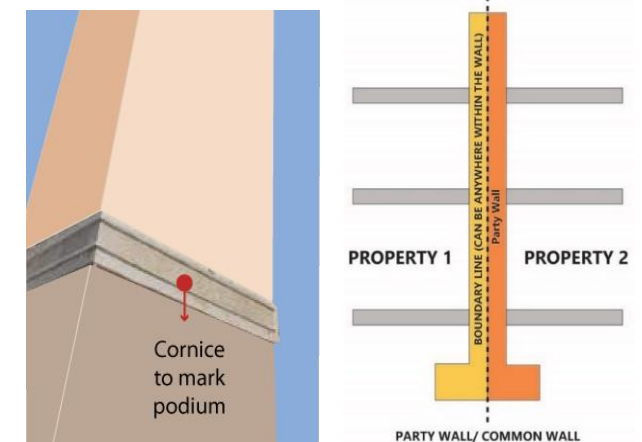
(illustration)



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al Attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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: 3.50m</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>

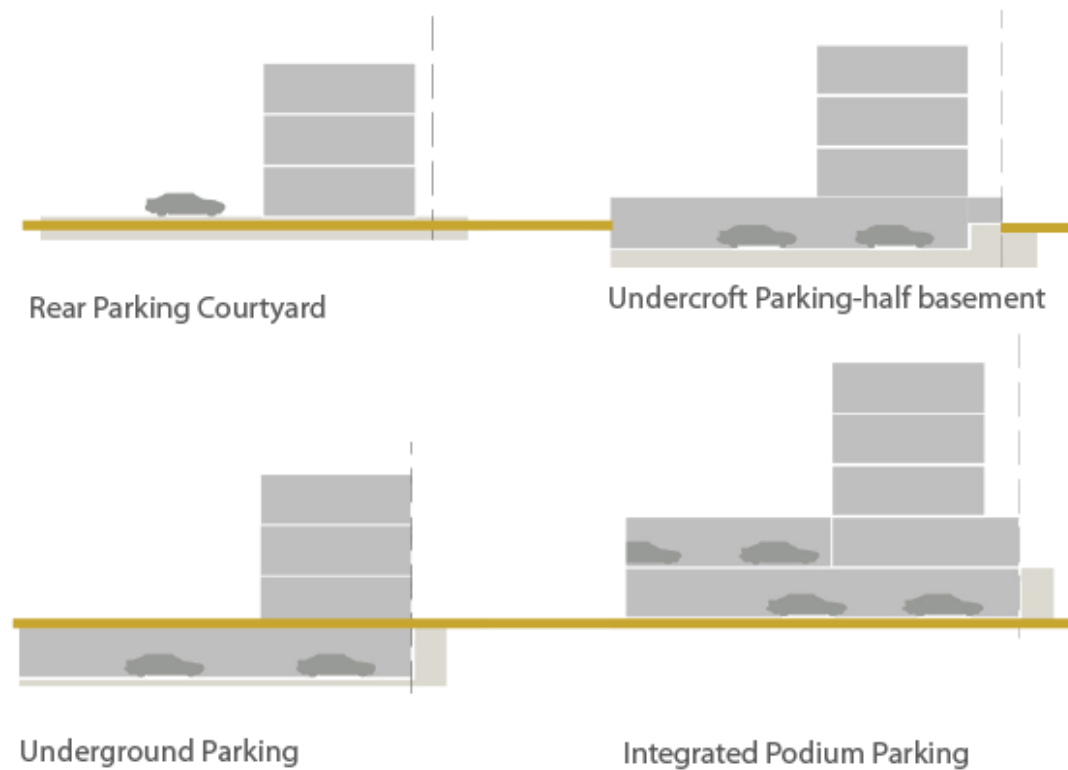
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as 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 softscape (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>
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SIGNAGE	
Style	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

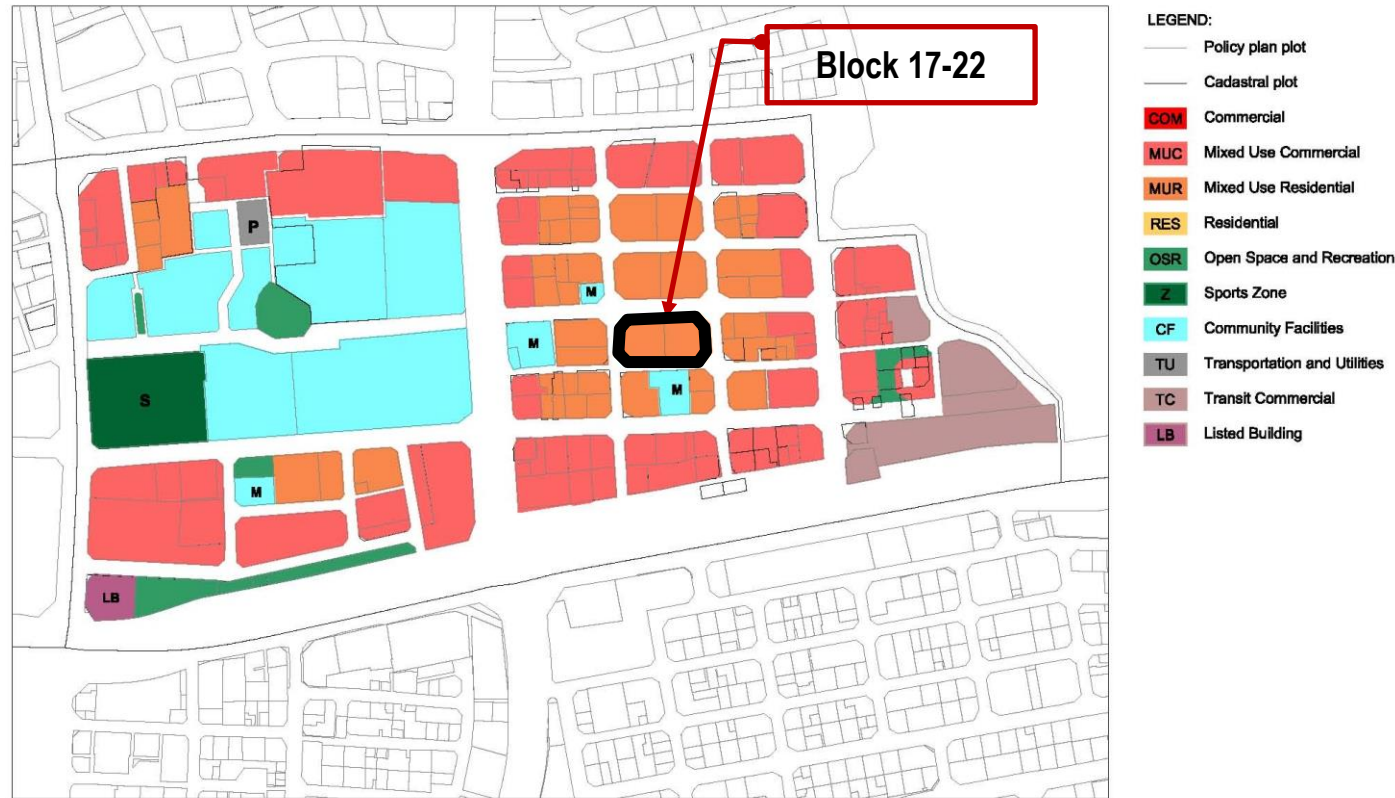
**Provision of Shared Public Parking:**

Additional floor area of 50 m2 for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA

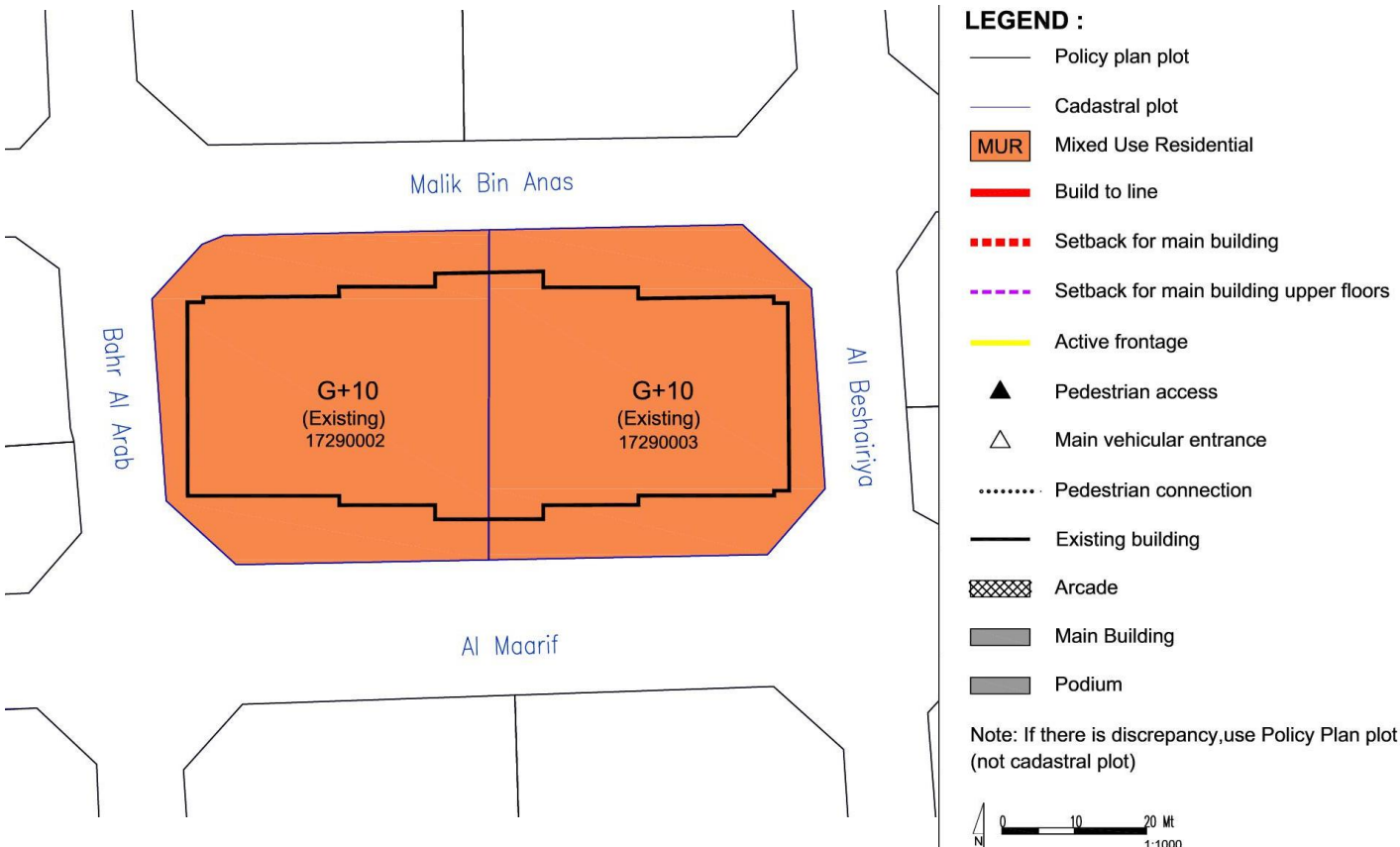
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

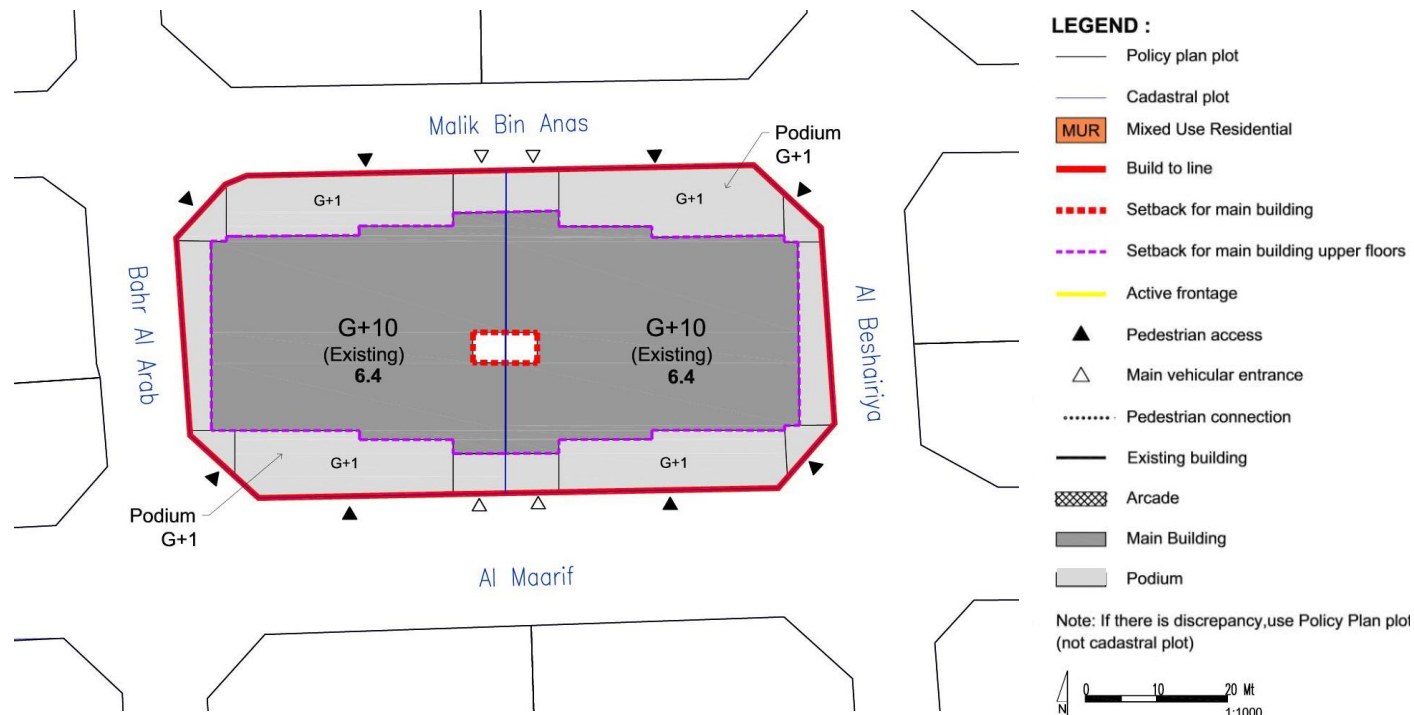
Use Type	Requirement	Level	Percentage
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	✓	All	77.5 % min
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	All	20 % max

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

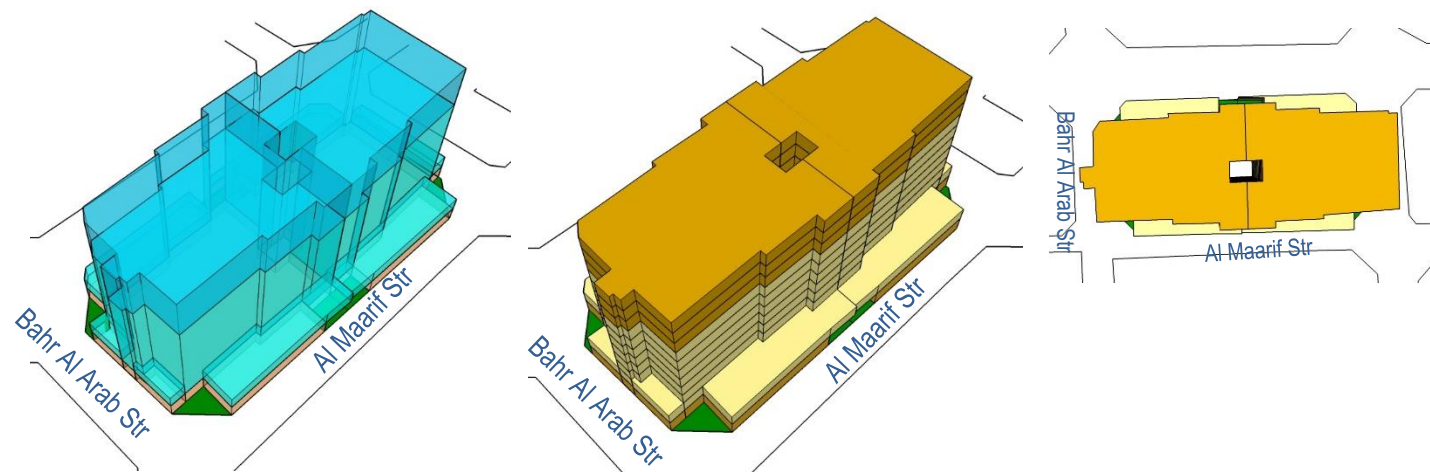
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<b>Type of commercial in MUR:</b> 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 Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

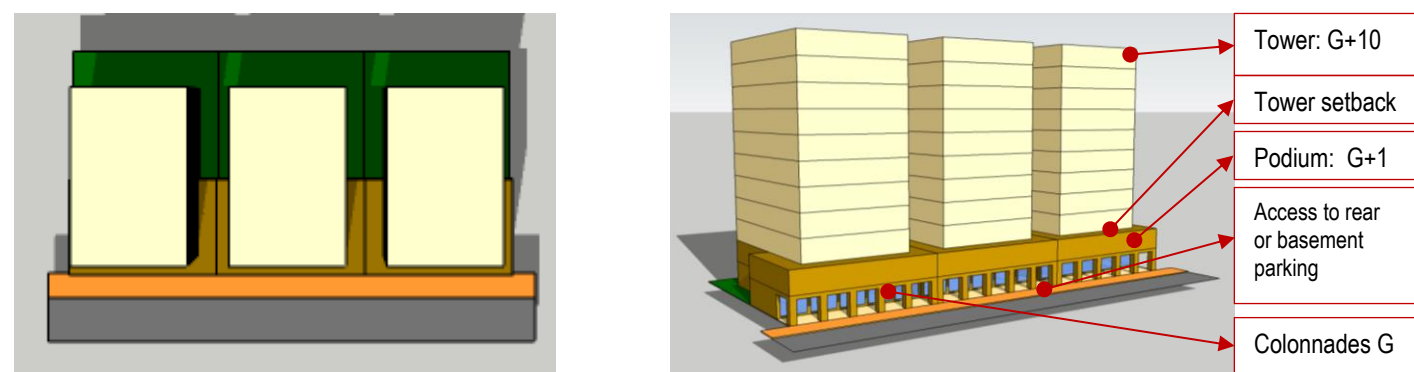
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Al Maarif Street (Local Street – Primary Pedestrian link)

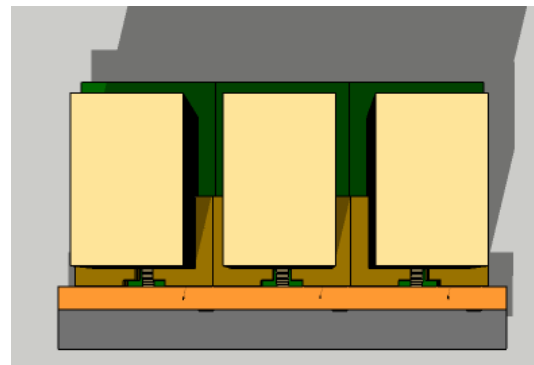
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUR: Mixed Use Residential
Building Height	G+10 (Podium G+1) <b>41.7 m (max)</b>
FAR (max)	6.10 (+ 5 % for corner lots)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 3 m front setback; 3 m sides; 3m rear</li> </ul>
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 Maarif Street: Min.90% of indicated frontage at the block plan</li> <li>Addi Bin Zaid &amp; Al Beshairiya &amp; Bahr Al Arab Street: Min.60% of frontage indicated at block plan</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)
Commercial Depth (max)	15 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"> <li>Al Maarif Street : Colonnades</li> <li>Addi Bin Zaid &amp; Al Beshairiya &amp; Bahr Al Arab Street : Fore-court; cantilever/overhang on the ground floor</li> </ul>
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 max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>

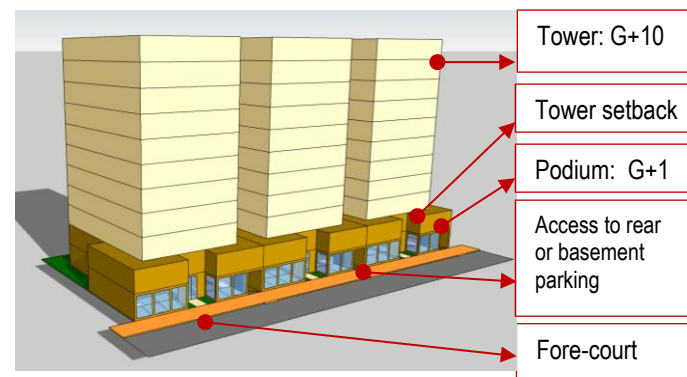
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SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirements : (block is located within 400m radius from metro entry point)

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**BUILDING TYPOLOGY**



Al Beshadiriya & Addi Bin Zaid & Bahr Al Arab Street (Local Streets)



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

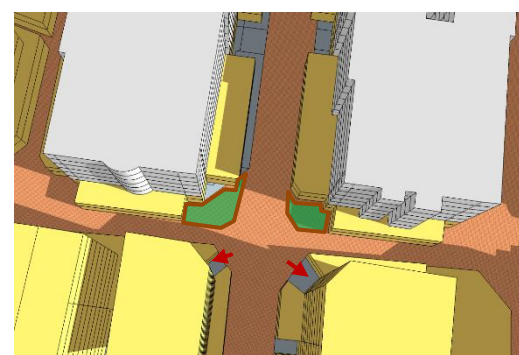


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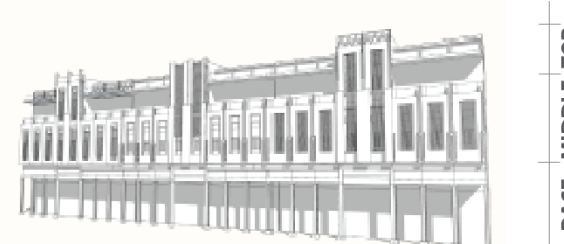
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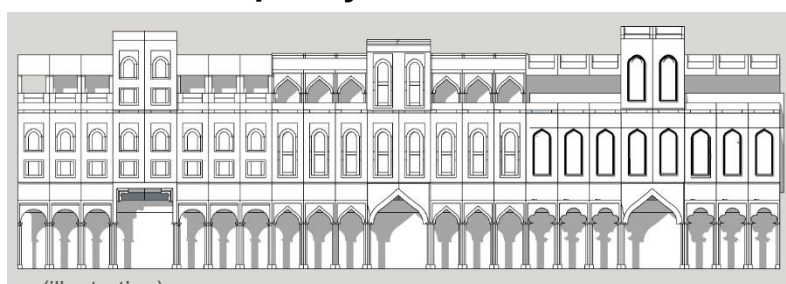
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BASE MIDDLE TOP

**Qatari Contemporary Vernacular\***



(illustration)

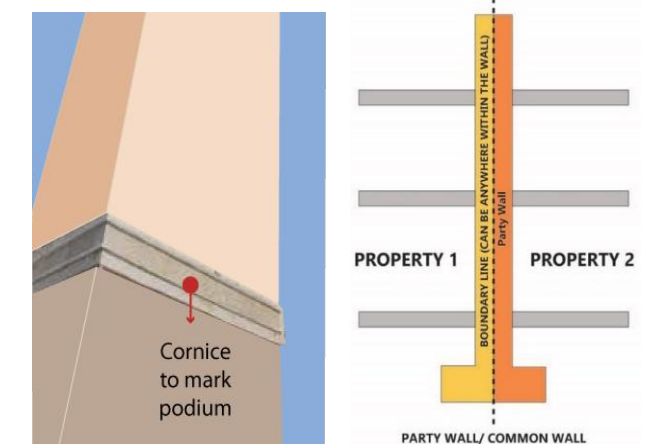


BASE MIDDLE TOP

**STANDARDS**

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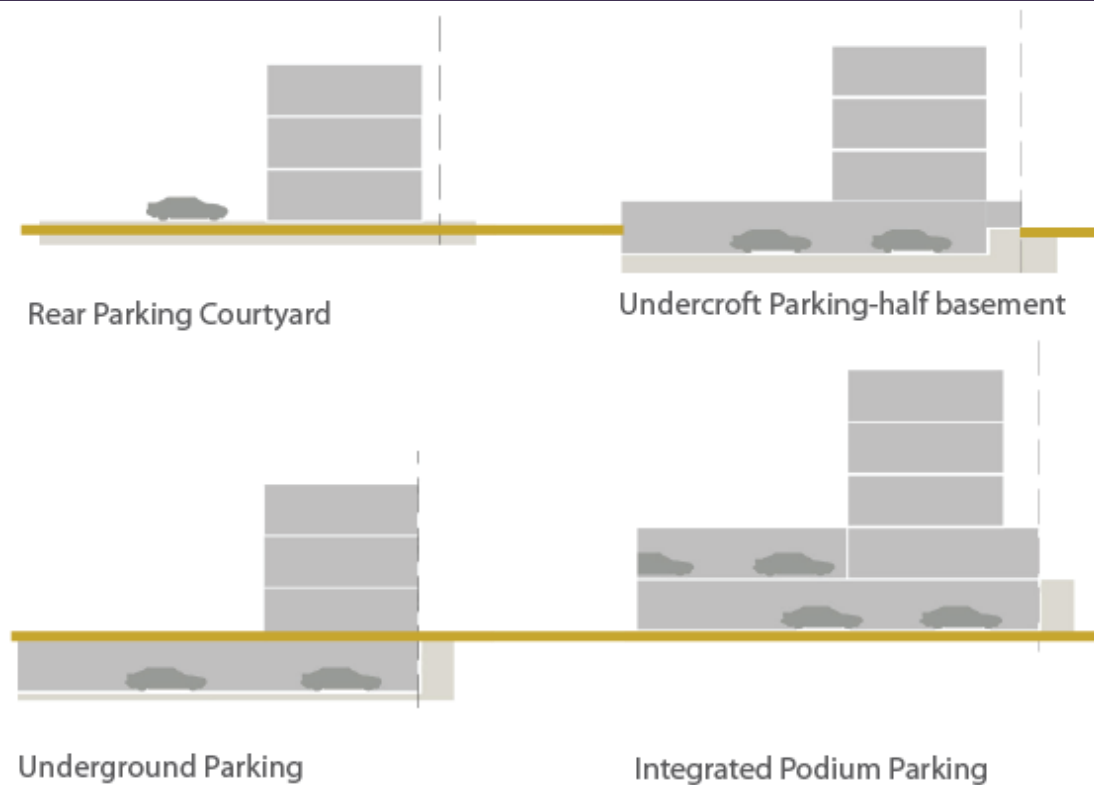
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**WINDOW-TO-WALL RATIOS**



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**Incentive Scheme**

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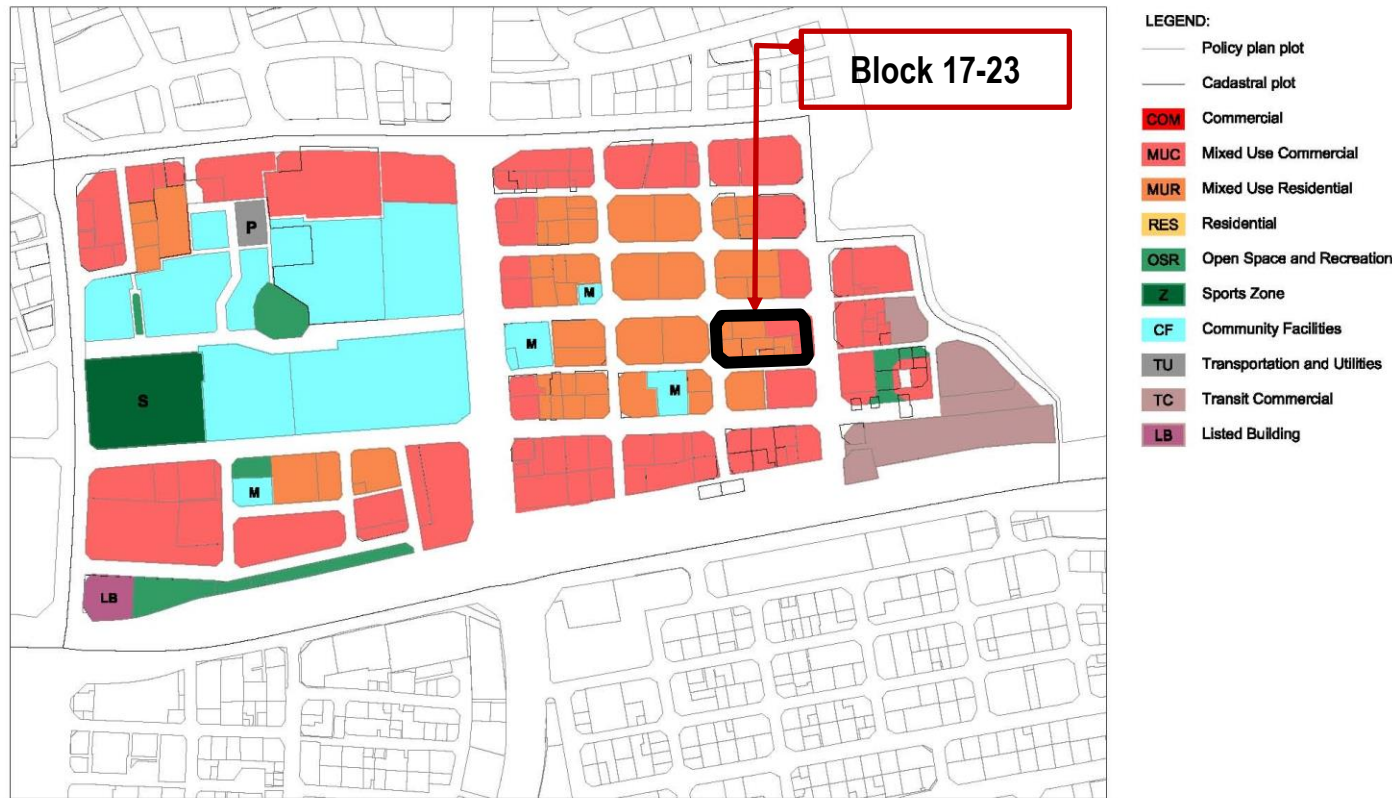
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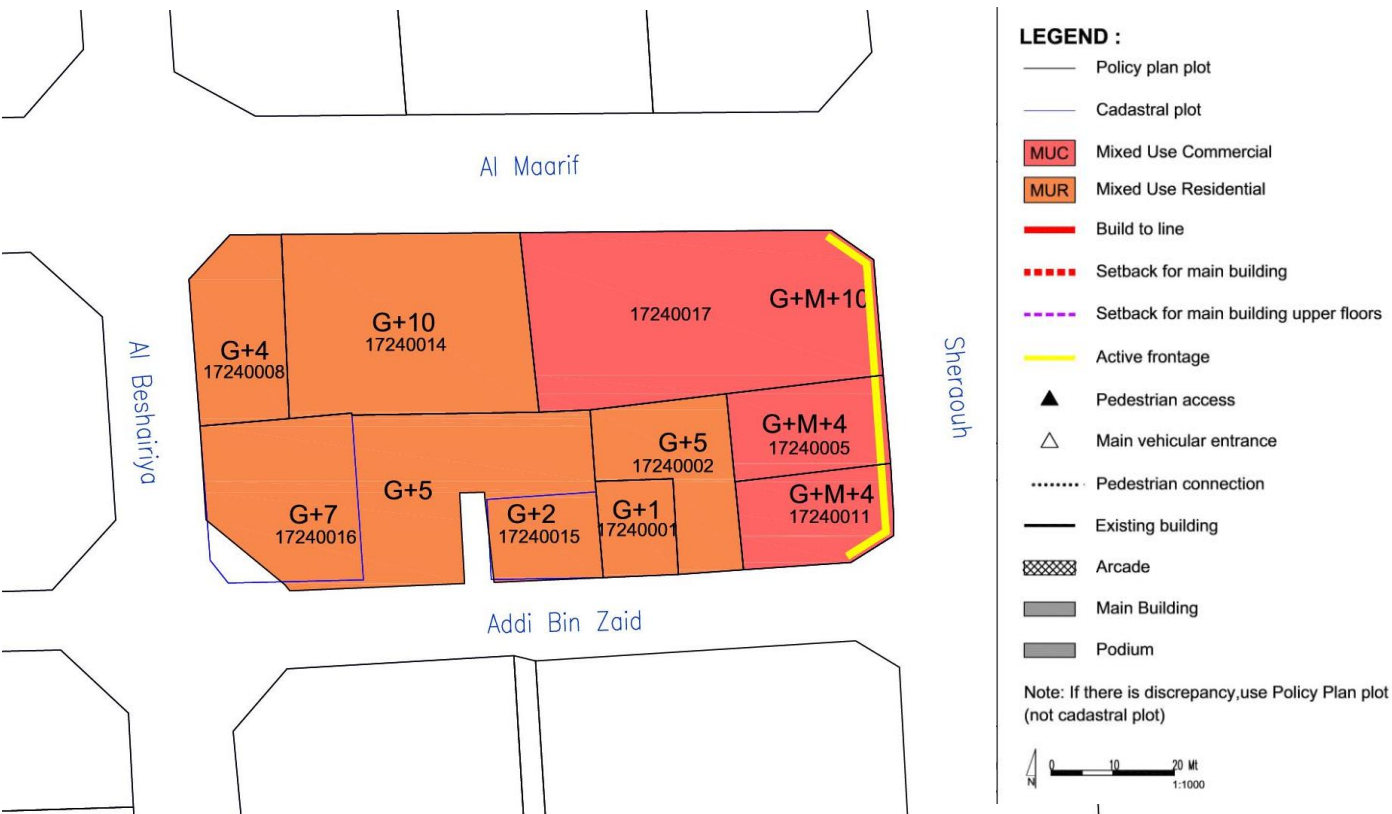
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<b>2 COMMERCIAL</b>						
1.2 Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
1.3 Comparison/Speciality	✓	✓	✓	x	302	General Merchandise Store
1.4	✓	✓	✓	x	303	Pharmacy
1.5	✓	✓	✓	x	306	Electrical / Electronics / Computer Shop
1.6	✓	✓	✓	x	309	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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

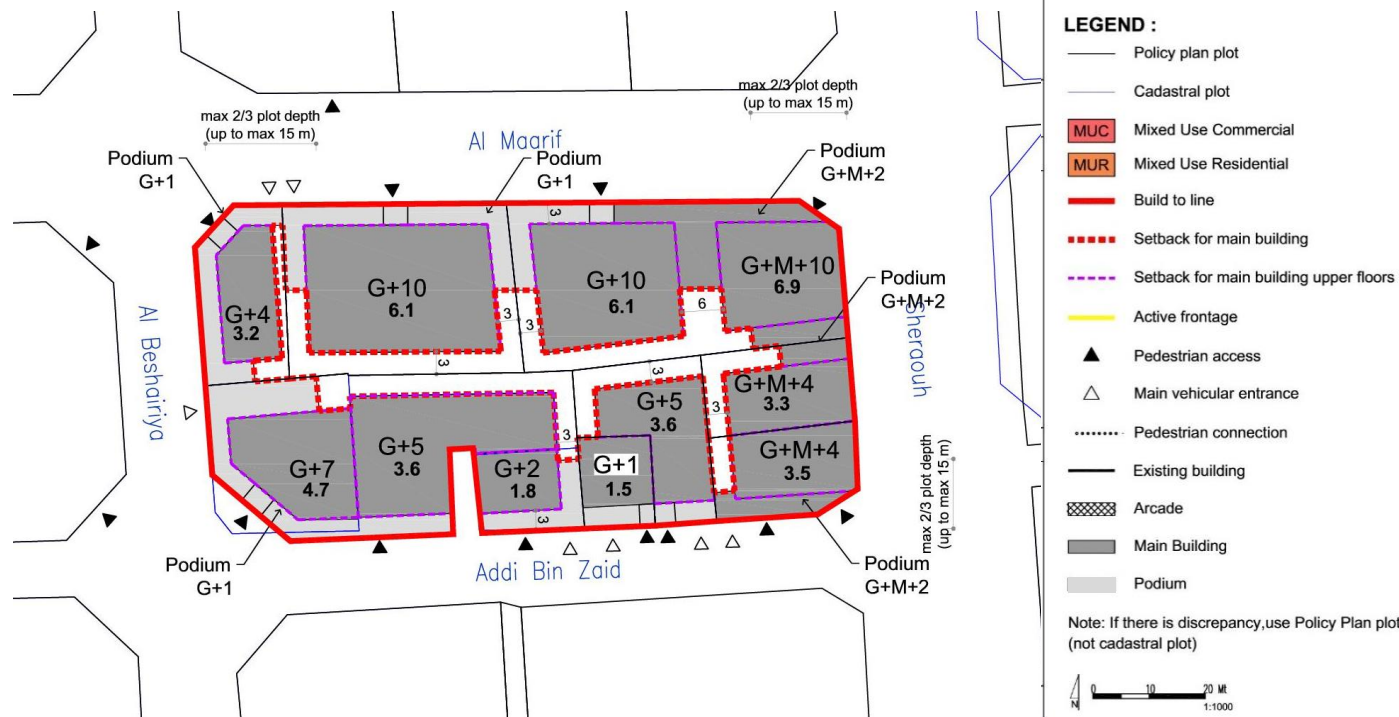
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor 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

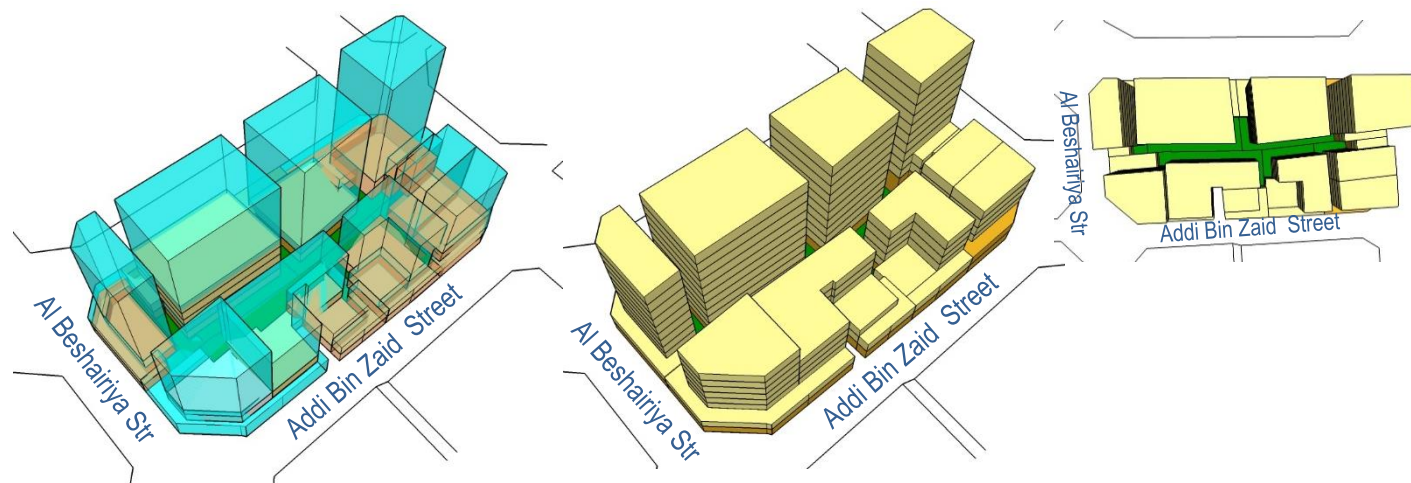
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> <li>• <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</li> <li>• <b>Type of commercial in MUR:</b> Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)</li> </ul>
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

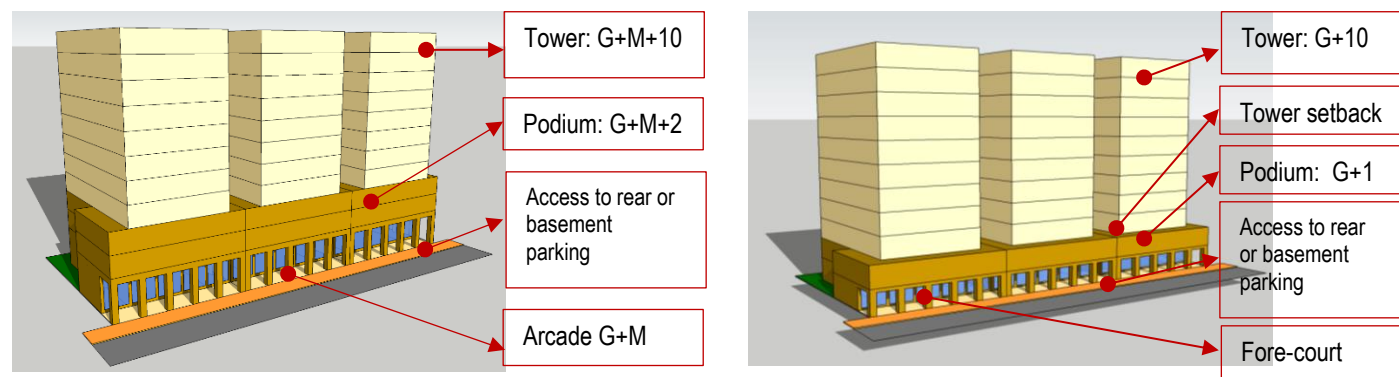
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Sheraouh Street (Arterial Street)

Addi Bin Zaid Street (Local Street)

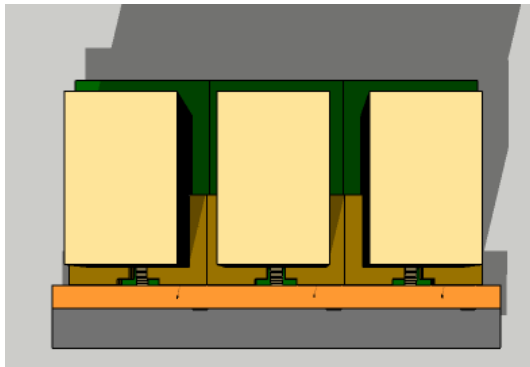
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
	MUR: Mixed Use Residential
Height (max)	<b>Sheraouh Street</b> • G+M+10 (Podium G+M+2) <b>43.2 m (max)</b>
	<b>Al Maarif &amp; Addi Bin Zaid &amp; Al Beshadiyiya Street</b> • G+10 (Podium G+1) <b>41.7 m (max)</b>
FAR (max)	6.60 (along Sheraouh Street) (+ 5 % for corner lots) 6.10 (along Al Maarif & Addi Bin Zaid & Al Beshadiyiya Street)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <b>Sheraouh Street:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 0 m front setback; 3 m sides; 3m rear <b>Al Maarif &amp; Addi Bin Zaid &amp; Al Beshadiyiya Street:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m rear
	<b>Build to Line</b> <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>
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)
Commercial Depth (max)	15 m
Building Size	Fine grain; 30 m maximum building width or length
Primary Active Frontage	As indicated in the plan

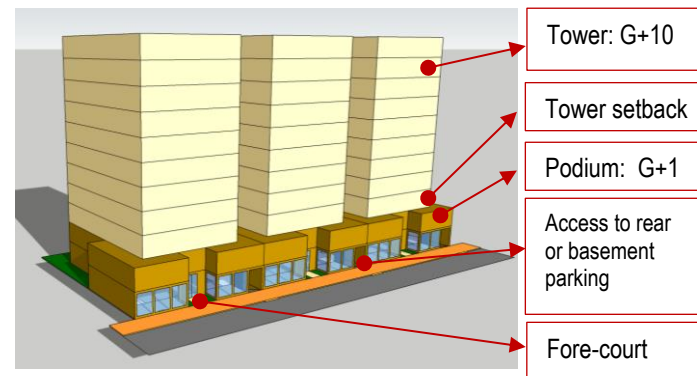
Frontage Profile	• <b>Sheraouh Street:</b> Arcade/ Colonnade: • 2.5 m minimum width • G+M maximum height • Located as per drawing
	• <b>Al Maarif Street:</b> Colonnades • <b>Addi Bin Zaid &amp; Al Beshadiyiya Street:</b> Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	• <b>Sides:</b> 0 m, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; • <b>Rear:</b> 3 m
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	• Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements 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	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirement: (block is located within 400m 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

**BUILDING TYPOLOGY**



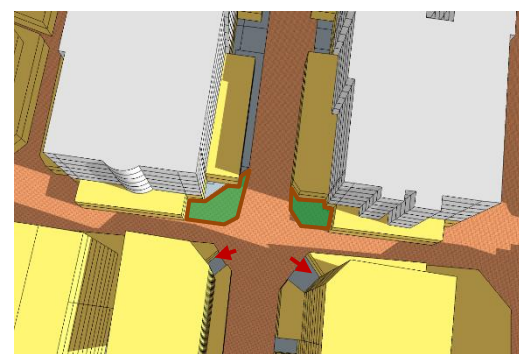
Al Maarif & Al Beshadiriya Street (Local Streets)



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



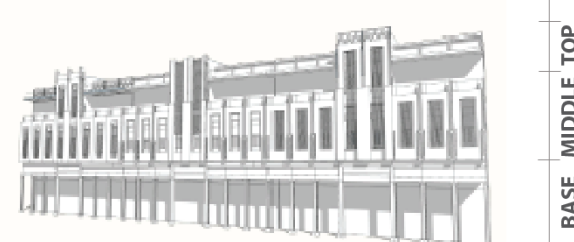
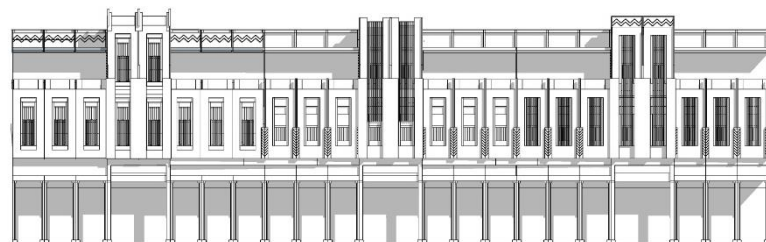
Provision of 'green' on the podium & landscaped forecourt (local streets)



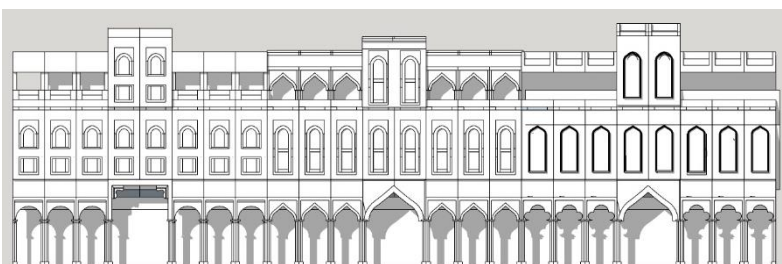
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHIRECTURAL STYLES**

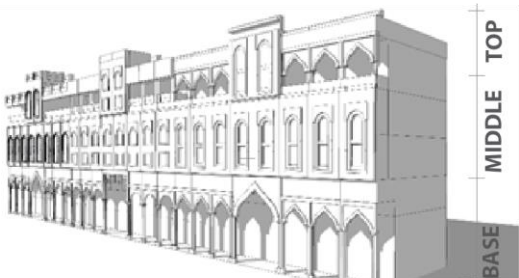
**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



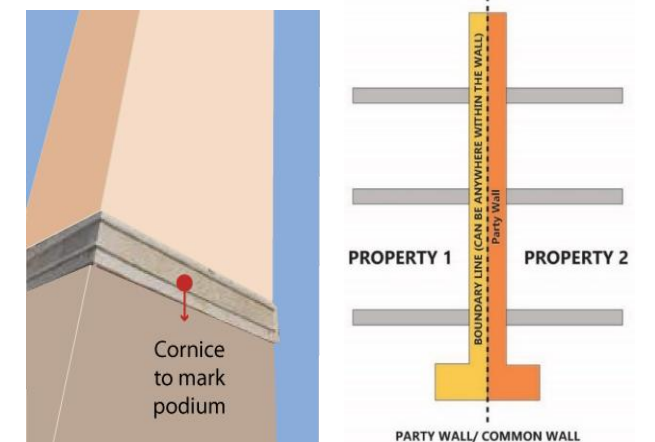
(illustration)



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> </ul> <p>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</p>
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 between two buildings with facing habitable rooms</b></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: 3.50m</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>

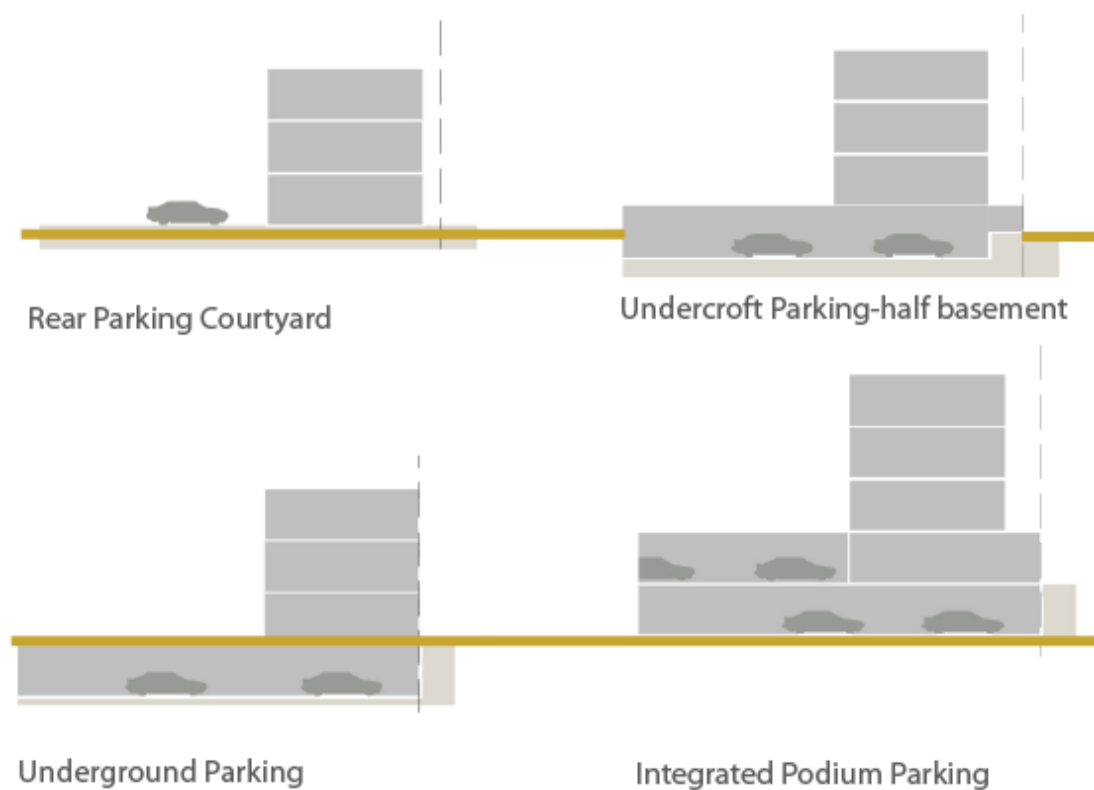
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as 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	
Style	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

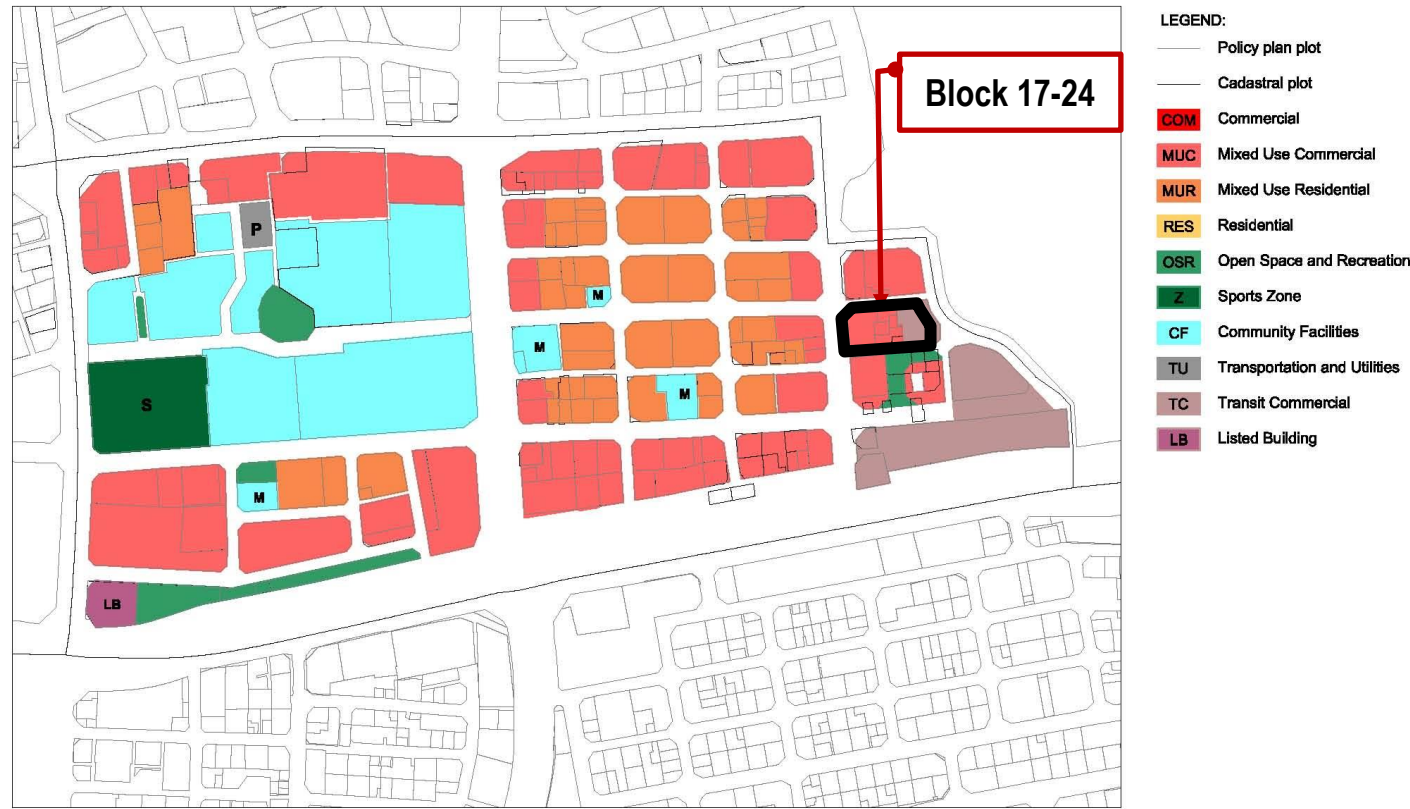
**Provision of Shared Public Parking:**

Additional floor area of 50 m2 for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA

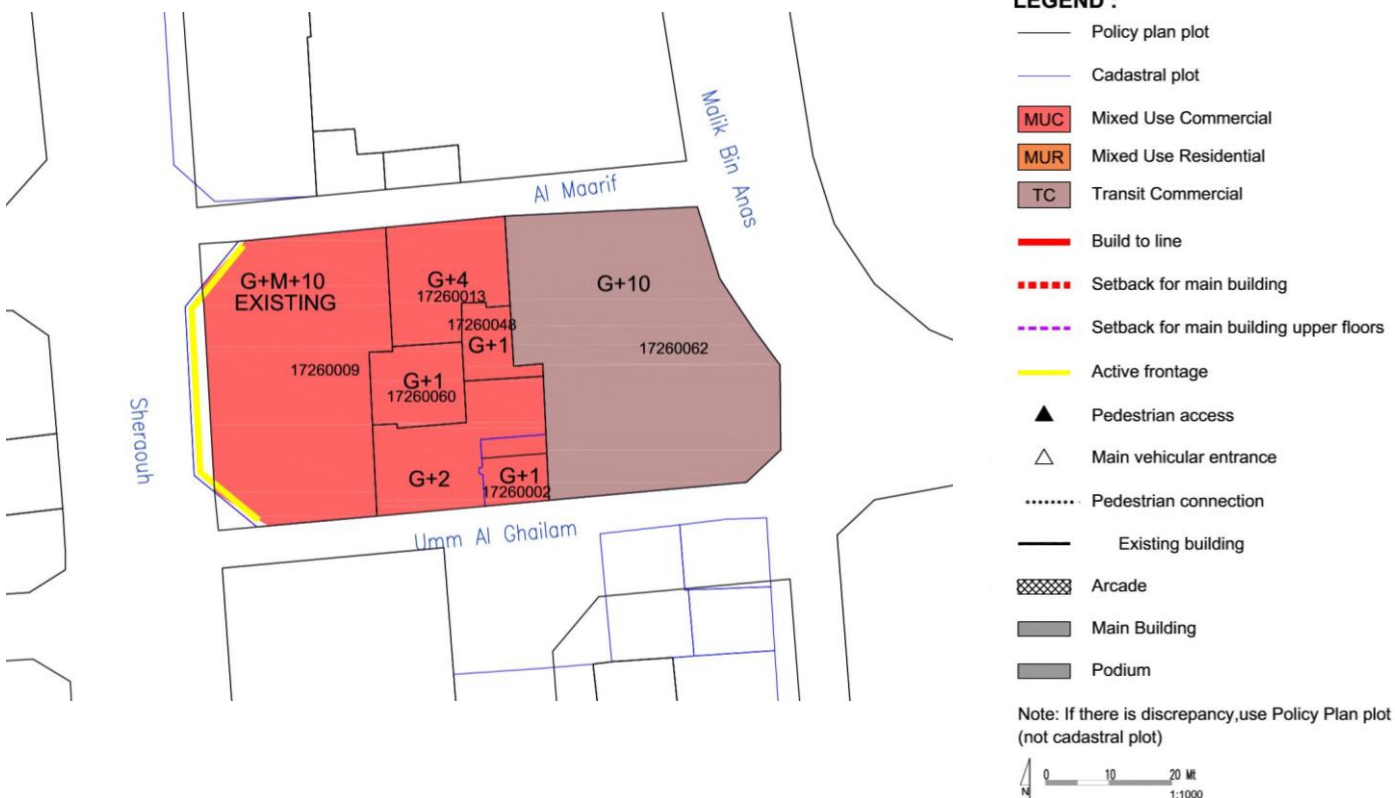
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

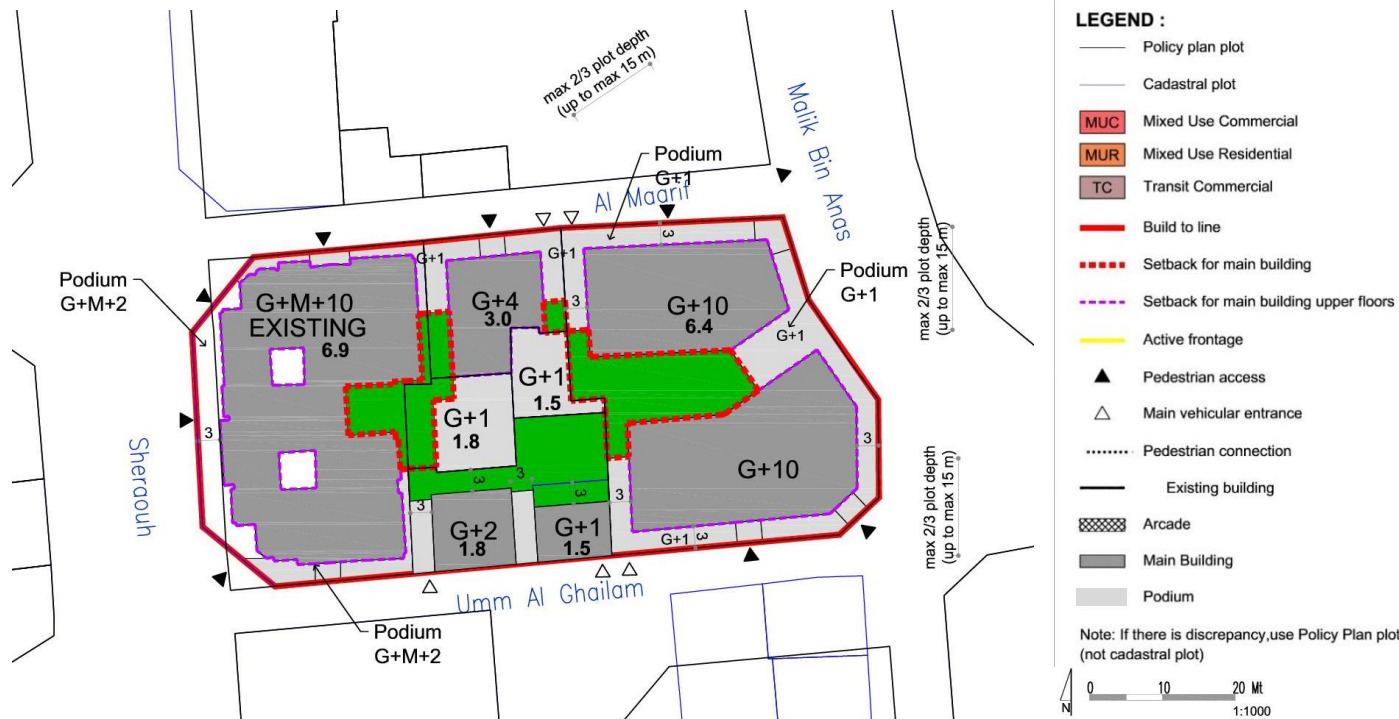
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	☑	Tower level	49% max
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	Podium level	20% max

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

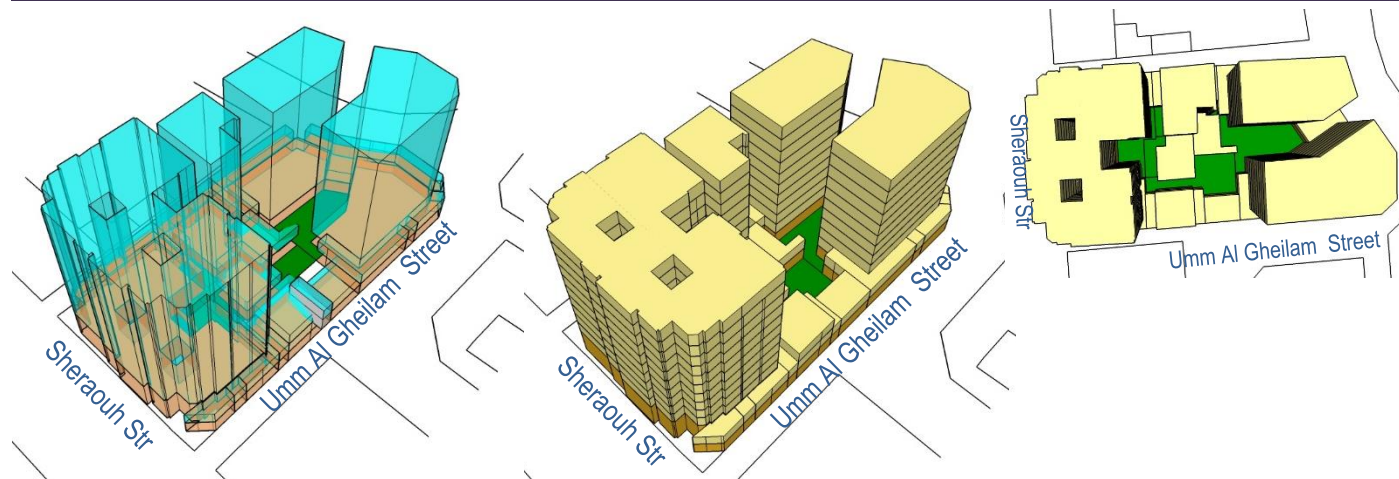
**SPECIFIC USE REGULATIONS**

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

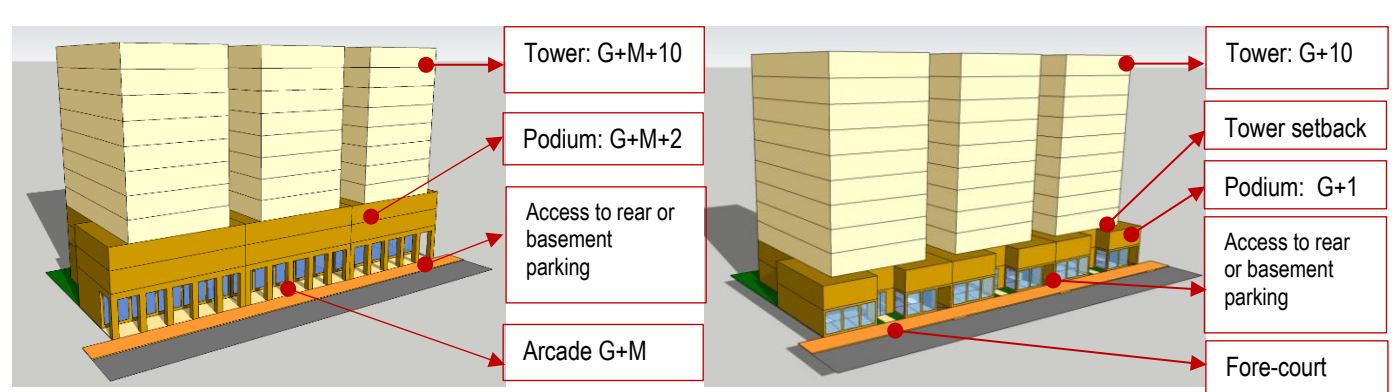
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Sheraouh & Museum Street (Collector Streets)

Umm Al Gheilam Street (Local Street)

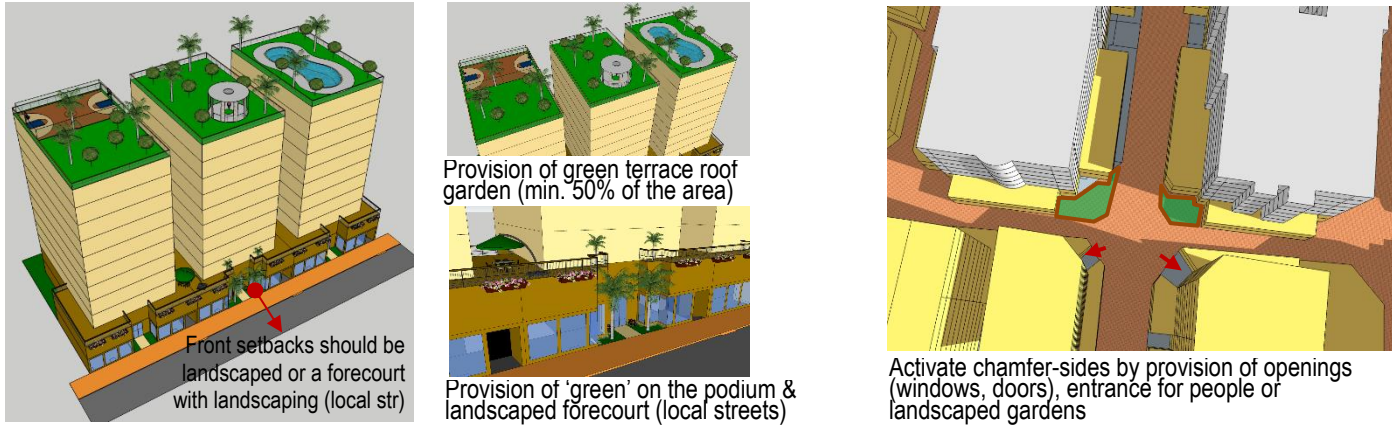
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Sheraouh & Museum Street: • G+M+10 (Podium G+M+2)	43.2 m (max)
	Umm Al Gheilam Street & Sikka (north-bound) • G+10 (Podium G+1)	41.7 m (max)
FAR (max)	6.60 (along Sheraouh & Museum Street)	(+ 5 % for corner lots)
	6.10 (along Umm Al Gheilam Street & Sikka (north-bound))	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan: <b>Sheraouh &amp; Museum Street:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 0 m front setback; 3 m sides; 3m rear <b>Umm Al Gheilam Street &amp; Sikka (north-bound):</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m rear	
	<b>Build to Line</b> <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>Sheraouh &amp; Museum Str (Collector street): 100% of 0 m front setback (mandatory)</li> <li>Umm Al Gheilam Street &amp; Sikka - north-bound (Local streets): min. 60% of frontage indicated at block plan</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)	
Commercial Depth (max)	15 m	
Building Size	Fine grain; 30 m maximum building width or length	
Primary Active Frontage	As indicated in the plan	

Frontage Profile	<b>Sheraouh &amp; Museum Street:</b> <b>Arcade/ Colonnade:</b> • 2.5 m minimum width • G+M maximum height • Located as per drawing
	<b>Umm Al Gheilam Street &amp; Sikka (north-bound):</b> <b>Fore-court; cantilever/overhang on the ground floor</b>
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 max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

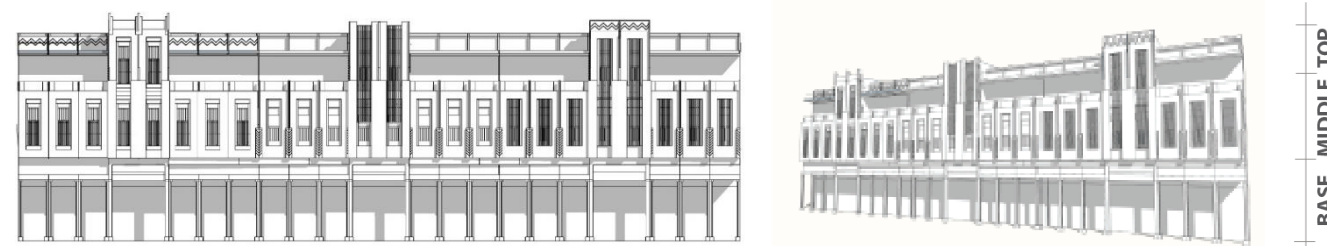
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only to add the required front-part of the building (eg. light structure podium) as per indicated setback and build-to-line (which is zero setback) in the plan

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

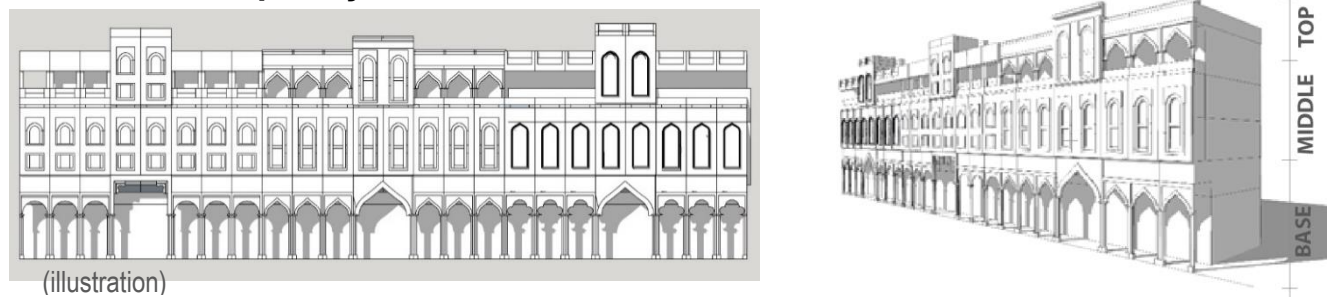


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



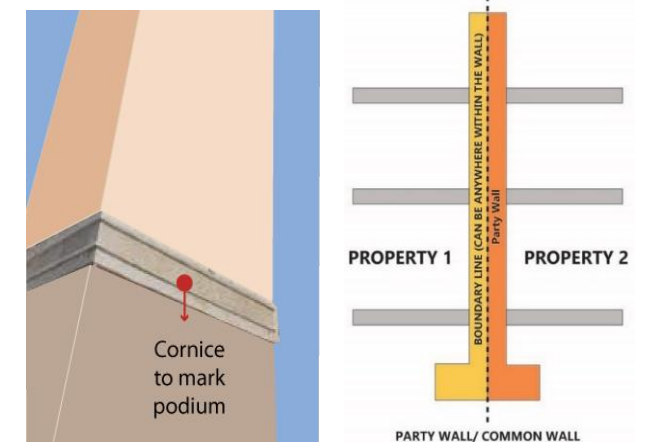
**WINDOW-TO-WALL RATIOS**



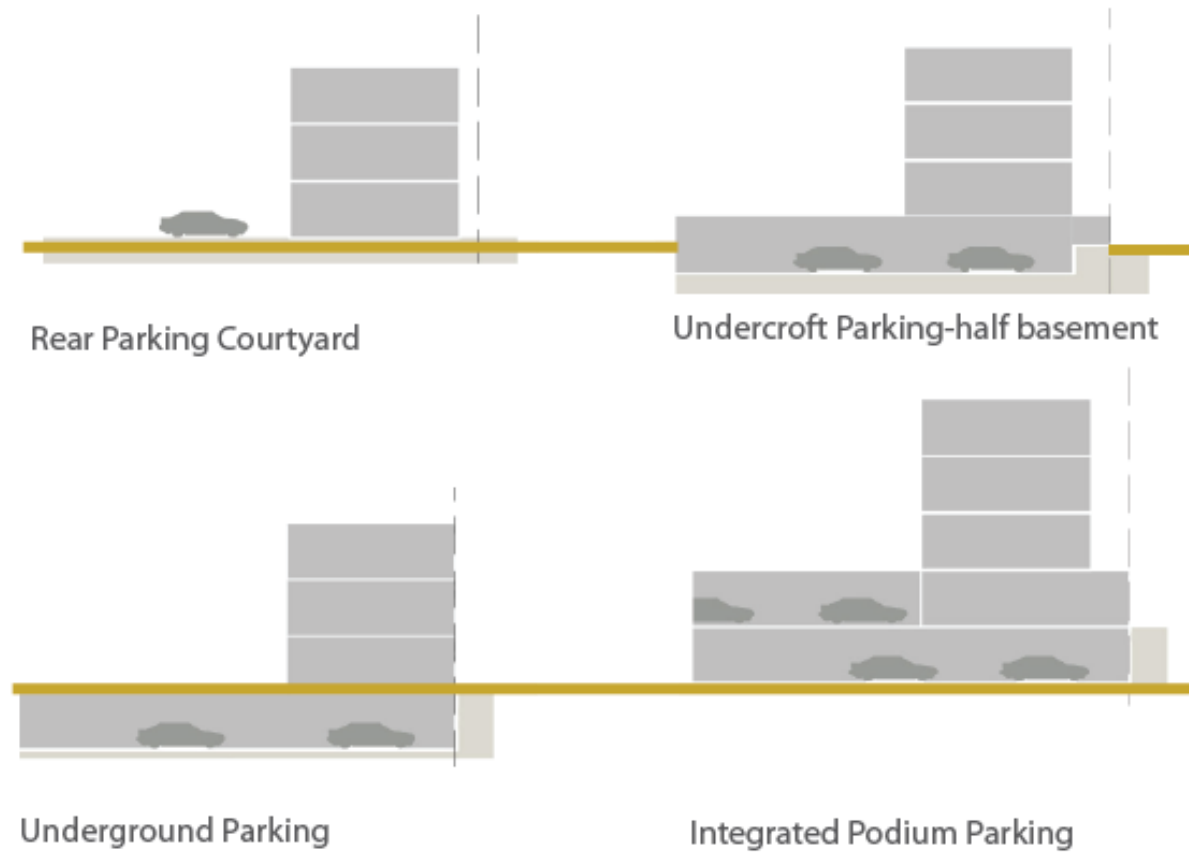
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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/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"> <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	
Style	Signage should be an integral part of the building facade 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

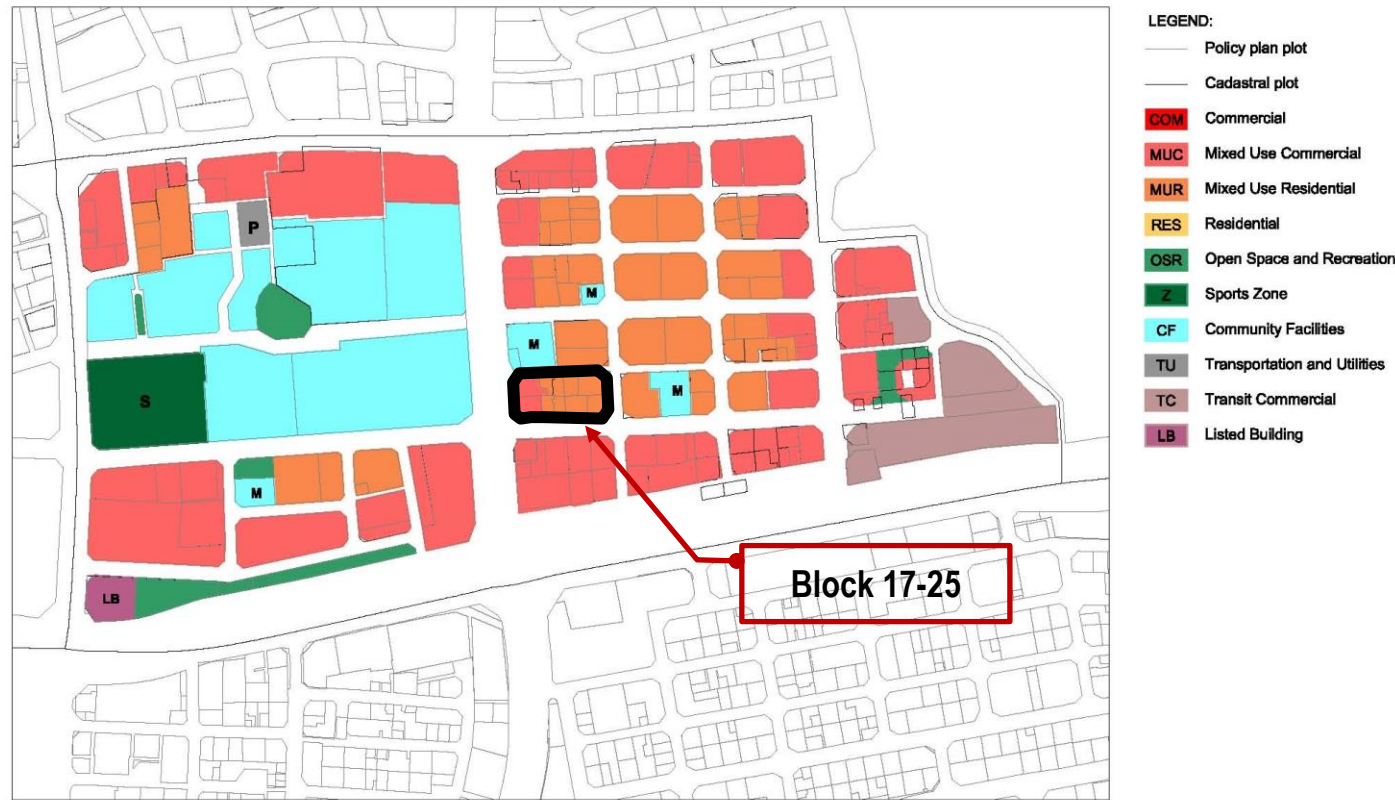
**Provision of Shared Public Parking:**

Additional floor area of 50 m2 for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA

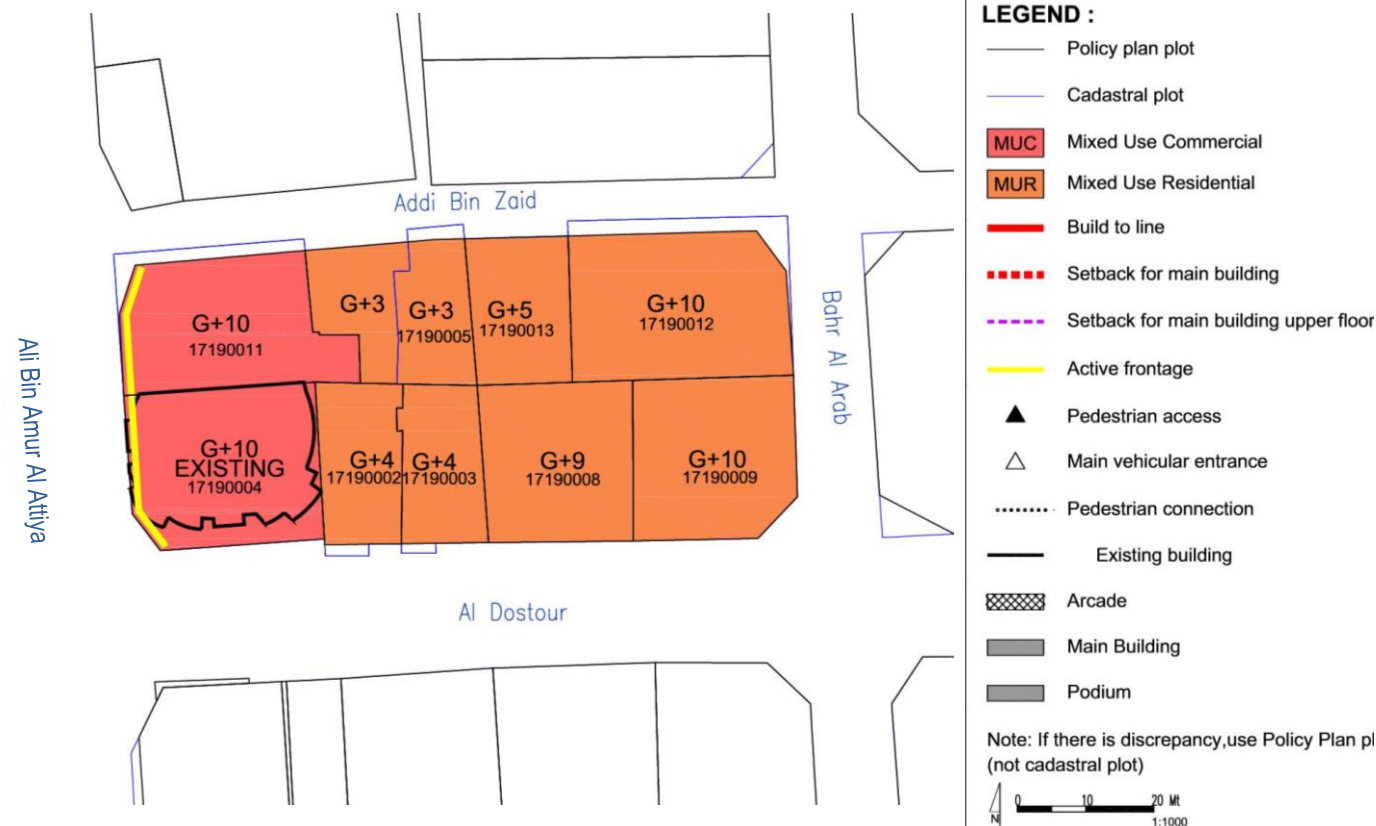
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

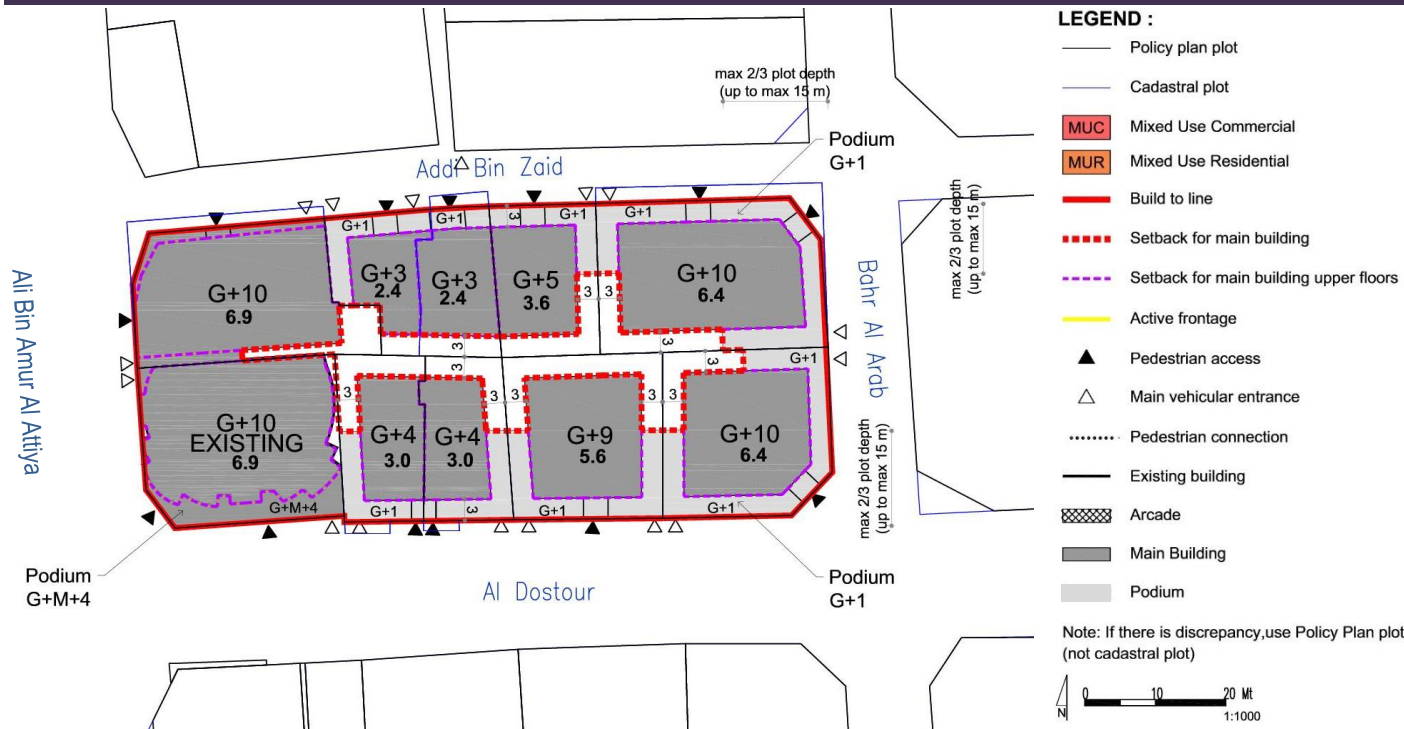
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor 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

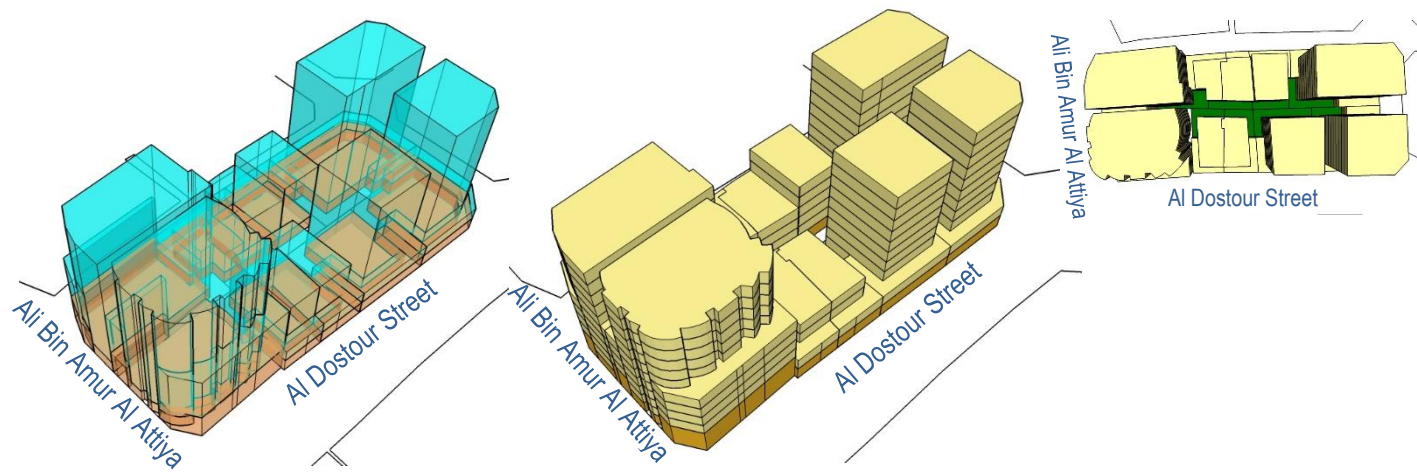
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> <li>• <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</li> <li>• <b>Type of commercial in MUR:</b> Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)</li> </ul>
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

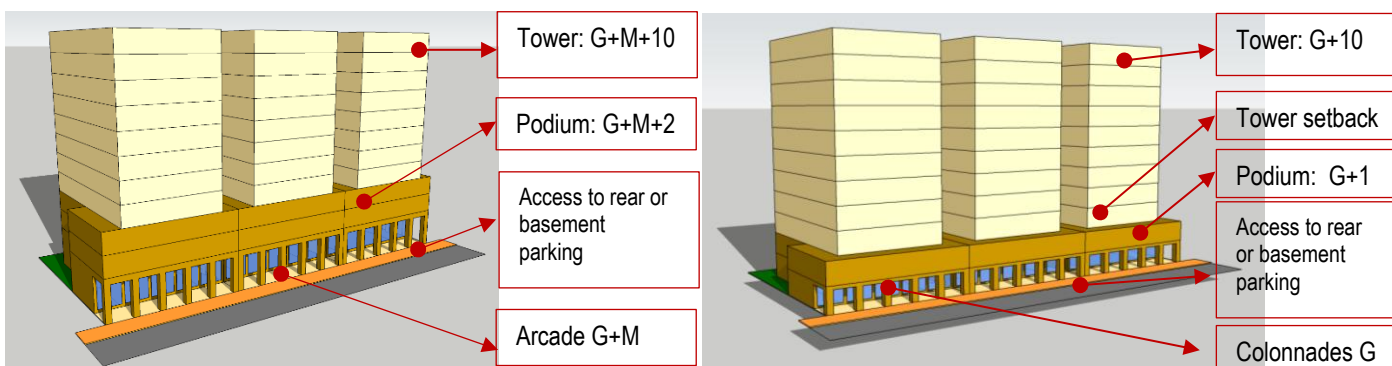
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Ali Bin Amur Al Attiya Street (Collector Street)

Al Dostour Street (Local Streets – Primary Pedestrian Link)

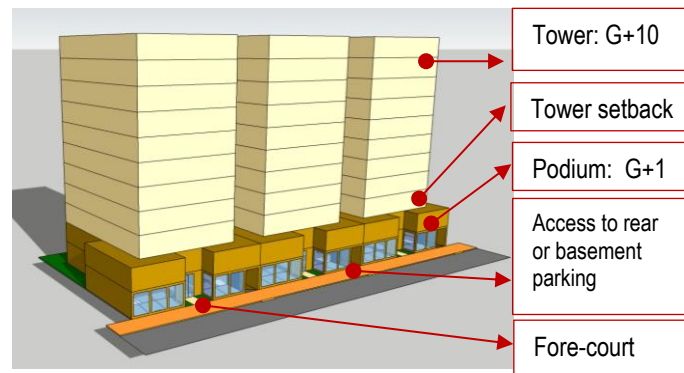
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
	MUR: Mixed Use Residential	
Height (max)	Ali Bin Amur Al Attiya Str	43.2 m (max)
	G+M+10 (Podium G+M+2)	
Addi Bin Zaid & Bahr Al Arab & Al Dostour Street	41.7 m (max)	
	G+10 (Podium G+1)	
FAR (max)	6.60 (along Ali Bin Amur Al Attiya Street)	(+ 5 % for corner lots)
	6.10 (along Addi Bin Zaid & Bahr Al Arab & Al Dostour Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	<p><b>Ali Bin Amur Al Attiya Street:</b></p> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 0 m front setback; 3 m sides; 3 m rear</li> </ul> <p><b>Addi Bin Zaid &amp; Bahr Al Arab &amp; Al Dostour Street:</b></p> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 3 m front setback; 3 m sides; 3 m rear</li> </ul>	
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>Ali Bin Amur Al Attiya Str (Collector street): 100% of 0 m front setback (mandatory)</li> <li>Al Dostour Street: min. 90% of indicated frontage at the block plan</li> <li>Addi Bin Zaid &amp; Bahr Al Arab Street (Local streets): min. 60% of frontage indicated at block plan</li> </ul>	
	<p>Building Depth (max)</p> <ul style="list-style-type: none"> <li>10 m (single-aspect tower)</li> <li>15 m (double-aspect tower)</li> <li>30 m (tower with atrium)</li> <li>30 m (podium with integrated parking, for plot depth minimum 45 m)</li> </ul>	
Commercial Depth (max)	15 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"> <li>Ali Bin Amur Al Attiya Street.: Arcade/ Colonnade:                             <ul style="list-style-type: none"> <li>2.5 m minimum width</li> <li>G+M maximum height</li> <li>Located as per drawing</li> </ul> </li> <li>Al Dostour: Colonnades</li> <li>Addi Bin Zaid &amp; Bahr Al Arab Str.: Fore-court; cantilever/overhang on the ground floor</li> </ul>
	Basement; Half-Basement (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none"> <li>Sides: 0 m, up to max. 2/3 plot depth (max. 15 m &amp; 3 m for the remaining 1/3 plot depth);</li> <li>Rear: 3 m</li> </ul>
	Building Depth (max)
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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)
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	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

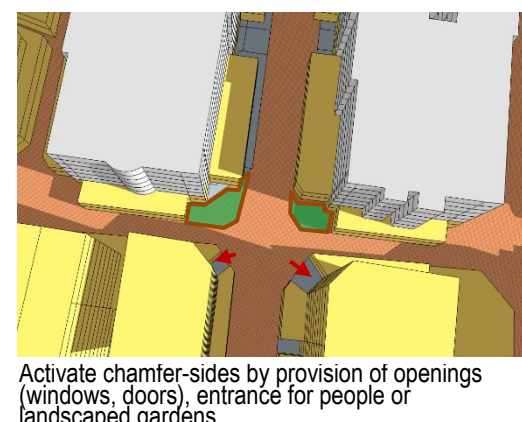
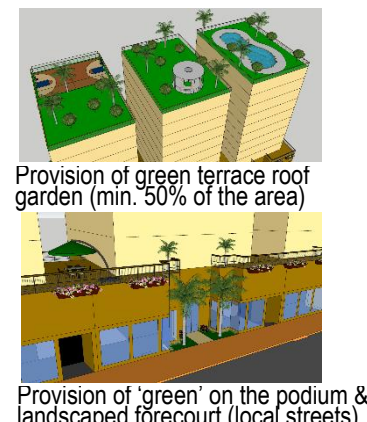
All new development should follow the regulations.  
For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing. For existing buildings which are still new and/or in good condition, it is recommended only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

**BUILDING TYPOLOGY**



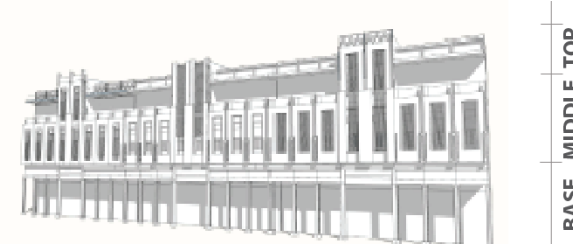
Addi Bin Zaid & Bahr Al Arab Street (Local Streets)

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

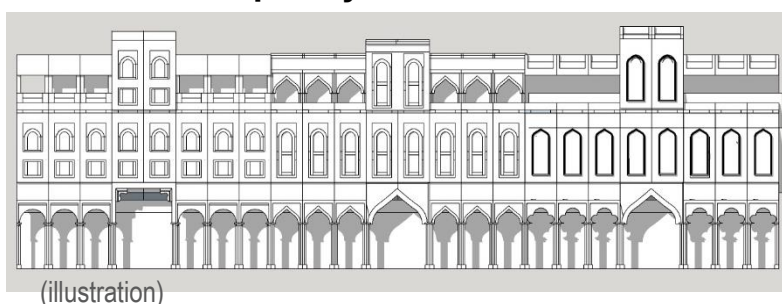


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



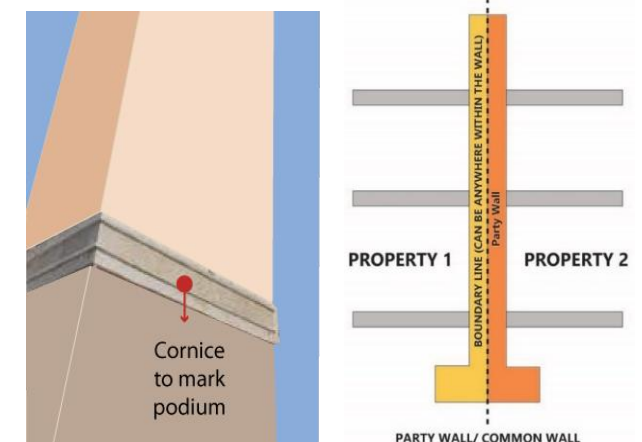
**Qatari Contemporary Vernacular\***



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</li> <li>Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; Ali Bin Amur Al Attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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>6 m between two buildings with facing non-habitable rooms</li> <li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li> <li>12 m 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: 3.50m</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>

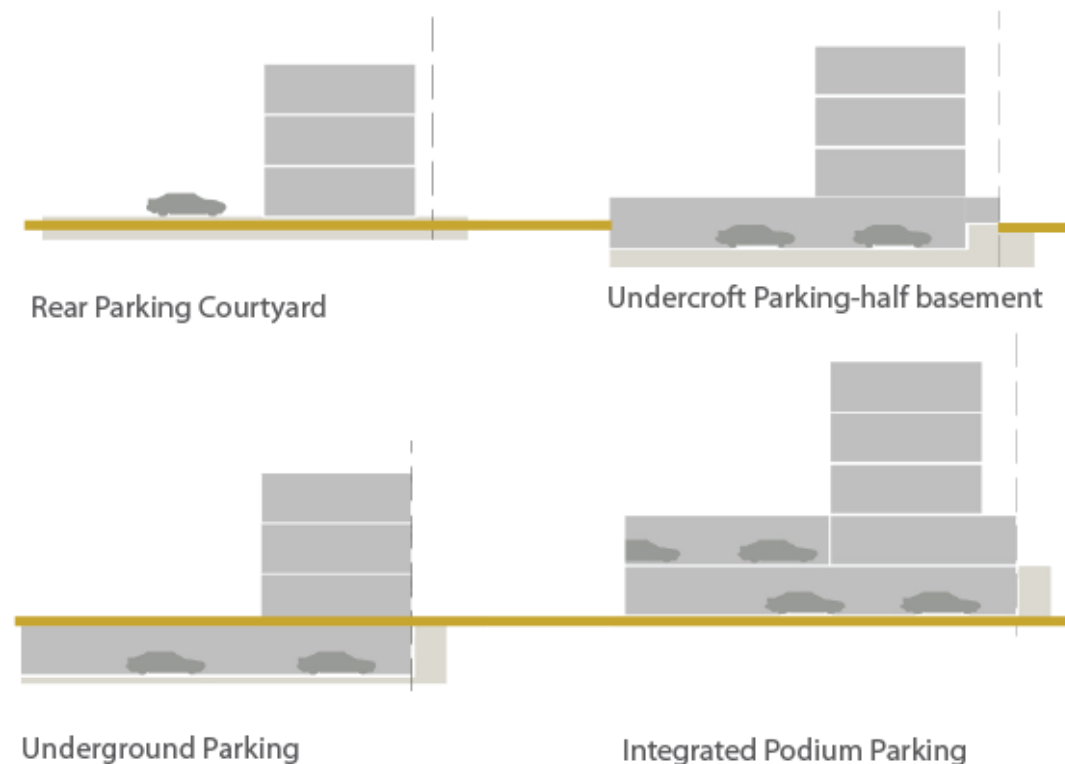
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> <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 softscape (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	
Style	Signage should be an integral part of the building facade without background.



**WINDOW-TO-WALL RATIOS**



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

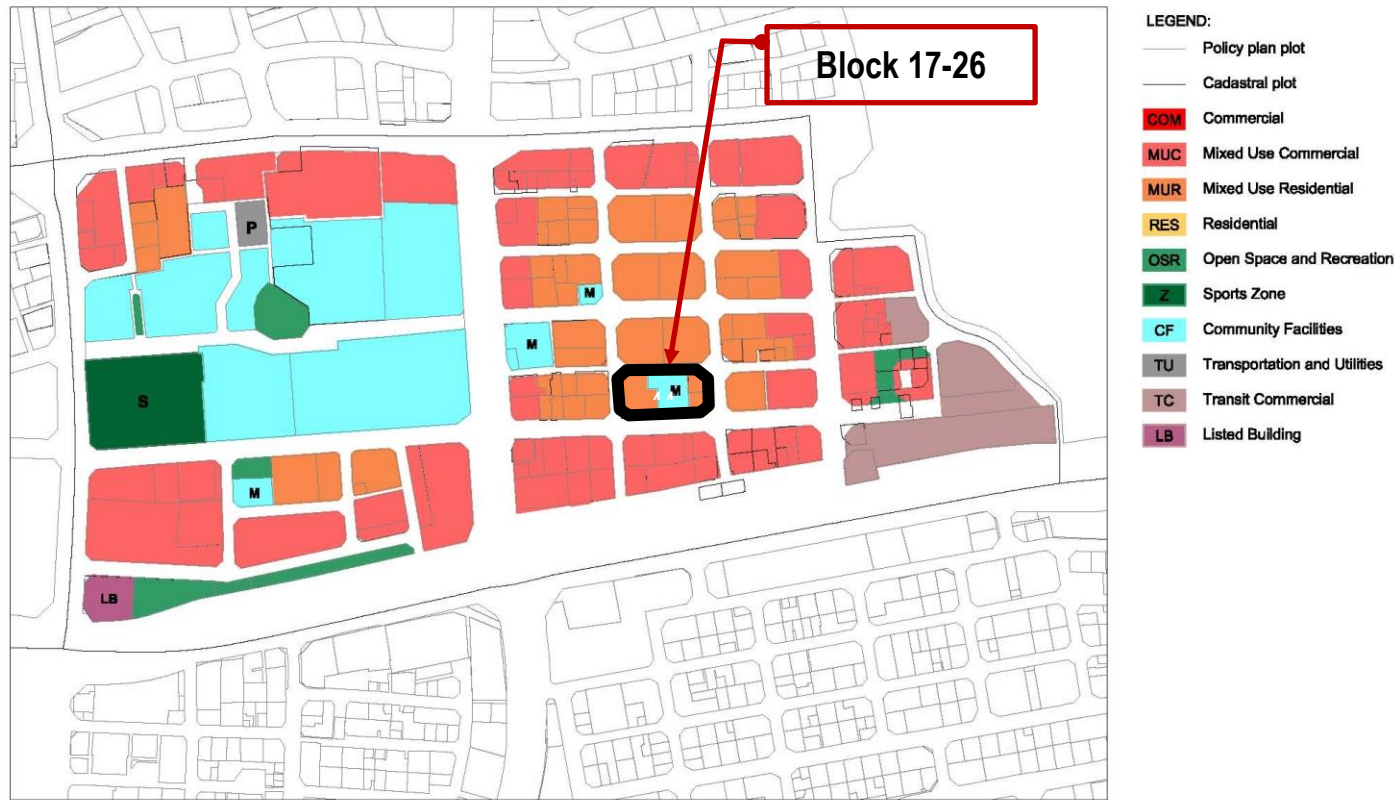
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
 Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

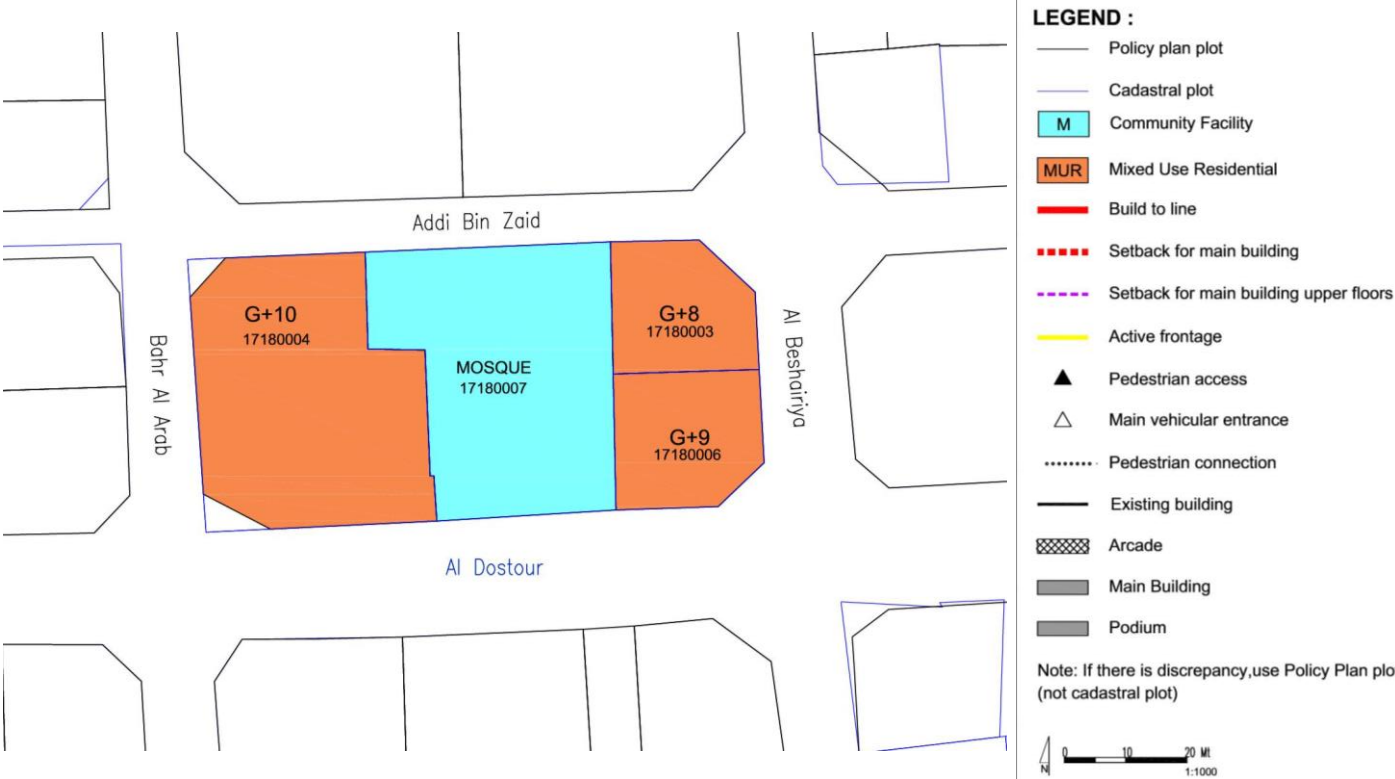
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

Use Type	Requirement	Level	Percentage
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

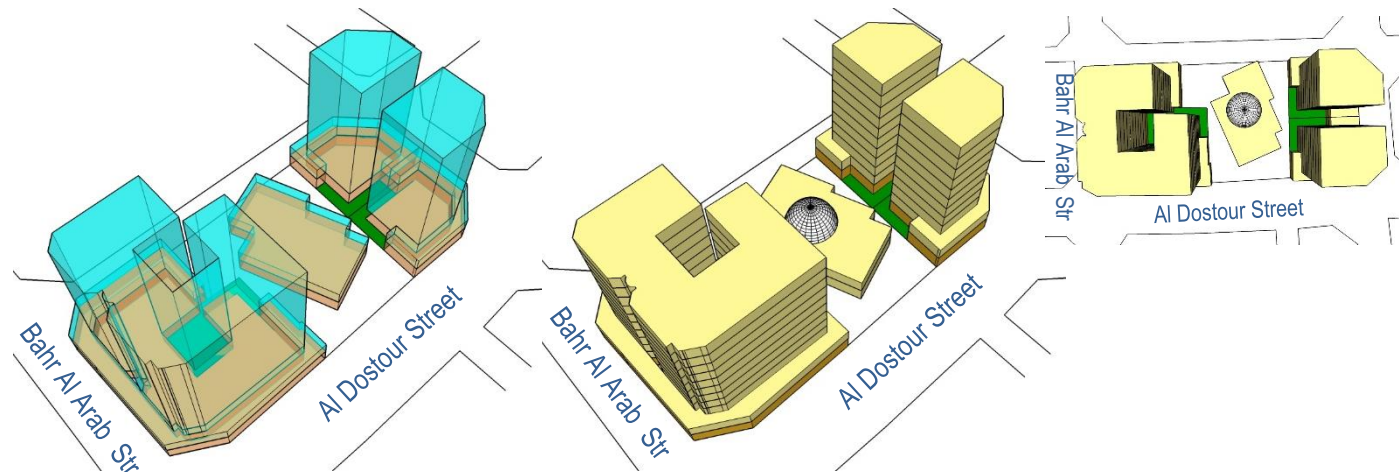
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<b>Type of commercial in MUR:</b> 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 Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

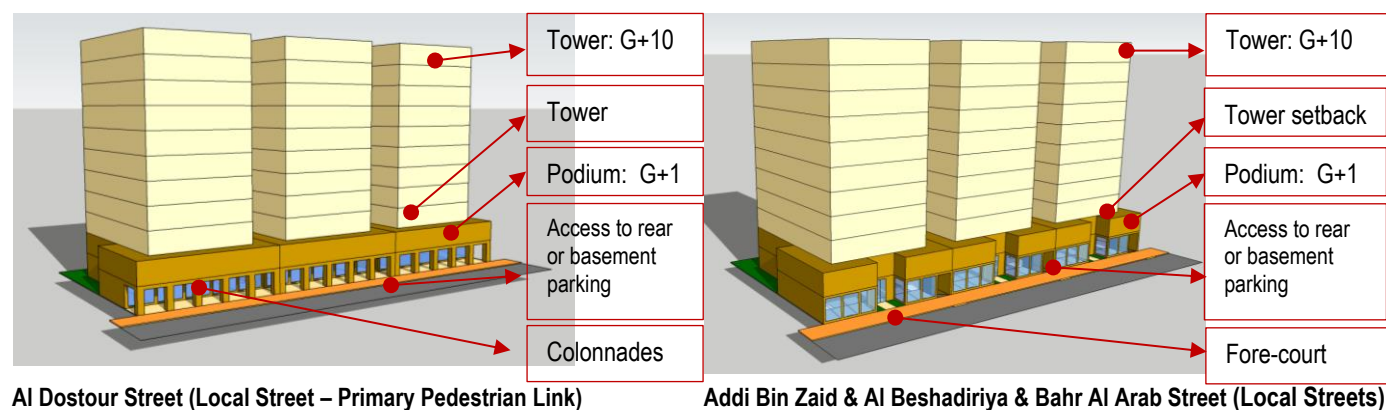
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Al Dostour Street (Local Street – Primary Pedestrian Link)

Addi Bin Zaid & Al Beshairiya & Bahr Al Arab Street (Local Streets)

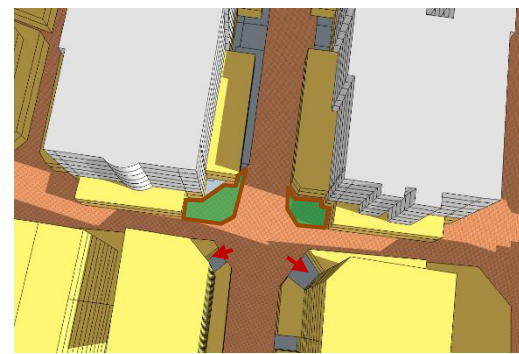
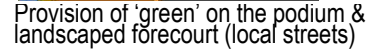
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUR: Mixed Use Residential
Building Height	G+10 (Podium G+1) <b>41.7 m (max)</b>
FAR (max)	6.10 (+ 5 % for corner lots)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 3 m front setback; 3 m sides; 3m rear</li> </ul>
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><b>Al Dostour Street:</b> Min.90% of indicated frontage at the block plan</li> <li><b>Addi Bin Zaid &amp; Al Beshairiya &amp; Bahr Al Arab Street:</b> Min.60% of indicated frontage at the block plan</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)
Commercial Depth (max)	15 m
Building Size	Fine grain; 30 m maximum building width or length
Primary Active Frontage	As indicated in the plan
Frontage Profile	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><b>Sides:</b> 0 m, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li><b>Rear:</b> 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm

Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30% reduction in parking requirement: (block is located within 400m radius from metro entry point)

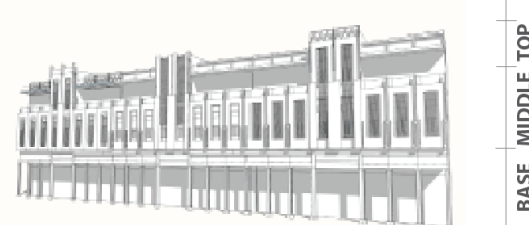
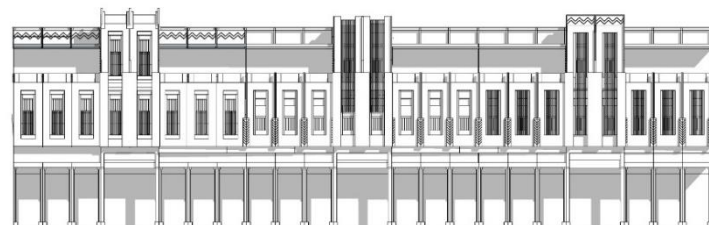
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

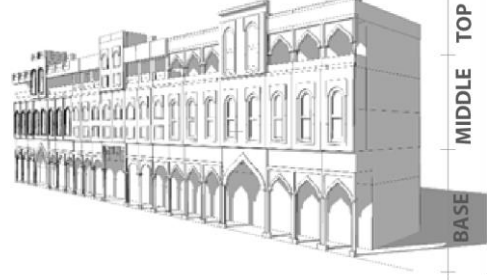
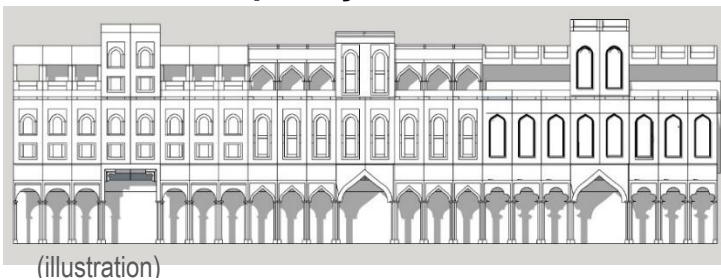


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



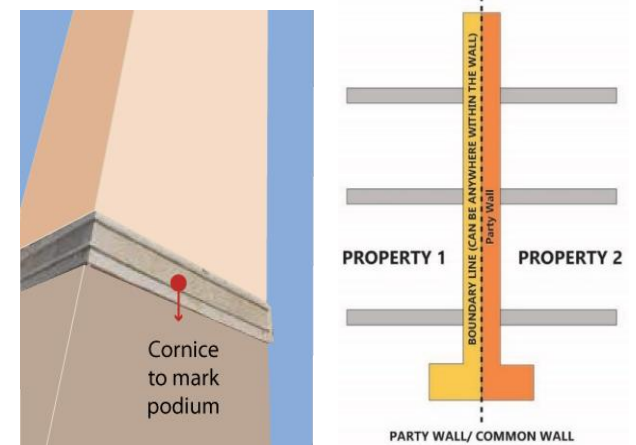
**WINDOW-TO-WALL RATIOS**



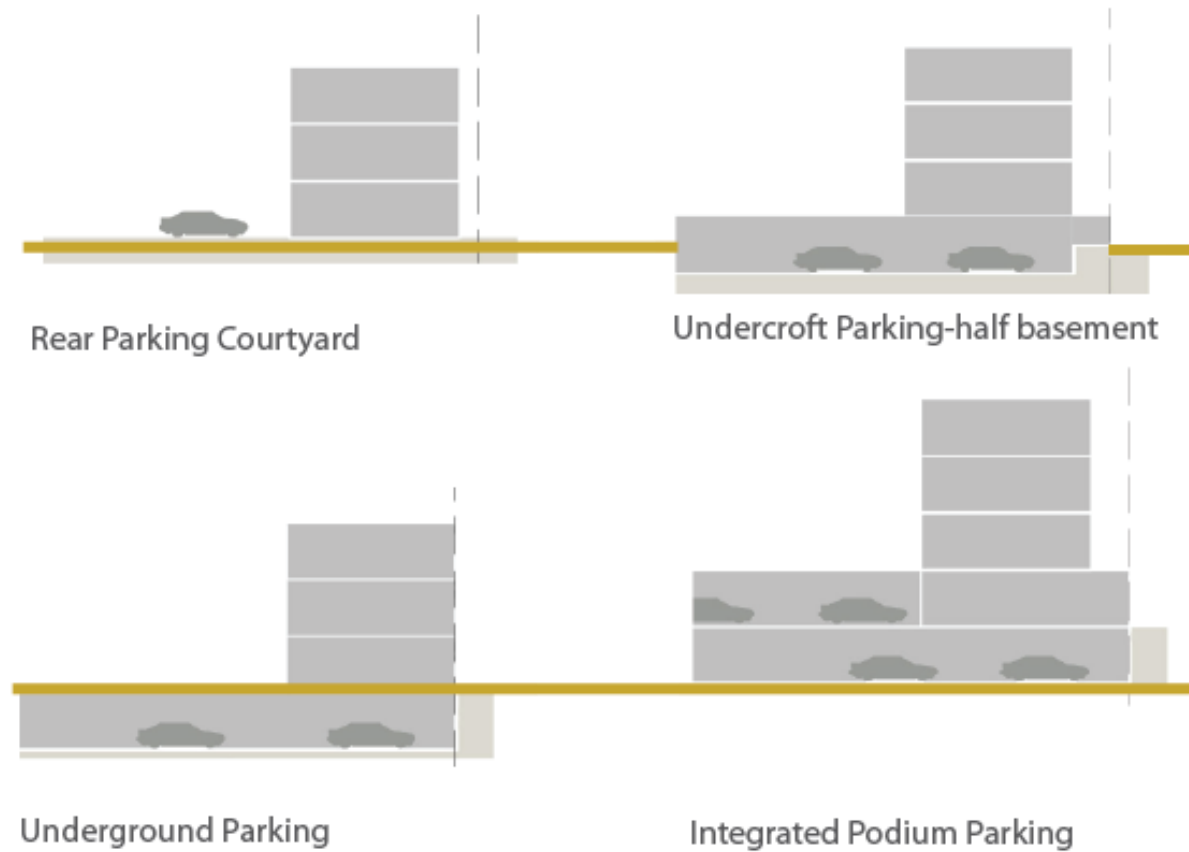
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> <li>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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: 3.50m</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
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Style	Signage should be an integral part of the building facade 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

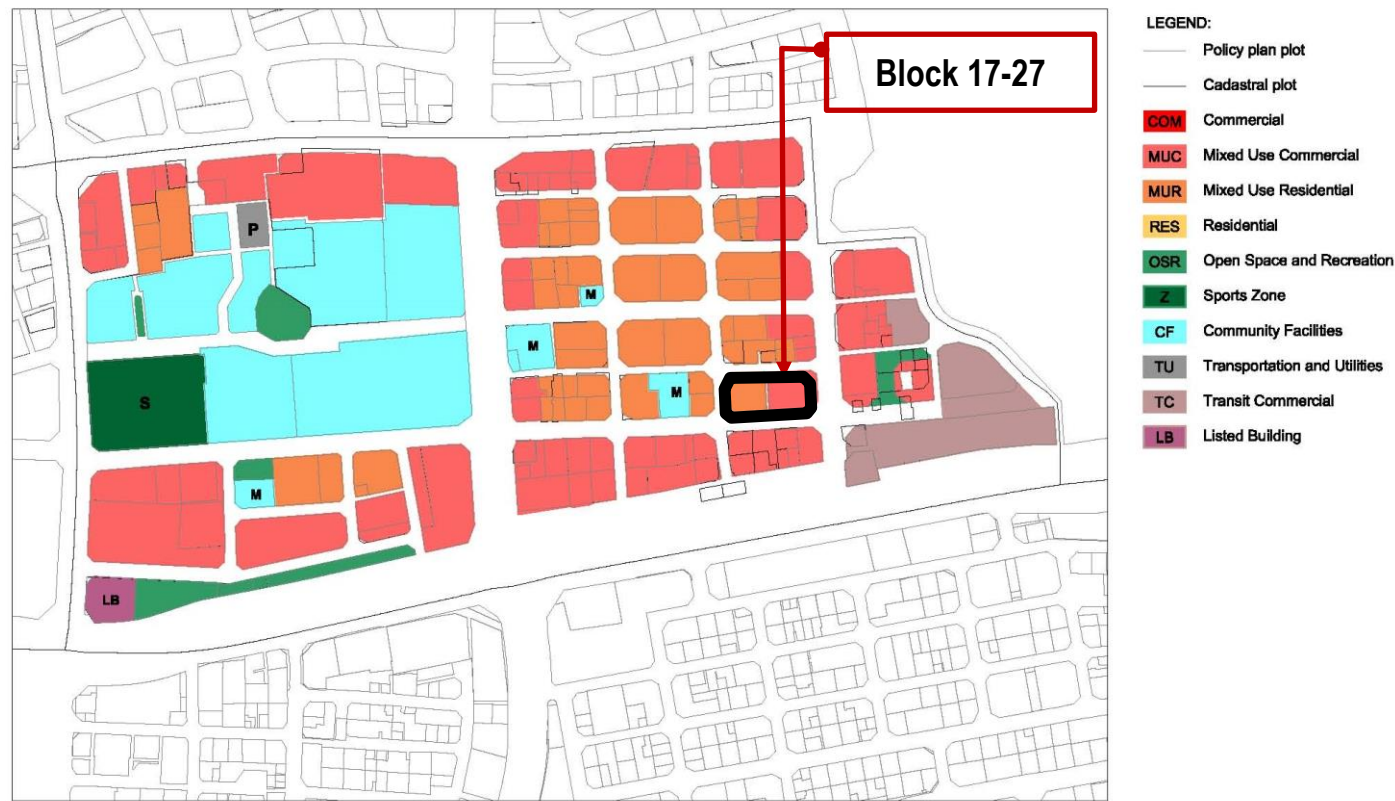
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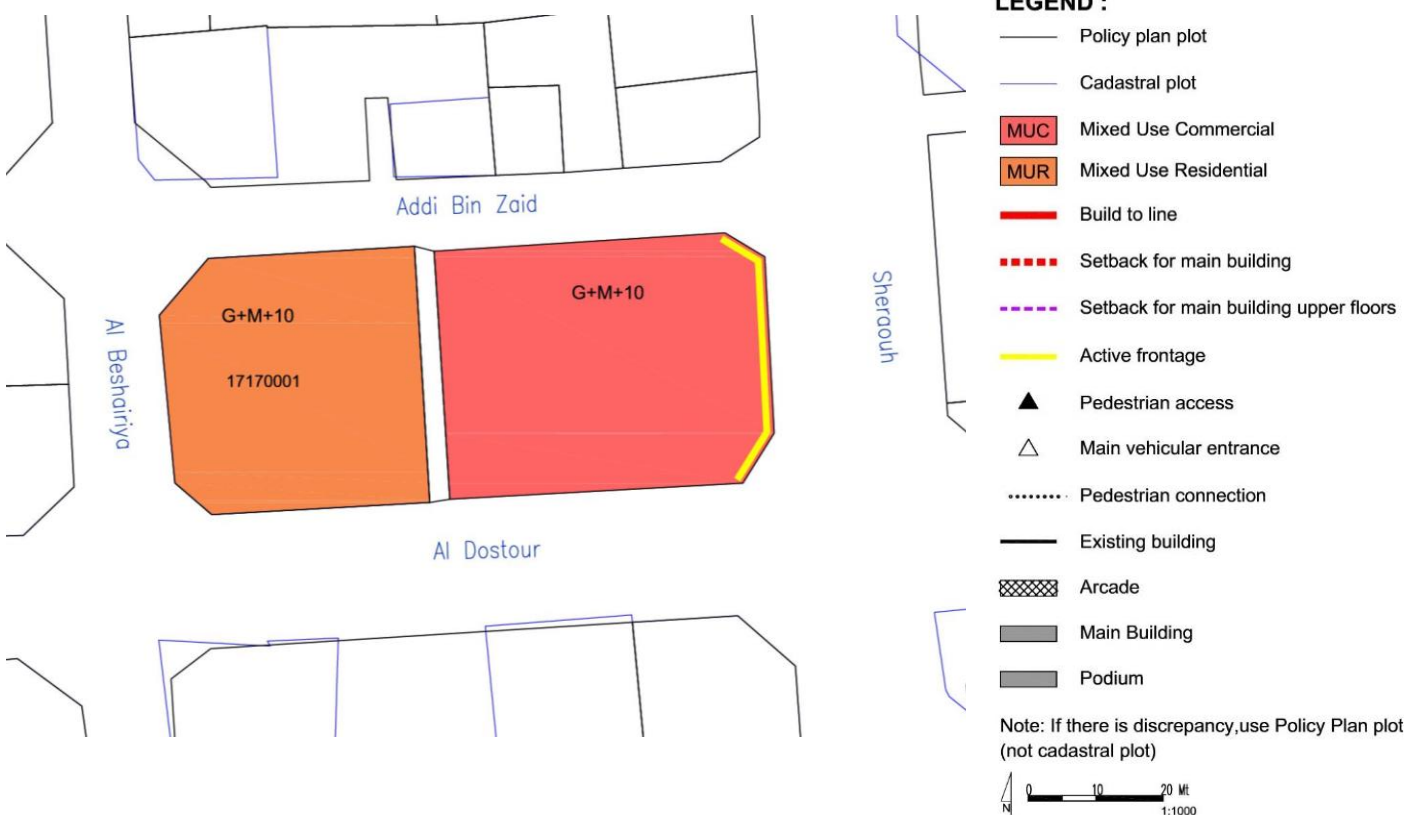
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6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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	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**

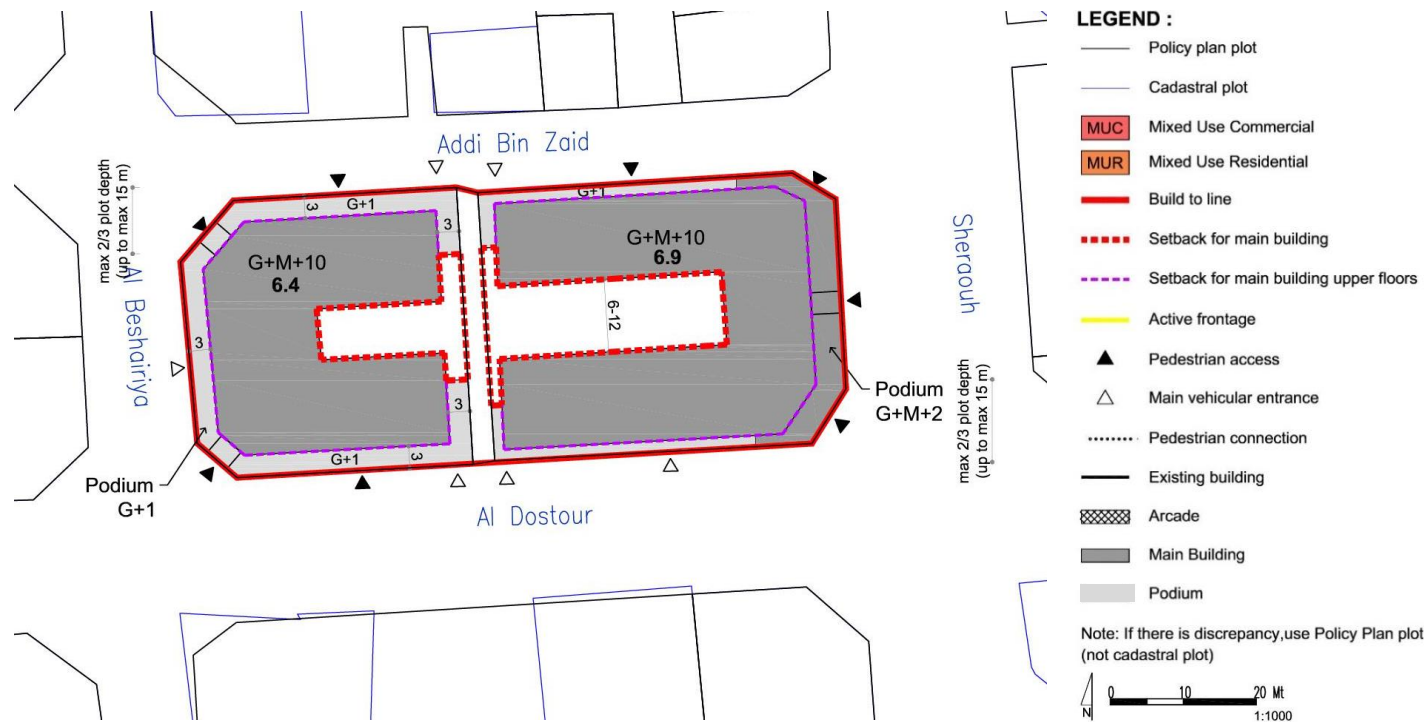
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	☑	Tower level	49% max
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor 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

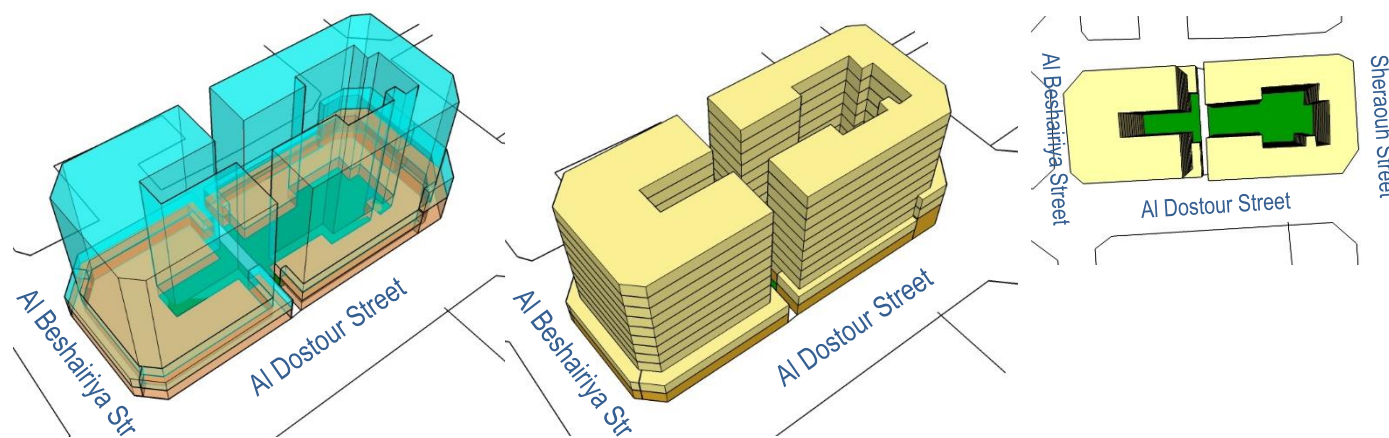
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> <li><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</li> <li><b>Type of commercial in MUR:</b> Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)</li> </ul>
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

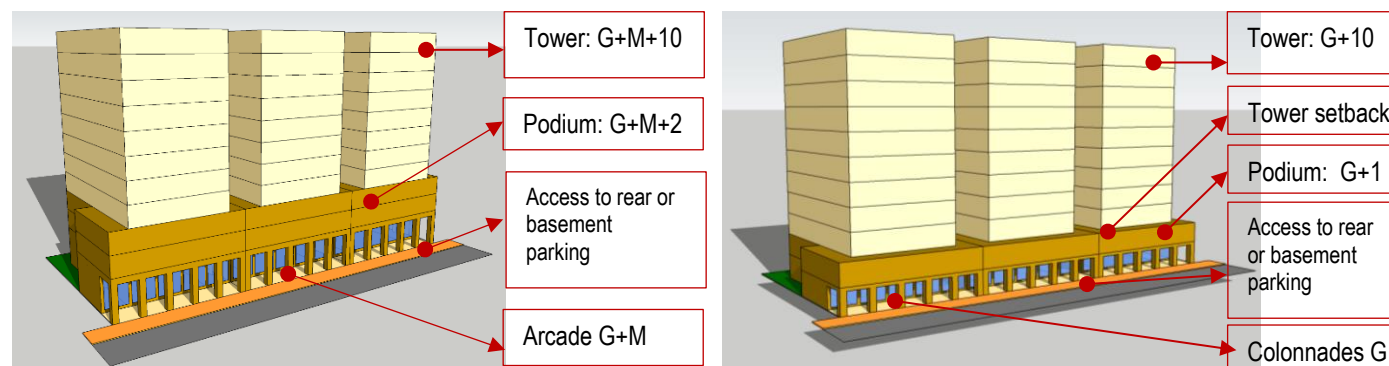
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Sheraouh Street (Collector Street)

Al Dostour (Local Street – Primary Pedestrian Link)

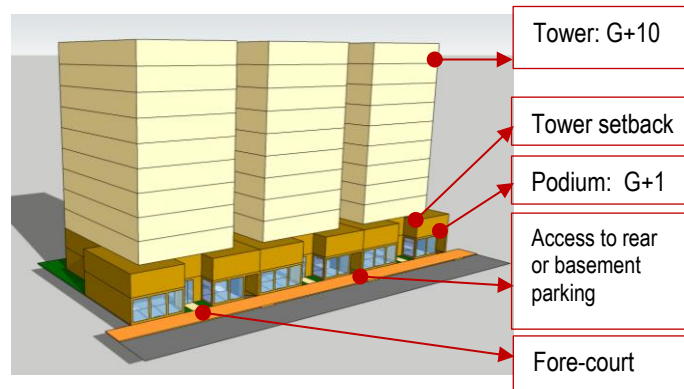
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
	MUR: Mixed Use Residential
Height (max)	Sheraouh Street: 43.2 m (max)
	Addi Bin Zaid & Al Dostour & Al Beshairiya Street: 41.7 m (max)
	Podium G+M+2: 6.9 m (max)
FAR (max)	6.60 (along Sheraouh Street)
	6.10 (along Addi Bin Zaid & Al Dostour & Al Beshairiya Street)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan:
	<b>Sheraouh Street:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 0 m front setback; 3 m sides; 3m rear
	<b>Addi Bin Zaid &amp; Al Dostour &amp; Al Beshairiya Street:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m 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>	<ul style="list-style-type: none"> <li>Sheraouh Str (Collector street): 100% of 0 m front setback (mandatory)</li> <li>Al Dostour Street: min. 90% of indicated frontage at the block plan</li> <li>Addi Bin Zaid &amp; Al Beshairiya Street (Local streets): min. 60% of frontage indicated at block plan</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)
Commercial Depth (max)	15 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"> <li>Sheraouh Street.: Arcade/ Colonnade:                             <ul style="list-style-type: none"> <li>2.5 m minimum width</li> <li>G+M maximum height</li> <li>Located as per drawing</li> </ul> </li> <li>Al Dostour Street : Colonnade</li> <li>Addi Bin Zaid &amp; Al Beshairiya Street: Fore-court; cantilever/overhang on the ground floor</li> </ul>
	Basement; Half-Basement (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none"> <li>Sides: 0 m, up to max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>
	Building Depth (max)
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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)
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	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

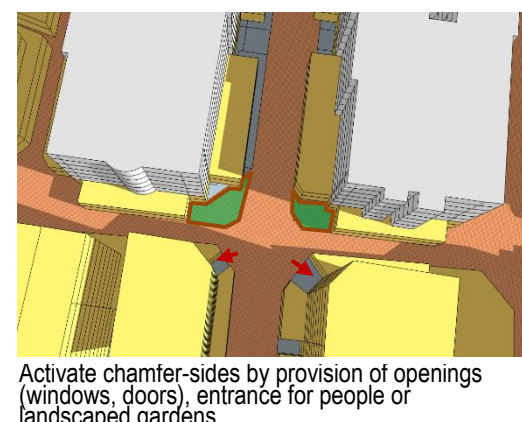
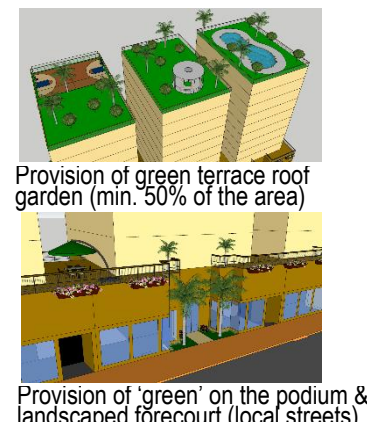
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting/alteration/modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

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



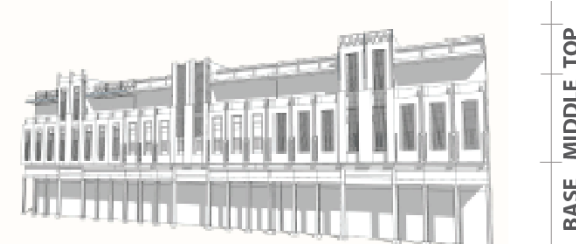
Addi Bin Zaid & Al Beshadiriya Street (Local Streets)

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



**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



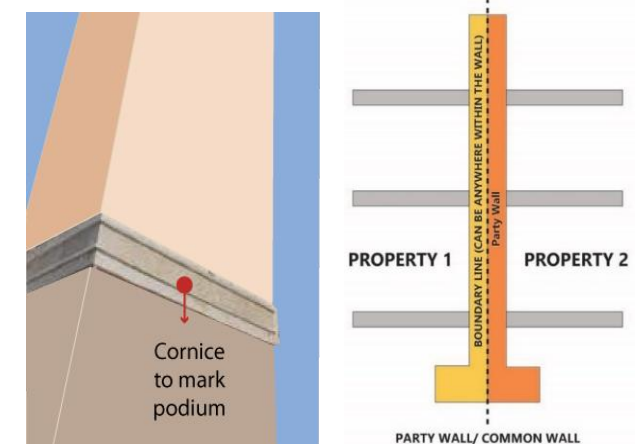
**Qatari Contemporary Vernacular\***



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> </ul> <p>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</p>
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 between two buildings with facing habitable rooms</b></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: 3.50m</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>

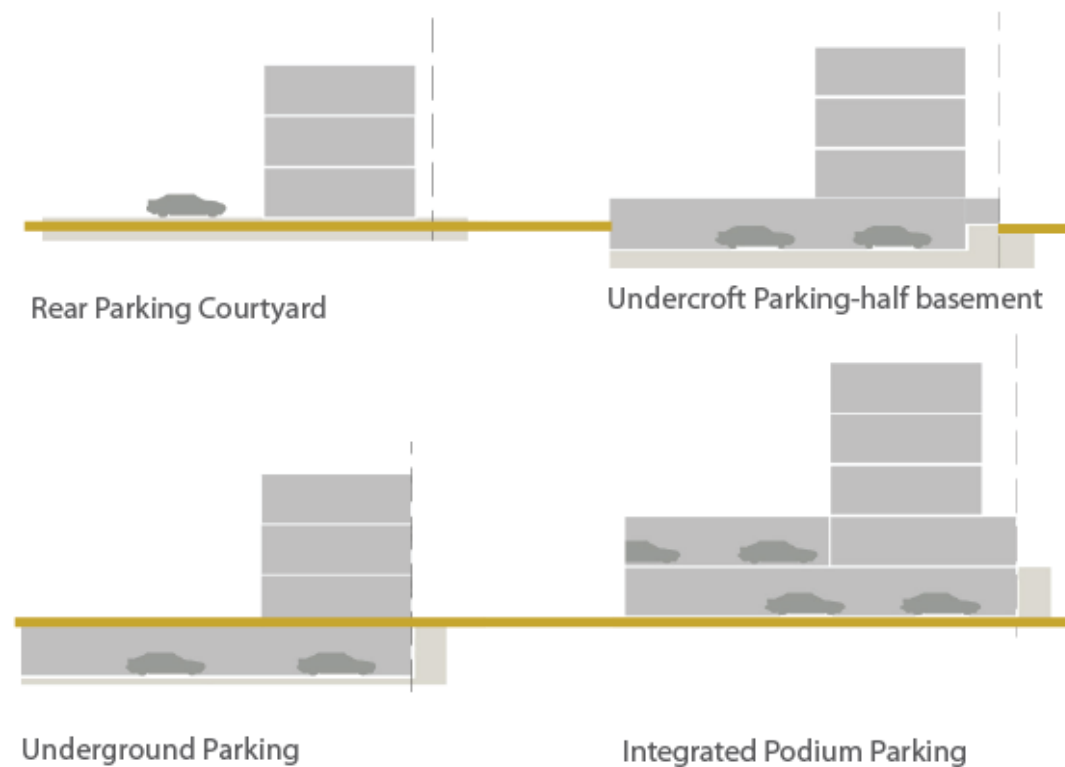
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as 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	
Style	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

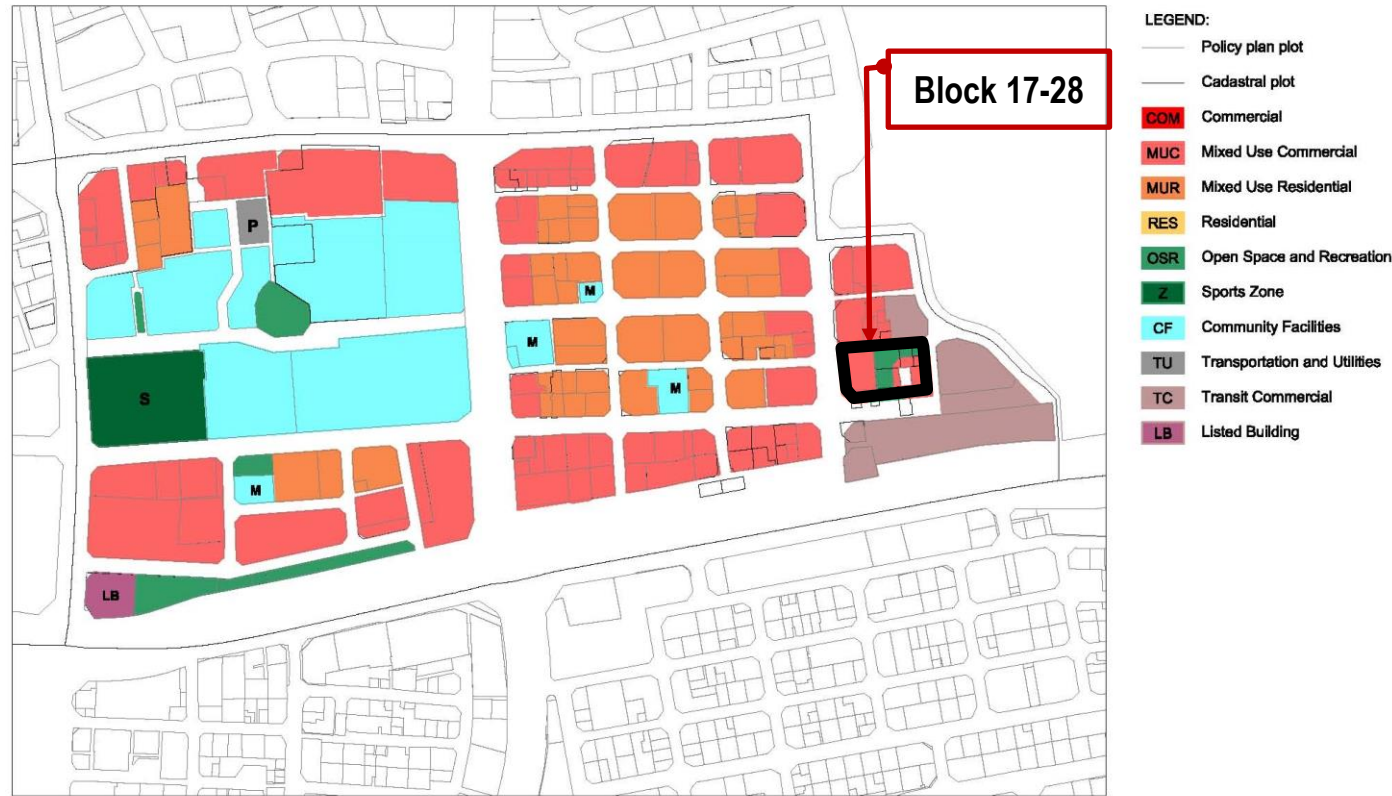
**Provision of Shared Public Parking:**

Additional floor area of 50 m2 for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA

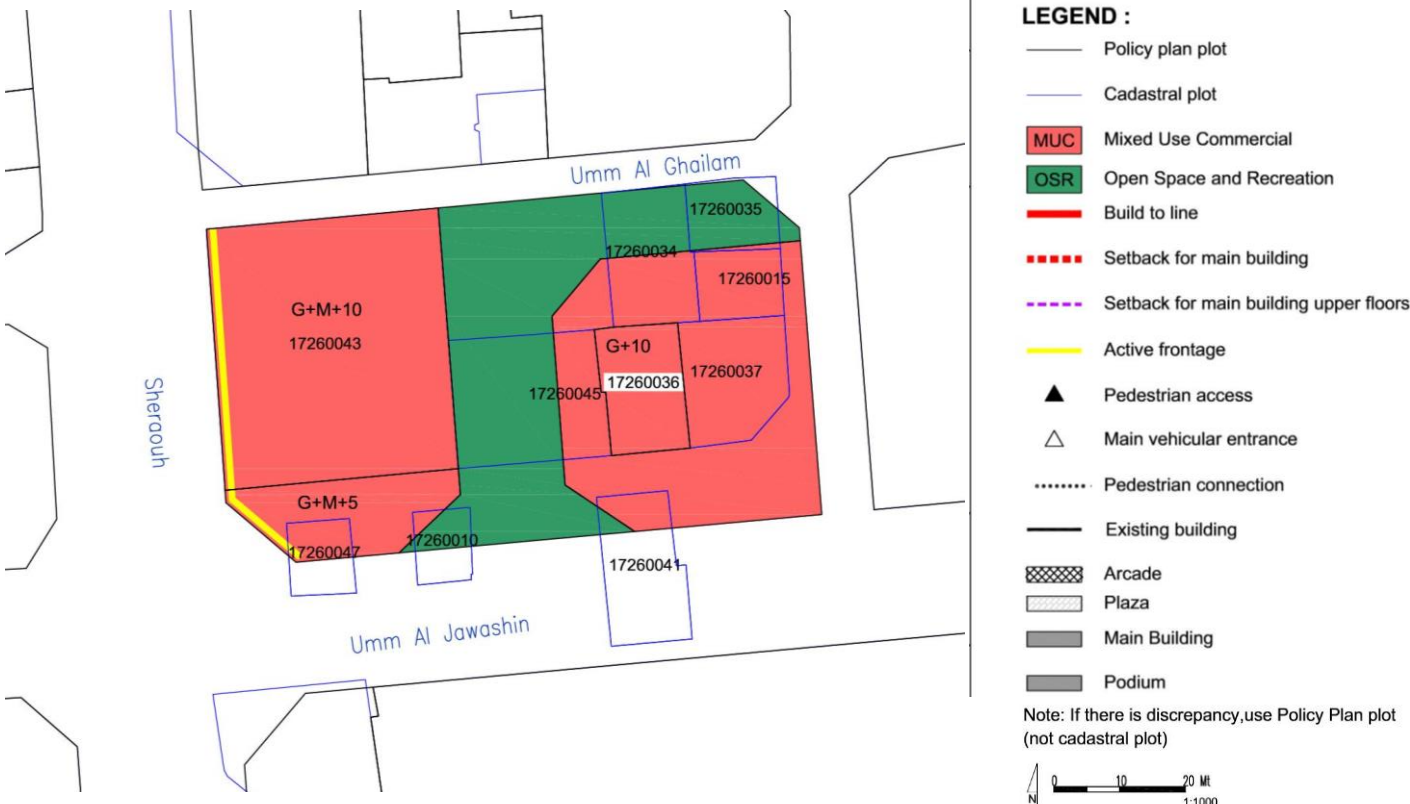
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

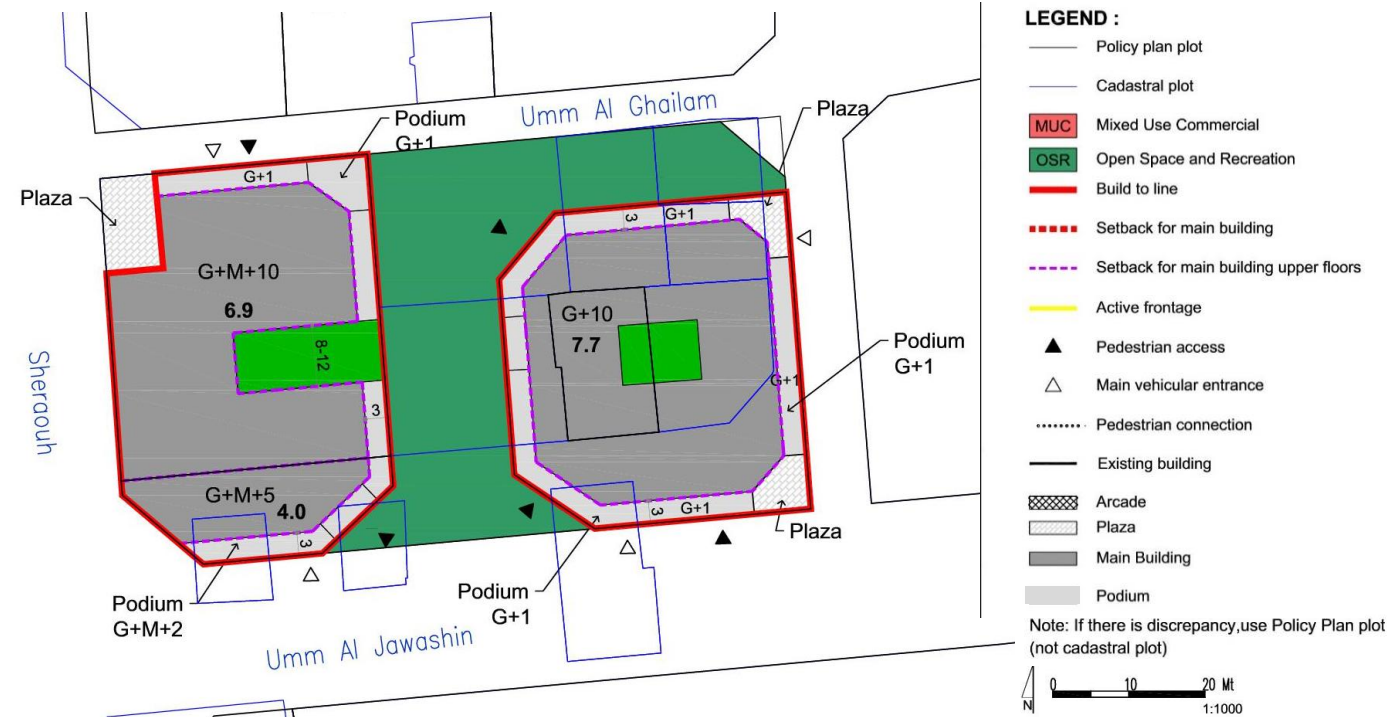
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

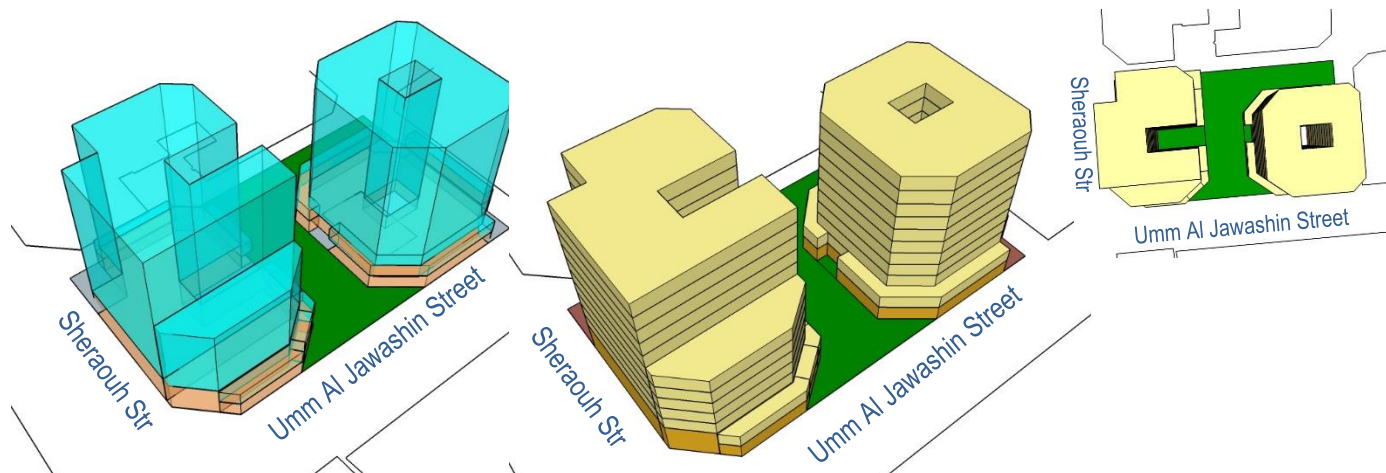
**SPECIFIC USE REGULATIONS**

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

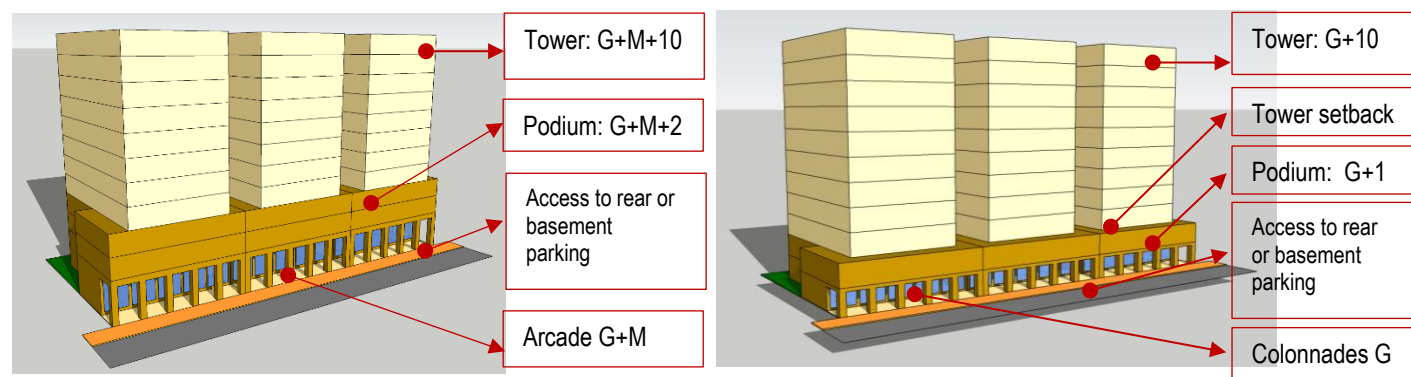
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Sheraouh Street (Collector Street)

Al Dostour Street (Local Street – Primary Pedestrian Link)

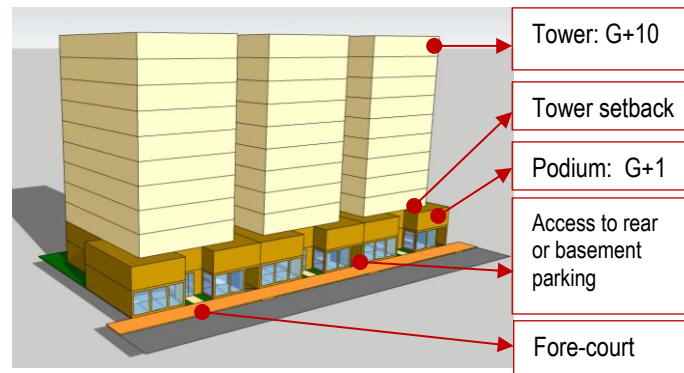
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Sheraouh Street: • G+M+10 (Podium G+M+2)	43.2 m (max)
	Umm Al Gheilam & Umm Al Jawashin, East Local Street: • G+10 (Podium G+1)	41.7 m (max)
FAR (max)	6.60 (along Sheraouh Str)	(+ 5 % for corner lots)
	6.10 (along Umm Al Gheilam & Umm Al Jawashin, East Local Str)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	<p><b>Sheraouh Street:</b></p> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 0 m front setback; 3 m sides; 3m rear</li> </ul> <p><b>Umm Al Gheilam &amp; Umm Al Jawashin &amp; East Local Street:</b></p> <ul style="list-style-type: none"> <li>Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth; 3 m rear</li> <li>Tower: 3 m front setback; 3 m sides; 3m rear</li> </ul>	
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>Sheraouh Street (Collector street): 100% of 0 m front setback (mandatory)</li> <li>Umm Al Jawashin: min. 90% of indicated frontage at the block plan</li> <li>Umm Al Gheilam &amp; East Local Street (Local Streets): min. 60% of frontage indicated at block plan</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)	
Commercial Depth (max)	15 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"> <li><b>Sheraouh Street:</b> Arcade/ Colonnade: • 2.5 m minimum width • G+M maximum height • Located as per drawing</li> </ul>
	<ul style="list-style-type: none"> <li><b>Umm Al Jawashin Street :</b> Colonnades</li> <li><b>Umm Al Gheilam &amp; East Local Str :</b> Fore-court; cantilever/overhang on the ground floor</li> </ul>
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><b>Sides:</b> 0 m, up to max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li><b>Rear:</b> 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30 % reduction in parking requirement: (block is located within 400m 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

**BUILDING TYPOLOGY**

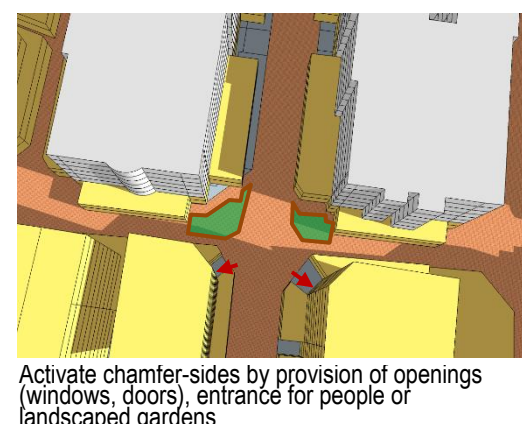


Umm Al Gheilam & Malik Bin Anas Streets (Local Streets)

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

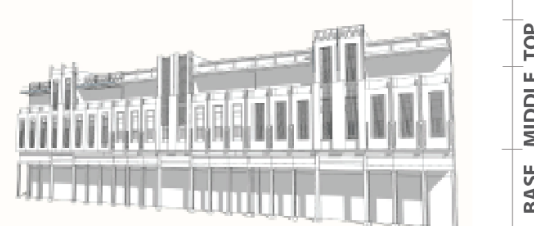
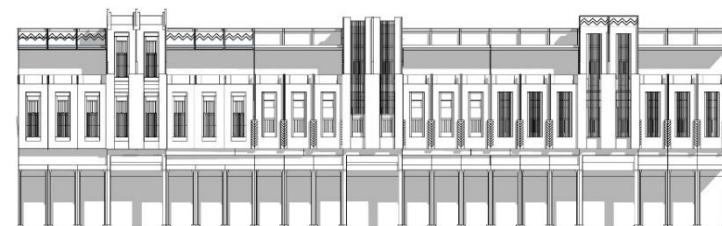


Provision of 'green' on the podium & landscaped forecourt (local streets)

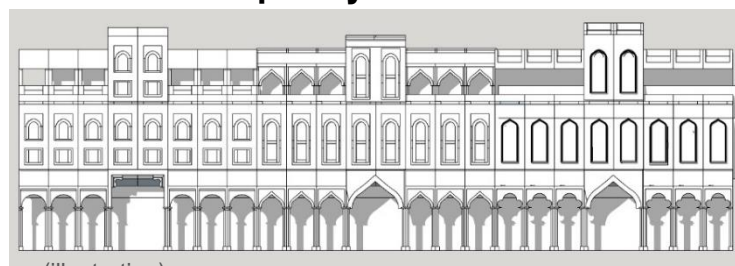


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



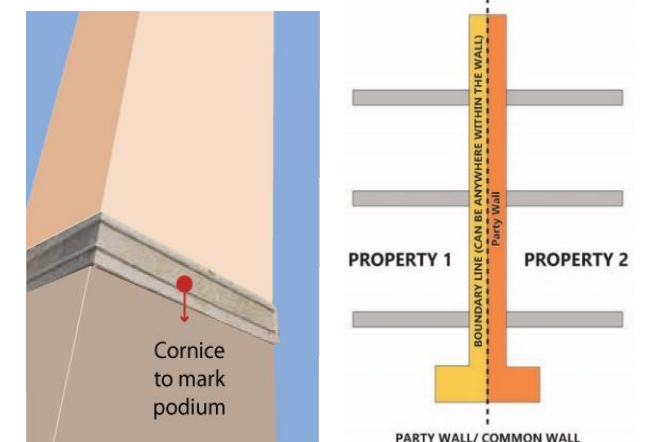
(illustration)



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> </ul> <p>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</p>
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>
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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: 3.50m</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>

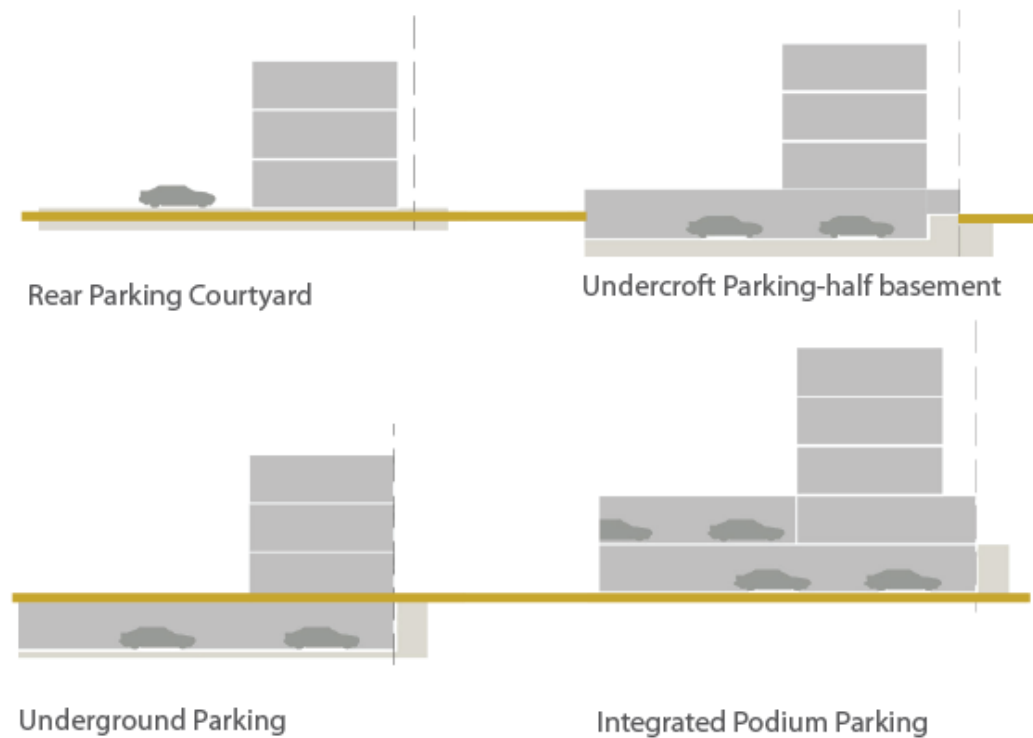
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Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building 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
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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)
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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	
Style	Signage should be an integral part of the building facade without background.



**WINDOW-TO-WALL RATIOS**



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

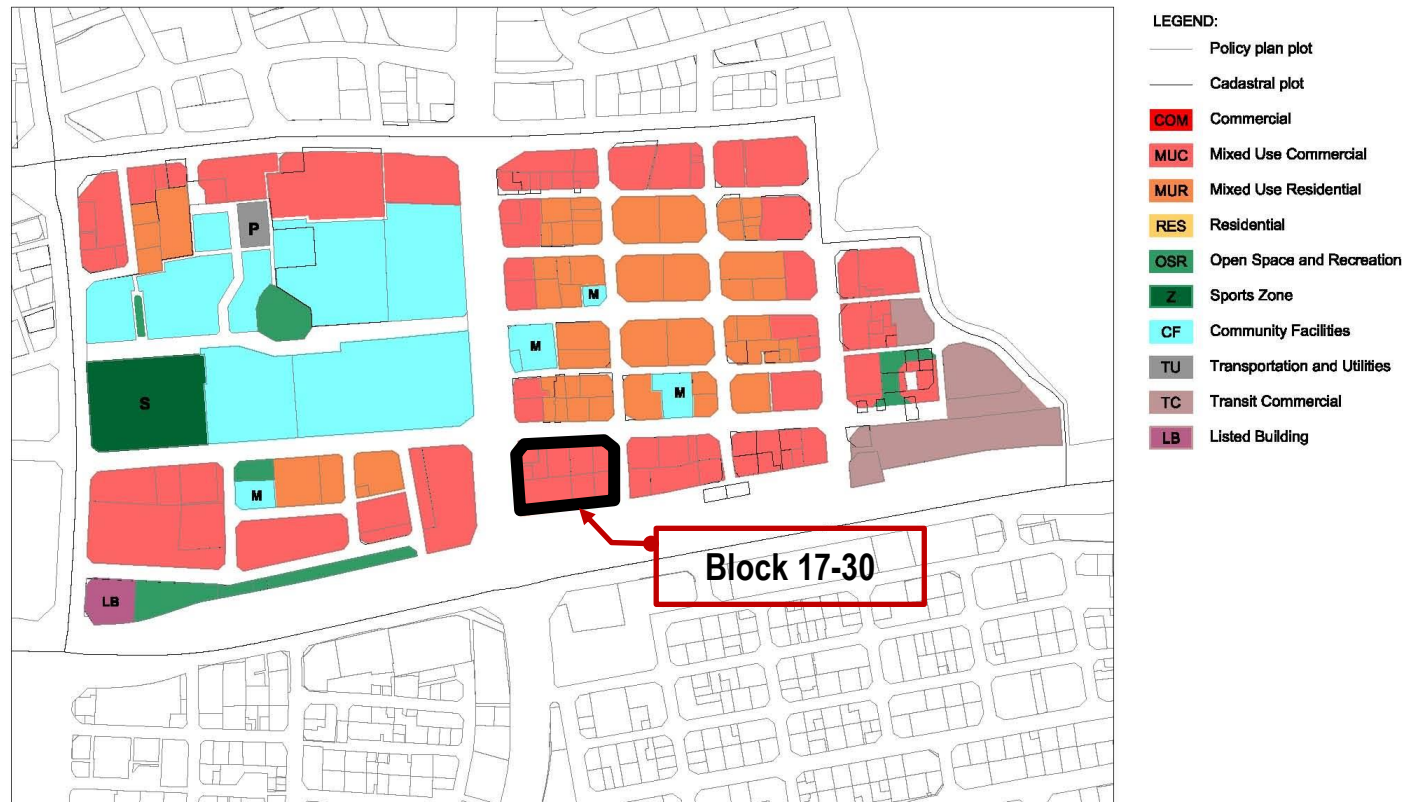
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
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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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
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4.11	x	✓	x	x	1202	Municipality
4.12	✓	✓	✓	x	1203	Post Office
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4.17	✓	✓	✓	✓	1304	Art / Cultural Centers
4.18 Religious	✓	✓	✓	x	1406	Islamic / Dawa Center
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
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5.11	✓	✓	✓	✓		Private Fitness Sports (Indoor)
5.12	✓	✓	✓	✓	1613	Swimming Pool
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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	☑*	☑	☑
	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**

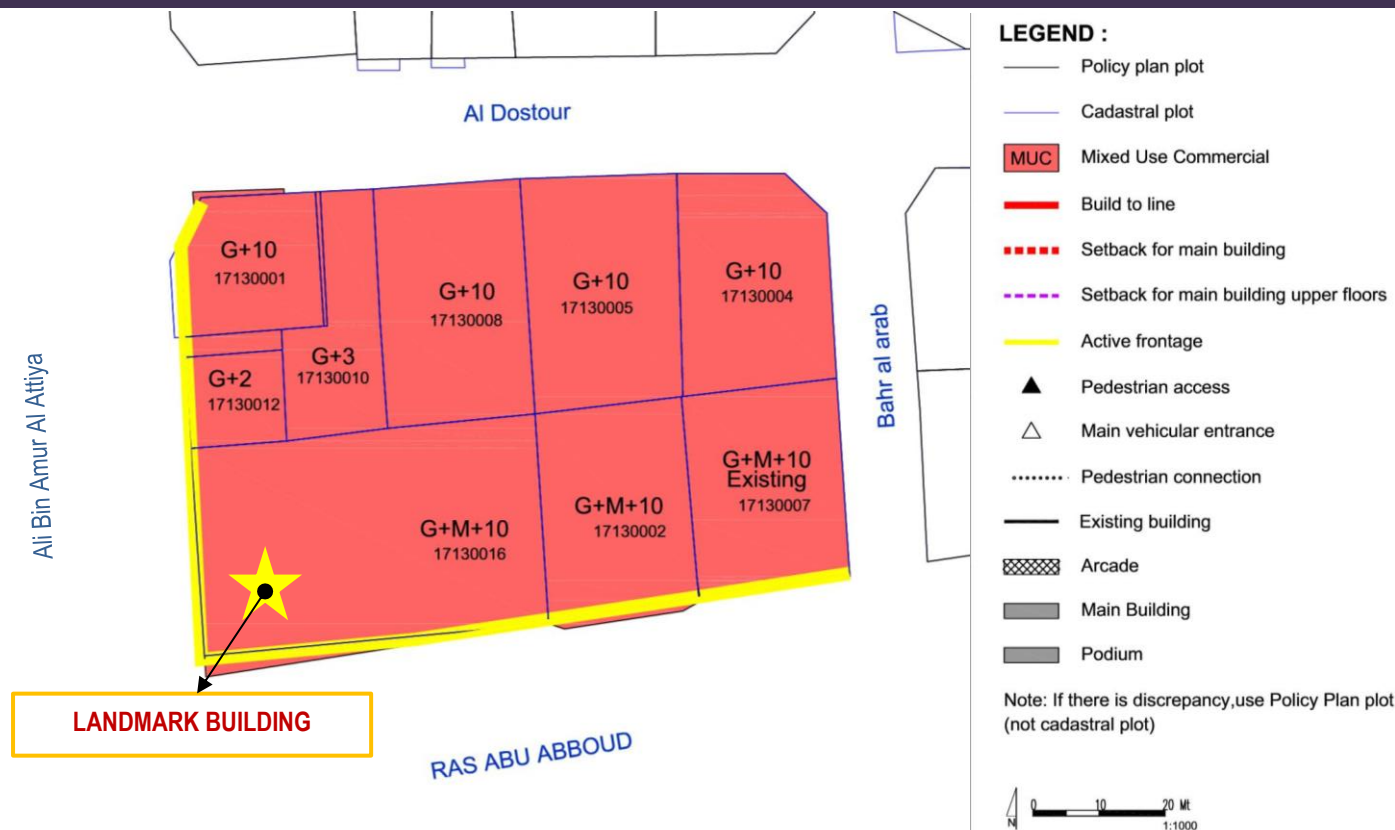
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

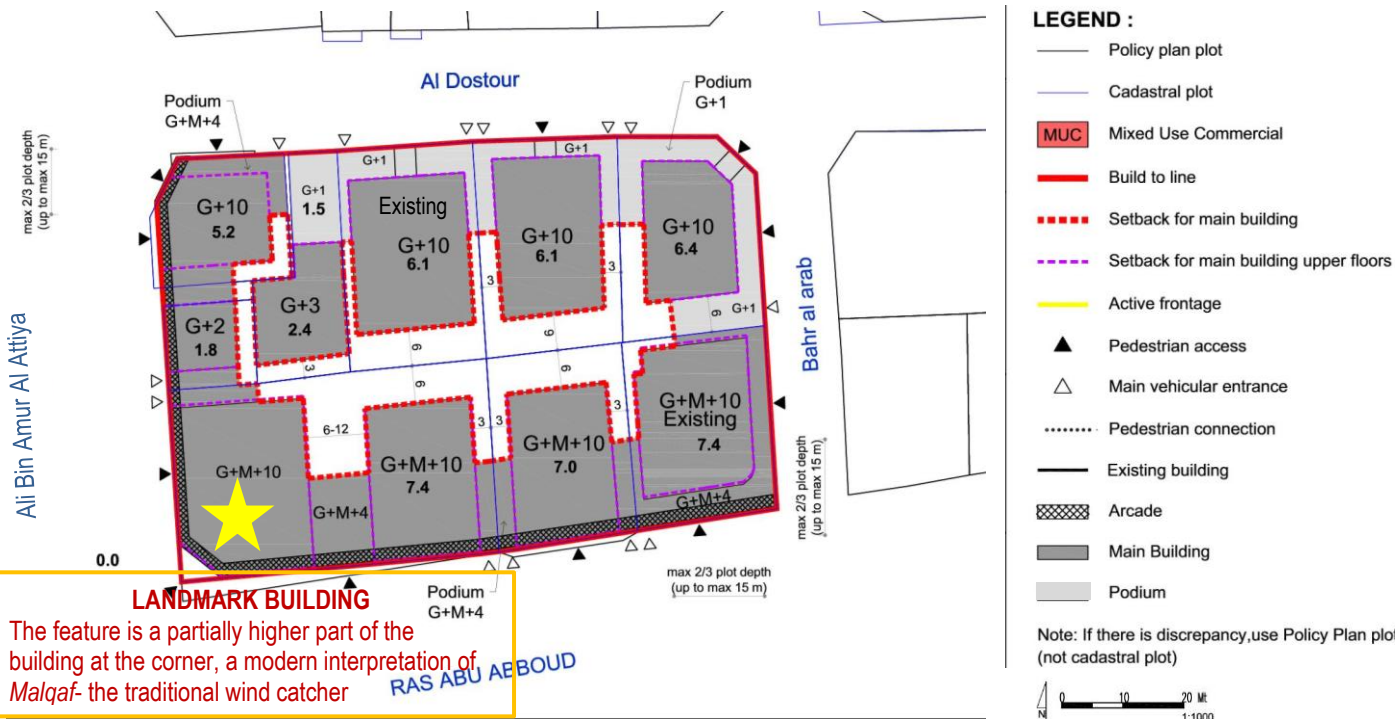
**SPECIFIC USE REGULATIONS**

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

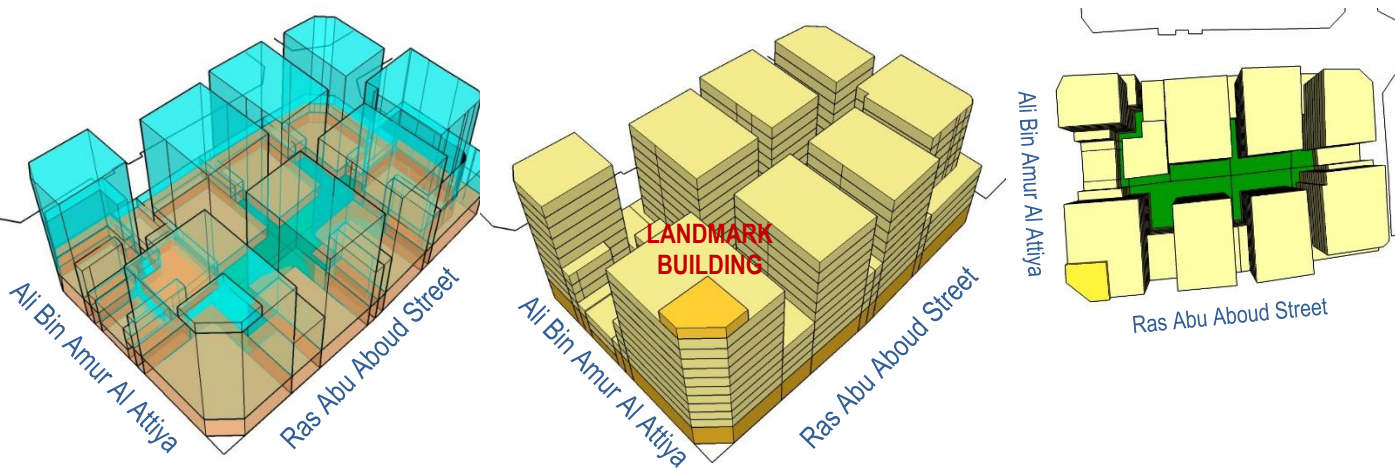
**USE REGULATIONS**



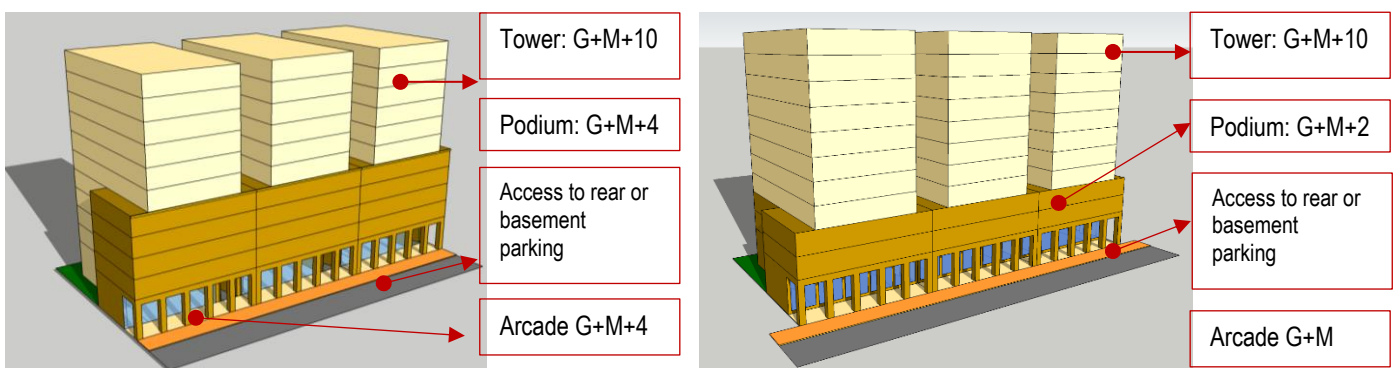
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Ras Abu Abooud Street (Arterial Street)

Ali Bin Amur Al Attiya Street (Collector Street)

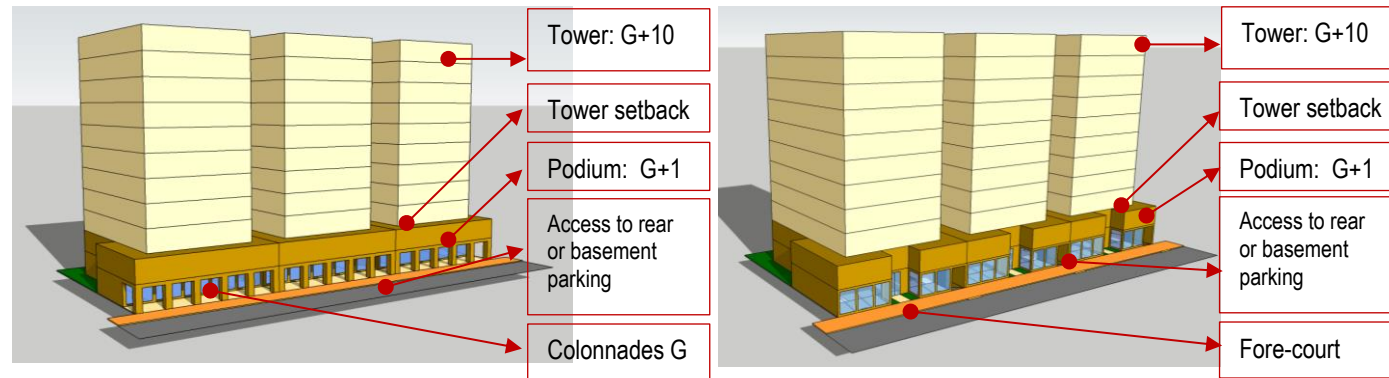
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Ali Bin Amur Al Attiya Str • G+M+10 (Podium G+M+2)	43.2 m (max)
	Al Dostour & Bahr Al Arab Street • G+10 (Podium G+1)	41.7 m (max)
	Ras Abu Abooud Street • G+M+10 (Podium G+M+4)	43.2 m (max)
FAR (max)	6.60 (along Ali Bin Amur Al Attiya Street)	(+ 5 % for corner lots)
	6.10 (along Al Dostour & Bahr Al Arab Street)	(+ 5 % for Landmark-corner lot, to enhance the physical feature at the corner)
	7.0 (along Ras Abu Abooud Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan: <b>Ali Bin Amur Al Attiya and Ras Abu Abooud Str.:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 6 m rear • Tower: 0 m front setback; 3 m sides; 6 m rear	
	<b>Al Dostour &amp; Bahr Al Arab Str.:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 6 m rear • Tower: 3 m front setback; 3 m sides; 6 m rear	
	<b>Build to Line</b> (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)	
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)	
Commercial Depth (max)	15 m	
Building Size	Fine grain; 30 m maximum building width or length	

Primary Active Frontage	As indicated in the plan
Frontage Profile	<b>Ras Abu Abooud &amp; Ali Bin Amur Al Attiya Street:</b> <b>Arcade/ Colonnade:</b> • 3 m minimum width (Ras Abu Abooud Street) • 2.5 m minimum width (Ali Meena Str.) • G+M maximum height • Located as per drawing
	<b>Al Dostour Str.:</b> Colonnades
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	• Sides: 0 m, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; • Rear: 3 m
	Building Depth (max)
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	• Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements 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)
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	30% reduction in parking requirement: (block is located within 400m radius from metro entry point)

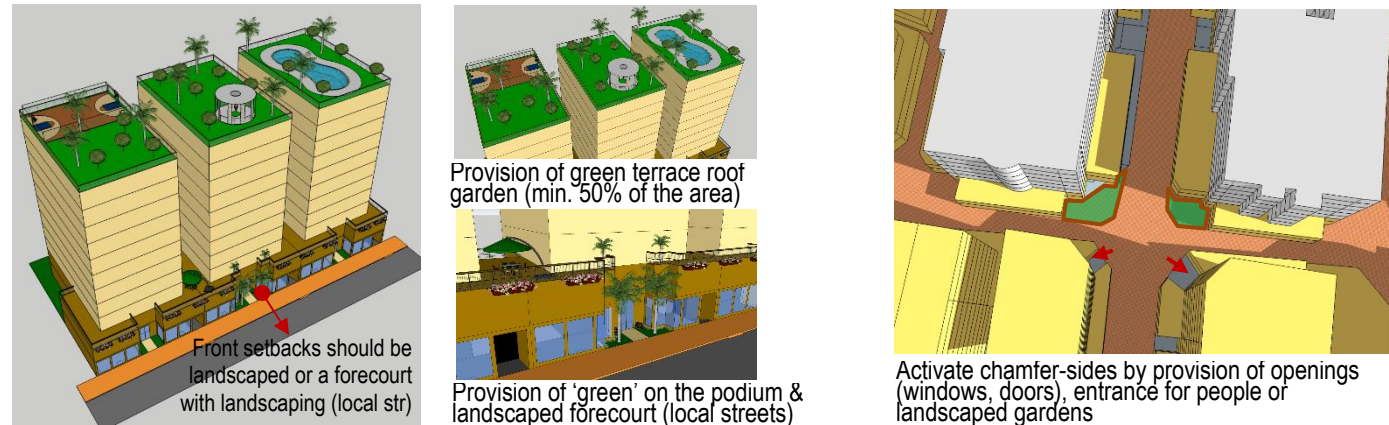
• All new development should follow the regulations.  
• For existing buildings: the setbacks and heights are indicative; for retrofitting/alteration/modification changes should not exceed the existing massing.  
• For existing buildings which are still new and/or in good condition, it is recommended only to add the required front-part of the building (eg. light structure podium) as per indicated setback and build-to-line (which is zero setback) in the plan

**BUILDING TYPOLOGY**



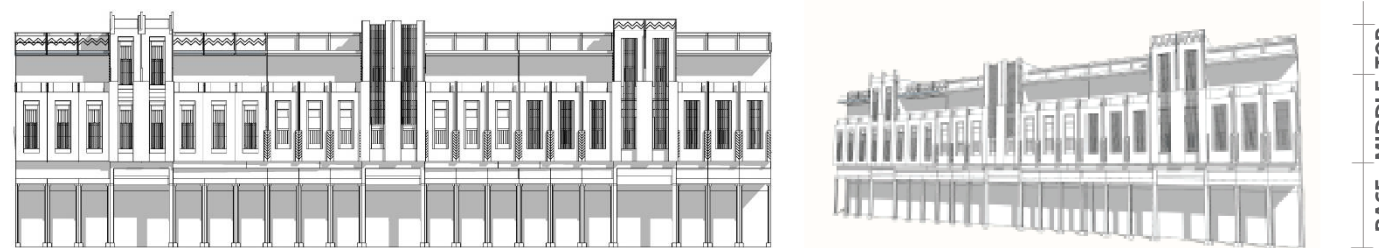
Al Dostour Street (Local Street – Primary Pedestrian Link)    Bahr Al Arab Street (Local Street)

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

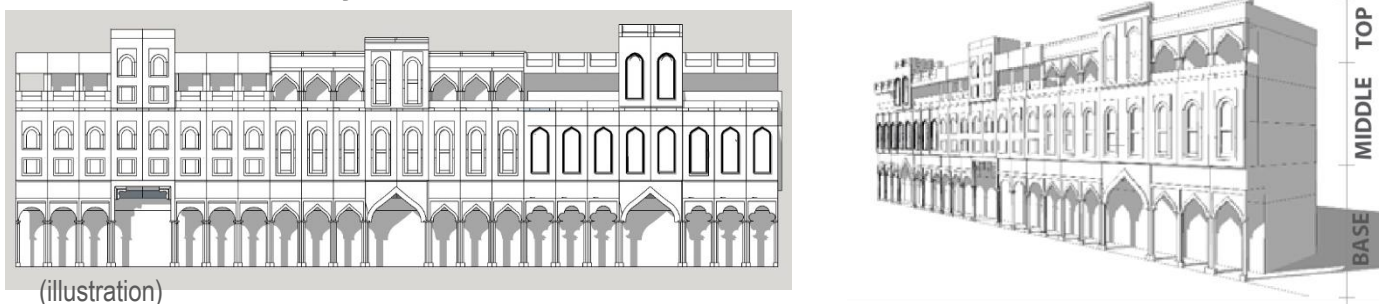


**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***

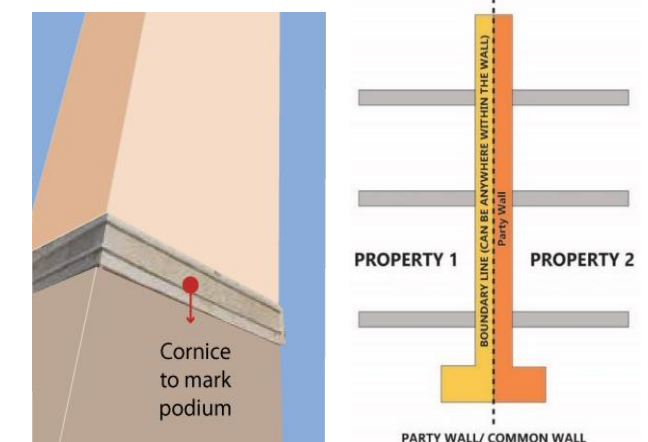


(illustration)

**STANDARDS**

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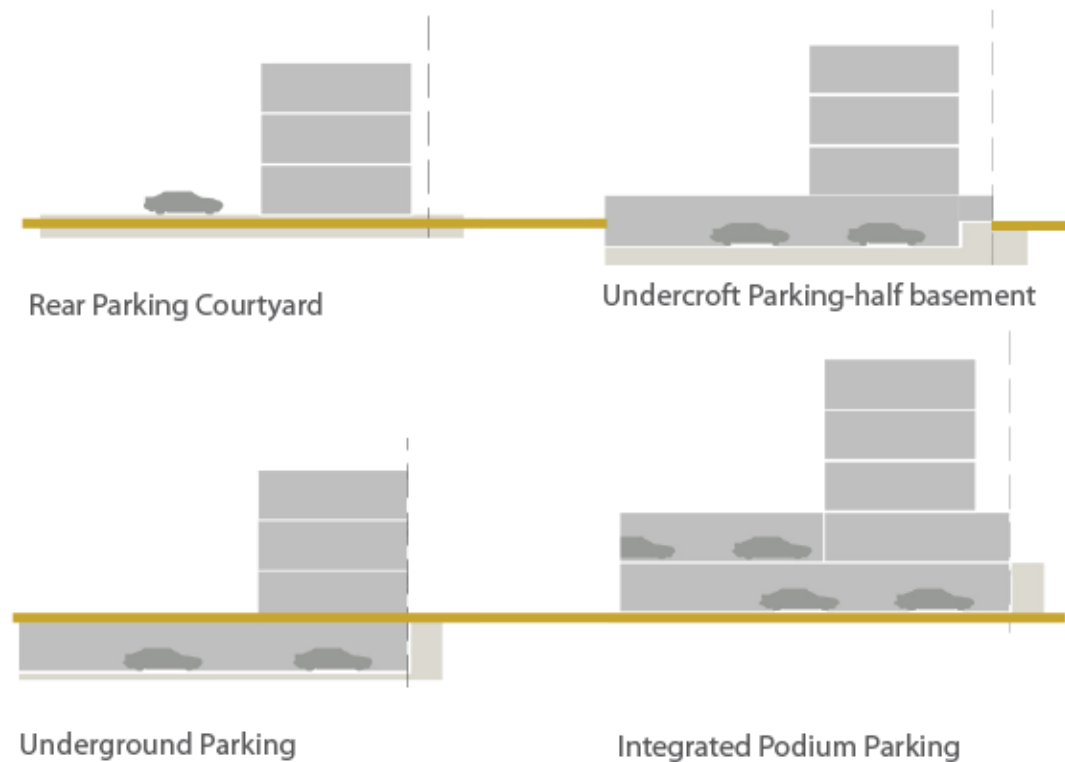
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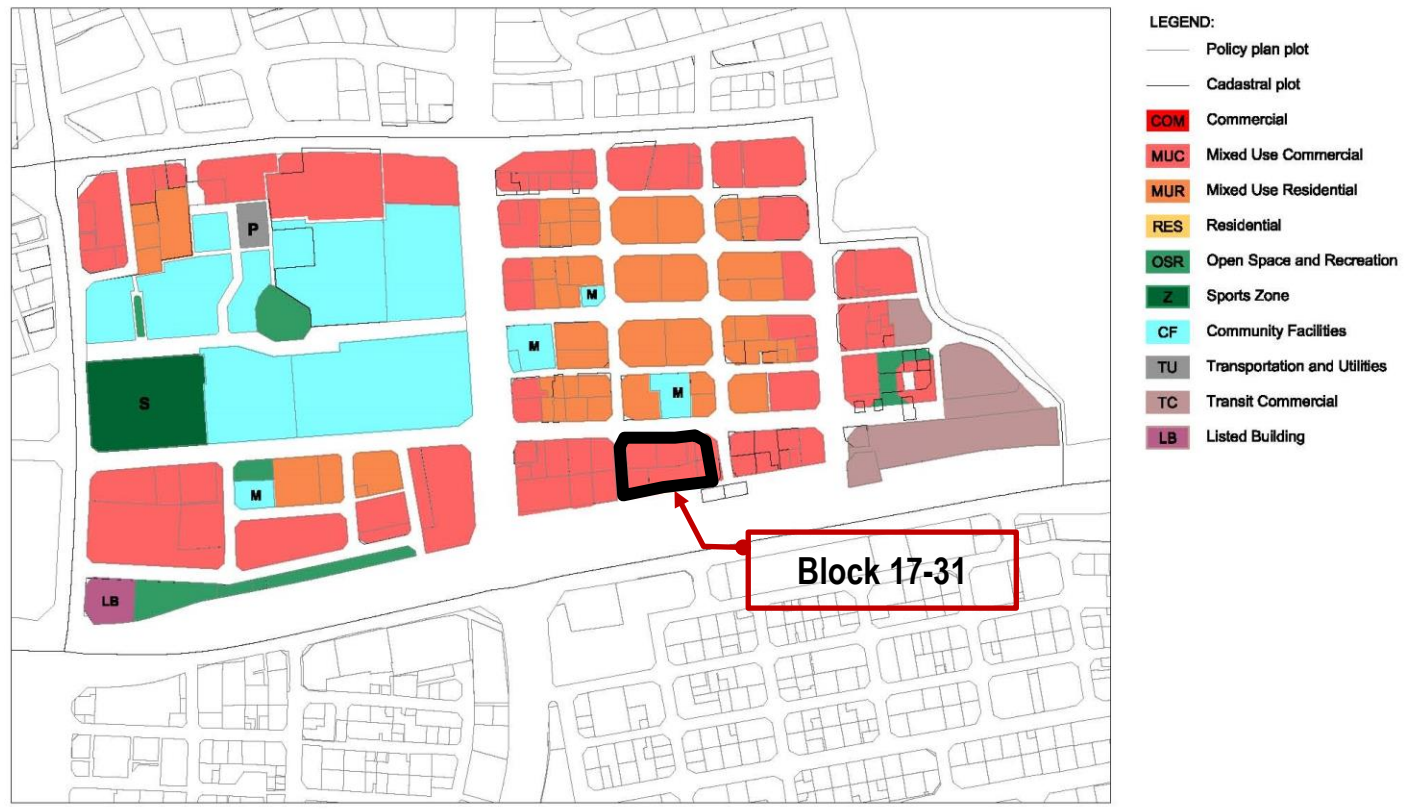
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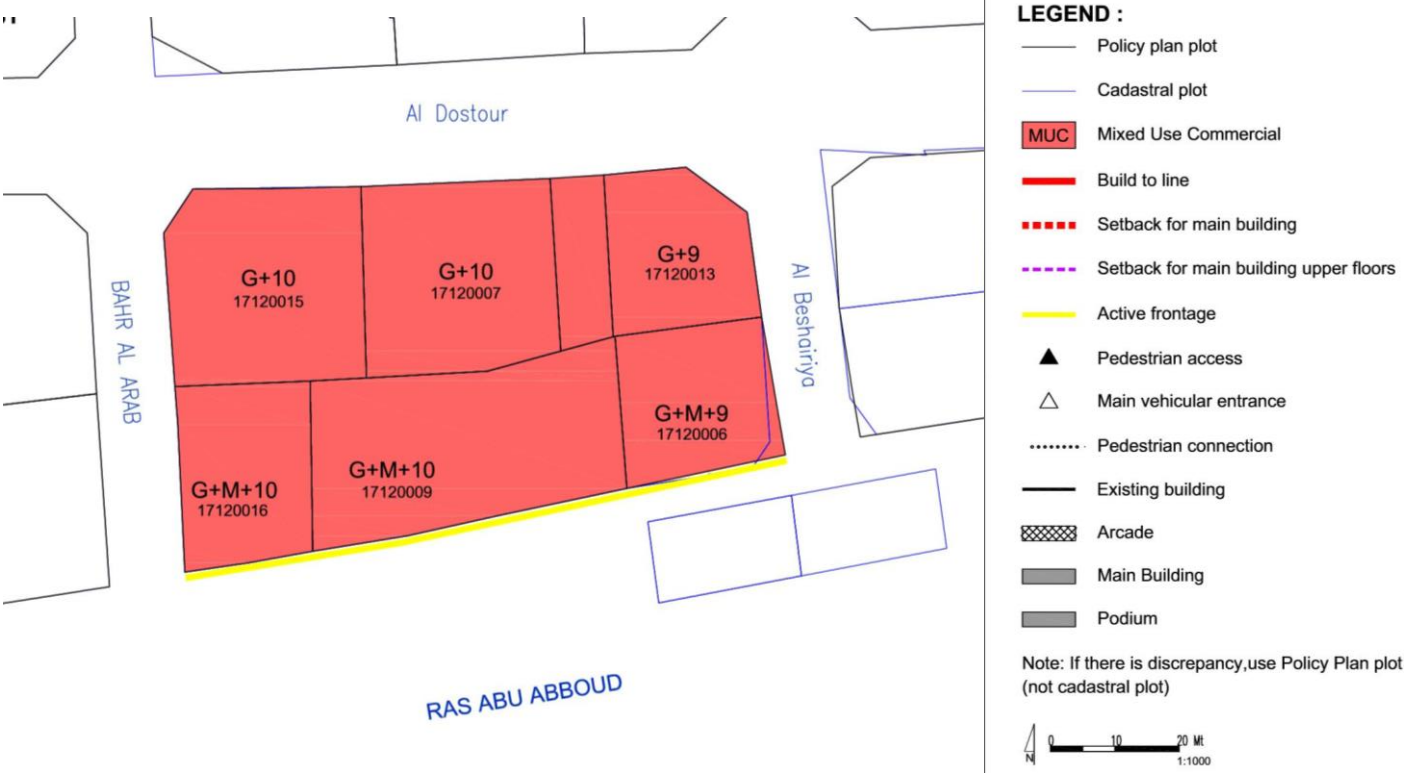
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5.11	✓	✓	✓	✓		Private Fitness Sports (Indoor)
5.12	✓	✓	✓	✓	1613	Swimming Pool
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

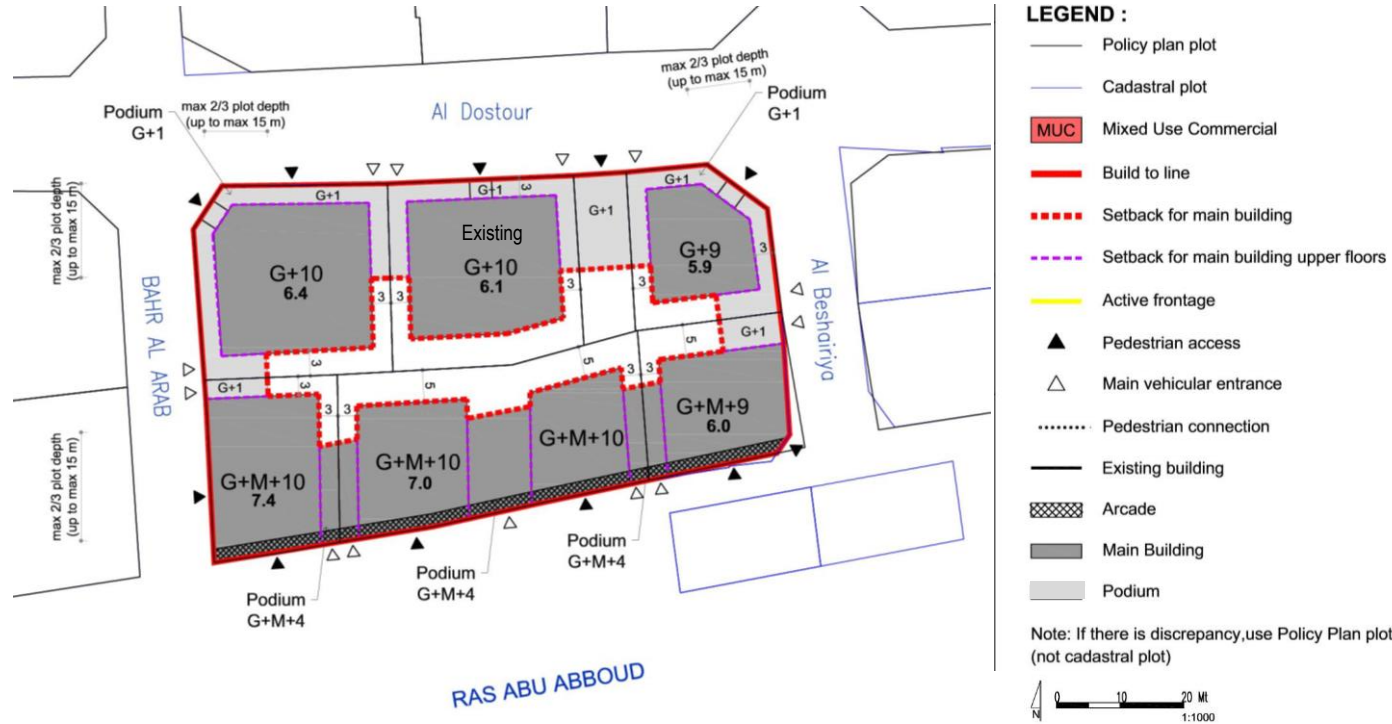
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

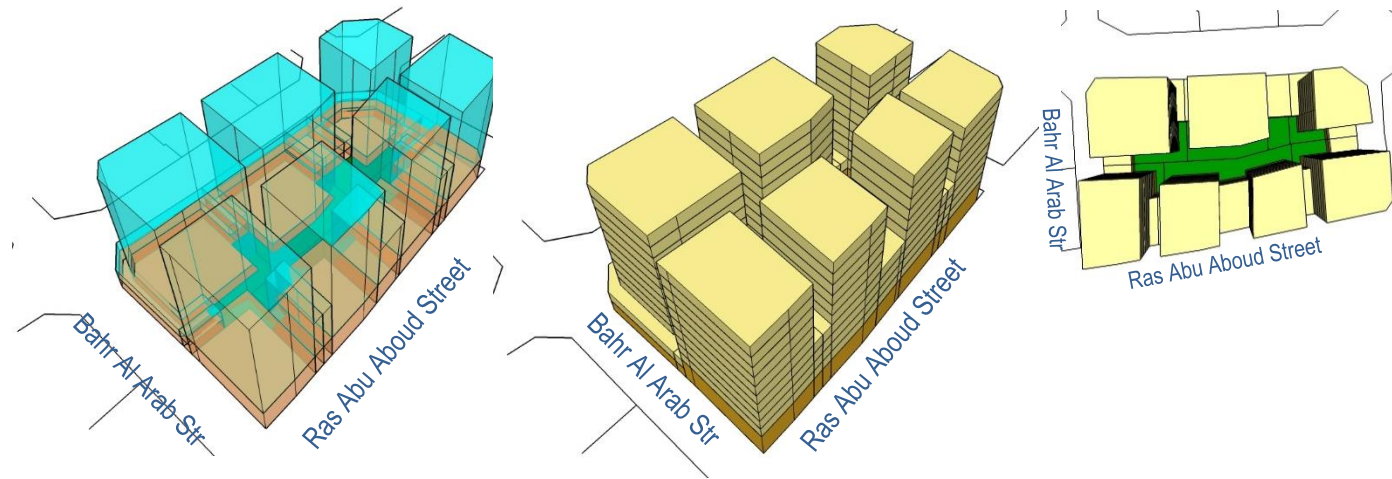
**SPECIFIC USE REGULATIONS**

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

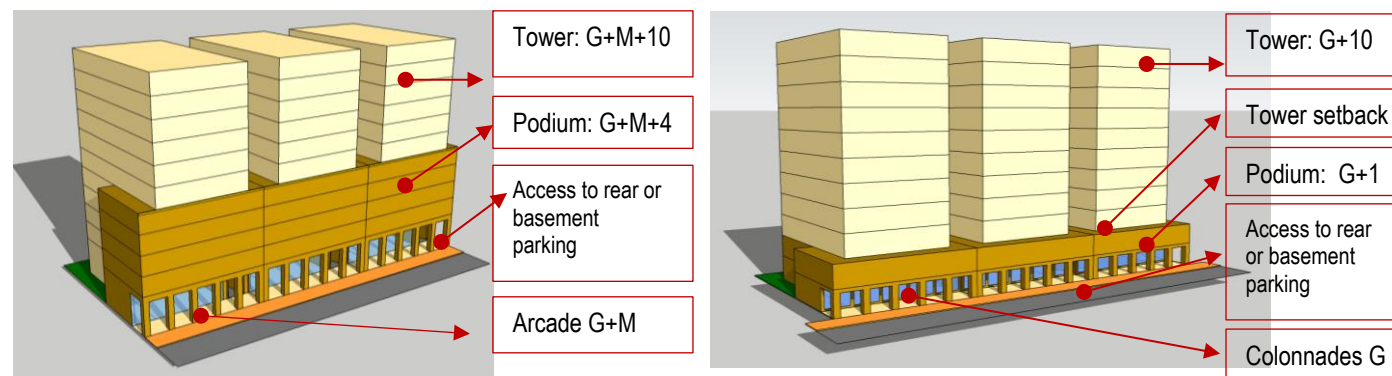
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Ras Abu About Street (Arterial Street)

Al Dostour Street (Local Street – Primary Pedestrian Link)

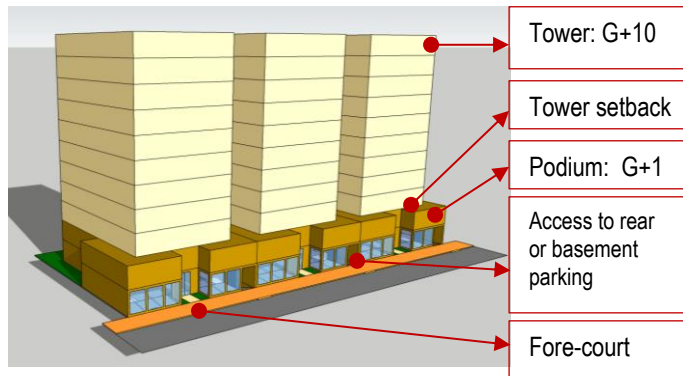
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	Al Dostour & Bahr Al Arab Street: • G+10 (Podium G+1)
	Ras Abu About Street: • G+M+10 (Podium G+M+4)
FAR (max)	6.10 (along Al Dostour & Bahr Al Arab Street) (+ 5 % for corner lots)
	7.0 (along Ras Abu About Street)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <b>Ras Abu About Str.:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 0 m front setback; 3 m sides; 3m rear
	<b>Al Dostour &amp; Bahr Al Arab &amp; Al Beshairiya Str.:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m 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>	<ul style="list-style-type: none"> <li><b>Ras Abu About Str (Arterial Street):</b> 100% of 0 m front setback (mandatory)</li> <li><b>Al Dostour Street :</b> Min. 90% of frontage indicated at block plan</li> <li><b>Bahr Al Arab &amp; Al Beshairiya Str (Local streets):</b> Min. 60% of frontage indicated at block plan</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)
Commercial Depth (max)	15 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"> <li><b>Ras Abu About Street:</b> Arcade/ Colonnade: • 3 m minimum width</li> </ul>

	<ul style="list-style-type: none"> <li>G+M maximum height</li> <li>Located as per drawing</li> <li><b>Al Dostour Street:</b> Colonnades</li> <li><b>Bahr Al Arab &amp; Al Beshairiya Street:</b> Fore-court; cantilever/overhang on the ground floor</li> </ul>
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><b>Sides:</b> 0 m, up to max. 2/3 plot depth (max.15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li><b>Rear:</b> 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30% reduction in parking requirement: (block is located within 400m 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

**BUILDING TYPOLOGY**

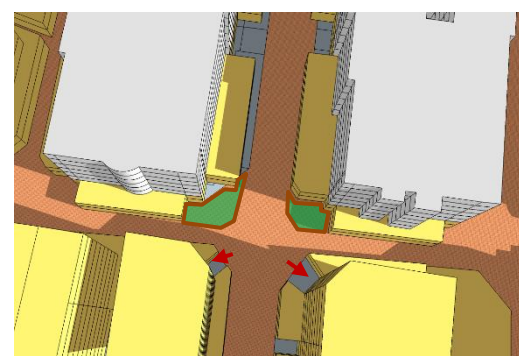


Bahr Al Arab & Al Beshadiriya Street (Local Streets)

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

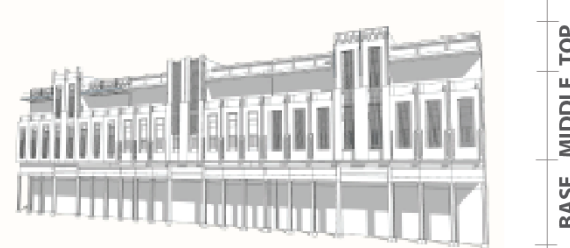
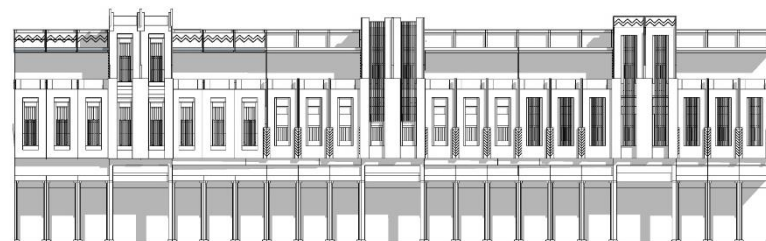


Provision of 'green' on the podium & landscaped forecourt (local streets)

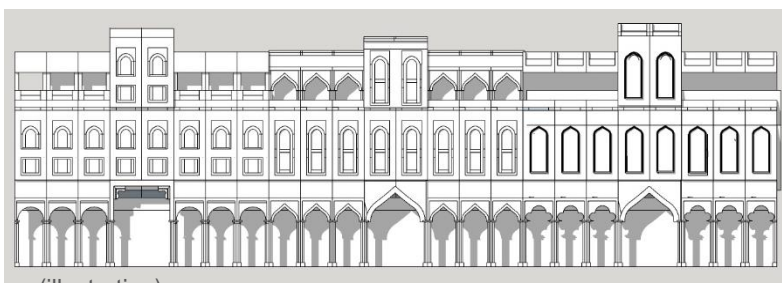


**RECOMMENDED ARCHITECTURAL STYLES**

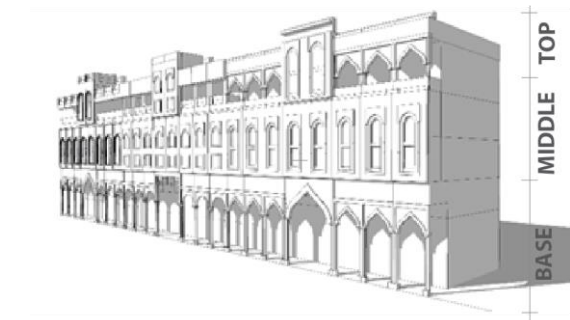
**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



(illustration)



**STANDARDS**

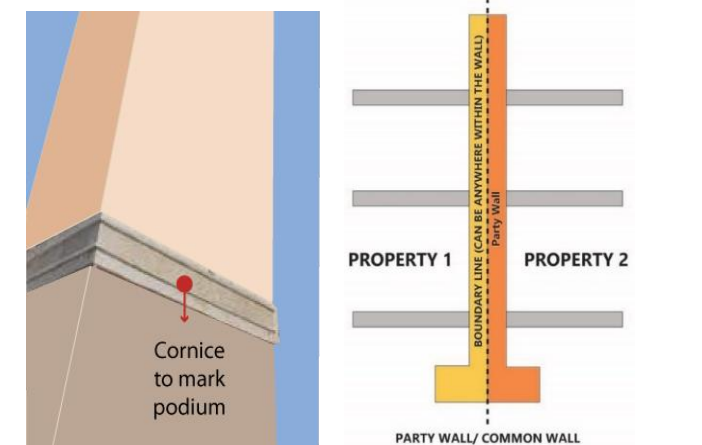
ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud (* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</li> </ul>
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 between two buildings with facing habitable rooms</b></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: 3.50m</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>

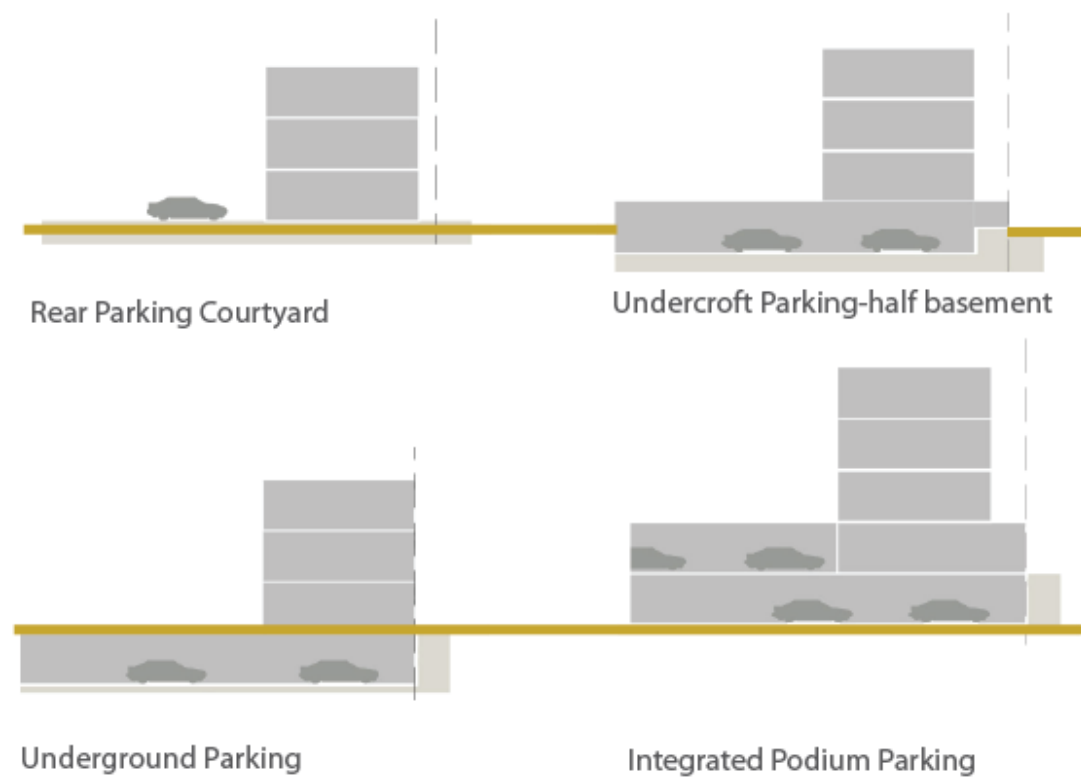
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



**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

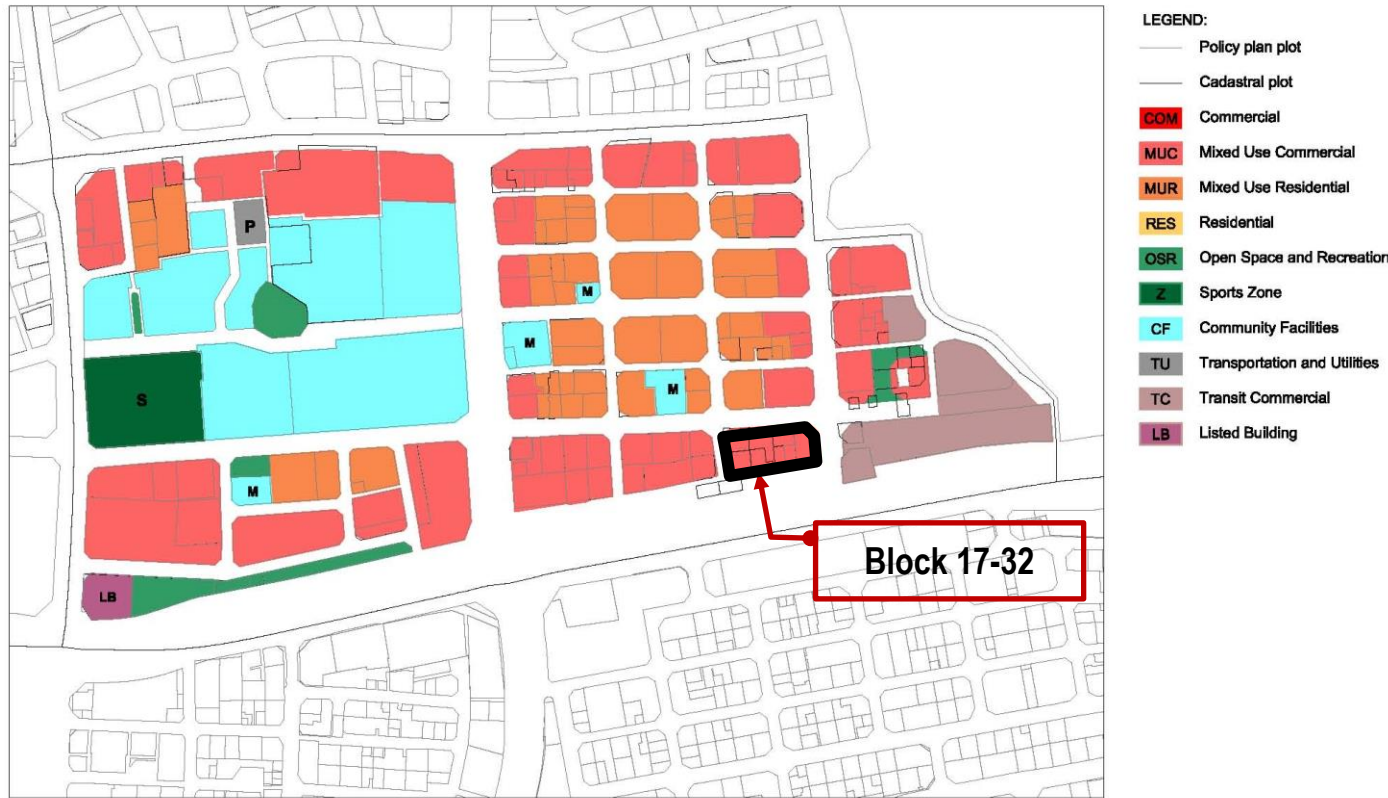
**Provision of Shared Public Parking:**

Additional floor area of 50 m2 for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA

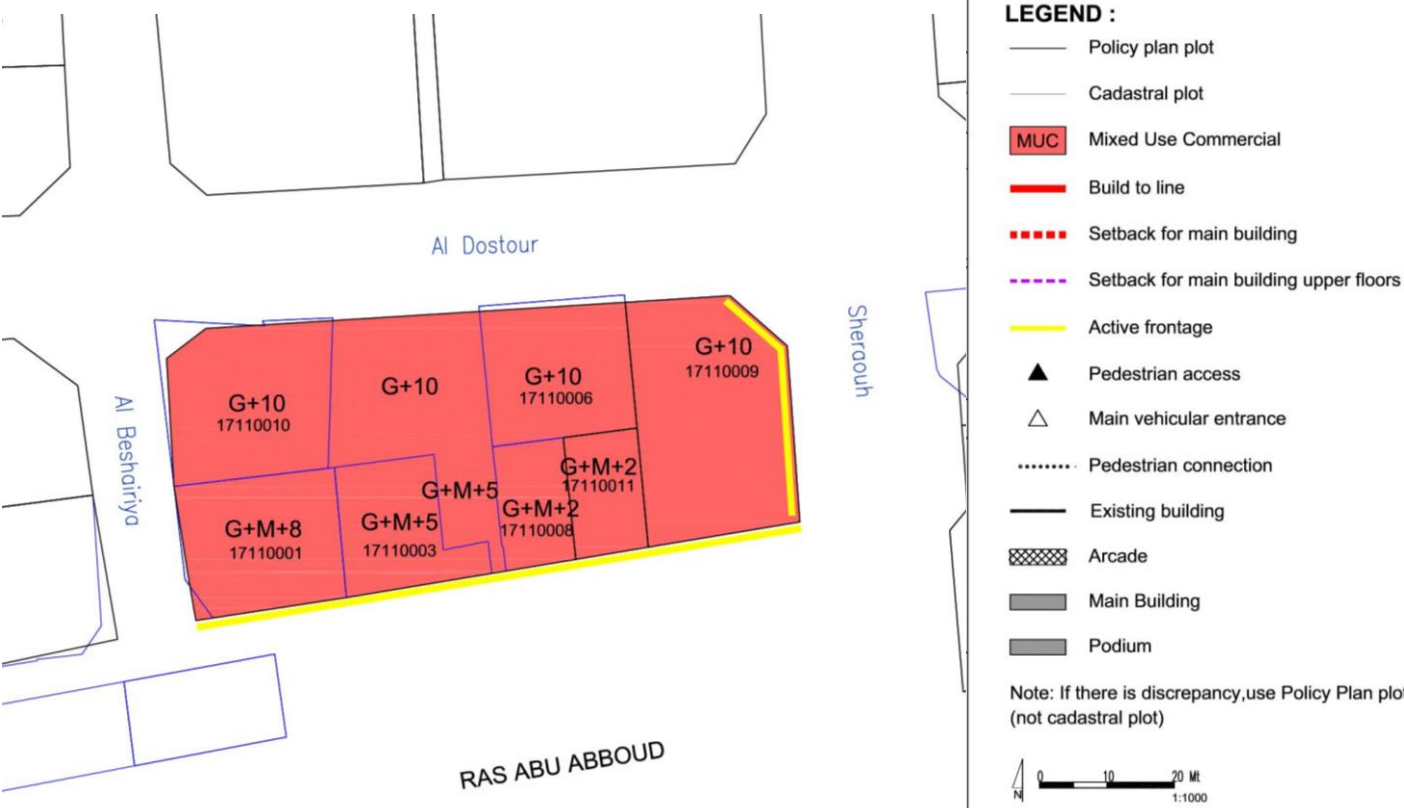
**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**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**

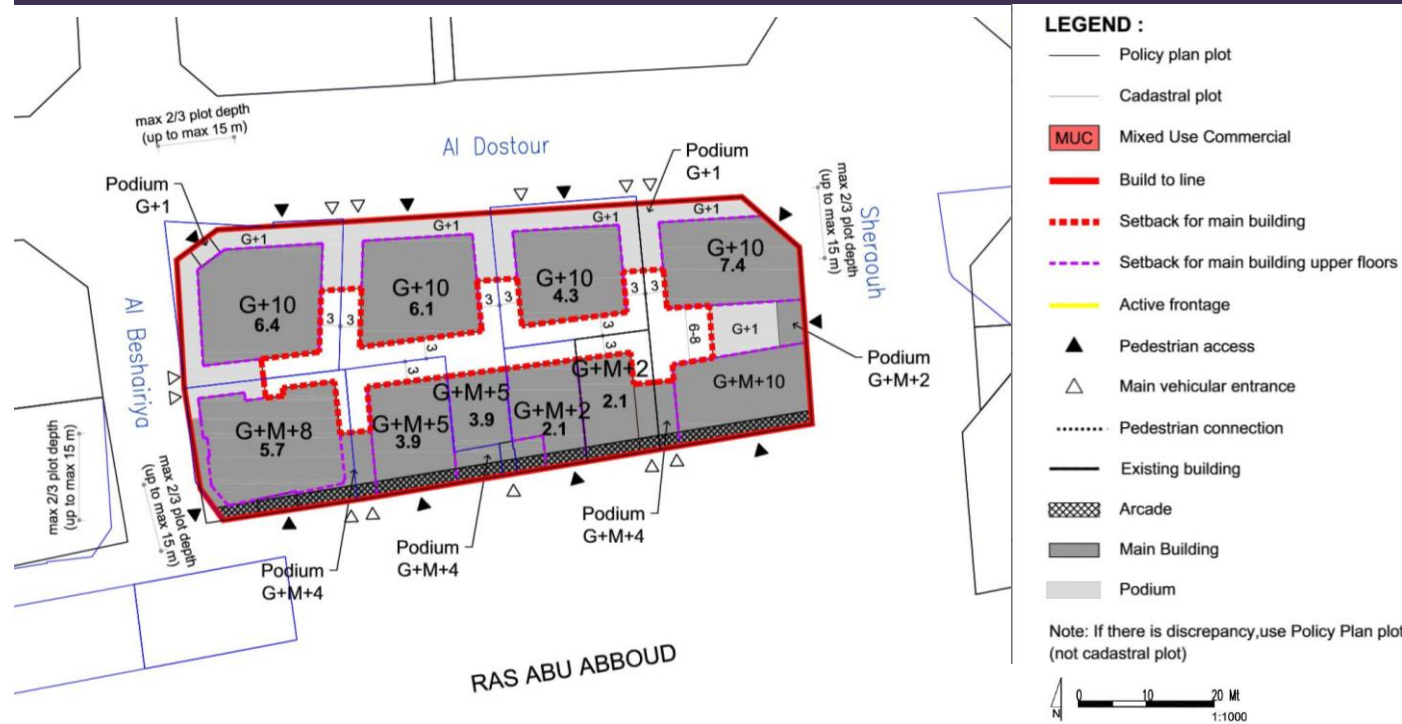
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

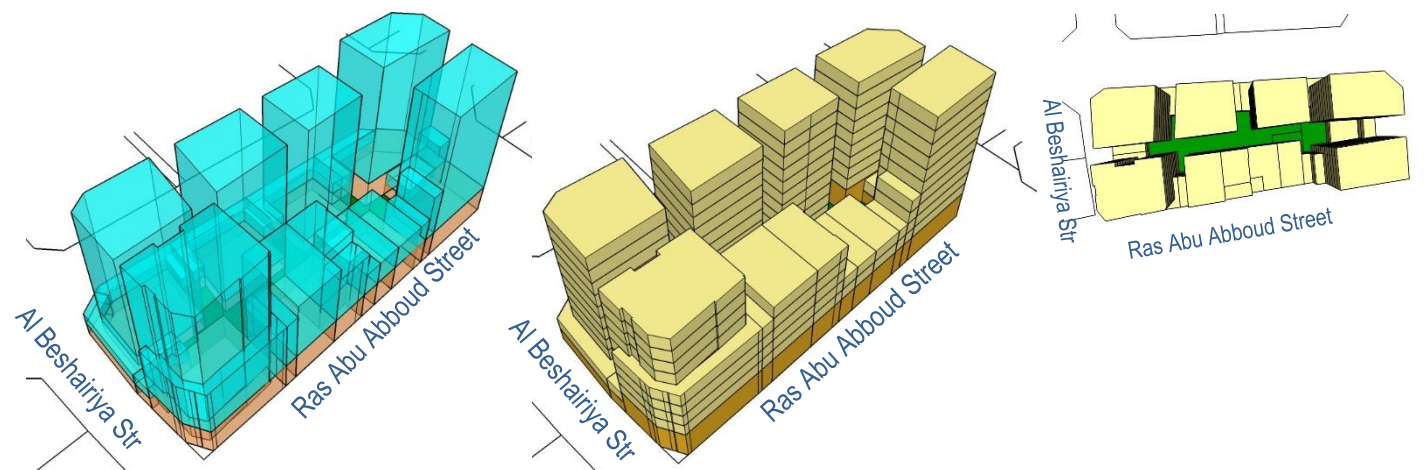
**SPECIFIC USE REGULATIONS**

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

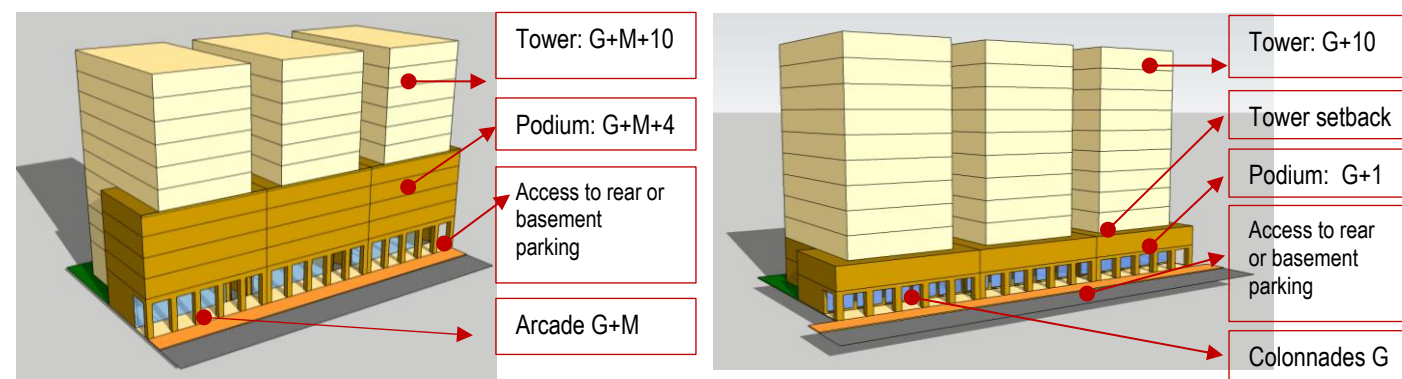
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



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



Ras Abu Aboud Street (Arterial Street)

Al Dostour Street (Local Street - Primary Pedestrian Link)

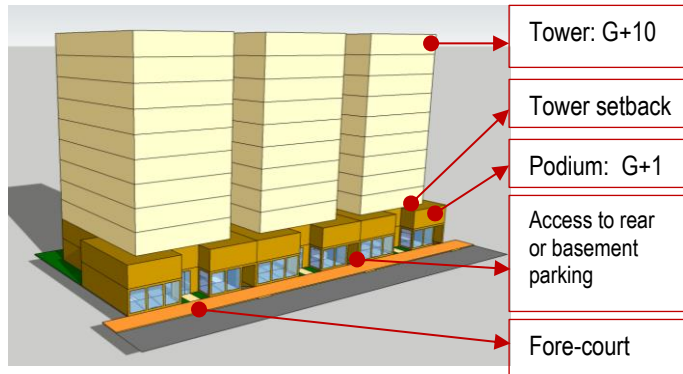
**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Al Dostour & Al Beshairiya Street: • G+10 (Podium G+1)	
	Sheraouh Street • G+M+10 (Podium G+M+2)	
	Ras Abu Aboud Street: • G+M+10 (Podium G+M+4)	
FAR (max)	6.10 (along Al Dostour & Bahr Al Arab Street) (+ 5 % for corner lots)	
	6.60 (along Sheraouh Str)	
	7.0 (along Ras Abu Aboud St)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan: <b>Ras Abu Aboud Str.:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 0 m front setback; 3 m sides; 3m rear <b>Al Dostour &amp; Bahr Al Arab &amp; Al Beshairiya Str.:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m rear	
	<b>Build to Line</b> <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>Ras Abu Aboud &amp; Sheraouh Str (Arterial street): 100% of 0 m front setback (mandatory)</li> <li>Al Dostour Street: min. 90% of frontage indicated at block plan</li> <li>Bahr Al Arab &amp; Al Beshairiya Str (Local streets): min. 60% of frontage indicated at block plan</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)
Commercial Depth (max)	15 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"> <li>Ras Abu Aboud &amp; Sheraouh Street: Arcade/ Colonnade: <ul style="list-style-type: none"> <li>3 m minimum width (Ras Abu Aboud)</li> <li>2.5 m minimum width (Sheraouh Str)</li> <li>G+M maximum height</li> <li>Located as per drawing</li> </ul> </li> <li>Al Dostour Street: Colonnades</li> <li>Al Beshairiya Street: Fore-court; cantilever/overhang on the ground floor</li> </ul>
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 max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: 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%
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	30% reduction in parking requirements: (block is located within 400m 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

**BUILDING TYPOLOGY**

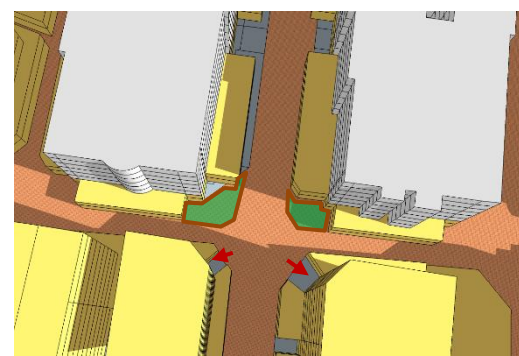


Bahr Al Arab & Al Beshadiriya Street (Local Streets)

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



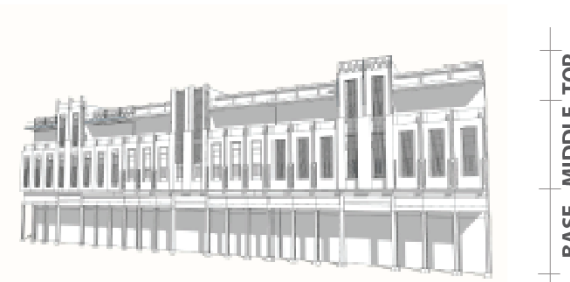
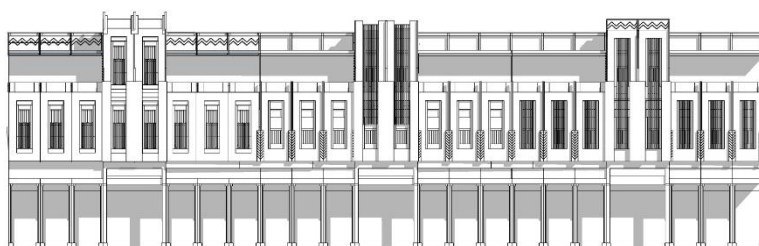
Provision of 'green' on the podium & landscaped forecourt (local streets)



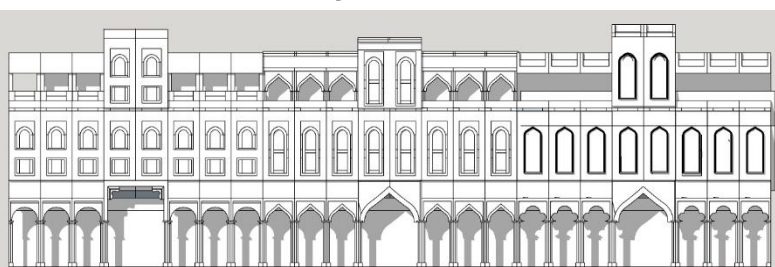
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Early Modern (Doha - Art Deco)\***



**Qatari Contemporary Vernacular\***



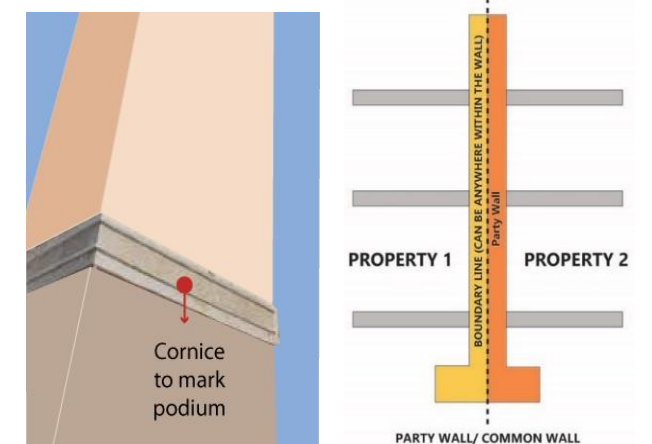
(illustration)



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General; Early Modern (Doha – Art Deco) or Qatari Contemporary Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along the streets of: Museum Street; Ali Bin Amur Al attiya; Jabr Bin Mohammed; A Ring Road- Ras Abou Abboud</li> </ul> <p>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</p>
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 between two buildings with facing habitable rooms</b></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: 3.50m</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>

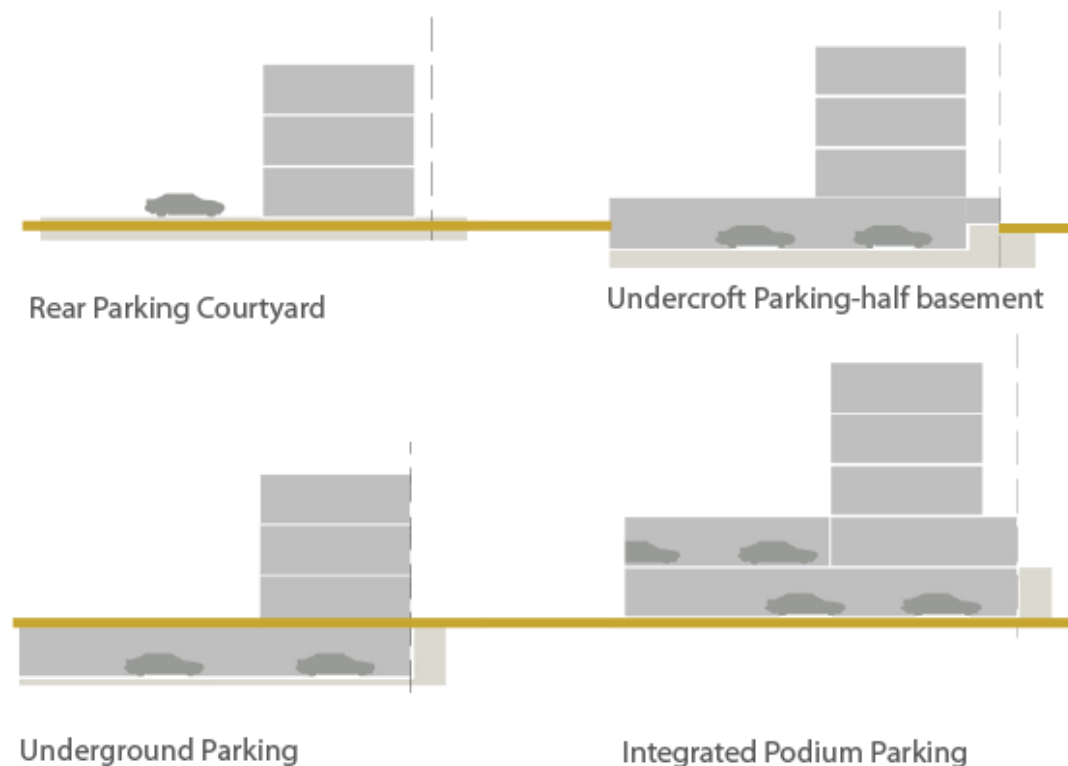
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as 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 softscape (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	
Style	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	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
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
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
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
<b>5 SPORTS AND ENTERTAINMENT</b>						
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
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum