

Key Map

ZONING PLAN



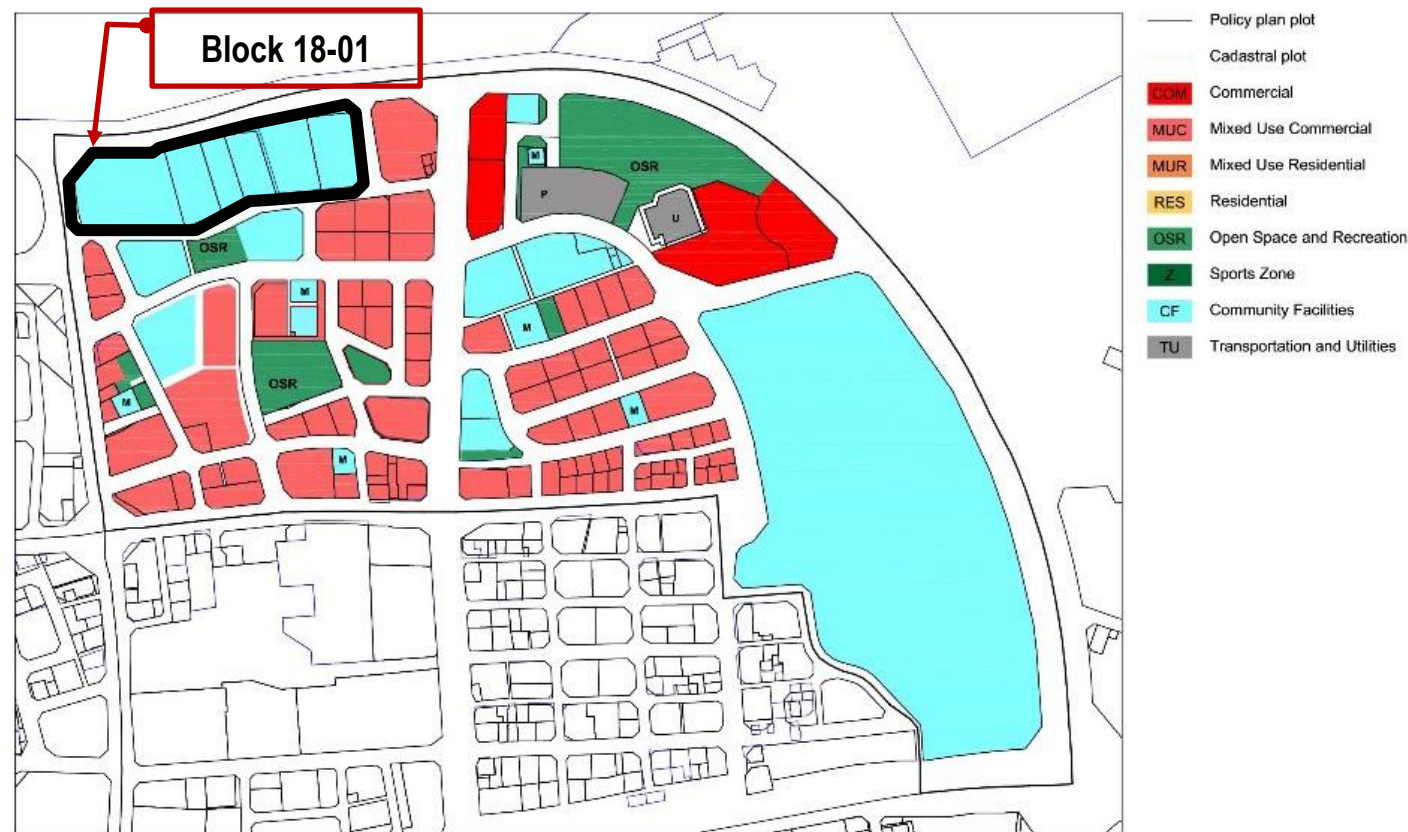
LEGEND:

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

KEY MAP: BLOCK NUMBERS



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

SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Government Institution & Community Facilities
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

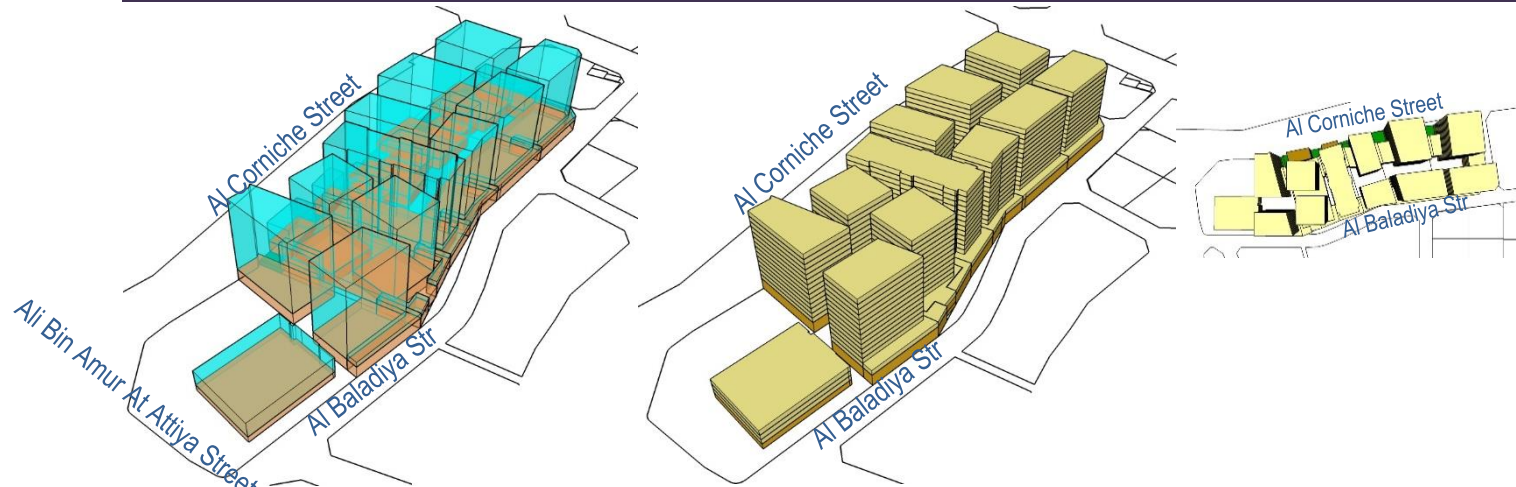
USE REGULATIONS



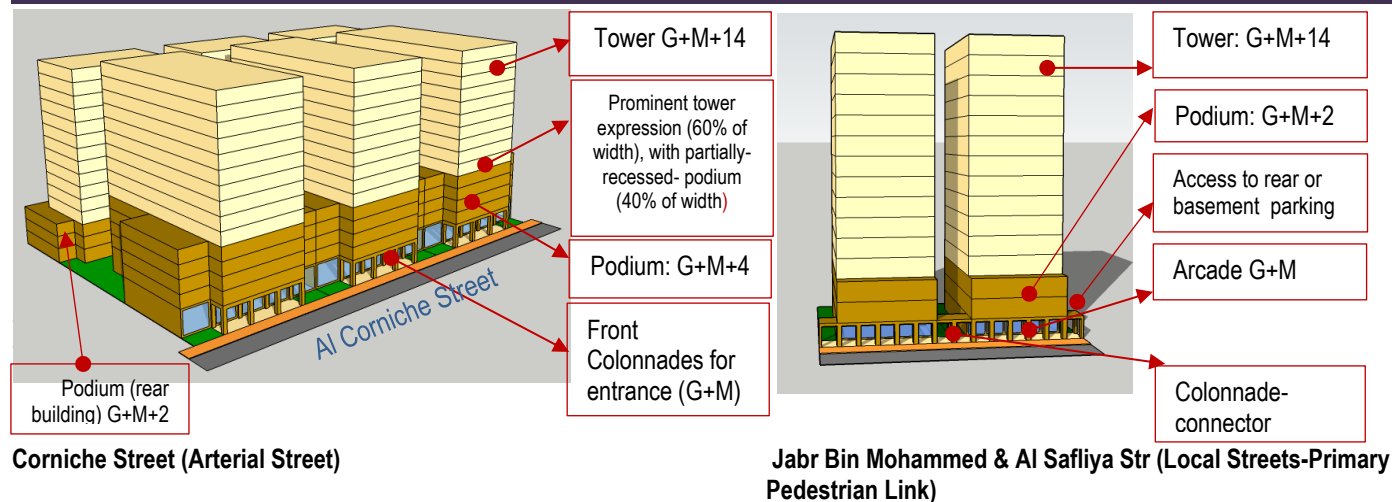
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



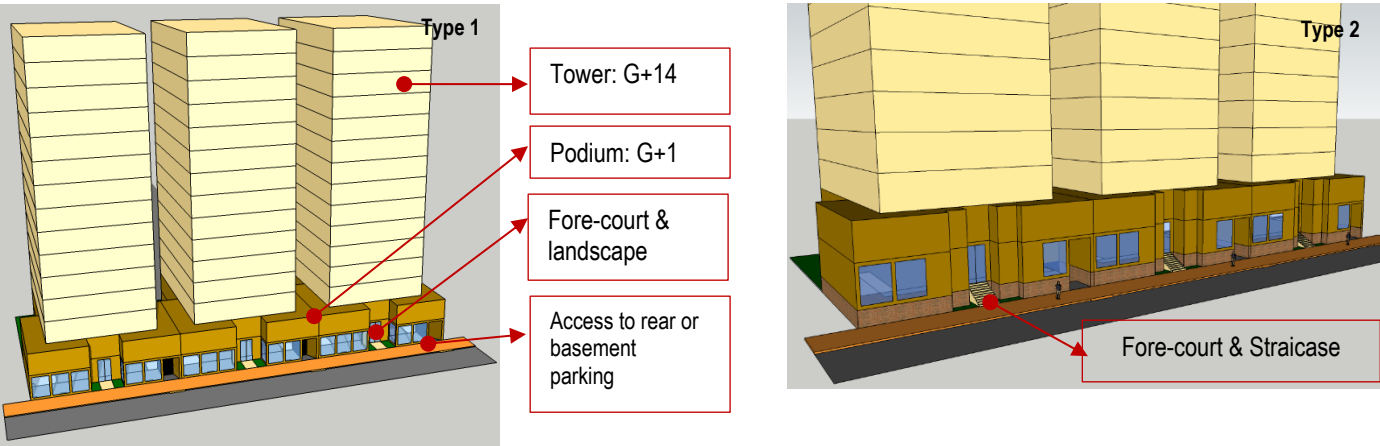
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Jabr Bin Mohammed Str	57.2 m (max)
	• G+M+14 (Podium G+M+2)	
	Al Safliya Street	55.7 m (max)
	• G+14 (Podium G+1)	
FAR (max)	Al Corniche Street	59.2 m (max)
	• G+M+14 (Podium G+M+4)	
	8.20 (along Jabr Bin Mohammed & Al Safliya Al Baladiya Street)	(+ 5 % for corner lots)
Building Coverage (max)	8.50 (along Al Corniche Street)	
	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Al Corniche Street	
	• Podium: 0 m front (60% of width); and 5 m front setback (40% of width); 0 m on sides, up to 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth;	
	• Tower: 0 m front setback (60% of width); 3 m sides;	
	Jabr Bin Mohammed & Safliya Street:	
	• Podium: 0 m front setback	
	• Tower: 0 m front setback; 3 m sides;	
	Al Baladiya Street	
	• Podium: 0 m front; 0 m side setback up to 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth;	
	• Tower: 3 m front setback; 3 m sides;	
Build to Line (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)	• Al Corniche & Al Baladiya Str: 60% of 0 m front setback • Jabr Bin Mohammed & Al Safliya Street (Collector streets): 100% of 0 m front setback (mandatory)	
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; or • Create 'a height break impression' (e.g. insert 1-2 storey podium in between, variety	

	fasade design based on modular approach) every interval of 30 m, if the building is stretched too long
Primary Active Frontage	As indicated in the plan
Frontage Profile	Corniche & Jabr Bin Mohammed Str: Arcade/ Colonnade: <ul style="list-style-type: none">• 3 m minimum width (Corniche Street)• 2.5 m minimum width (Jabr Bin Mohammed Street)• G+M maximum height• Located as per drawing Al Baladiya Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0. 5m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	• Sides: 0 m on sides, up to 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth;
Building Depth (max)	7.5m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

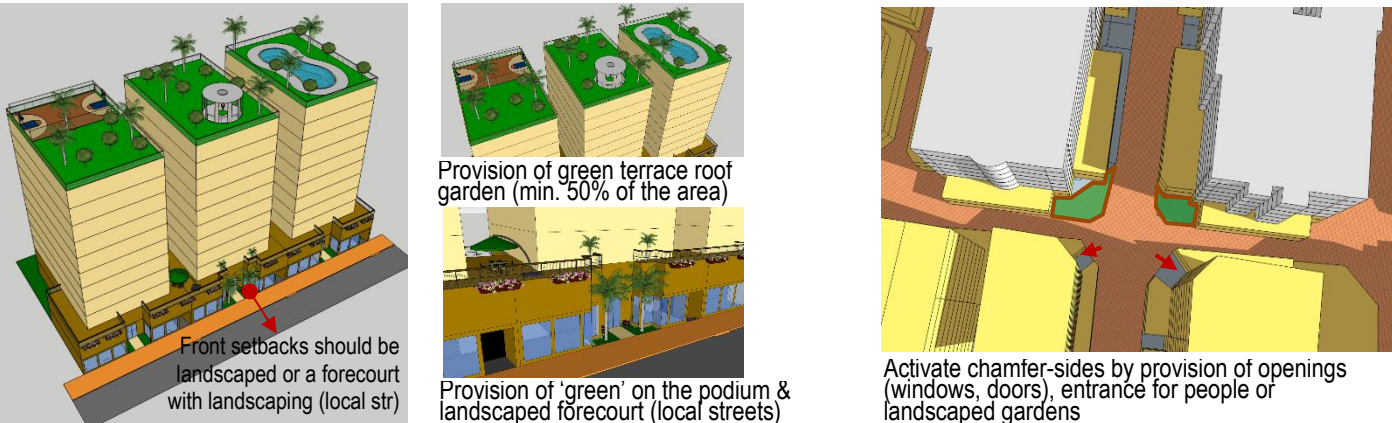
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

FRONTAGE PROFILES



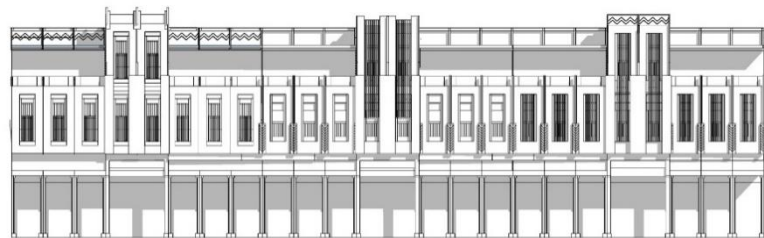
Al Baladiya Street (Local Street) : Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

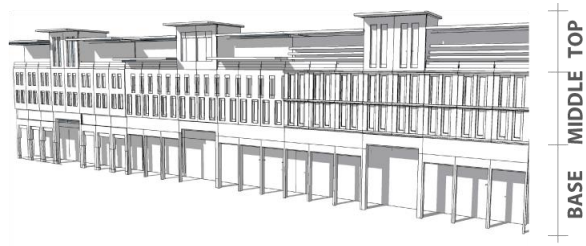
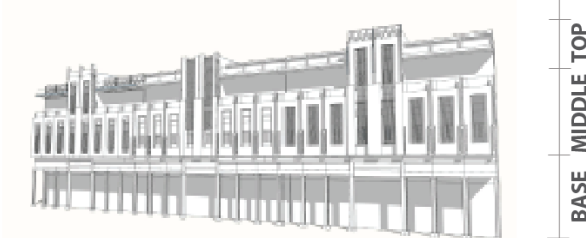
Early Modern (Doha - Art Deco)*



Qatari Contemporary*



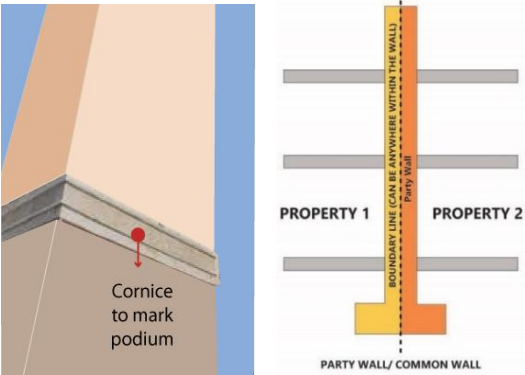
(illustration)



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">General: Qatari ContemporaryRecommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring RoadRecommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">Clear building expression of a base, a middle and a topThe 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)The Middle Part:<ul style="list-style-type: none">Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.Should reveal the external expression of each storeyThe Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">6 m between two buildings with facing non-habitable rooms8 m between two buildings with a facing non-habitable room and a facing habitable room12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">Ground floor: 5 mGround floor with mezzanine: 6.5 mTypical floors (residential and other): 3.50 mGround floor ancillary building: 3.50 mTypical podium floor: 4 m, up to 4 storey maximum (for buildings along Al Corniche Street)
Building Orientation	<ul style="list-style-type: none">All the facade's elements (windows, doors, balcony, bay window, etc)

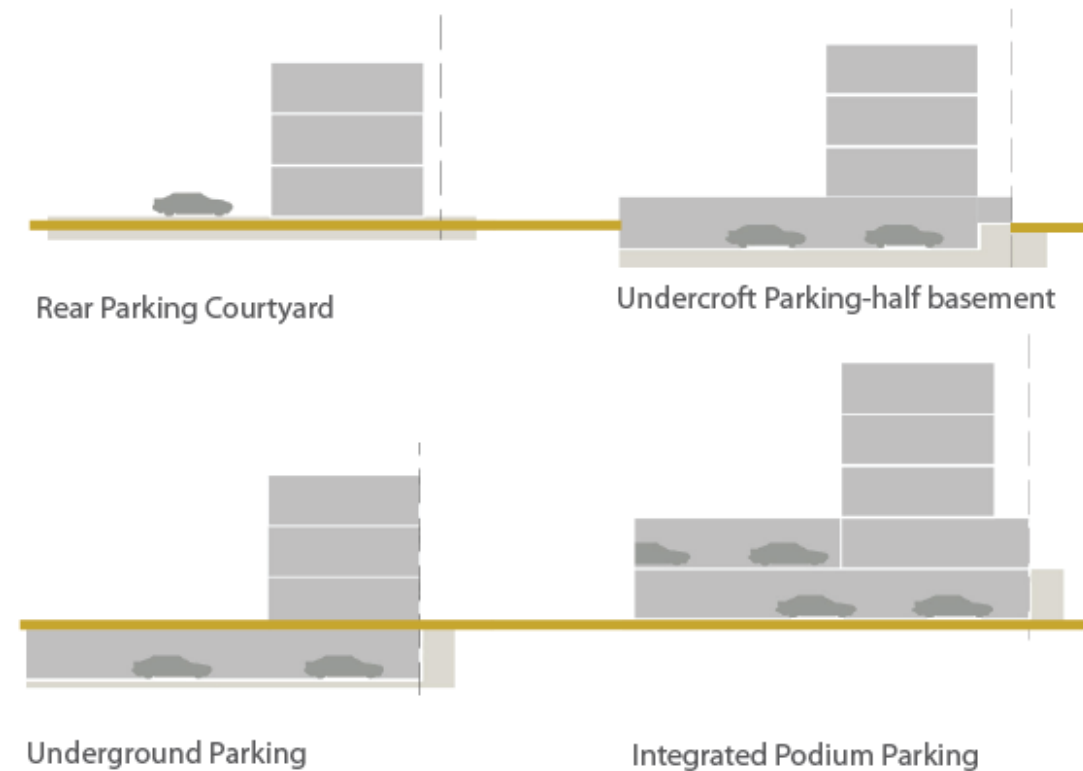
	should respect the streets based on their hierarchy. <ul style="list-style-type: none">Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">Avoid excessive use of glass-wallUse the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">Main building entrances should be oriented to the side indicated on the plan.Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building 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

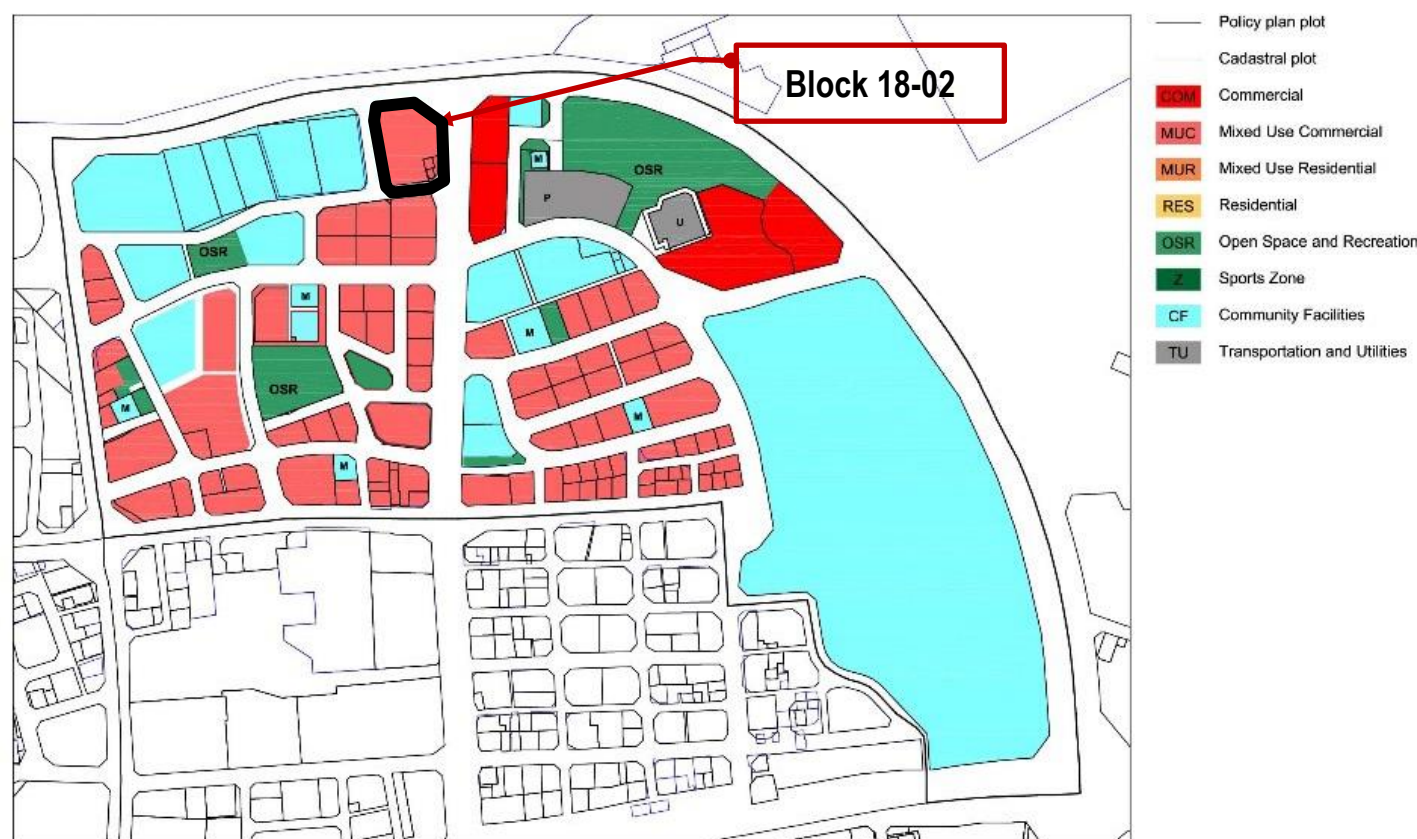
Provision of **Shared Public Parking**:

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

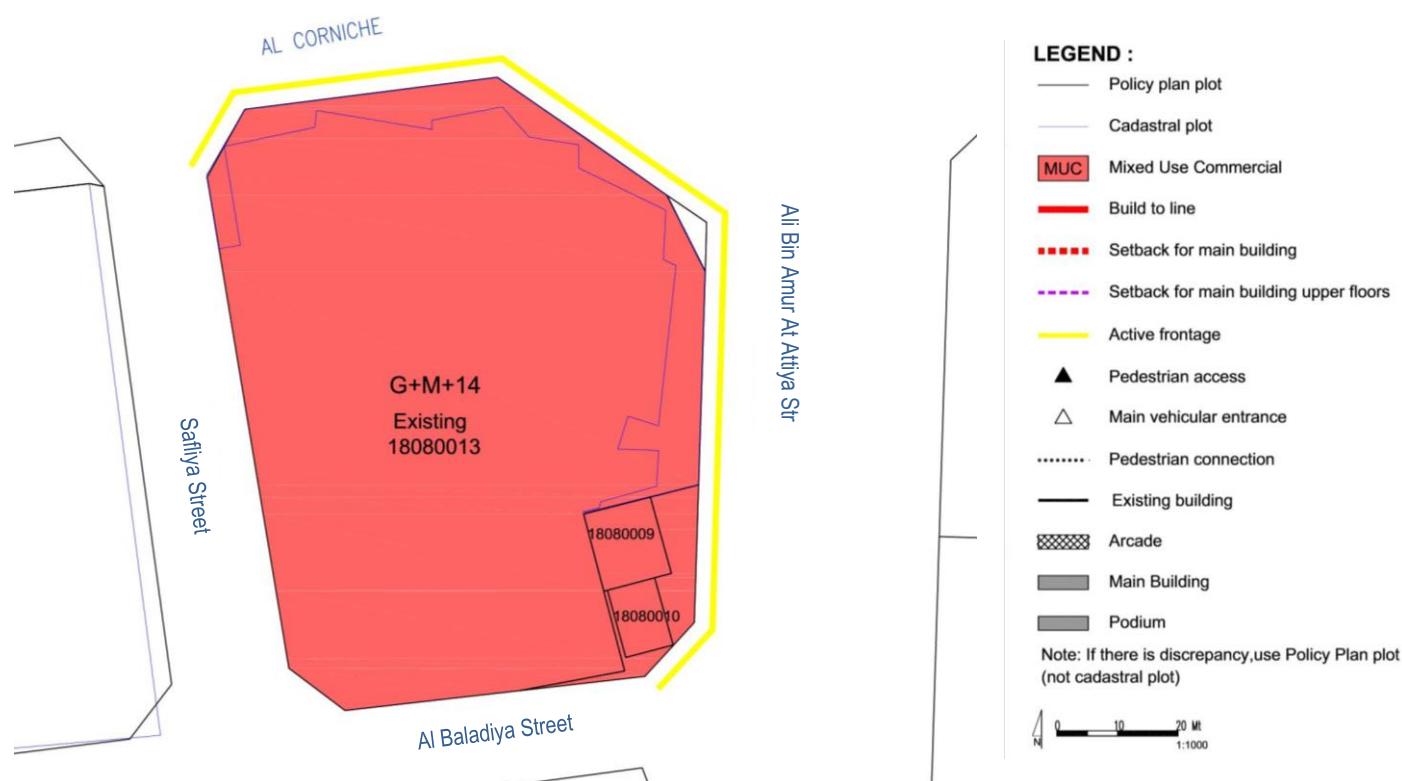
PERMITTED USES TABLE

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

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

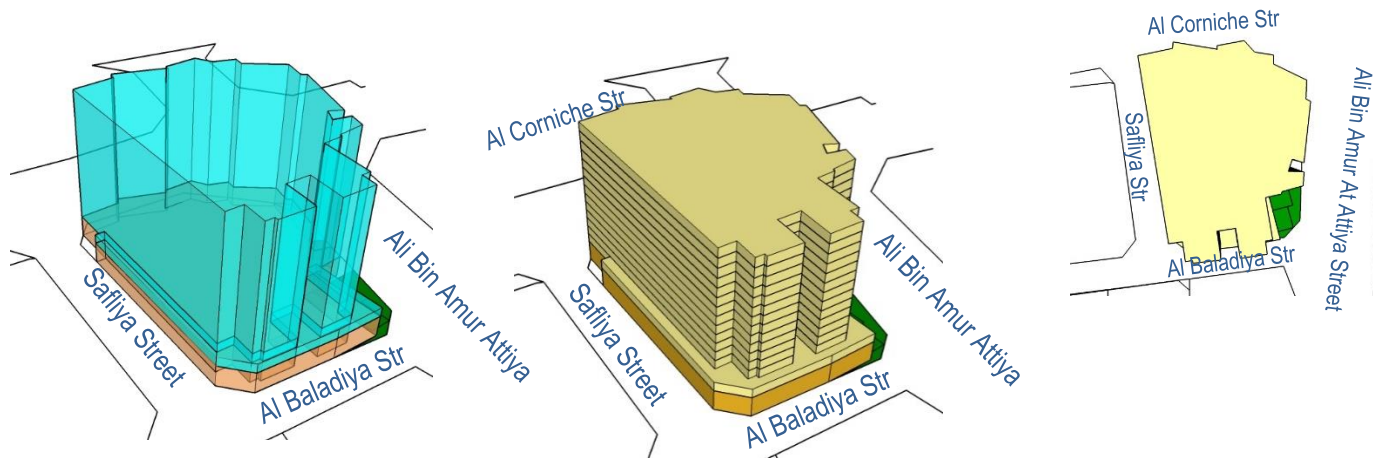
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

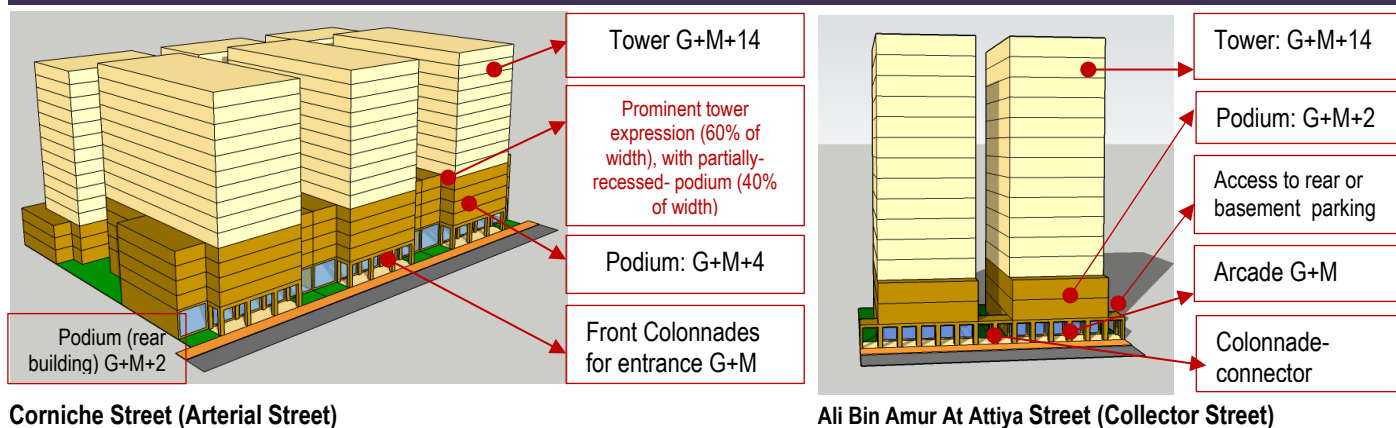
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



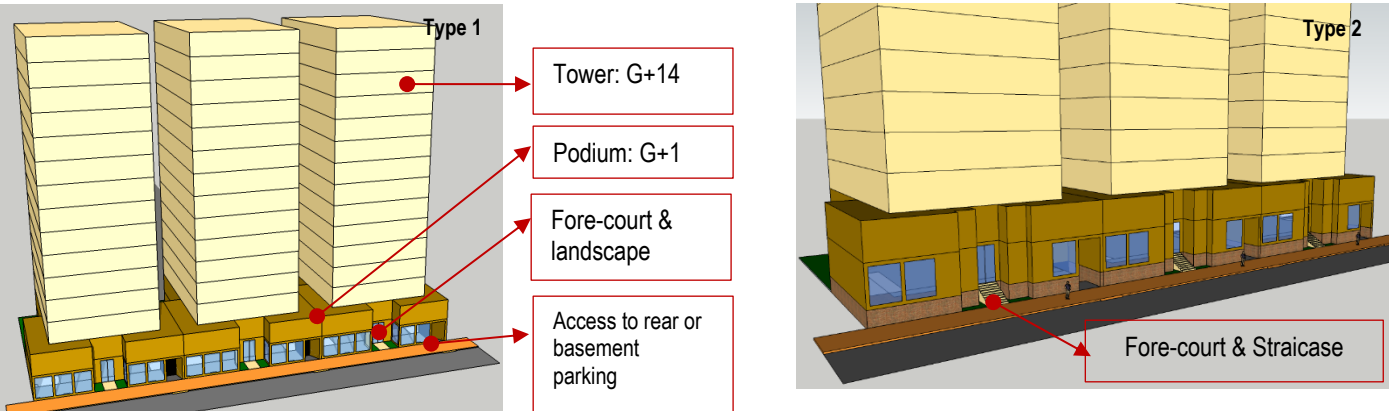
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Ali Bin Amur At Attiya Str	57.2 m (max)
	• G+M+14 (Podium G+M+2)	
	Al Baladiya Street	55.7 m (max)
	• G+14 (Podium G+1)	
FAR (max)	Al Corniche Street	59.2 m (max)
	• G+M+14 (Podium G+M+4)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
Build to Line	Al Corniche Street:	
	• Podium: 0 m front (60% of width); and 5 m front setback (40% of width); 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: 0 m front setback (60% of width); 3 m sides; 6 m rear	
	Al Baladiya & Safliya Street	
Building Depth (max)	• Podium: 0m front; 0 m side setback up to 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; 3 m rear	
Commercial Depth (max)	• Al Corniche Street (Arterial street): 60% of 0m front setback	
	• Ali Bin Amur At Attiya Street (Collector street): 100% of 0m front setback (mandatory)	
Building Size	10 m (single-aspect tower)	
	15 m (double-aspect tower)	
Building Depth (max)	30 m (tower with atrium)	
	30 m (podium with integrated parking, for plot depth minimum 45 m)	
Building Depth (max)	(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)	
	15 m	
Building Size	Fine grain;	
	• 30 m maximum building width or length; or	
Building Depth (max)	• Create 'a height break impression' (e.g. insert 1-2 storey podium in between, variety facade design based on modular approach)	

	every interval of 30 m, if the building is stretched too long
Primary Active Frontage	As indicated in the plan
Frontage Profile	Al Corniche & Ali Bin Amur At Attiya Street: Arcade/ Colonnade: <ul style="list-style-type: none">• 3 m minimum width (Corniche Street)• 2.5 m minimum width (Ali Bin Amur At Attiya Street)• G+M maximum height• Located as per drawing Al Baladiya Street: <ul style="list-style-type: none">• Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">• Allowed• 0 m setbacks• 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">• Sides: 0 m, up to 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth;
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none">• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.• For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located beyond 800m radius from metro entry point but within capital city centre boundary)

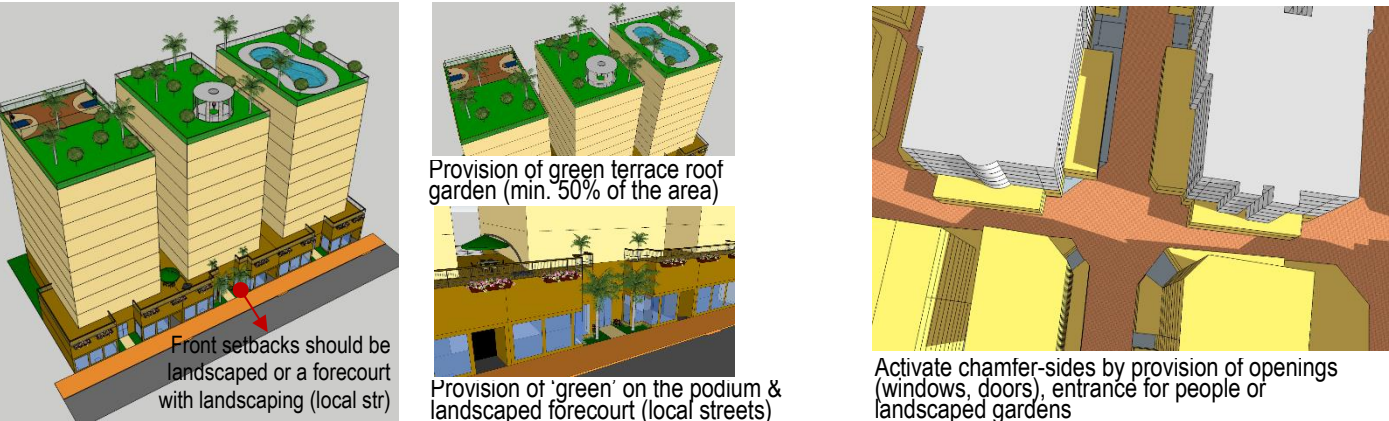
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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



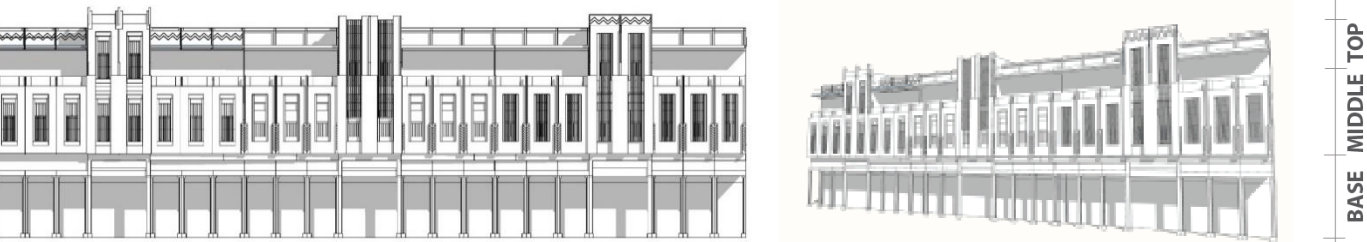
Al Baladiya Street (Local Street) : Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION

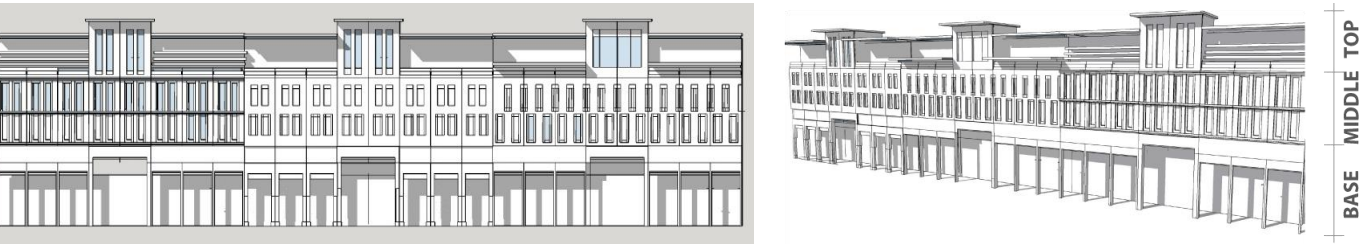


RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



Qatari Contemporary*

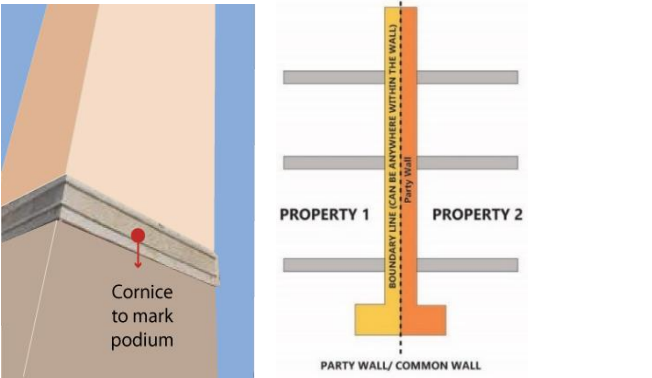


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

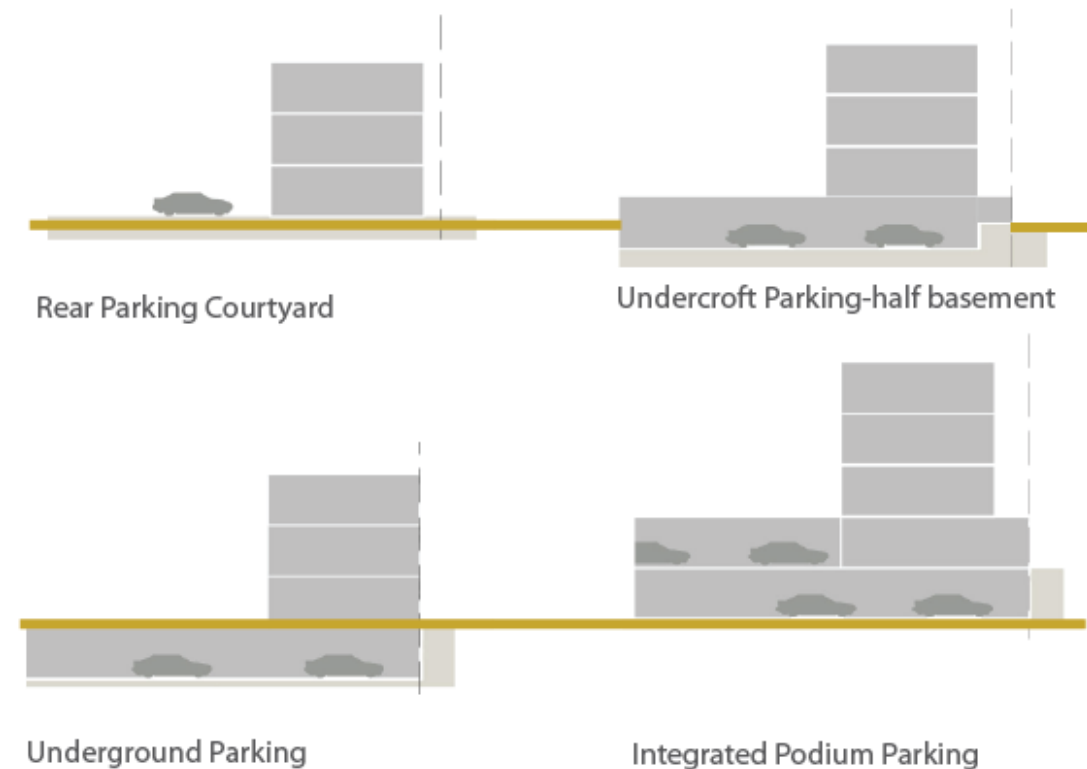
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5m
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">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

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

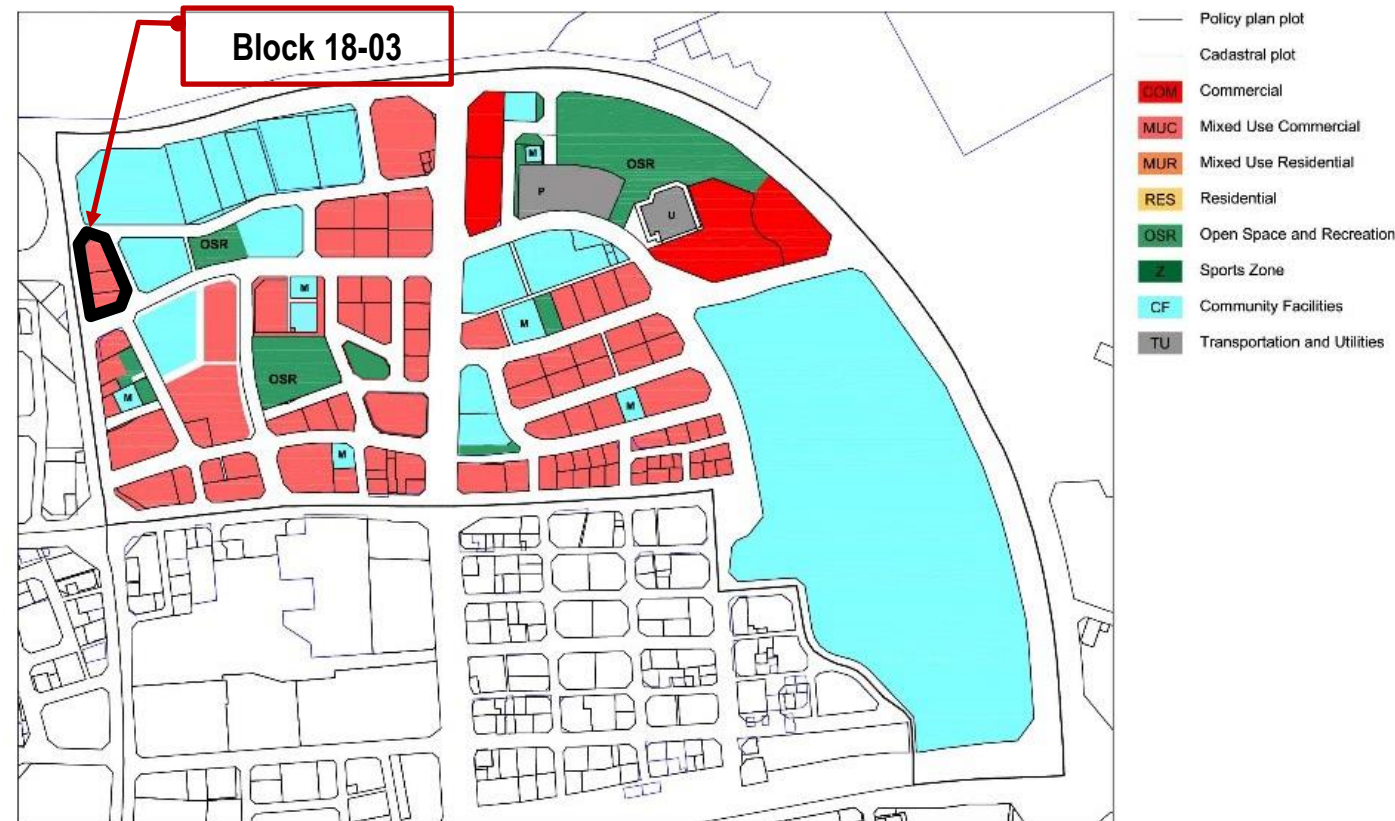
Provision of **Shared Public Parking**:

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

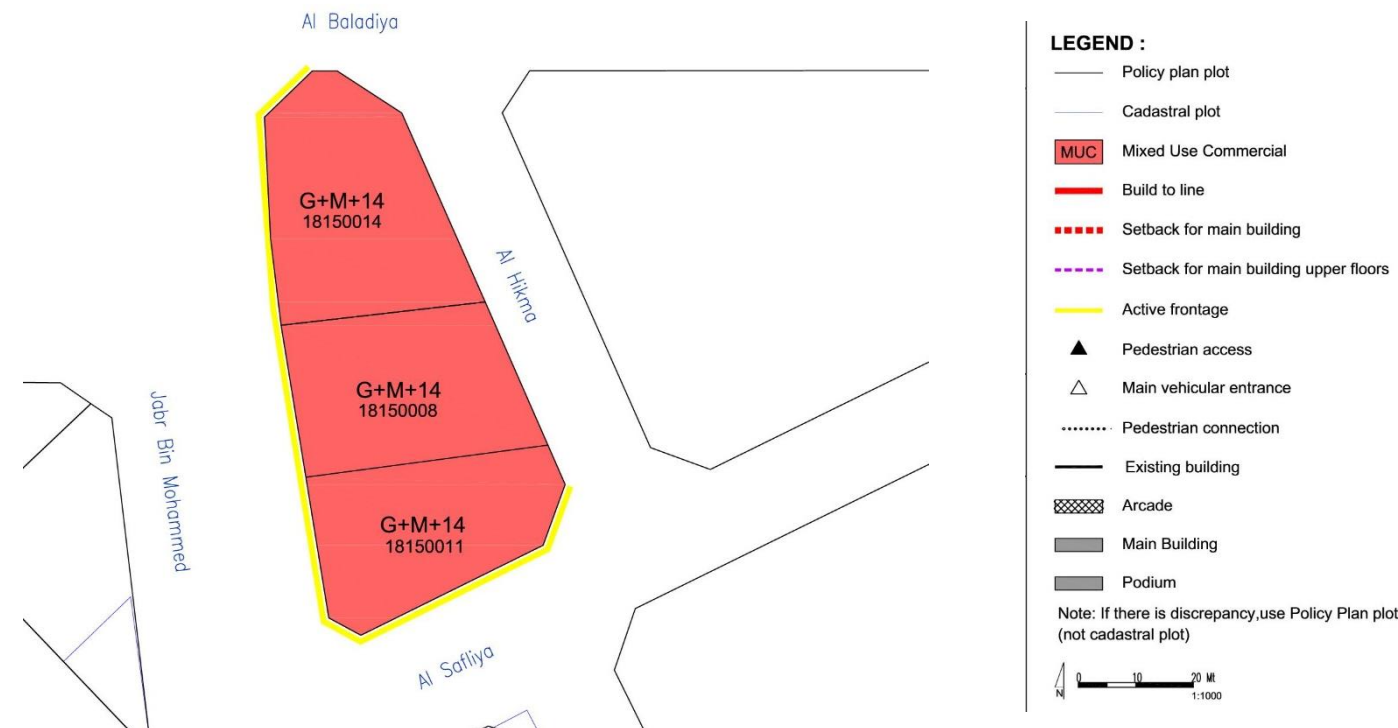
PERMITTED USES TABLE

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

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

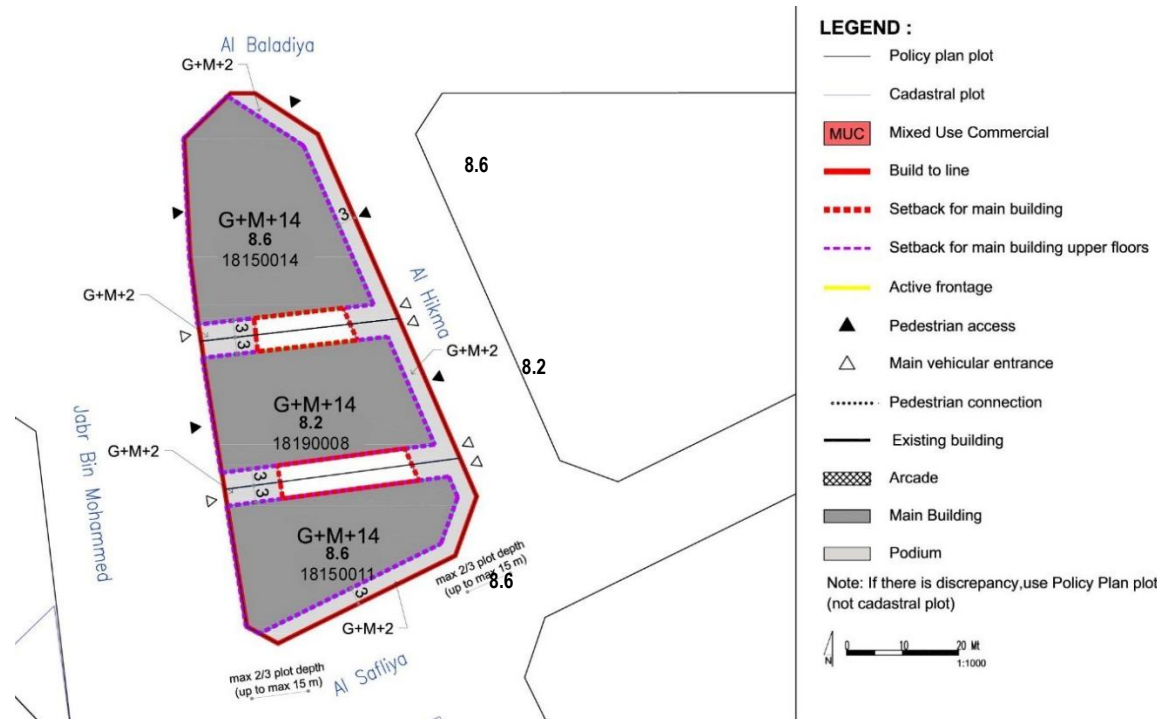
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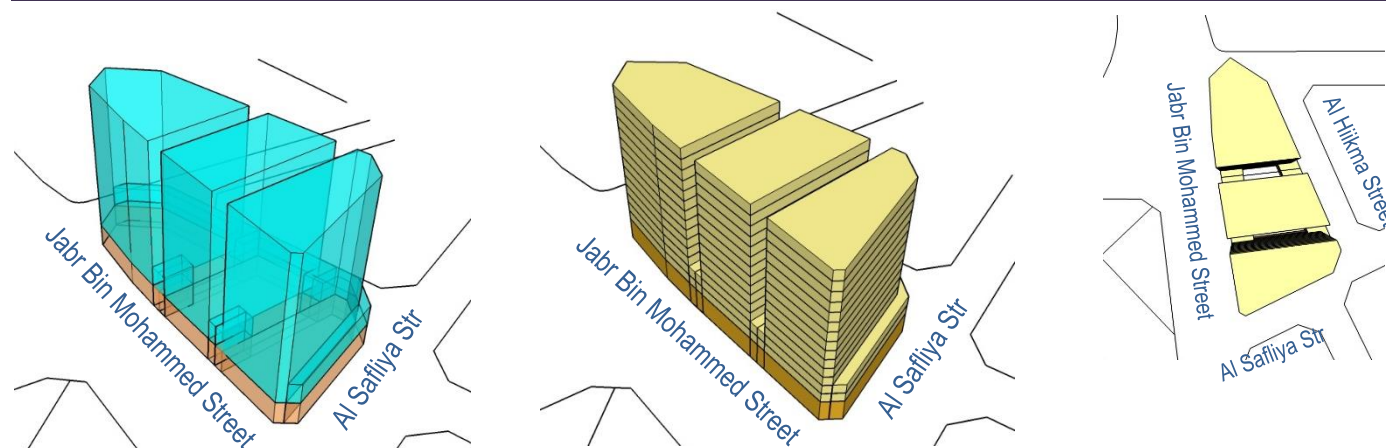
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

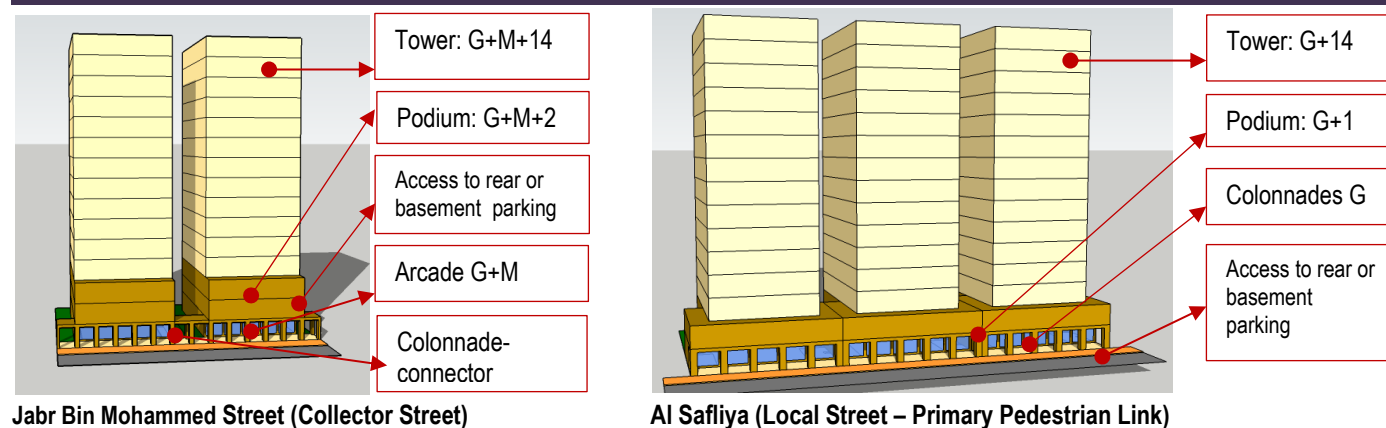
BLOCK MASSING PLAN



BUILDING 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)	Jabr Bin Mohammed Str	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Al Hiikma & Al Safliya Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Jabr Bin Mohammed Street)	(+ 5 % for corner lots)
	7.70 (along Al Hiikma & Al Safliya Street)	
	Building Coverage (max)	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Jabr Bin Mohammed Street: <ul style="list-style-type: none"><u>Podium</u>: 0m front;); 0 m on sides, up to 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth;<u>Tower</u>: 0 m front setback; 3m sides;	
	Al Hiikma & Al Safliya Street: <ul style="list-style-type: none"><u>Podium</u>: 0m front;); 0 m on sides, up to 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth;<u>Tower</u>: 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>	<ul style="list-style-type: none">Jabr Bin Mohammed Street (Collector street): 100% of 0m front setbackAl Safliya Street: 90% of 0m front setbackAl Hiikma Street (Local street): 60% of 0m front setback (mandatory)	
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; <ul style="list-style-type: none">30 m maximum building width or length orCreate 'a height break impression' (e.g. insert 1-2 storey podium in between, variety fasade design based on modular approach) every interval of 30 m, if the building is stretched too long	
Primary Active Frontage	As indicated in the plan	

Frontage Profile	Jabr Bin Mohammed Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimum width (Ali Bin Amur At Attiya Street)G+M maximum heightLocated as per drawing Al Safliya Street: Colonnade Al Hiikma Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft)

ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">Sides: 0 m, up to 2/3 plot depth (max.15m) & 3 m for the remaining 1/3 plot depth;
Building Depth (max)	7.5 m

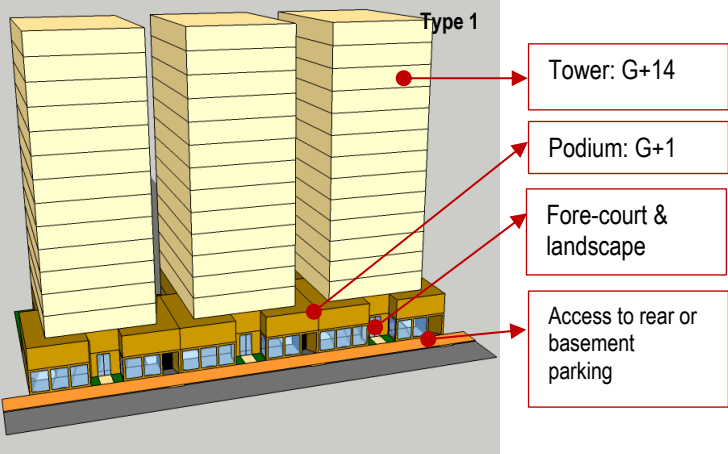
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%

ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a

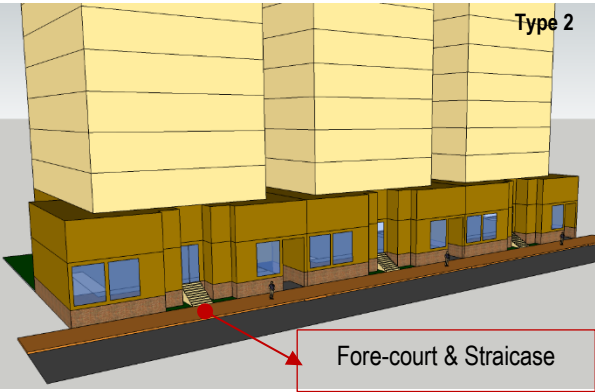
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirement: (block is located beyond 800m radius from metro entry point but within capital city centre boundary)

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

FRONTAGE PROFILES



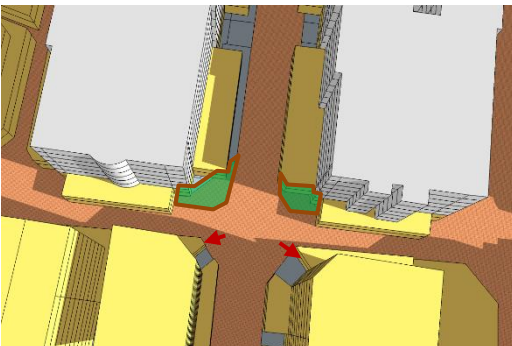
Al Hiikma Street (Local Street)



LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



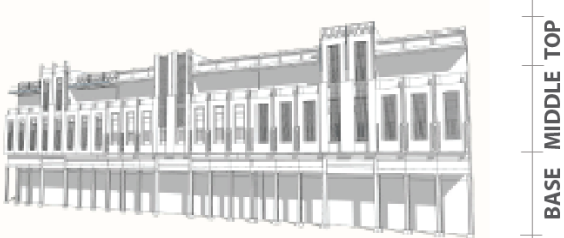
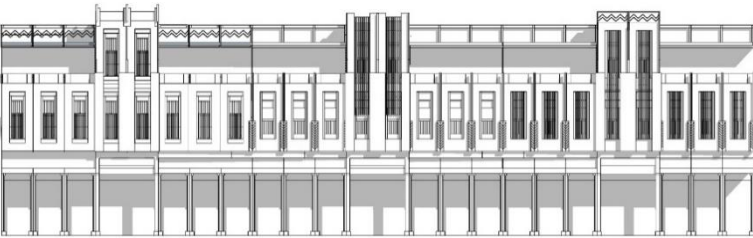
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

RECOMMENDED ARCHITECTURE STYLES

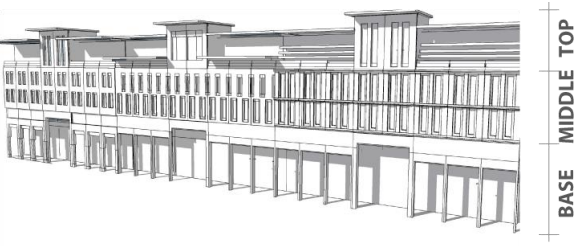
Early Modern (Doha - Art Deco)*



Qatari Contemporary*



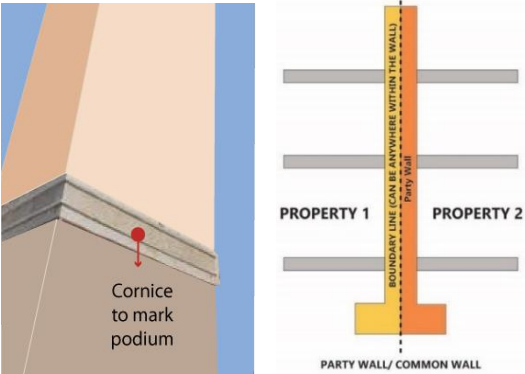
(illustration)



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

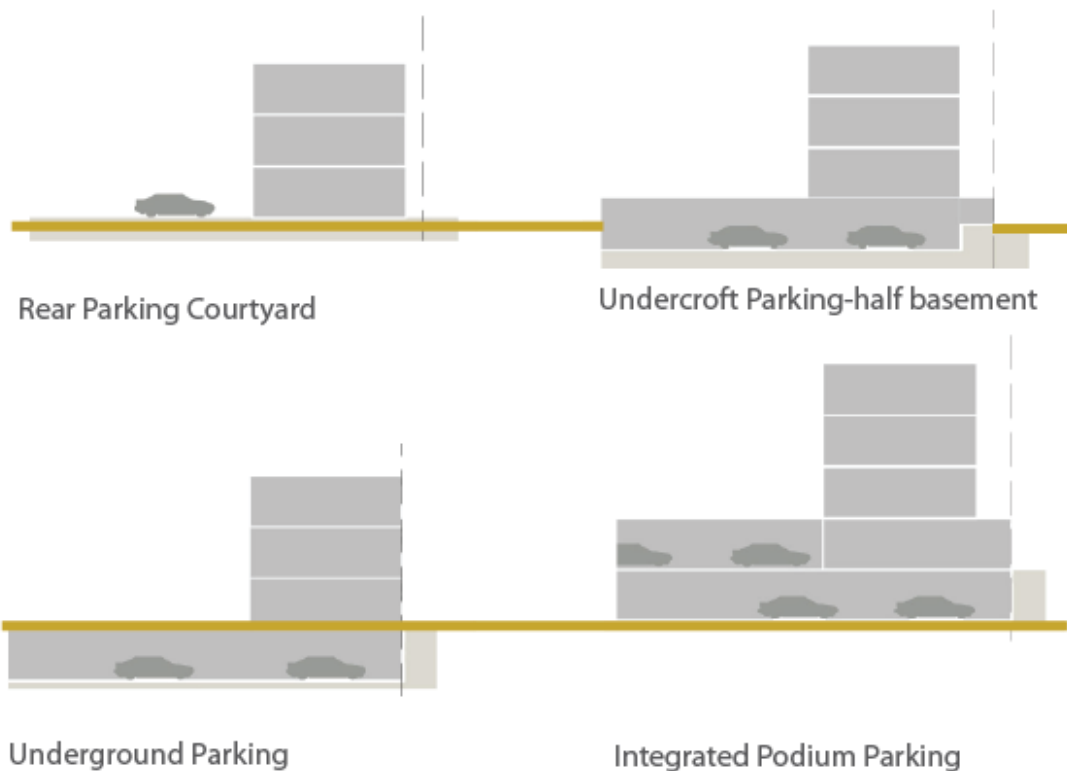
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SIGNAGE	
Style	Signage should be an integral part of the building fasade without background.



WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

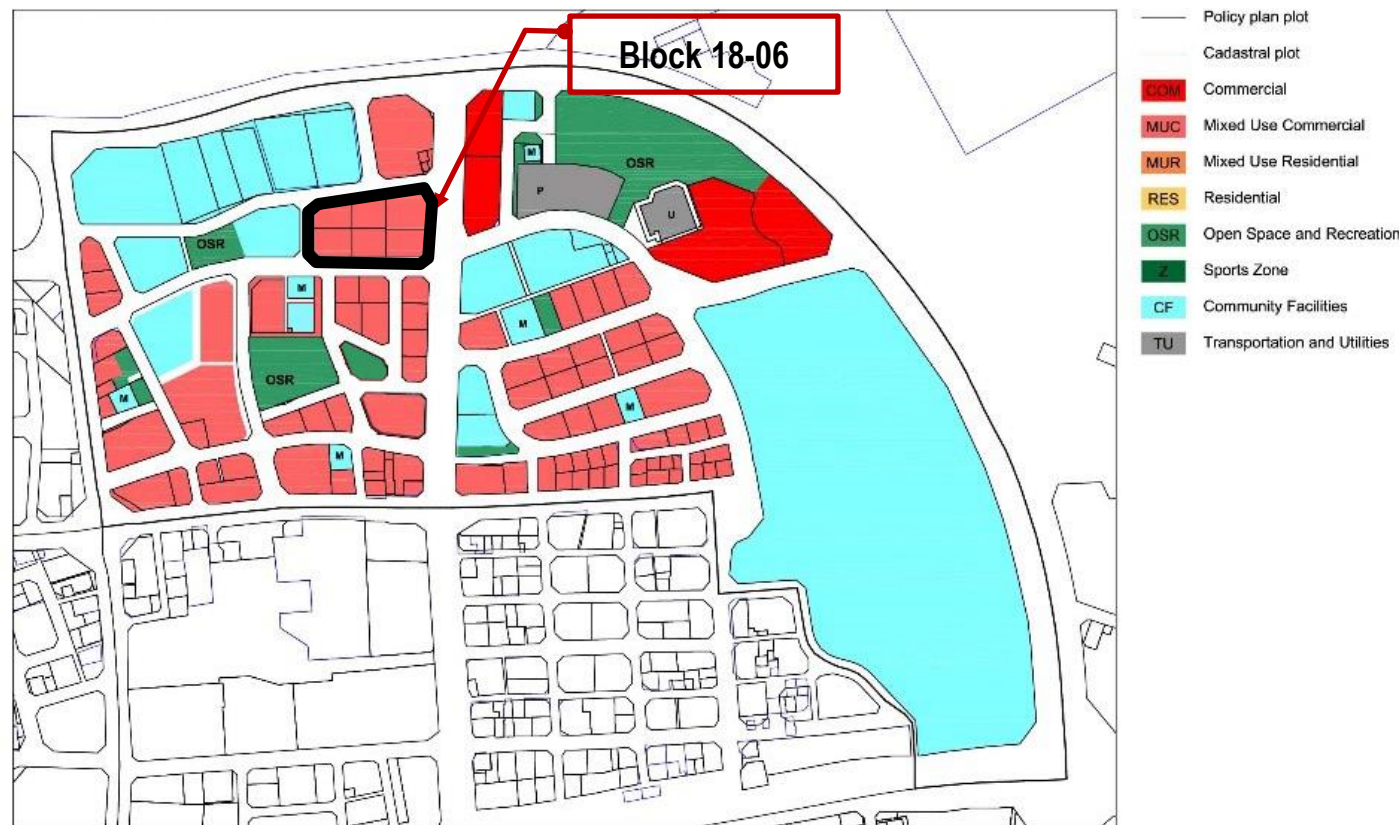
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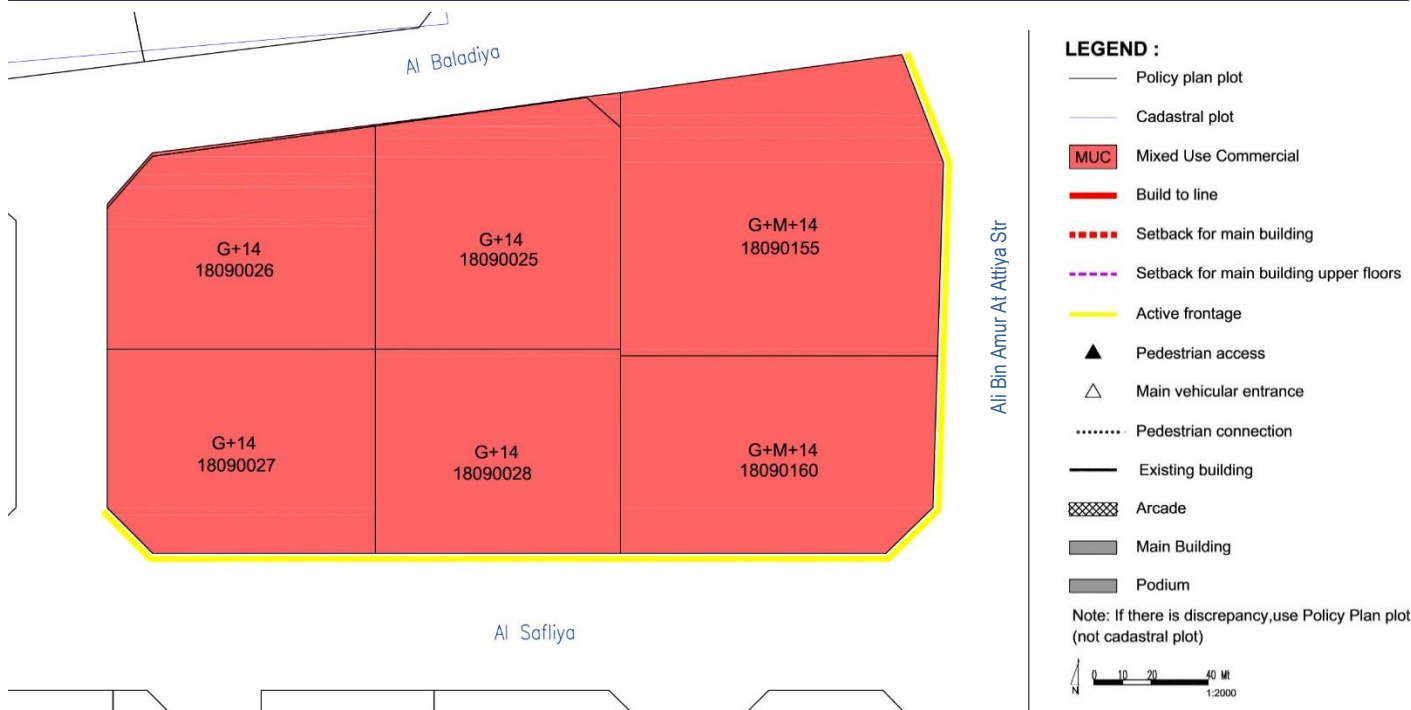
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ZONING PLAN



USE REGULATIONS



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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

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Hospitality	✓	All	–
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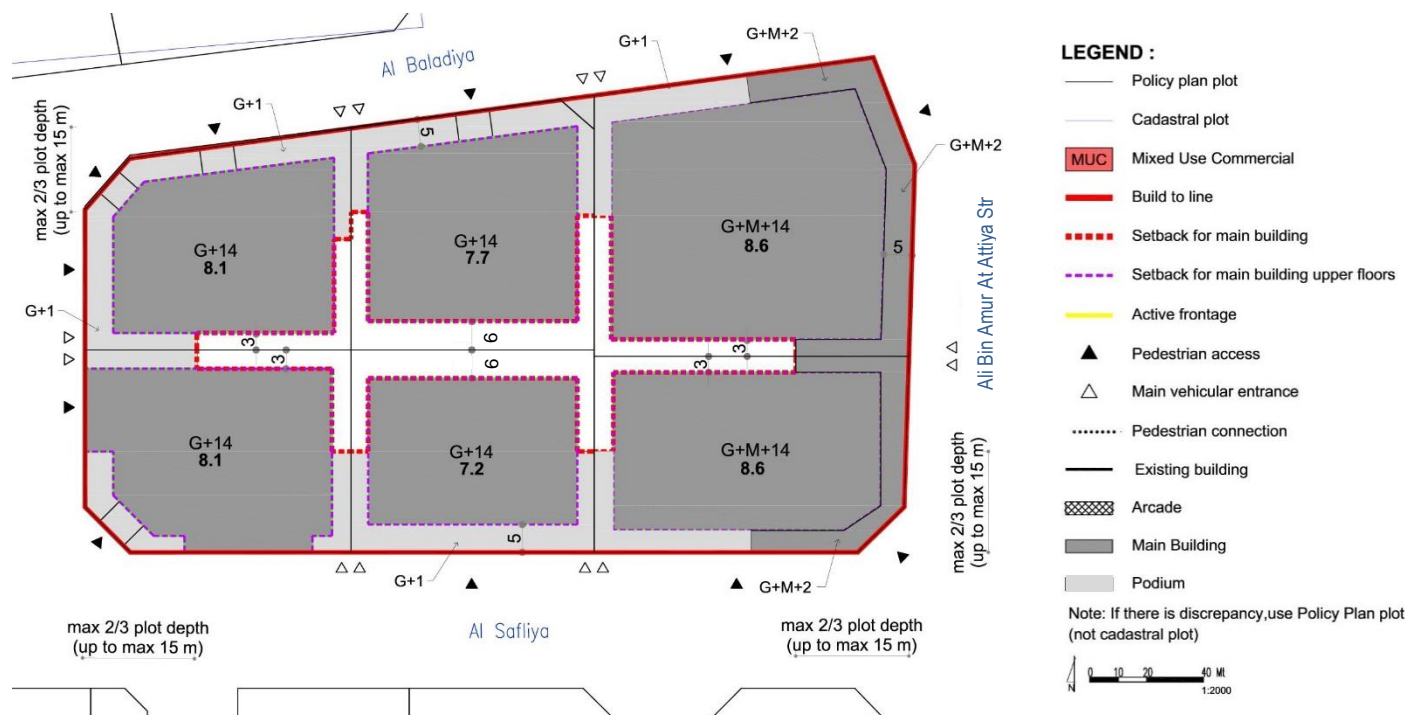
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* Allow to be substituted with Hospitality Use Type

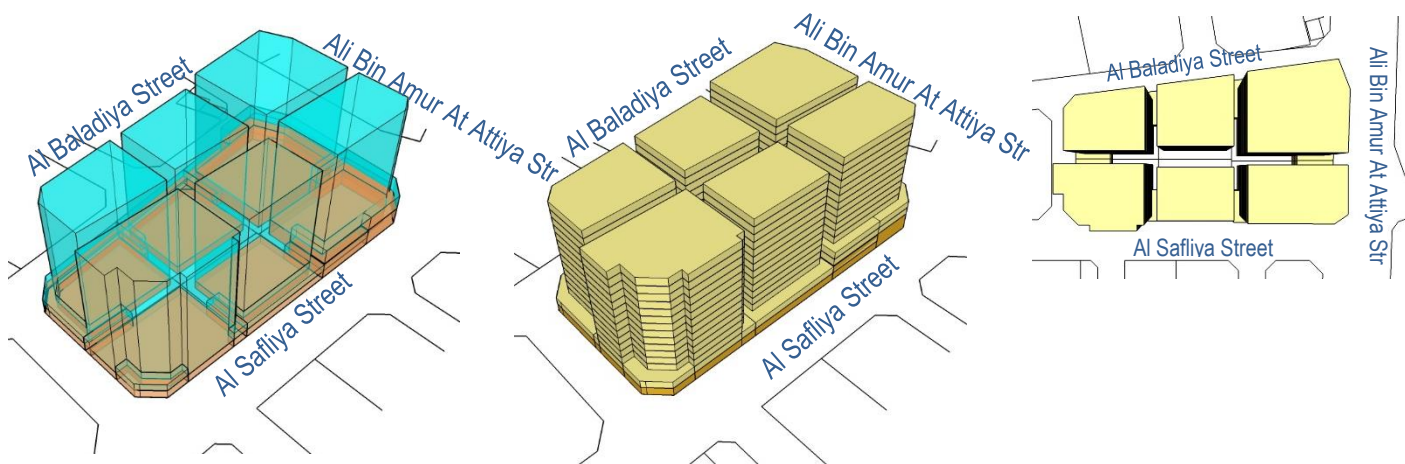
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

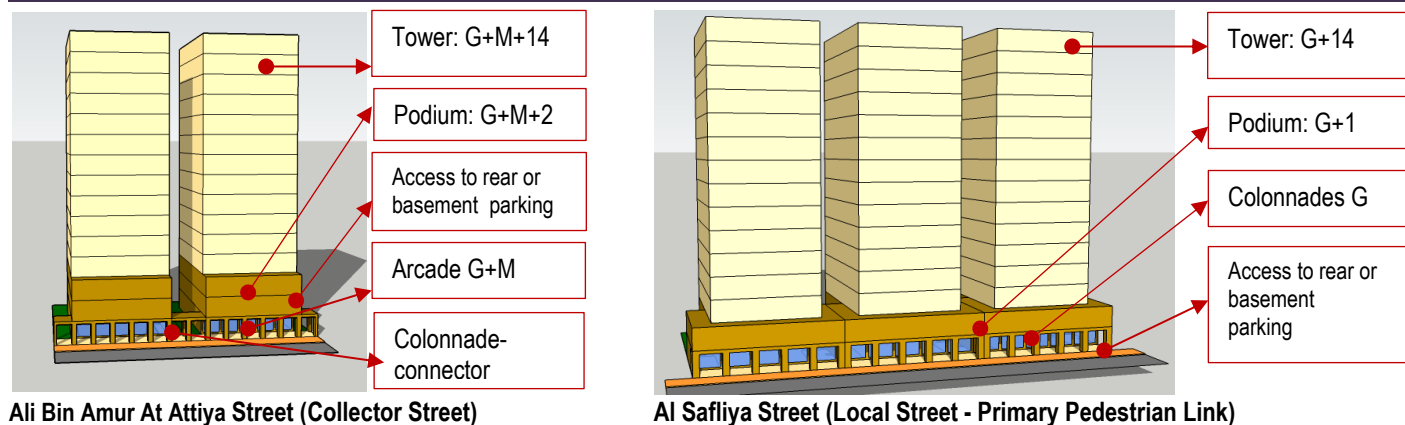
BLOCK MASSING PLANIKJ



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



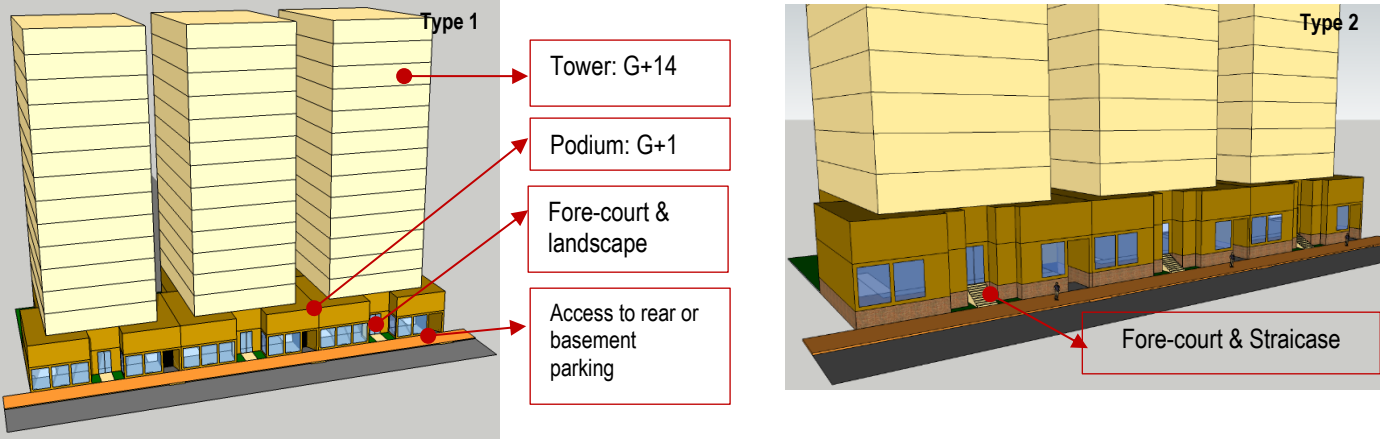
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Ali Bin Amur At Attiya Street	57.2 (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Al Baladiya & Al Safliya Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Ali Bin Amur At Attiya Street)	(+ 5 % for corner lots)
	7.70 (along Al Baladiya & Al Safliya Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Ali Bin Amur At Attiya Street: <ul style="list-style-type: none"><u>Podium</u>: 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;<u>Tower</u>: 5 m front setback; 3m sides;	
	Al Baladiya & Al Safliya Street: <ul style="list-style-type: none"><u>Podium</u>: 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<u>Tower</u>: 5 m front setback; 3m 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">Ali Bin Amur At Attiya Street (Collector street): 100% of 0m front setbackAl Safliya Street: 90% of 0m front setbackAl Baladiya Street (Local street): 60% of 0m front setback (mandatory)	
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; <ul style="list-style-type: none">30 m maximum building width or length; orCreate 'a height break impression' (e.g. insert 1-2 storey podium in between, variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long	
Primary Active Frontage	As indicated in the plan	

Frontage Profile	Ali Bin Amur At Attiya Street: Arcade/ Colonnade: <ul style="list-style-type: none">• 2.5 m minimum width• G+M maximum height• Located as per drawing Al Safliya Street: Colonnades Al Baladiya & Museum Park 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: 6 m
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)

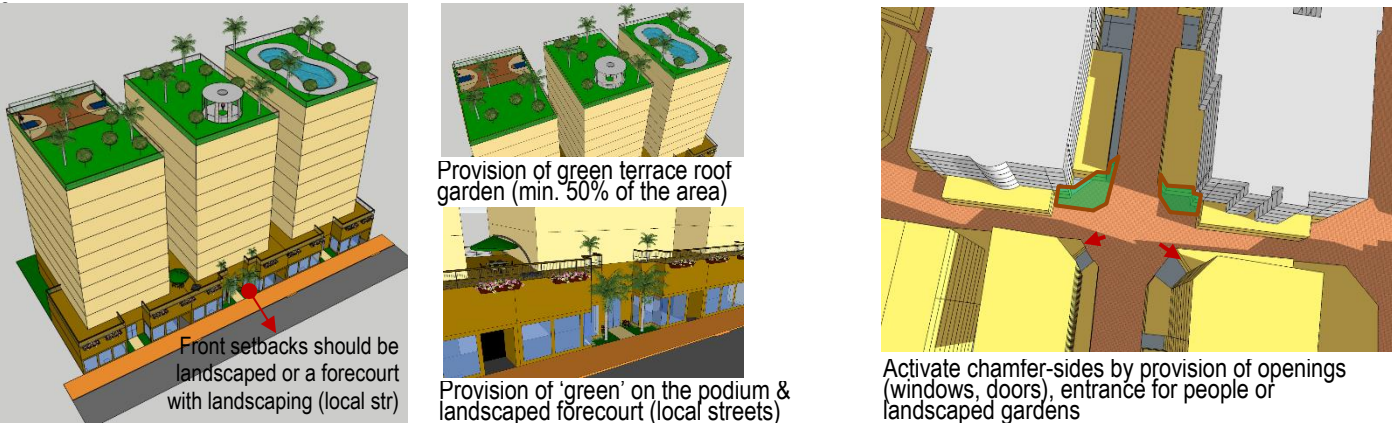
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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



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

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

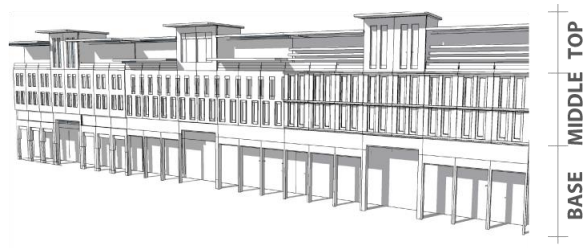
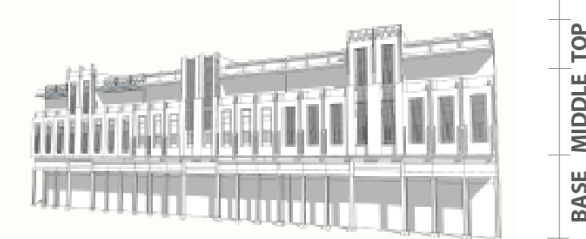
Early Modern (Doha - Art Deco)*



Qatari Contemporary*



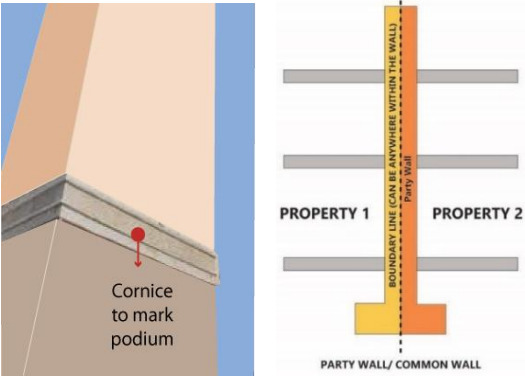
(illustration)



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

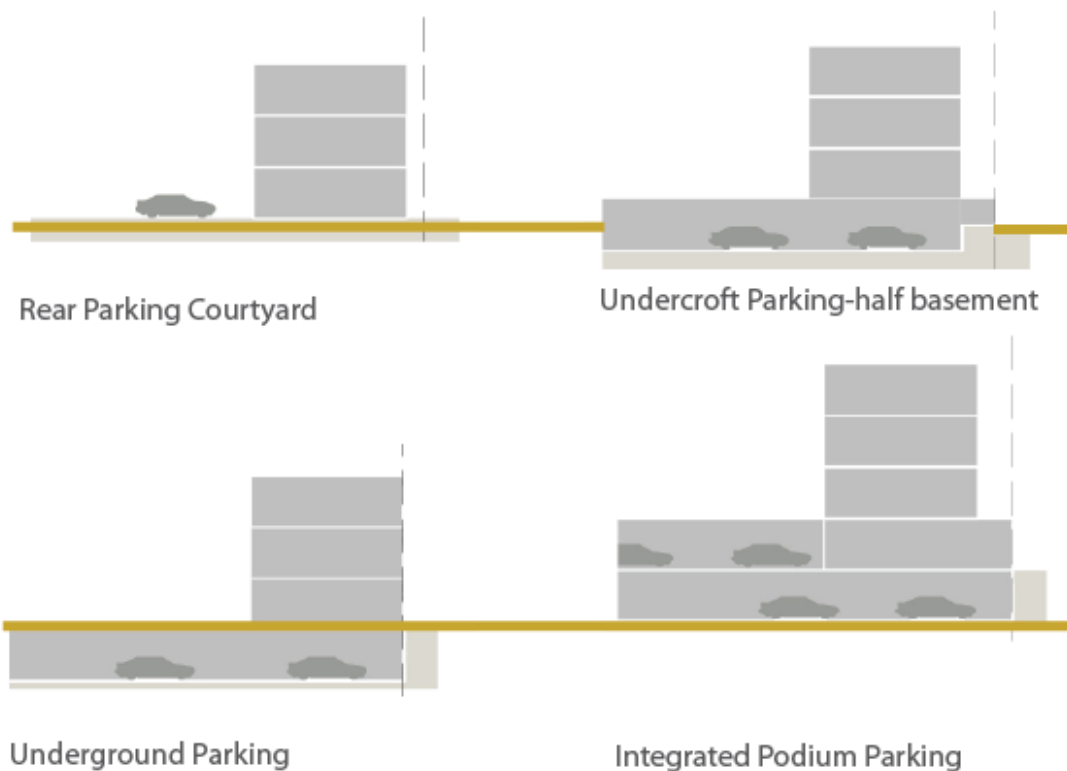
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5m
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">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

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

Provision of **Shared Public Parking**:

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

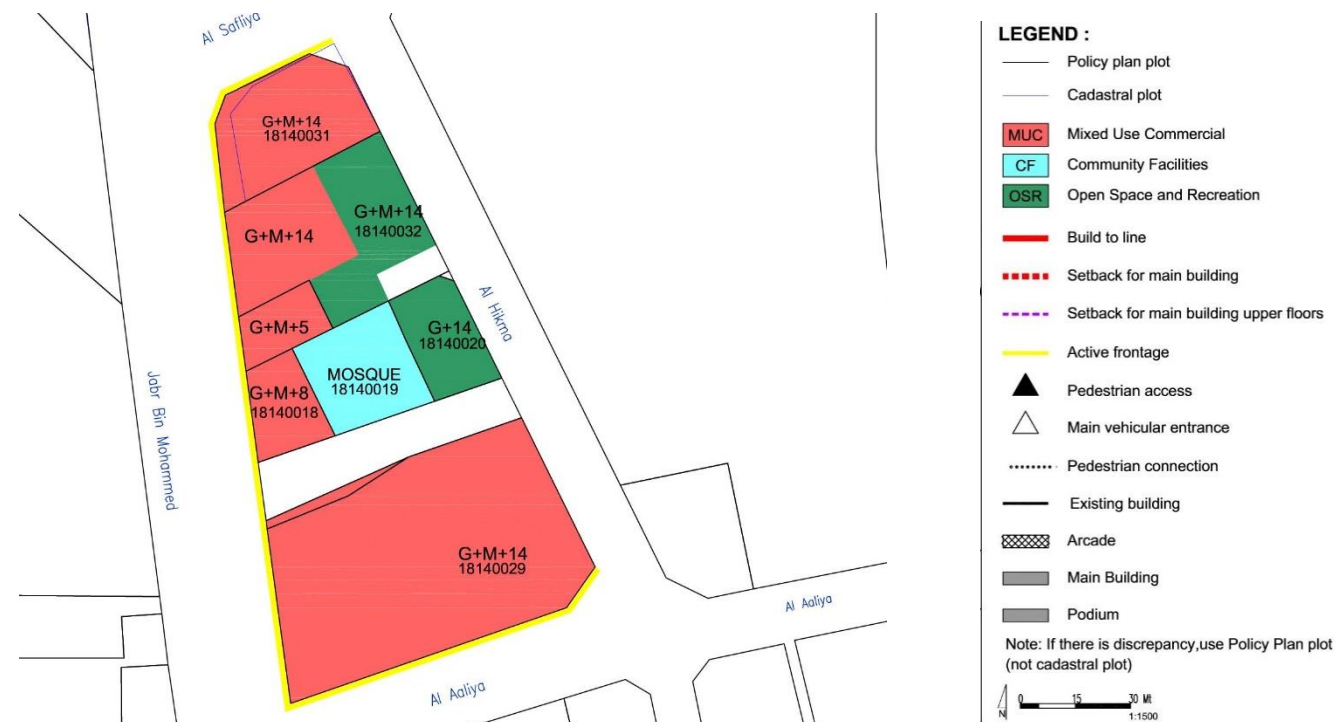
PERMITTED USES TABLE

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

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

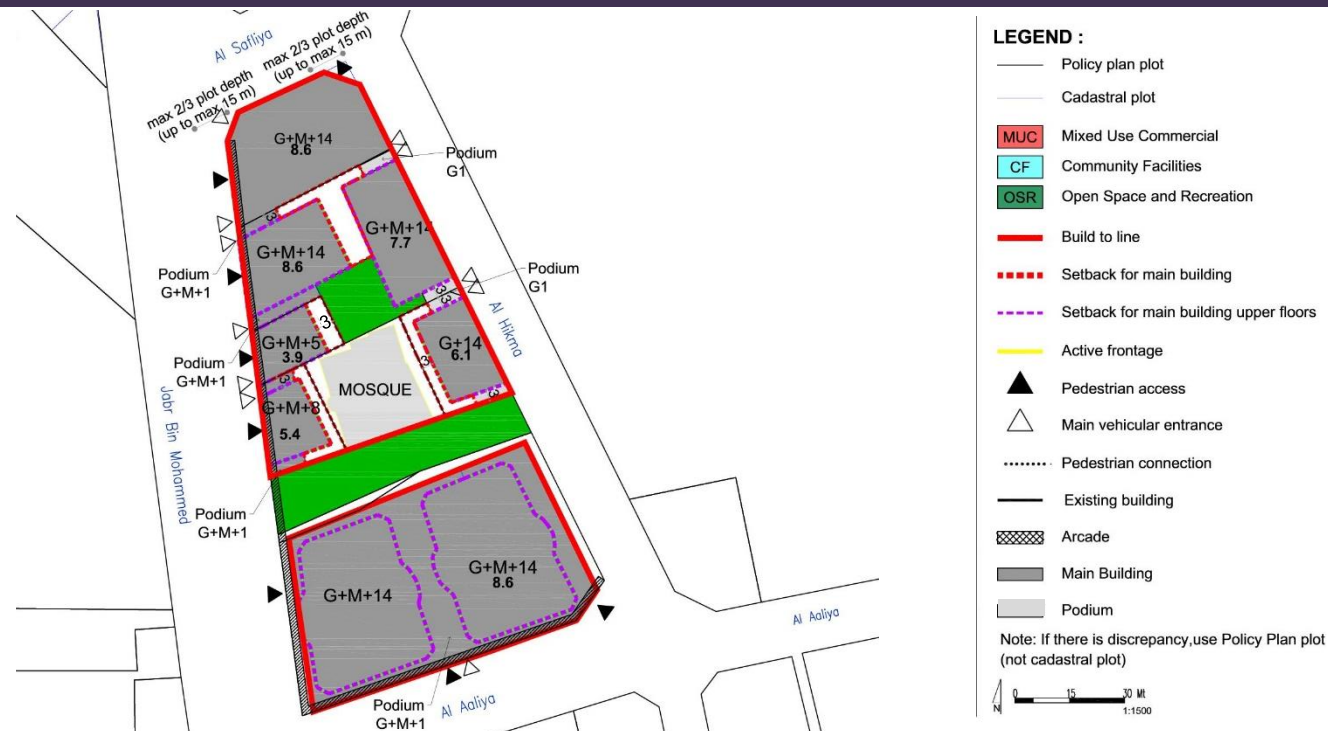
Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

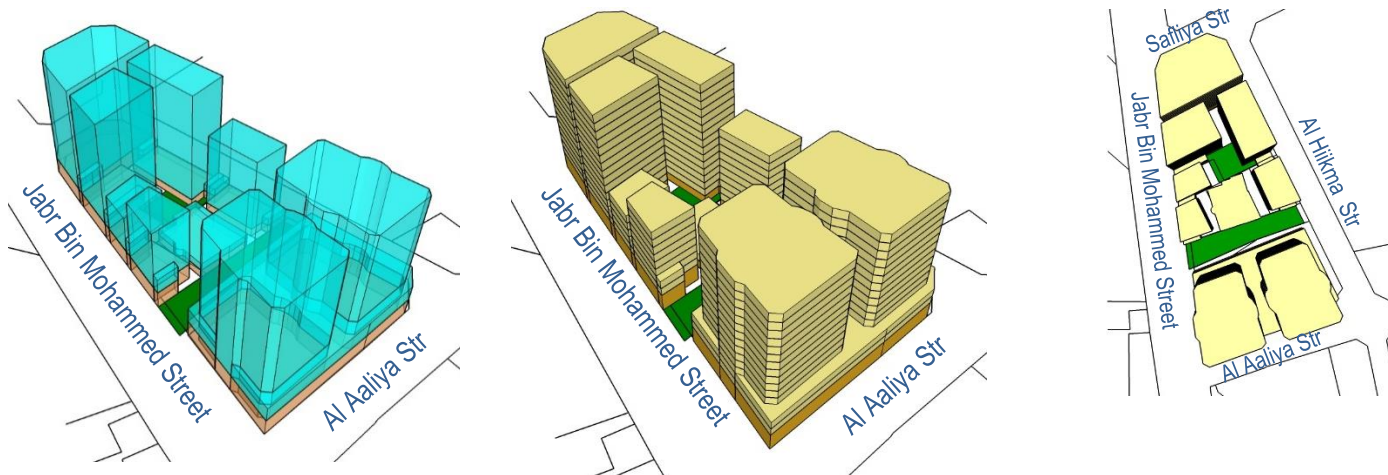
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

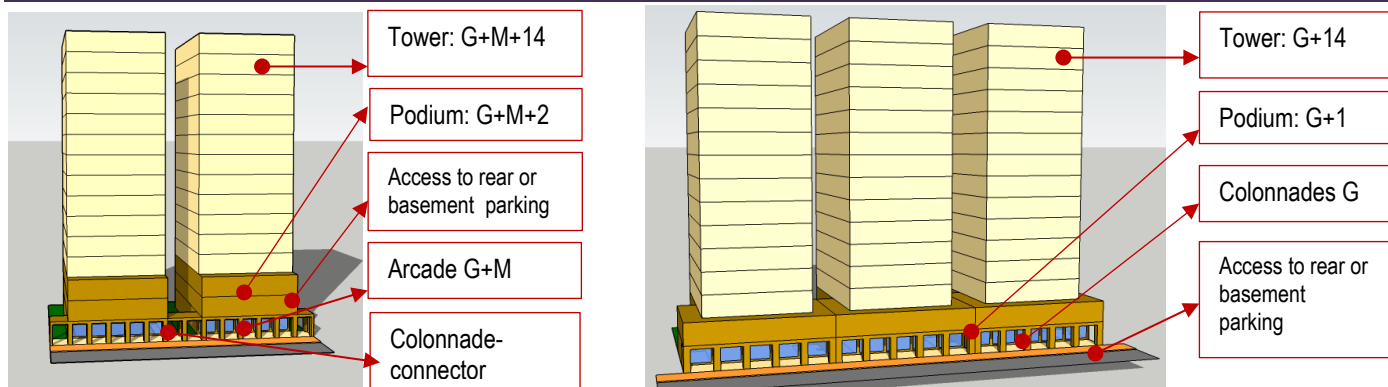
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



Jabr Bin Mohammed Street (Collector Street)

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

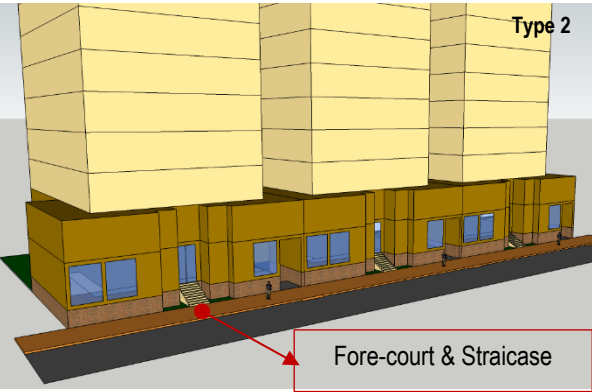
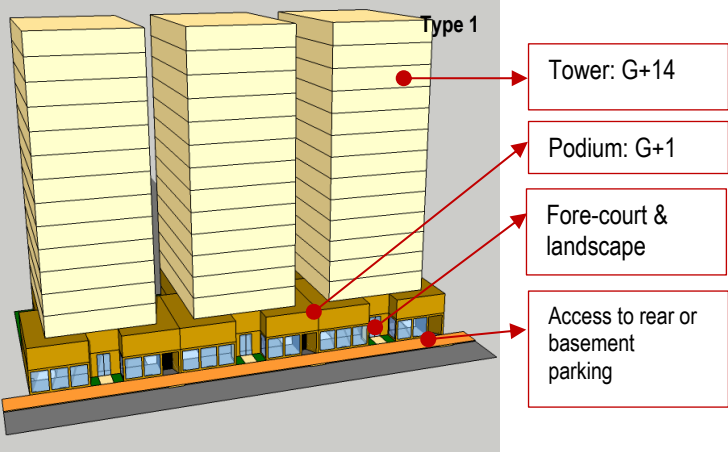
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Jabr Bin Mohammed Str	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Al Safliya & Al Aaliya & Al Hiikma Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Jabr Bin Mohammed Street)	(+ 5 % for corner lots)
	7.70 (along Al Safliya & Al Aaliya & Al Hiikma Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Jabr Bin Mohammed Street: <ul style="list-style-type: none"><u>Podium</u>: 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<u>Tower</u>: 2 m front setback; 3m sides; 3m rear	
	Al Hiikma, Al Aaliya, Al Saliya Street: <ul style="list-style-type: none"><u>Podium</u>: 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<u>Tower</u>: 2 m 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">Jabr Bin Mohammed Street (Collector street): 100% of 0m front setbackAl Safliya & Al Aaliya Street: 90% of 0m front setbackAl Hiikma Street (Local street): 60% of 0m front setback (mandatory)	
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; <ul style="list-style-type: none">30 m maximum building width or length; orCreate 'a height break impression' (e.g. insert 1-2 storey podium in between, variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long	
Primary Active Frontage	As indicated in the plan	

Frontage Profile	Jabr Bin Mohammed Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimum widthG+M maximum heightLocated as per drawing Al Safliya & Al Aaliya Street: Colonnade Al Hiikma Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">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 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirement: (block is located beyond 800m radius from metro entry point but within capital city centre boundary)

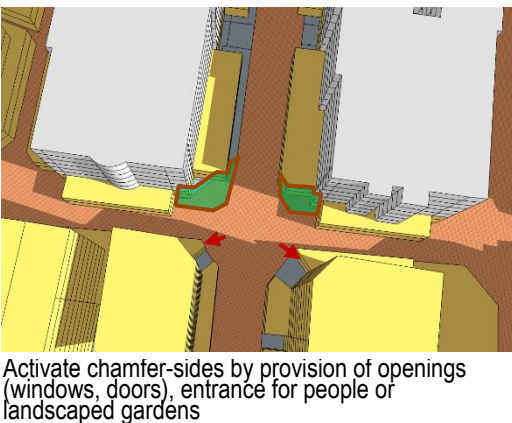
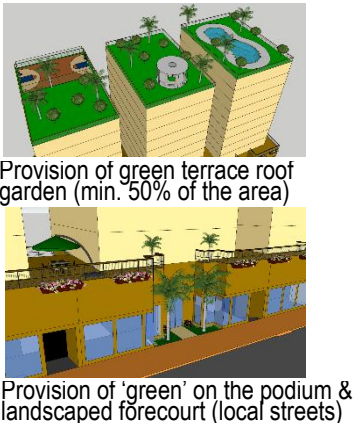
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- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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



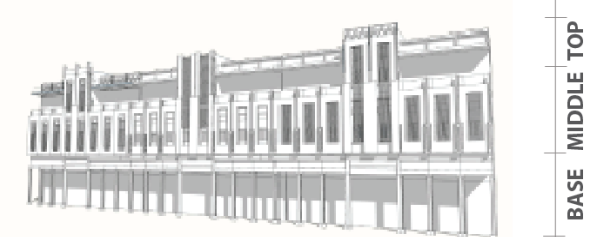
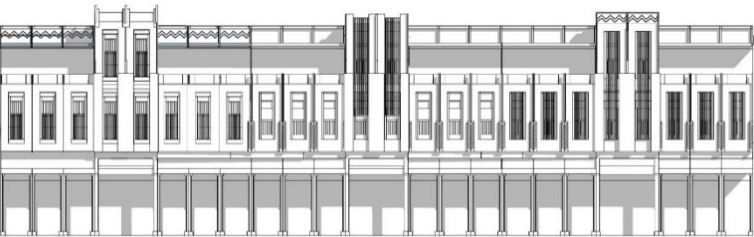
Al Hiikma Street - Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION

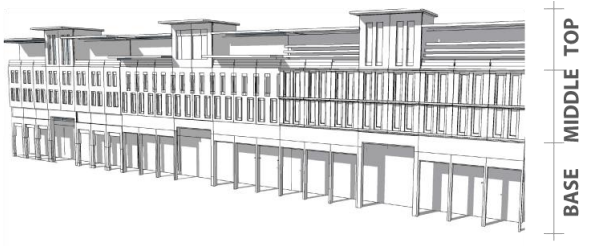


RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



Qatari Contemporary*

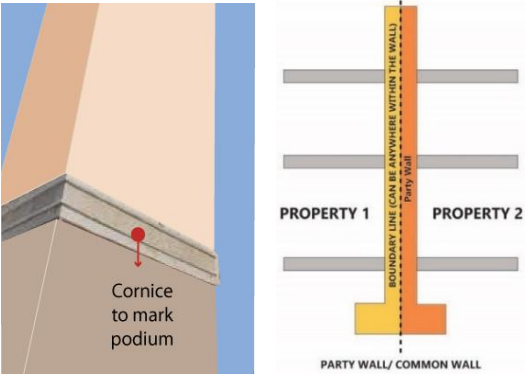


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

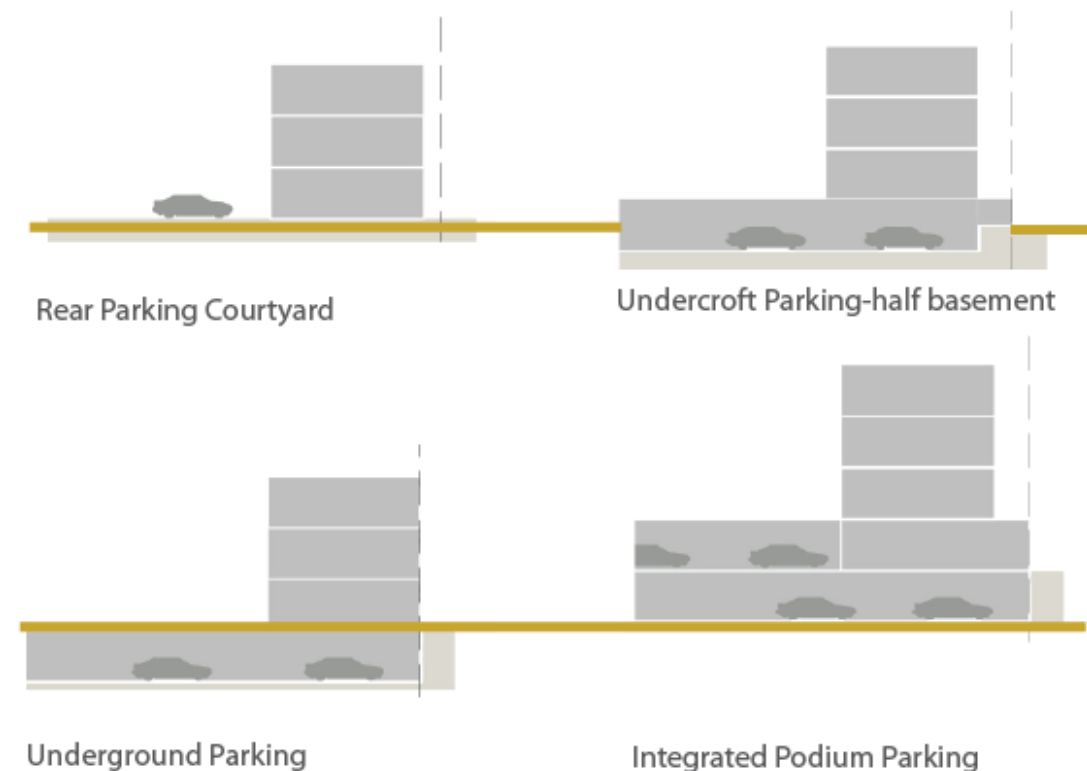
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5m
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">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

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

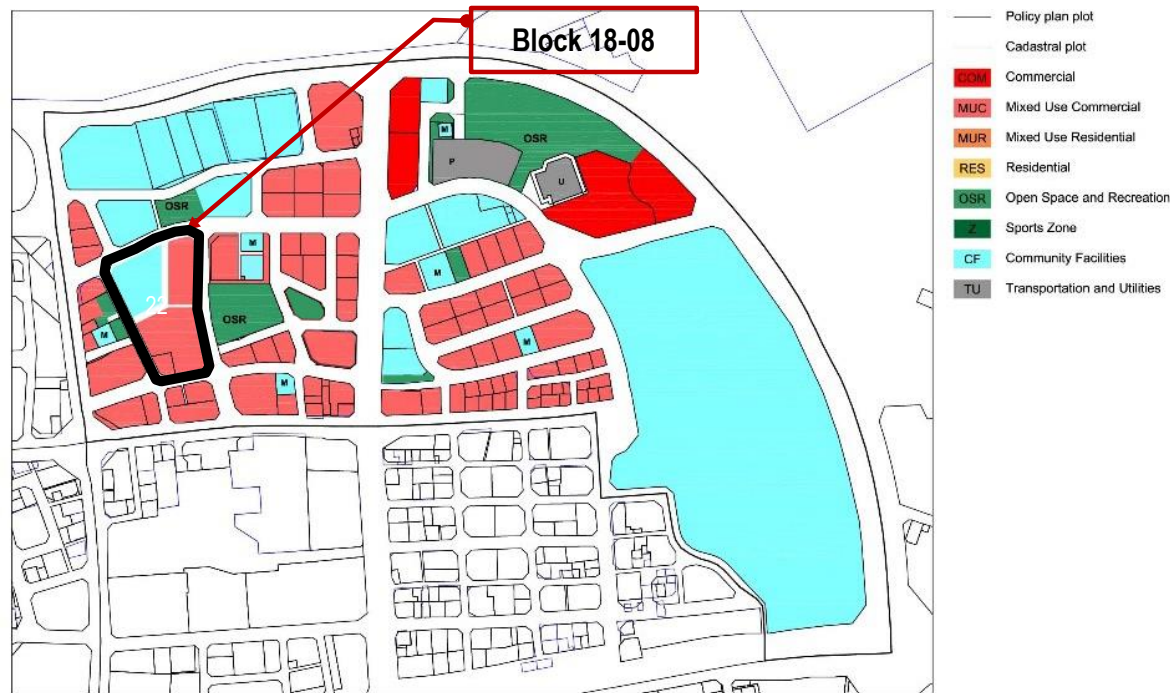
Provision of **Shared Public Parking:**

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

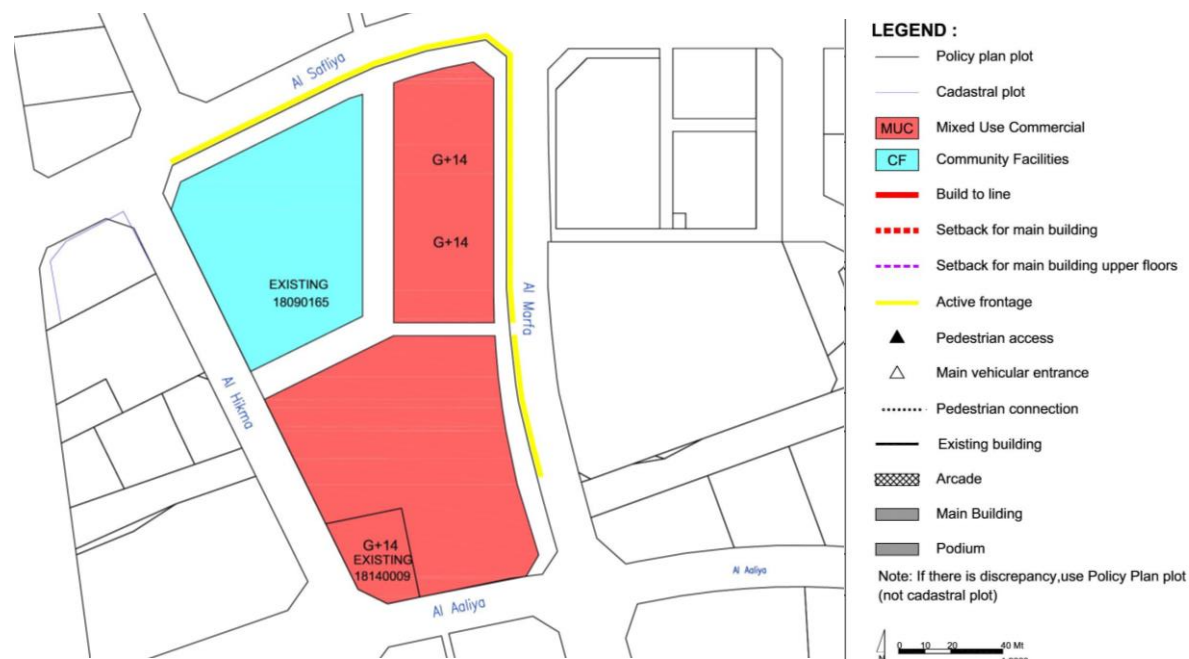
PERMITTED USES TABLE

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

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*				
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

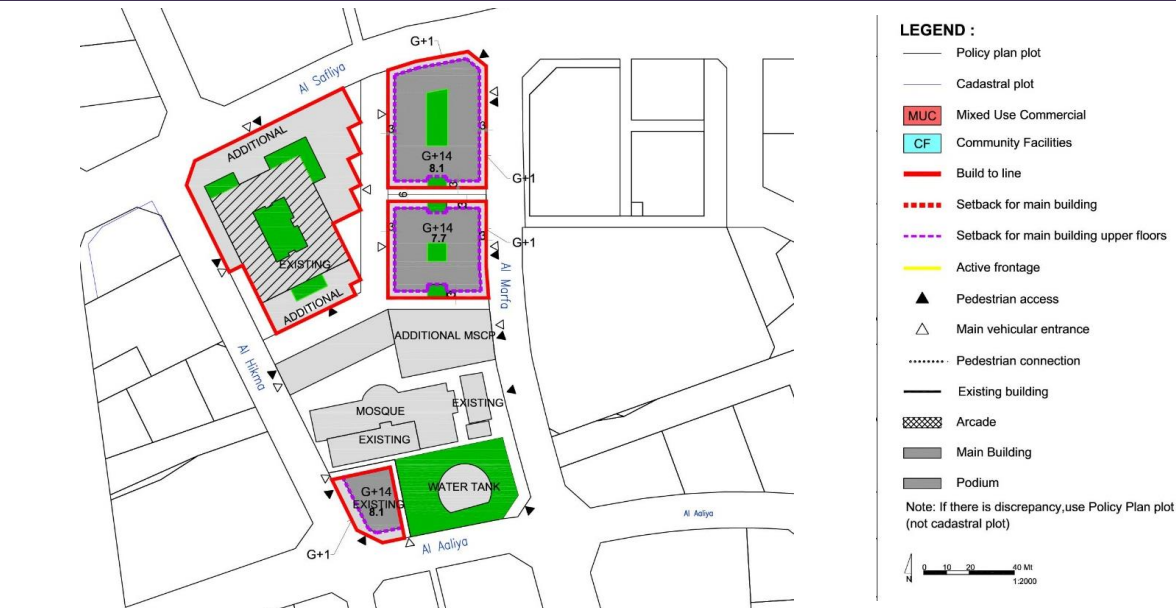
Uses mix: ✓ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

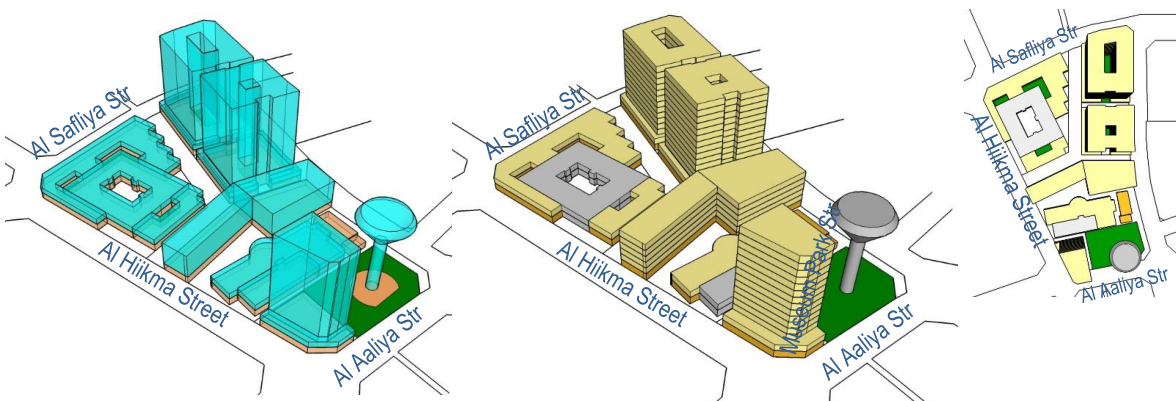
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

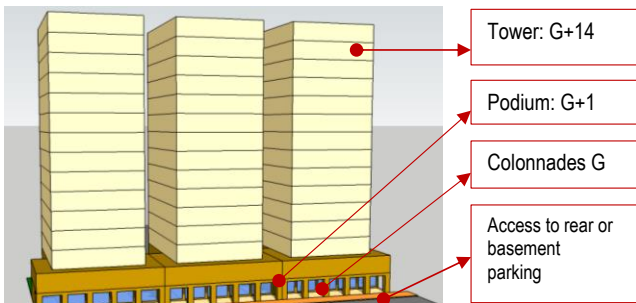
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



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

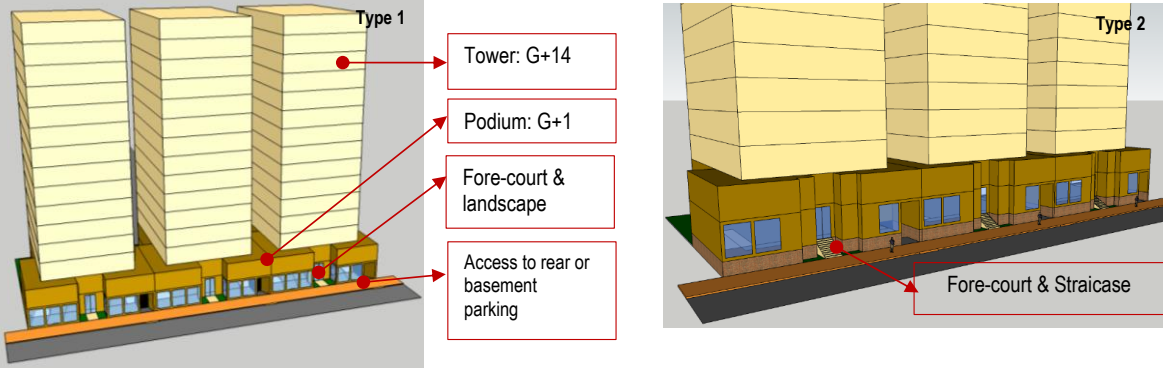
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Al Safliya & Al Aaliya & Al Marta & Al Hiikma Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	7.70	(+ 5 % for corner lots)
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Al Safliya & Al Aaliya & Al Marta & Al Hiikma Street: <ul style="list-style-type: none">Podium: 0m front and side setbackTower: 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">Al Safliya Street & Al Aaliya Street : 90% of 0 m front setbackAl Marta & Al Hiikma Street (Local street): 60% of 0 m front setback (mandatory)	
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; <ul style="list-style-type: none">30 m maximum building width or length; orCreate 'a height break impression' (e.g. insert 1-2 storey podium in between, variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Al Safliya & Al Aaliya Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimum widthG+M maximum heightLocated as per drawing	
	Al Marta & Al Hiikma 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;
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)

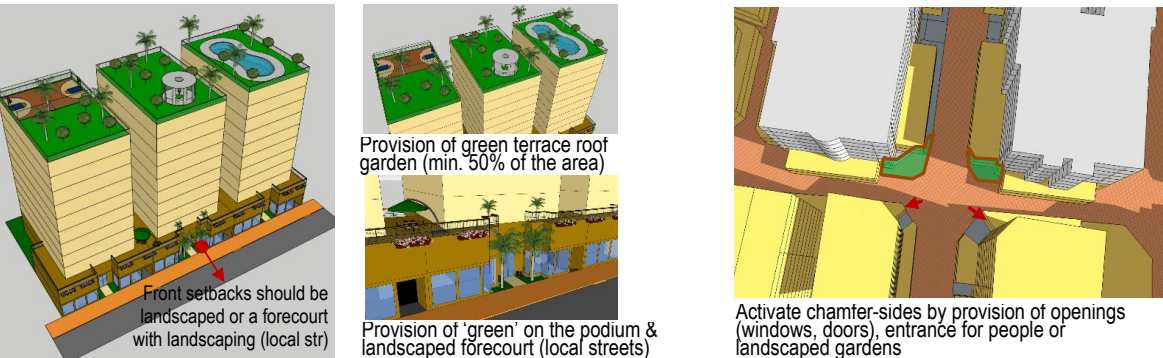
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

FRONTAGE PROFILES



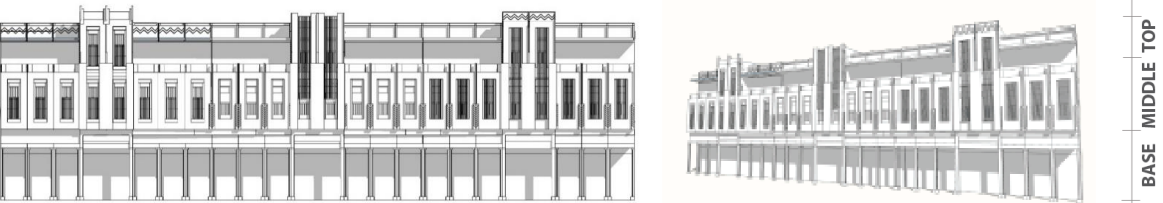
Al Marta & Al Hiikma Street : Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION

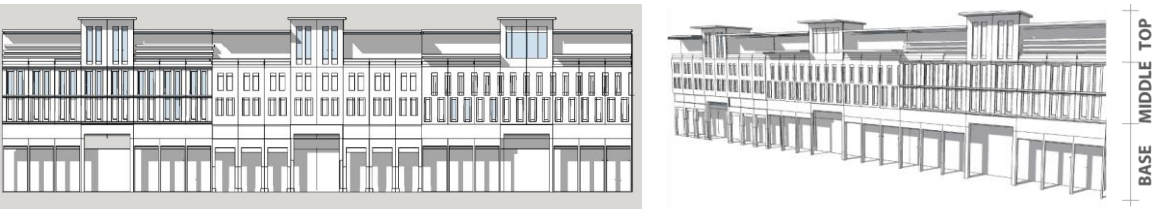


RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



Qatari Contemporary*

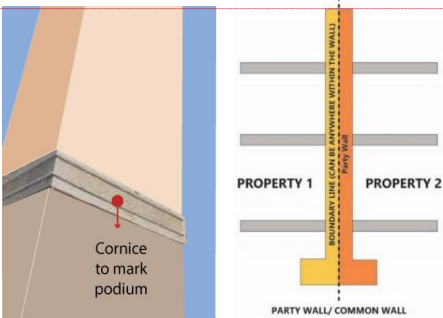


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">General: Qatari ContemporaryRecommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring RoadRecommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">Clear building expression of a base, a middle and a topThe 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)The Middle Part:<ul style="list-style-type: none">Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.Should reveal the external expression of each storeyThe Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">6 m between two buildings with facing non-habitable rooms8 m between two buildings with a facing non-habitable room and a facing habitable room12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">Ground floor: 5 mGround floor with mezzanine: 6.5 mTypical floors (residential and other): 3.50 mGround floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

	<ul style="list-style-type: none">Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">Avoid excessive use of glass-wallUse the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5m
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">Main building entrances should be oriented to the side indicated on the plan.Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
8Style	Signage should be an integral part of the building facade without background.

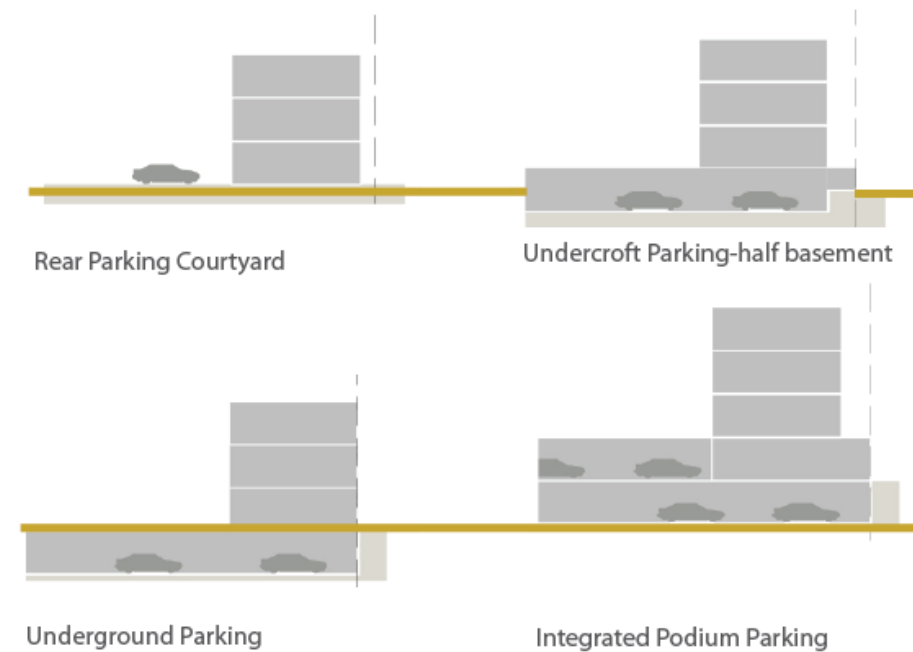


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WINDOW-TO-WALL RATIOS



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

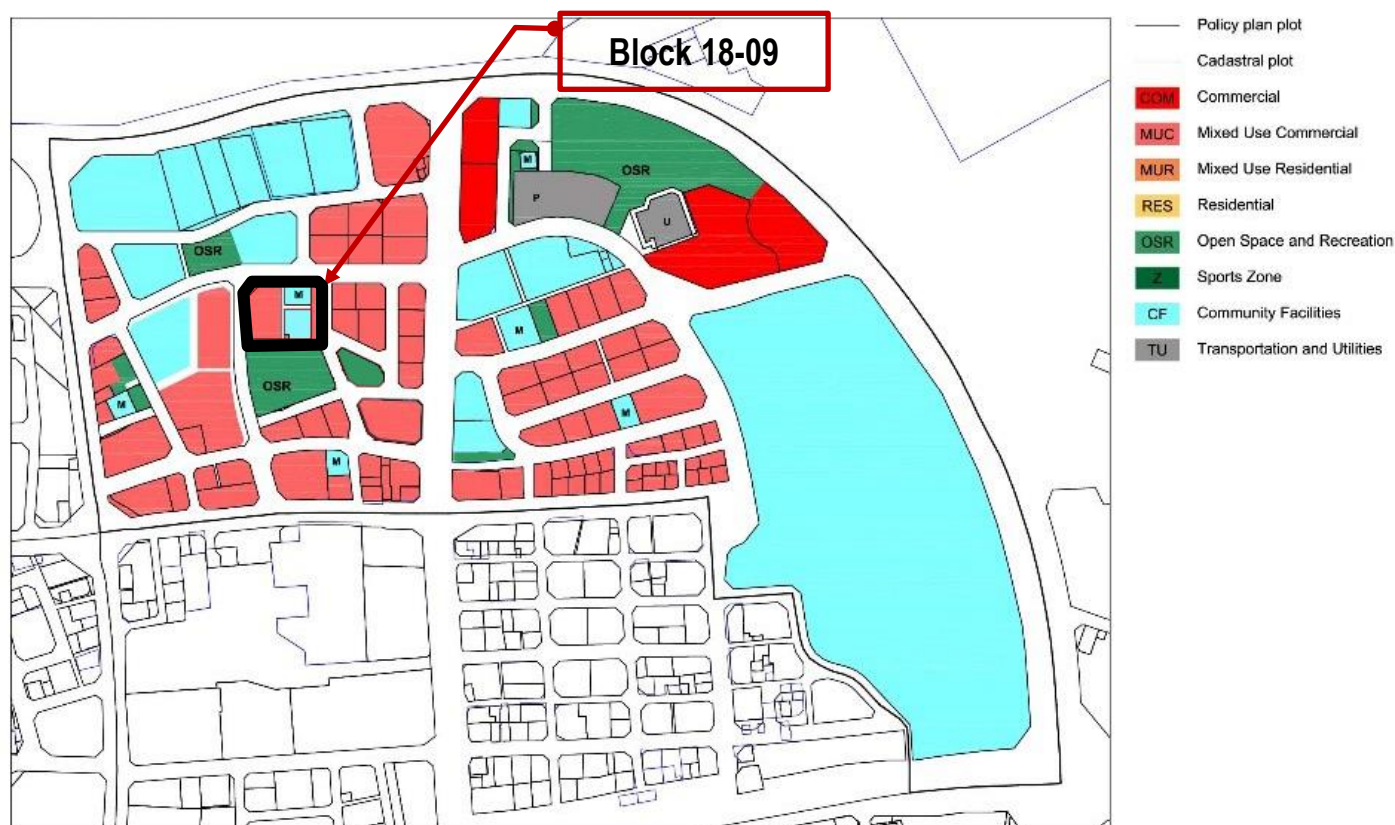
Provision of **Shared Public Parking**:

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

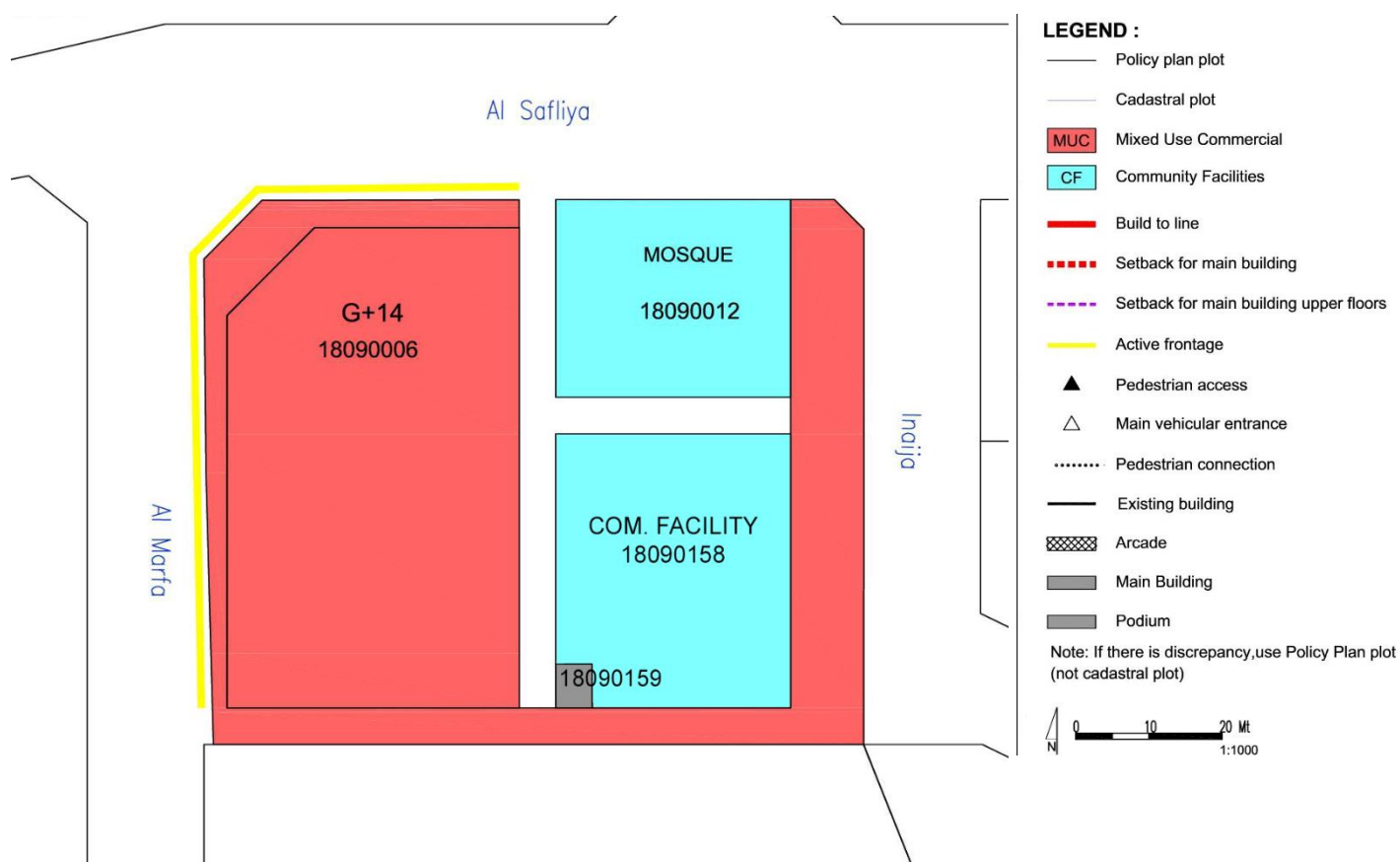
PERMITTED USES TABLE

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

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

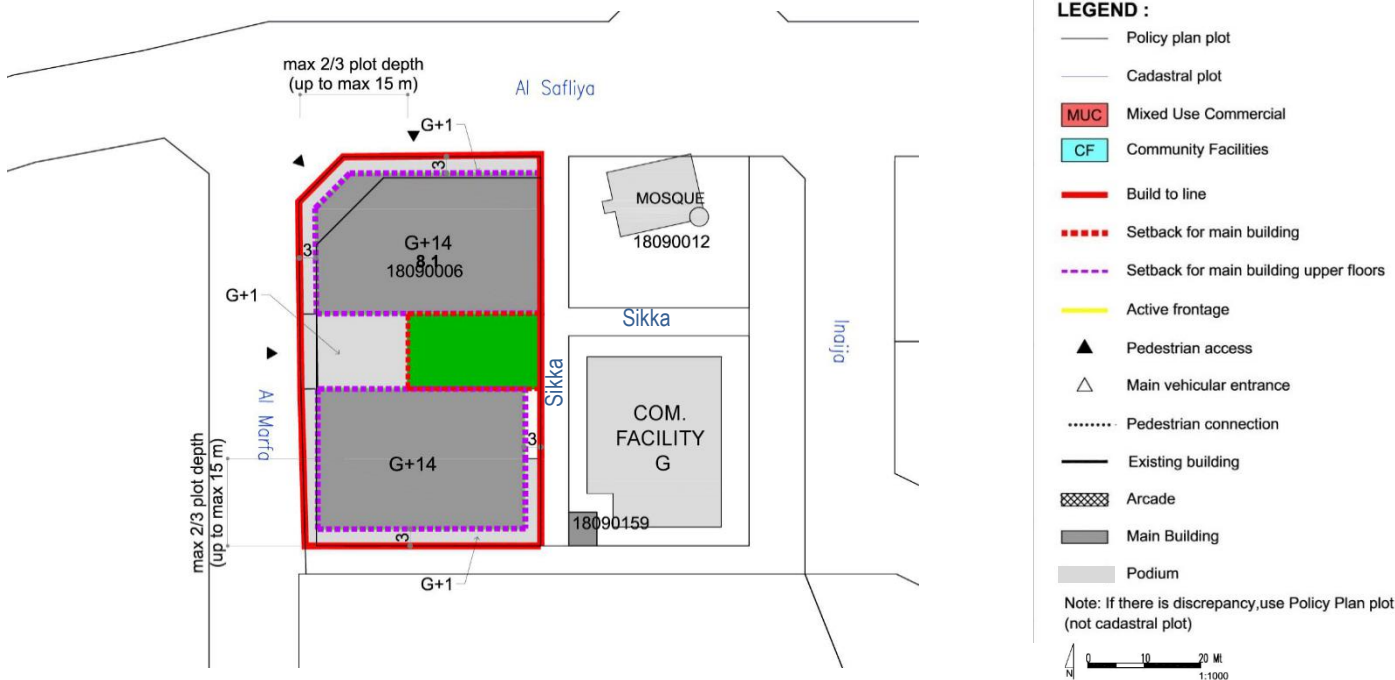
Uses mix: ✓ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

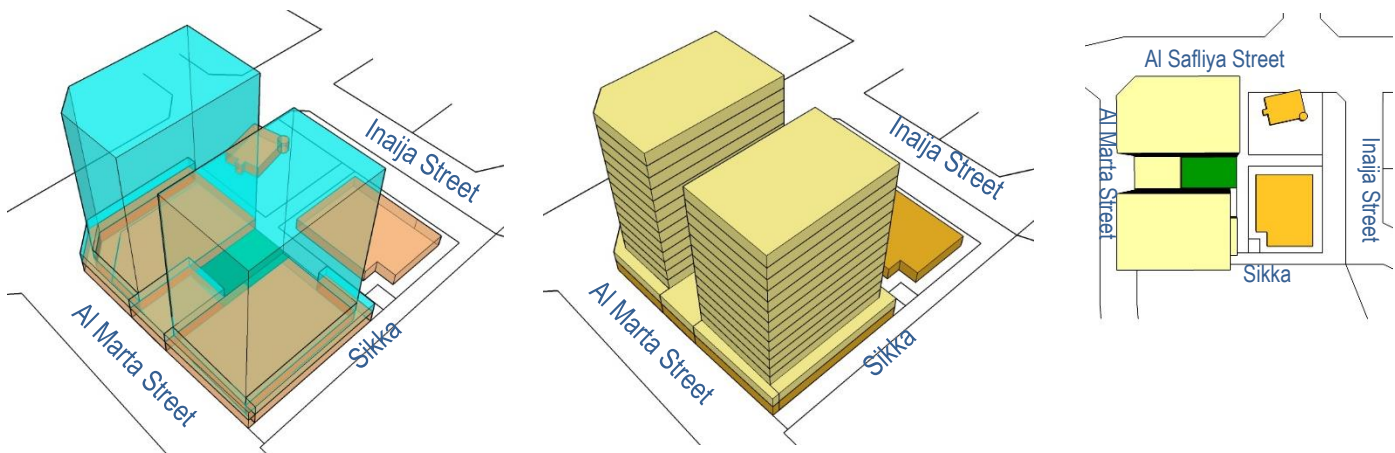
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

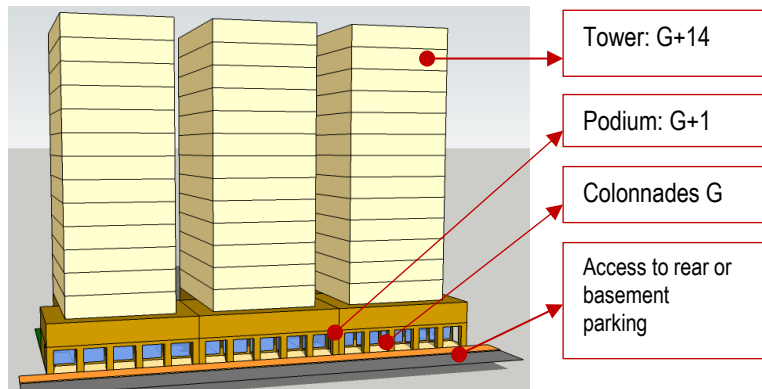
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



Al Safliya Park Street (Local Street – Primary Pedestrian Link)

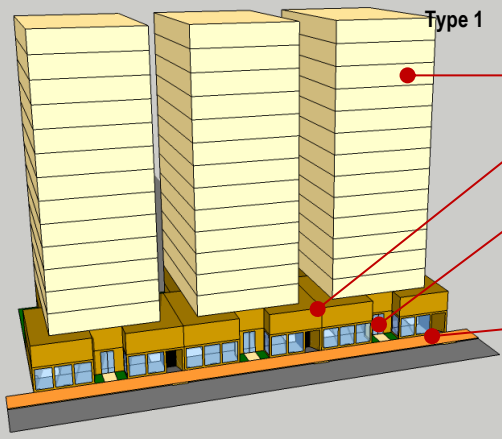
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Al Safliya & Al Marta & Inaija Street	55.7m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Al Safliya Park Street)	(+ 5 % for corner lots)
	7.70 (along Al Marta & Inaija Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Al Safliya & Al Marta & Inaija Street: <ul style="list-style-type: none"><u>Podium</u>: 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<u>Tower</u>: 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">Al Safliya Street: 90% of 0m front setbackAl Marta & Inaija Street (Local street): 60% of 0m front setback (mandatory)	
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; <ul style="list-style-type: none">30 m maximum building width or length; orCreate 'a height break impression' (e.g. insert 1-2 storey podium in between, variety fasade design based on modular approach) every interval of 30 m, if the building is stretched too long	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Al Safliya Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimum widthG+M maximum heightLocated as per drawing	

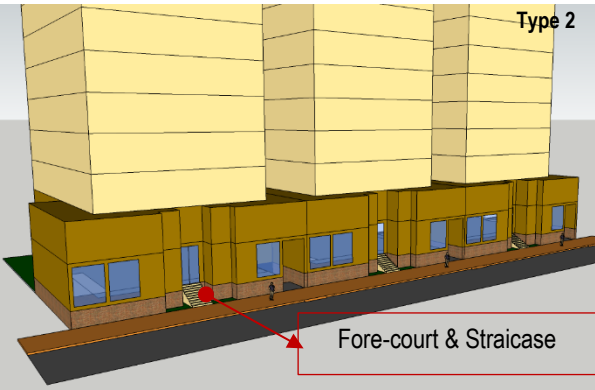
	Al Marta & Inaija Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	• Sides: 0 m, up to 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth;
Building Depth (max)	7. 5m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)

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

FRONTAGE PROFILES

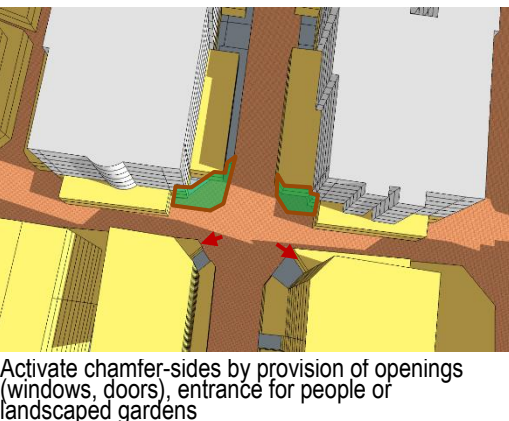
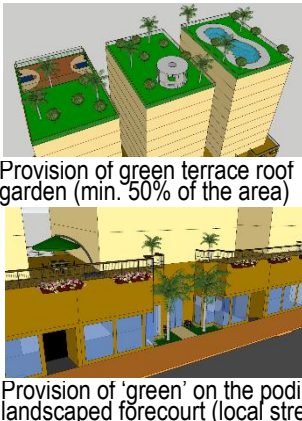


- Tower: G+14
- Podium: G+1
- Fore-court & landscape
- Access to rear or basement parking



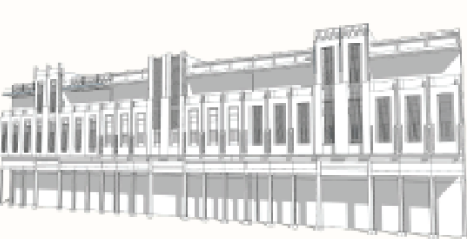
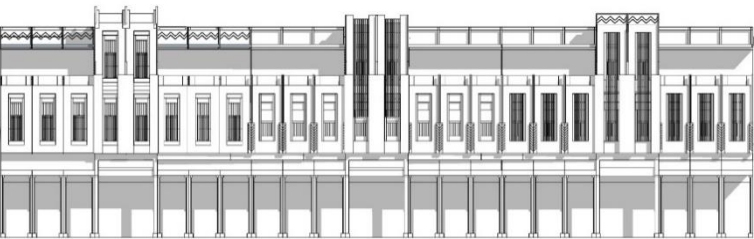
Al Marta & Inaija Street : Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



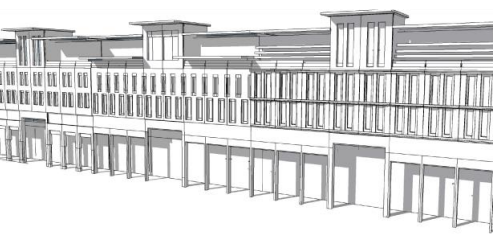
RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



BASE
MIDDLE
TOP

Qatari Contemporary*



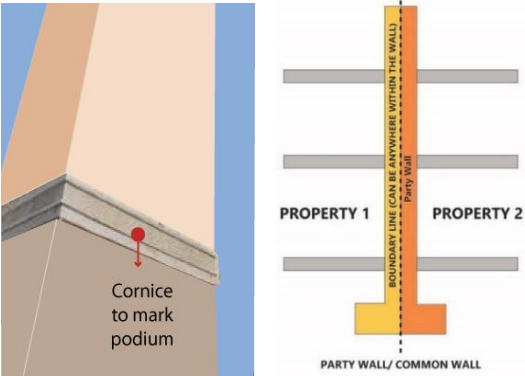
BASE
MIDDLE
TOP

(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">General: Qatari ContemporaryRecommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring RoadRecommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">Clear building expression of a base, a middle and a topThe 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)The Middle Part:<ul style="list-style-type: none">Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.Should reveal the external expression of each storeyThe Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">6 m between two buildings with facing non-habitable rooms8 m between two buildings with a facing non-habitable room and a facing habitable room12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">Ground floor: 5 mGround floor with mezzanine: 6.5 mTypical floors (residential and other): 3.50 mGround floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

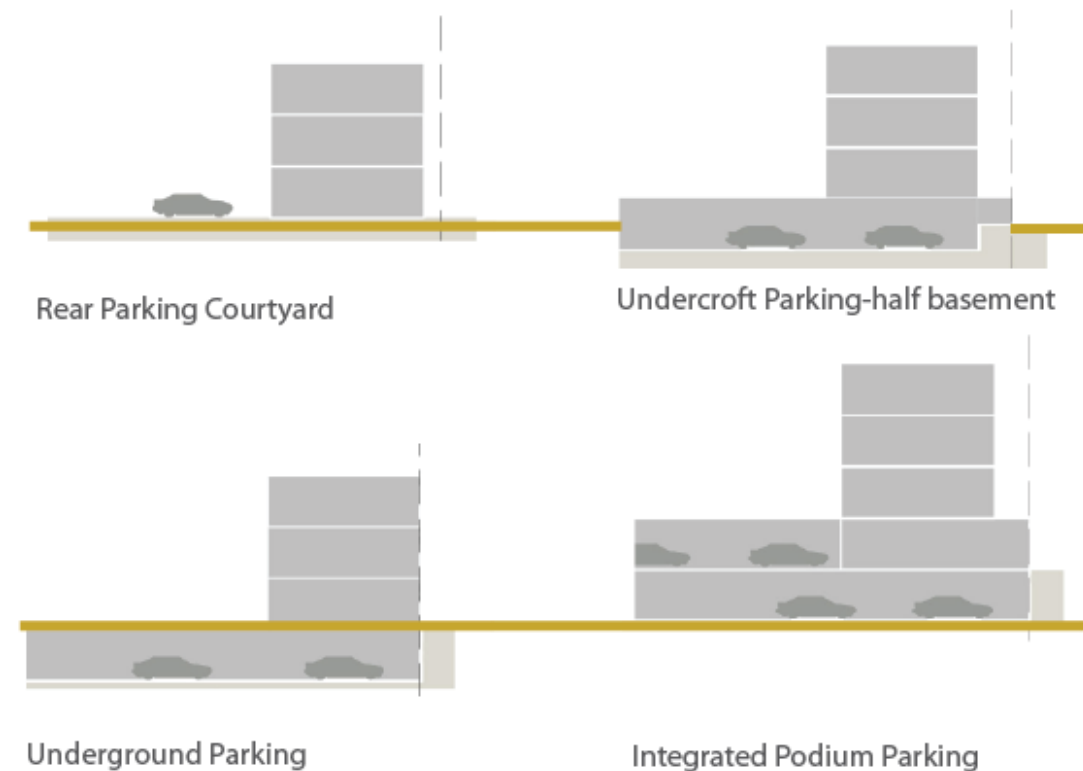
	<ul style="list-style-type: none">Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">Avoid excessive use of glass-wallUse the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">Main building entrances should be oriented to the side indicated on the plan.Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building 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

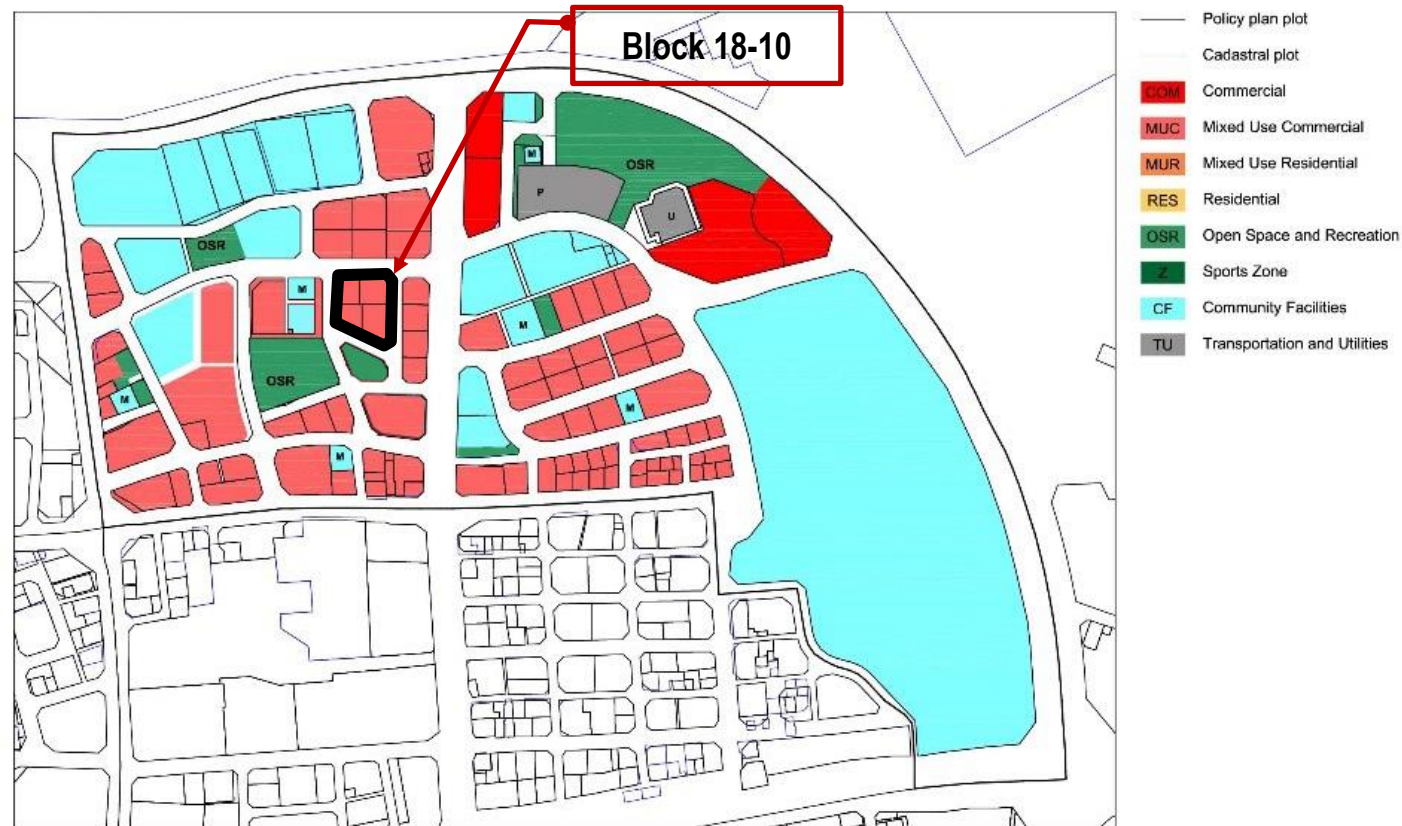
Provision of **Shared Public Parking**:

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

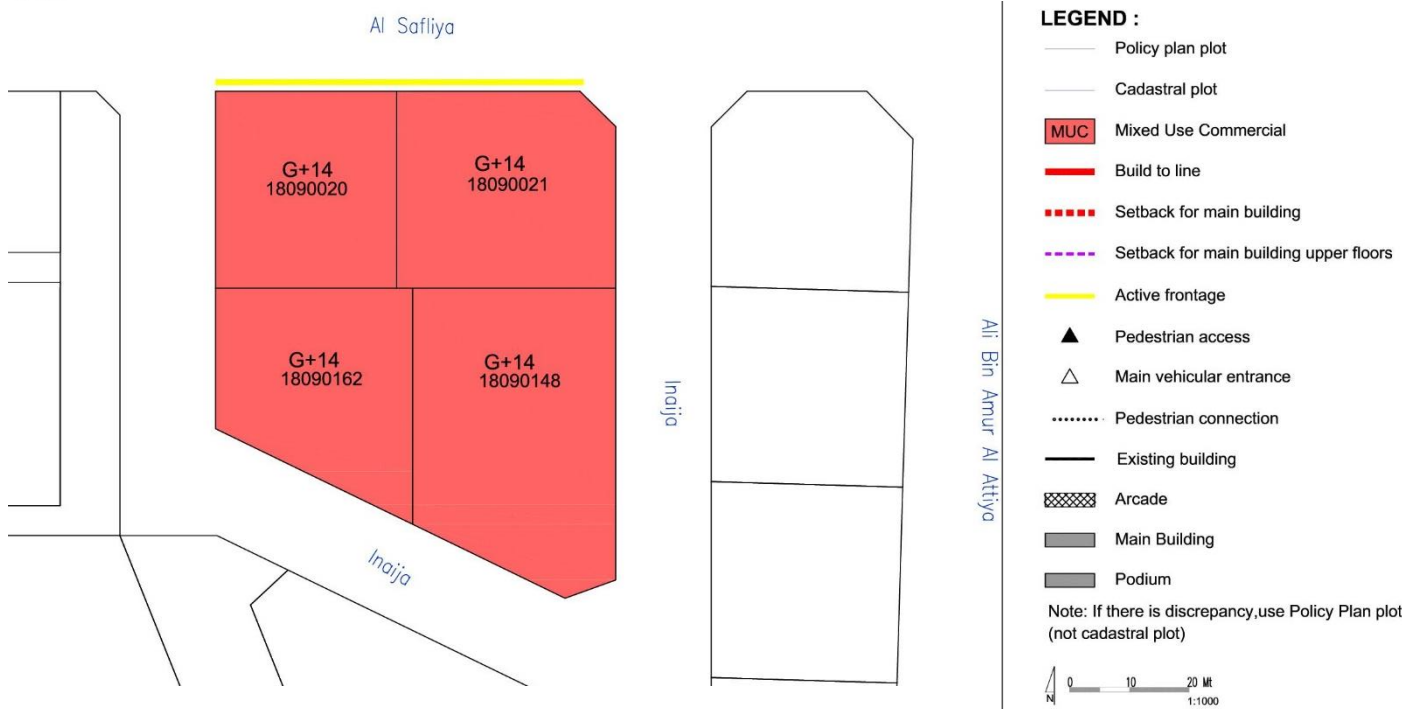
PERMITTED USES TABLE

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

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

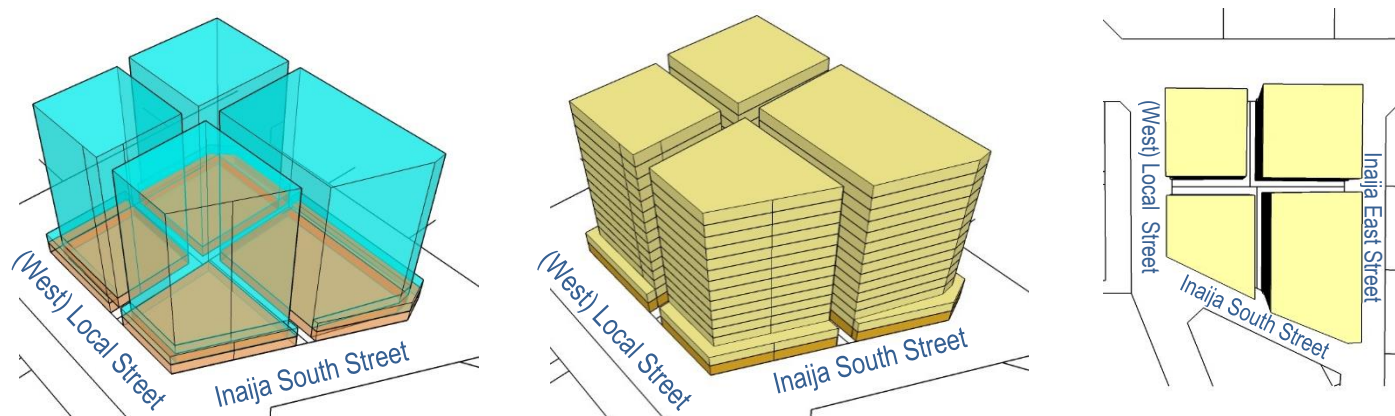
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

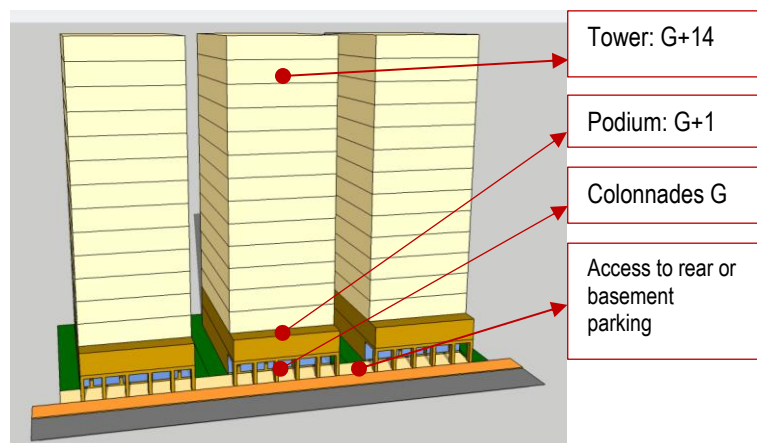
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: DETACHED-PODIUM AND TOWER



Al Safliya Street (Local Street – Primary Pedestrian Link)

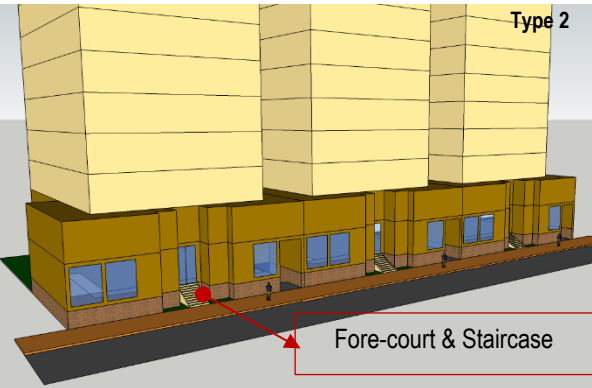
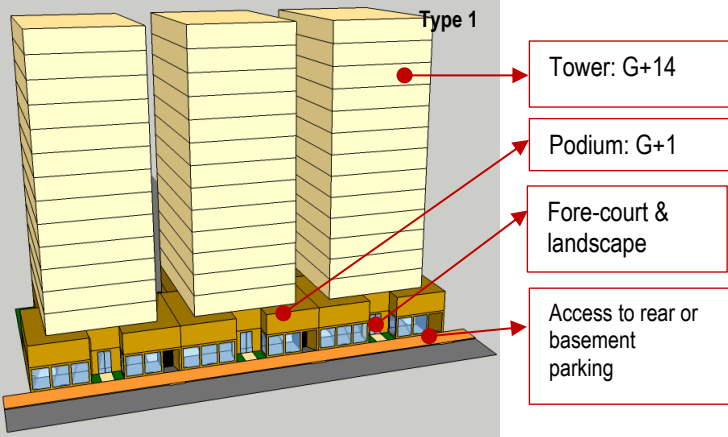
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Al Safliya & Inaija East and South, West Local Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Al Safliya Street)	(bvcx+ 5 % for corner lots)
	7.70 (along Inaija East and South, West Local Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Detached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Al Safliya & Inaija East and South, West Local Street: <ul style="list-style-type: none">Podium: 0m front; 3 m side setbackTower: 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">Al Safliya Street: 90% of 0m front setbackInaija East and South, West Local Street: 60% of 0m front setback (mandatory)	
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; <ul style="list-style-type: none">30 m maximum building width or length; orCreate 'a height break impression' (e.g. insert 1-2 storey podium in between, variety fasade design based on modular approach) every interval of 30 m, if the building is stretched too long	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Al Safliya Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimum widthG+M maximum heightLocated as per drawing & Inaija East and South, West Local 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: 3 m
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)

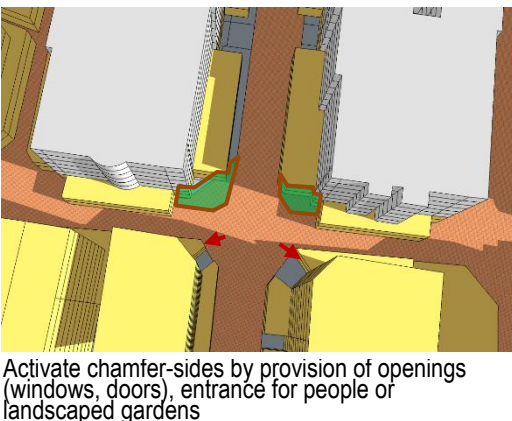
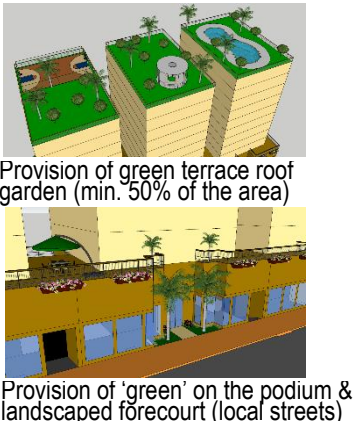
- All new development should follow the regulations.
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- For existing buildings which are still new and/or in good condition, it is recommended only to add the required front-part of the building (eg. light structure podium) as per indicated set back and build-to-line (which is zero setback) in the plan

FRONTAGE PROFILES



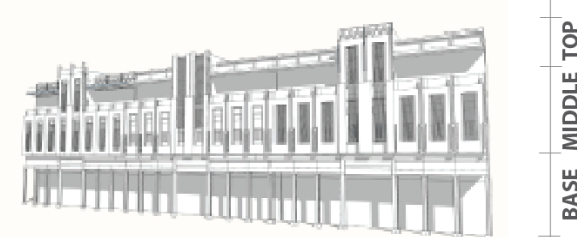
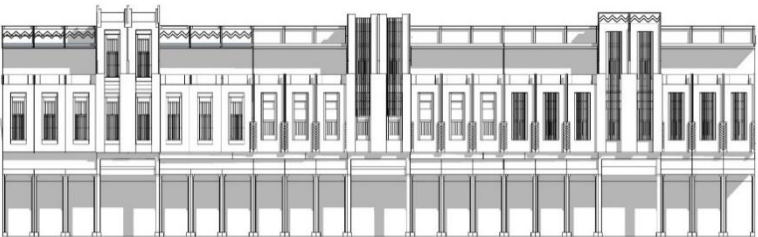
Inaija East and South, West Local Street : Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

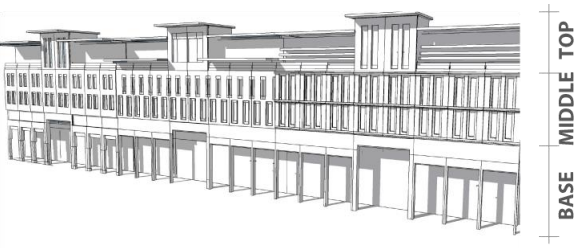
Early Modern (Doha - Art Deco)*



Qatari Contemporary*



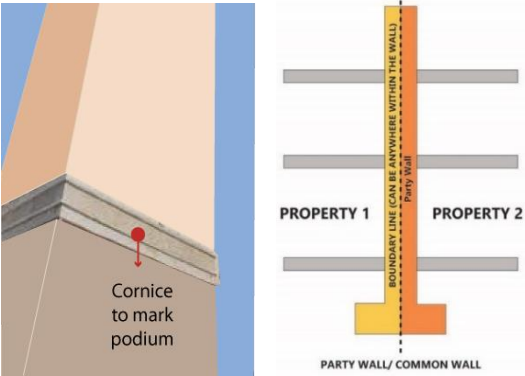
(illustration)



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

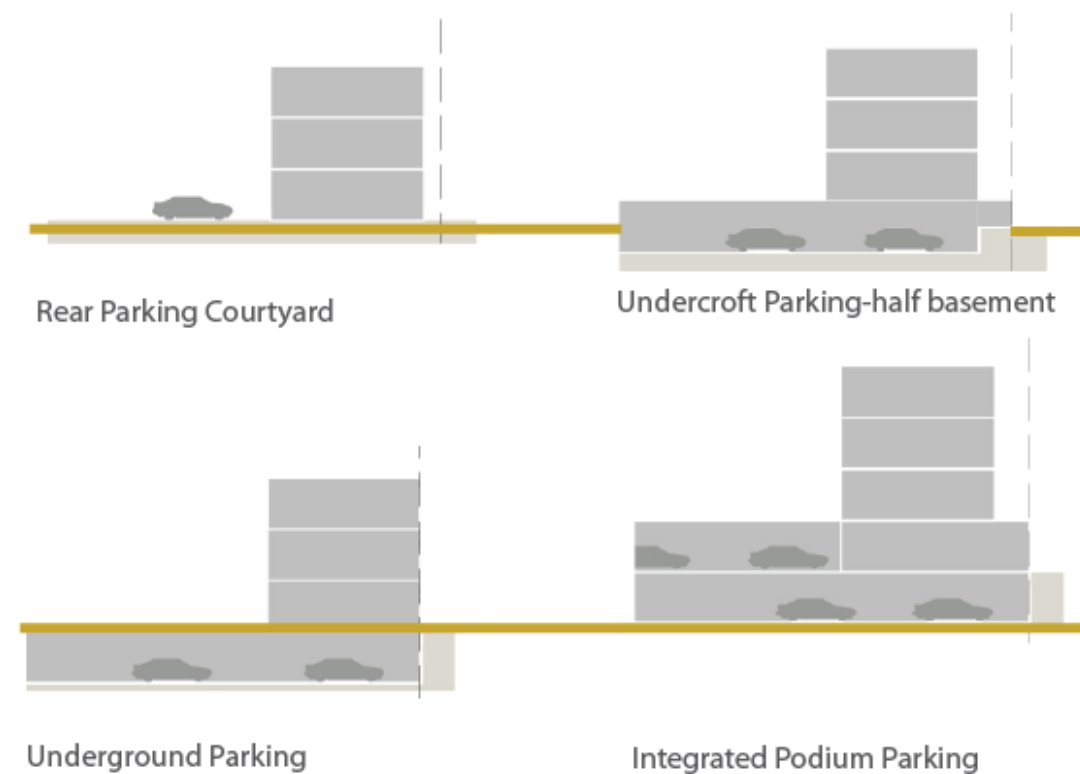
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
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Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
	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

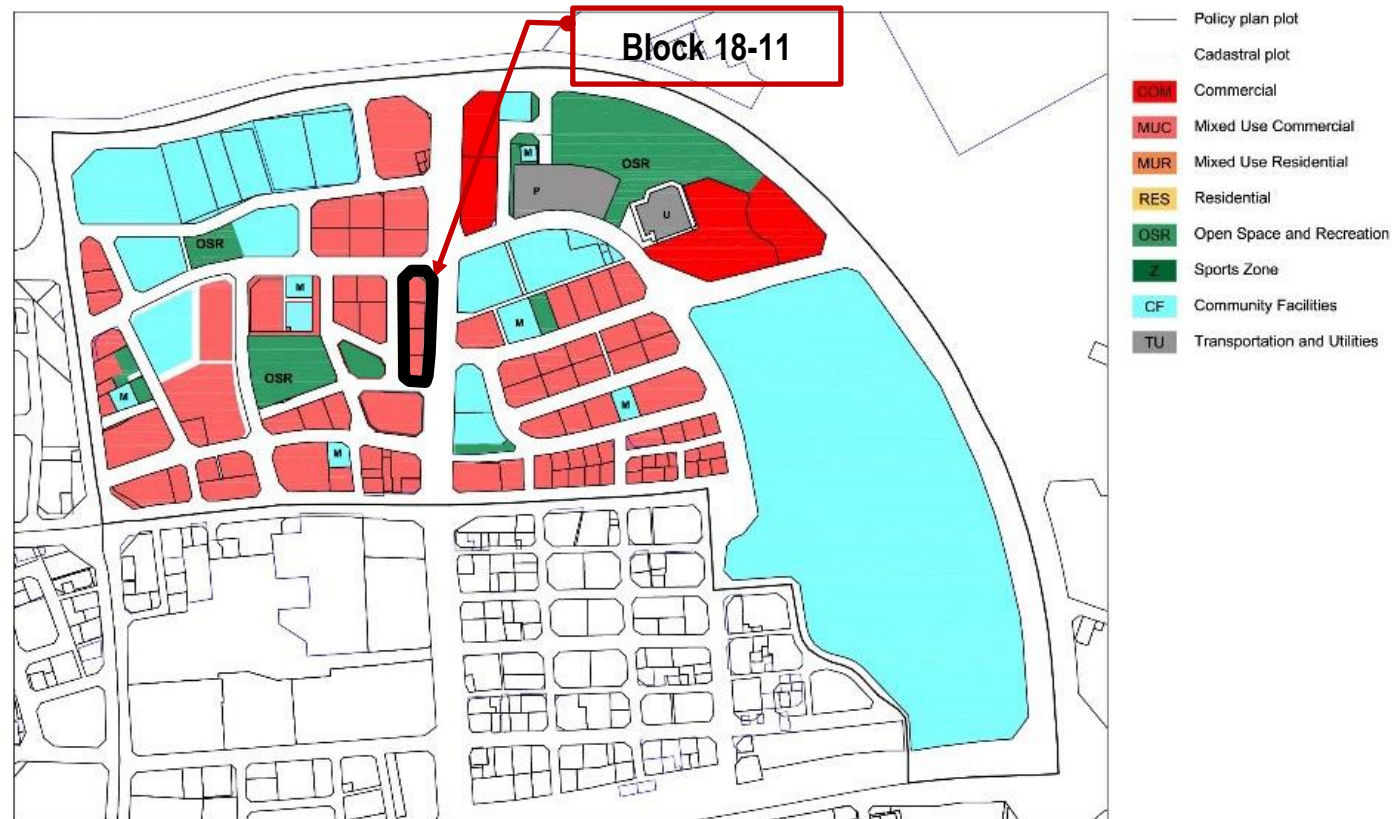
Provision of **Shared Public Parking:**

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

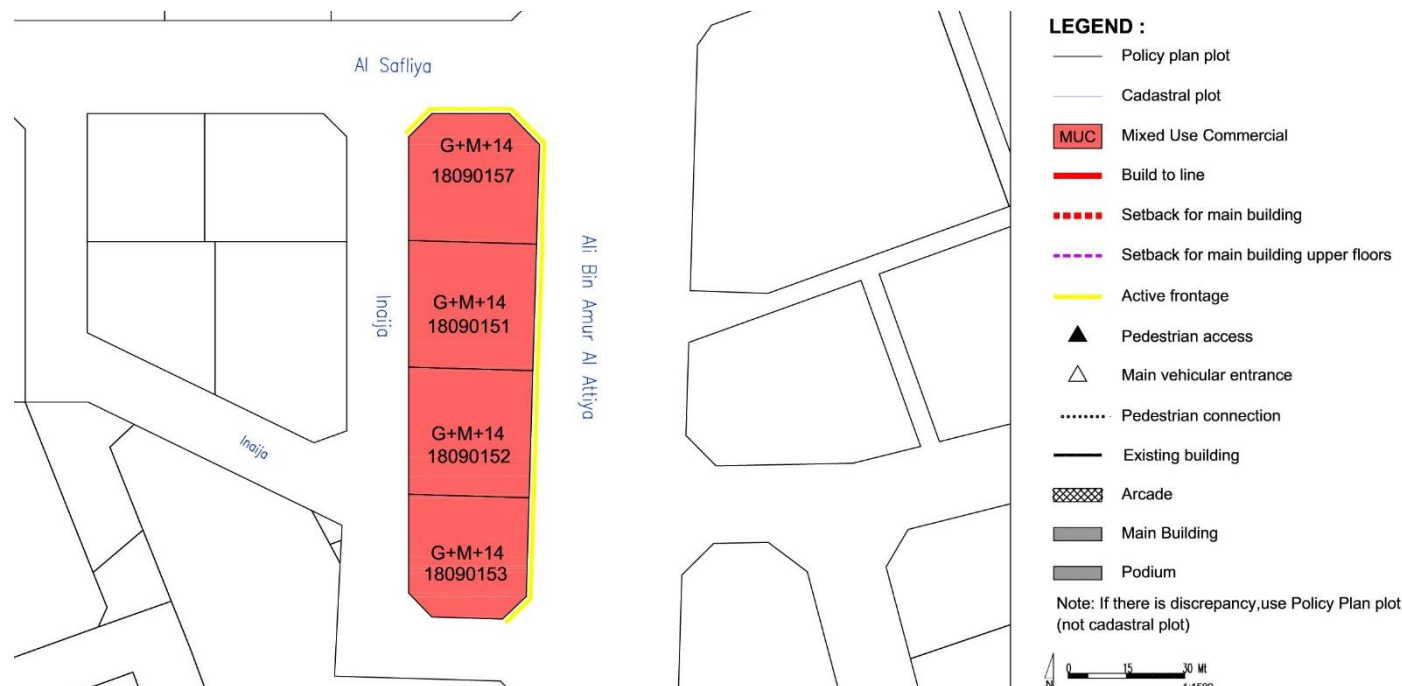
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1.2 Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
1.3 Comparison/Speciality	✓	✓	✓	x	302	General Merchandise Store
1.4	✓	✓	✓	x	303	Pharmacy
1.5	✓	✓	✓	x	306	Electrical / Electronics / Computer Shop
1.6	✓	✓	✓	x	309	Apparel and Accessories Shop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

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

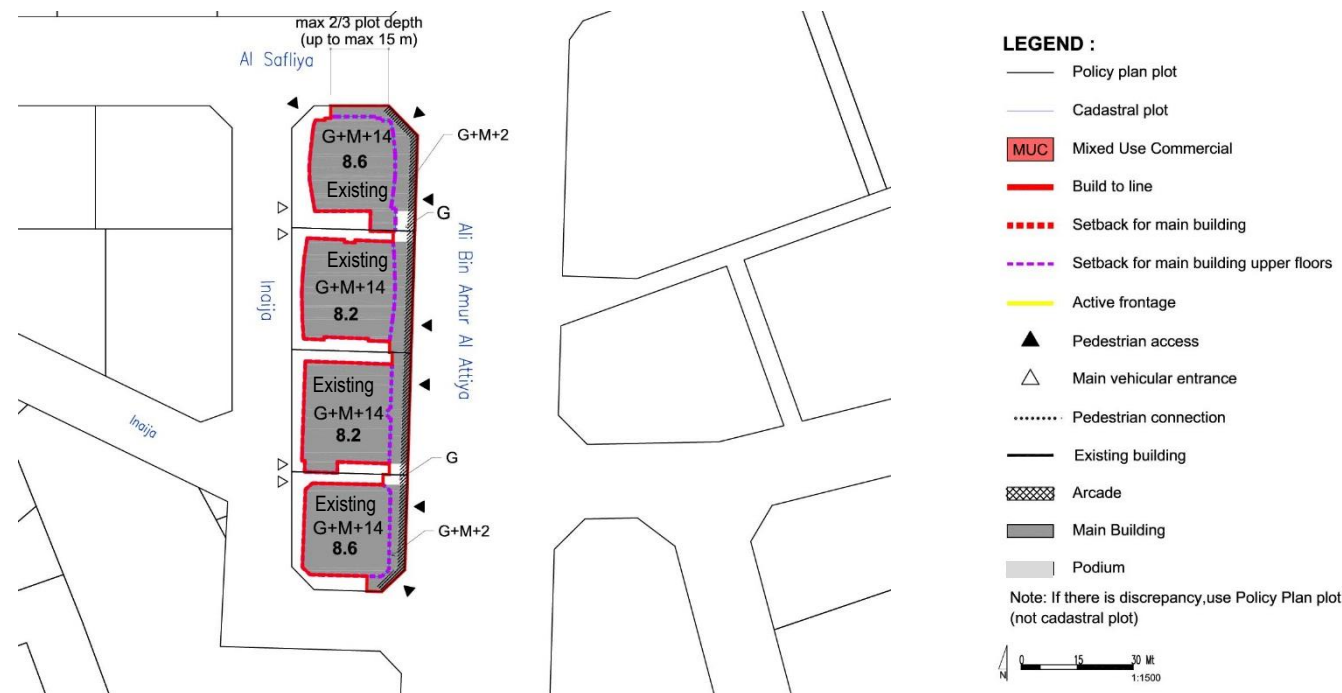
Uses mix: ✓ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

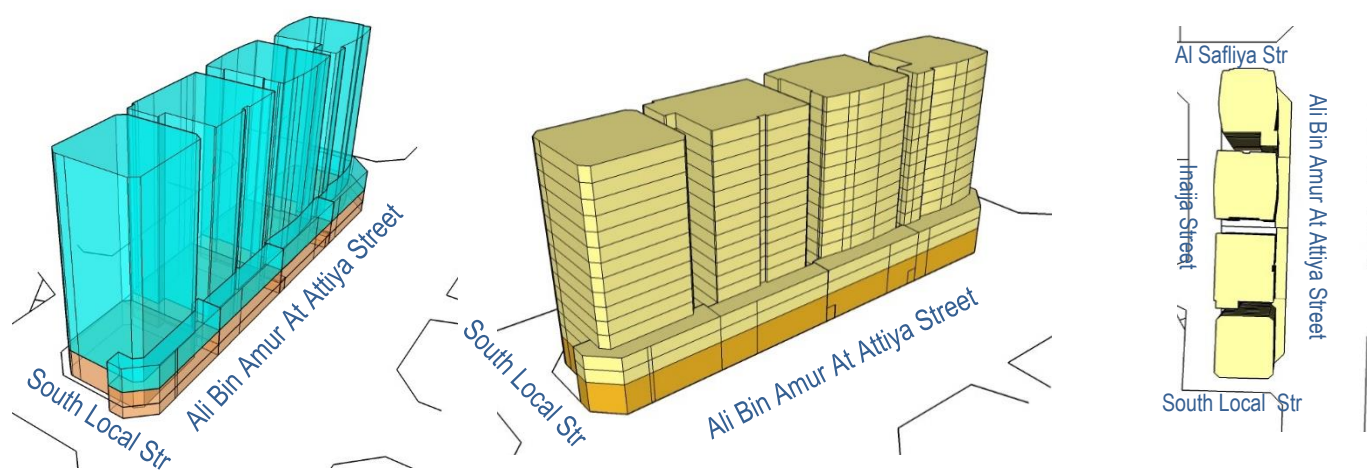
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

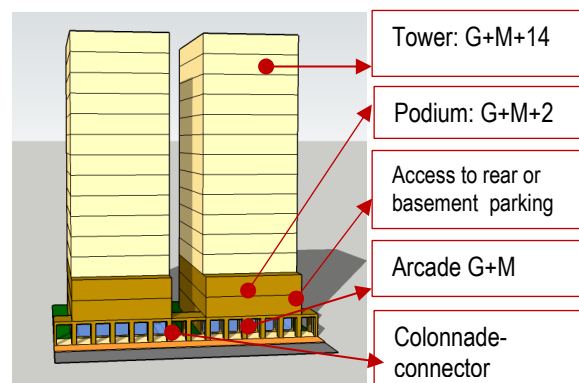
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



Ali Bin Amur At Attiya Street (Collector Street)

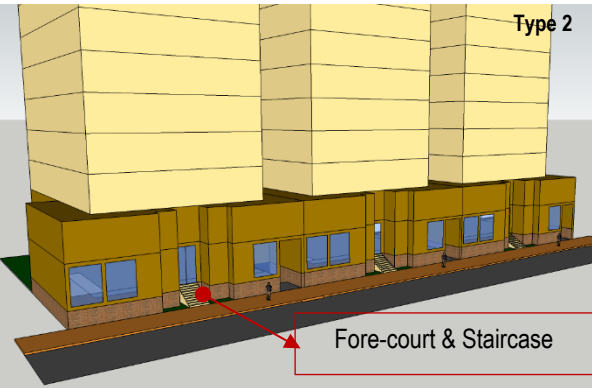
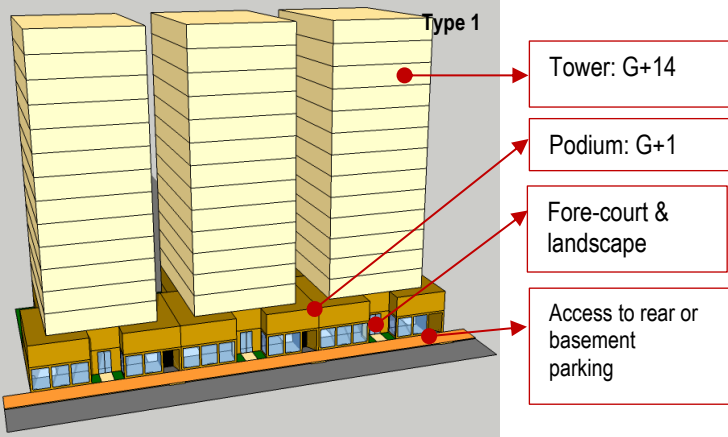
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Ali Bin Amur At Attiya Street	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Al Safliya & Inaija & South Local Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Ali Bin Amur At Attiya Street)	(+ 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">Podium: 0 m front; 0 m on sides, up to 3 m (depth of tower set back) & 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">Ali Bin Amur At Attiya Street (Collector street): 100% of 0m front setbackAl Safliya Street: 90% of 0m front setbackInaija& South Local Street: 60% of 0m front setback (mandatory)	
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; <ul style="list-style-type: none">30 m maximum building width or length; orCreate ‘a height break impression’ (e.g. insert 1-2 storey podium in between, variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Ali Bin Amur At Attiya Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimum widthG+M maximum heightLocated as per drawing	

	Ali Safliya Street: Colonnades Inaija & South Local 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
Building Depth (max)	7.5m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)

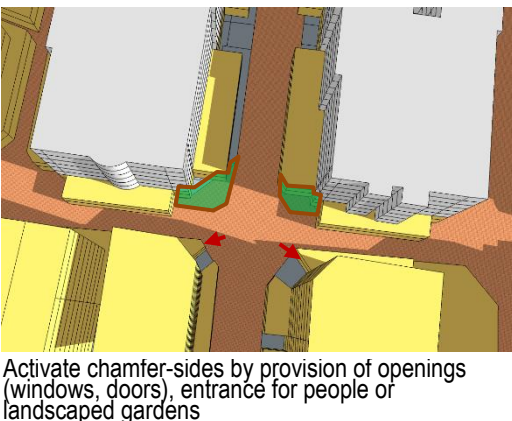
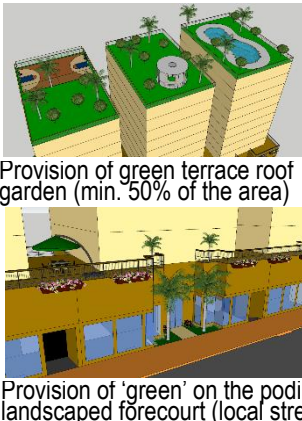
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

FONTAGE PROFILES



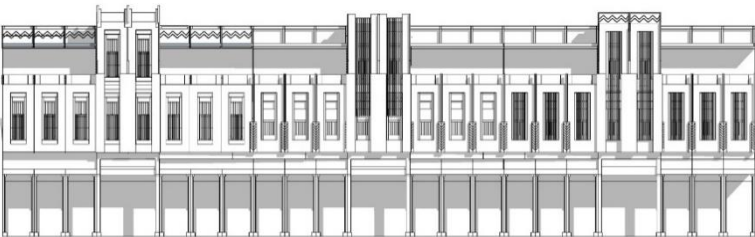
West Local Street : Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURE STYLES

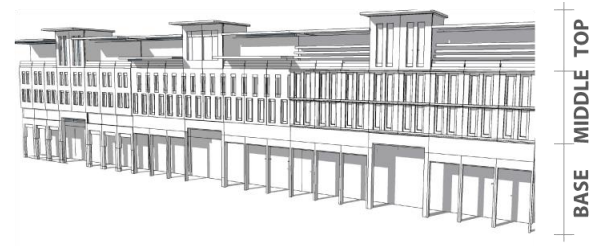
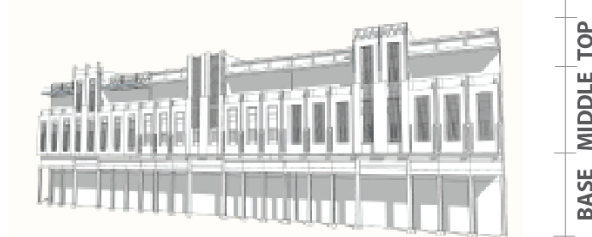
Early Modern (Doha - Art Deco)*



Qatari Contemporary*



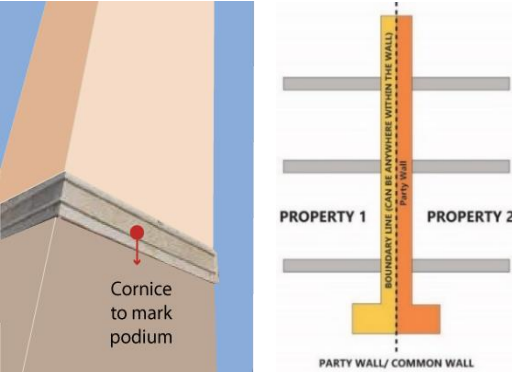
(illustration)



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">General: Qatari ContemporaryRecommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring RoadRecommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">Clear building expression of a base, a middle and a topThe 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)The Middle Part:<ul style="list-style-type: none">Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.Should reveal the external expression of each storeyThe Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">6 m between two buildings with facing non-habitable rooms8 m between two buildings with a facing non-habitable room and a facing habitable room12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">Ground floor: 5 mGround floor with mezzanine: 6.5 mTypical floors (residential and other): 3.50 mGround floor ancillary building: 3.50 m
Building Orientation	All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

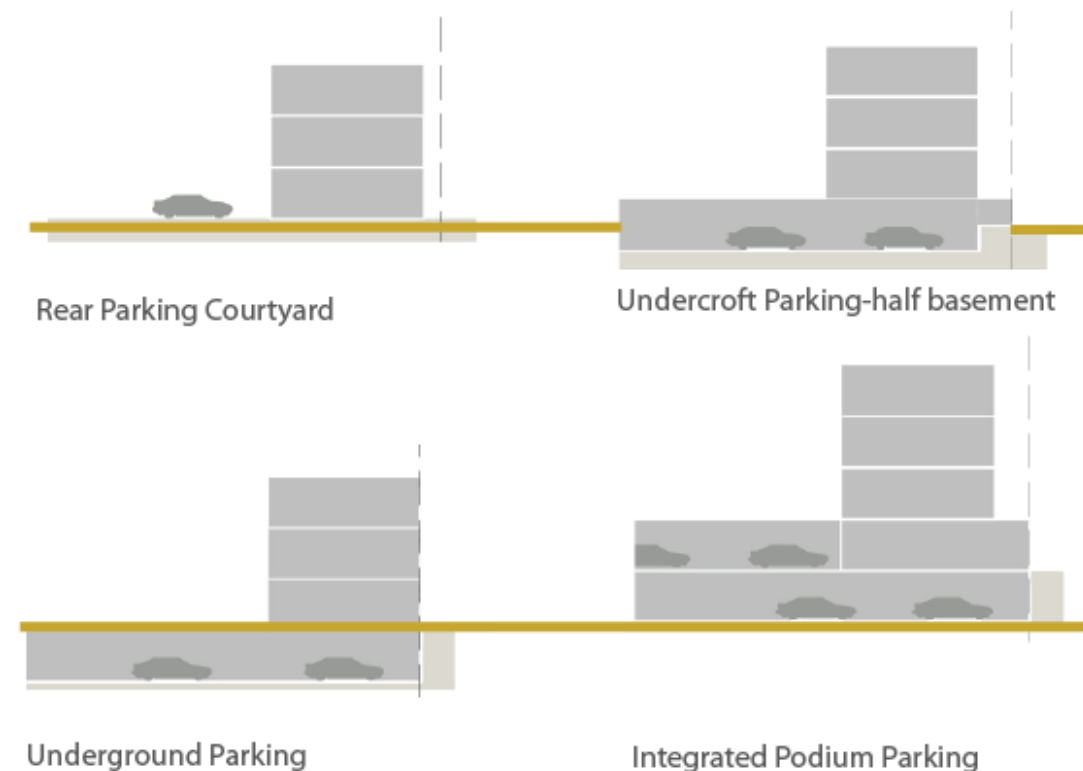
	<ul style="list-style-type: none">Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">Avoid excessive use of glass-wallUse the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">Main building entrances should be oriented to the side indicated on the plan.Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building 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

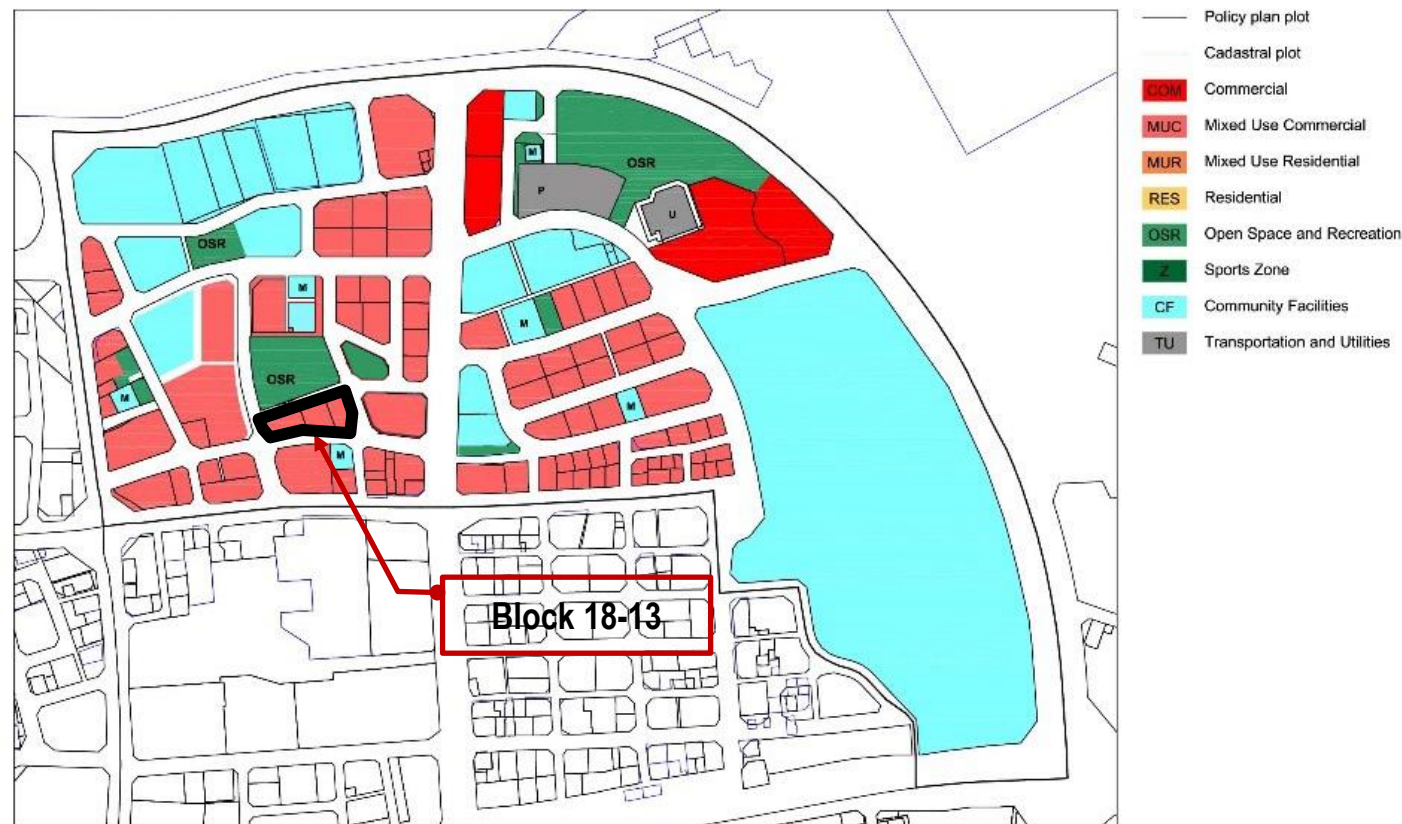
Provision of **Shared Public Parking**:

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

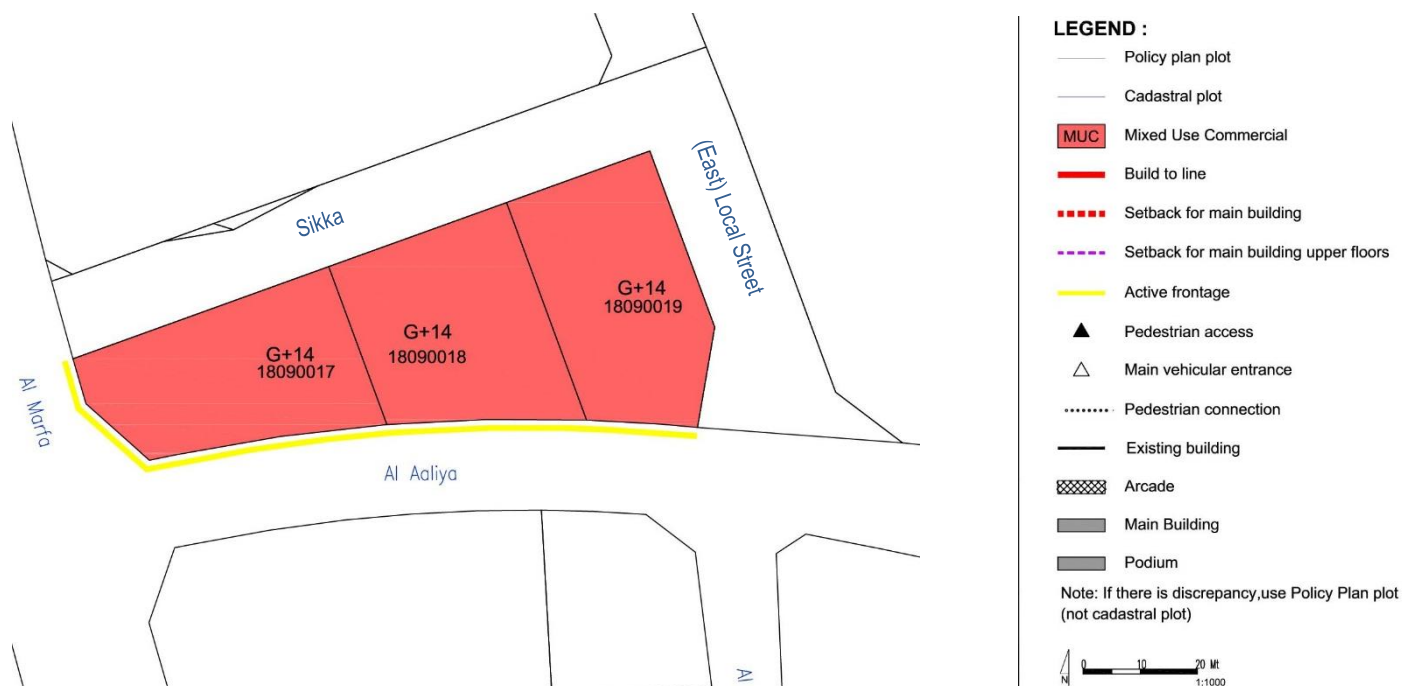
PERMITTED USES TABLE

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

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

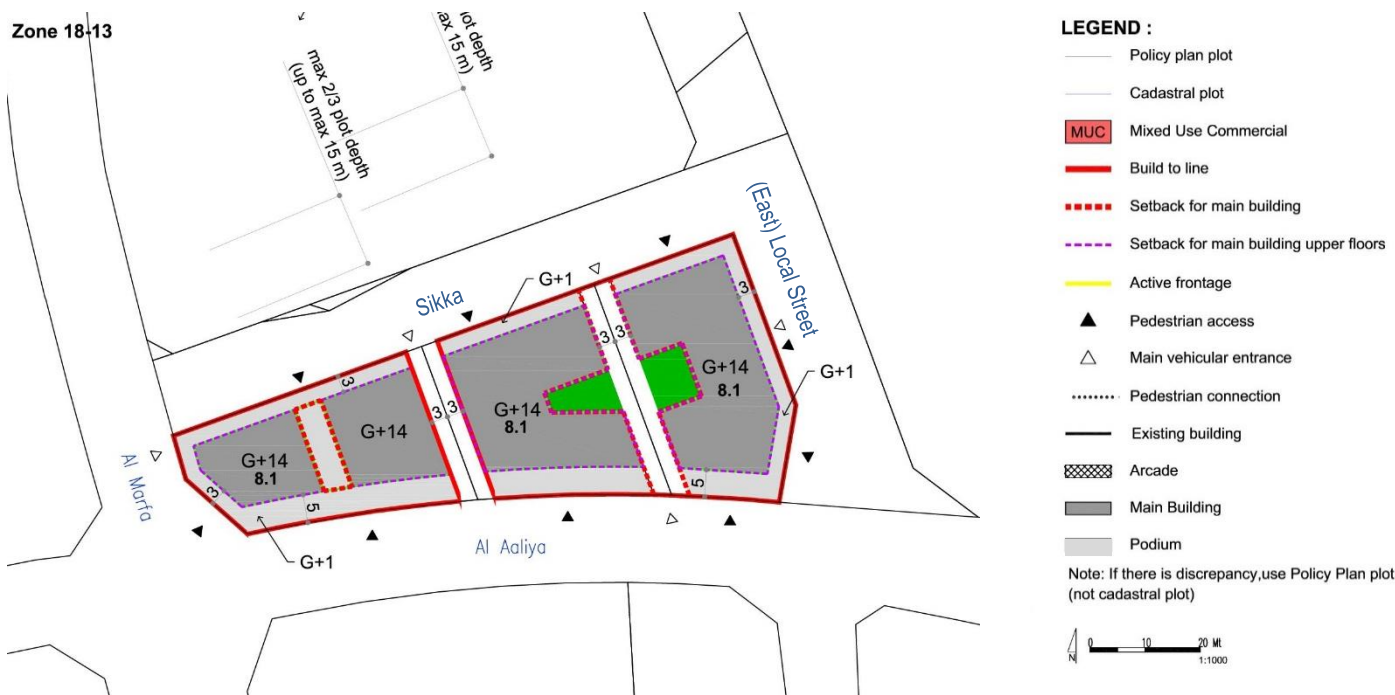
Uses mix: ✓ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

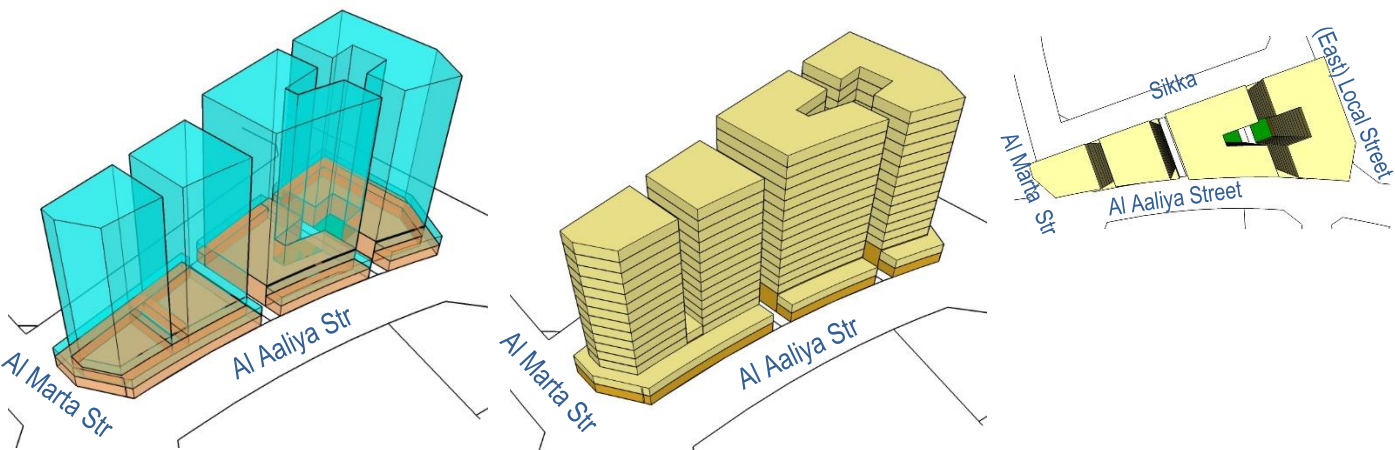
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

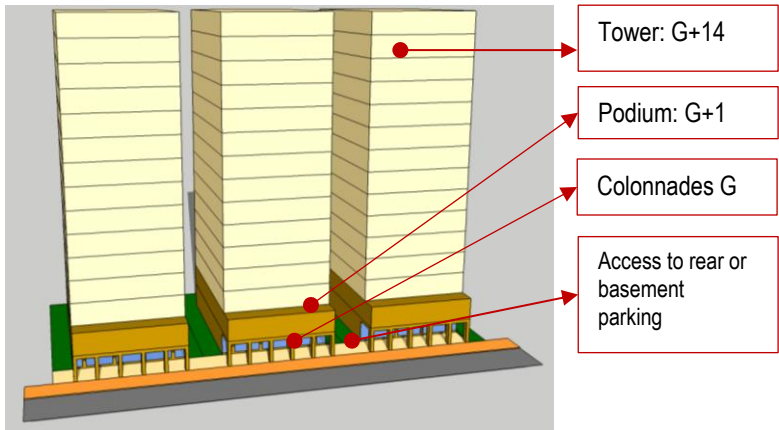
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: DETACHED-PODIUM AND TOWER



Al Aaliya Street (Local Street – Primary Pedestrian Link)

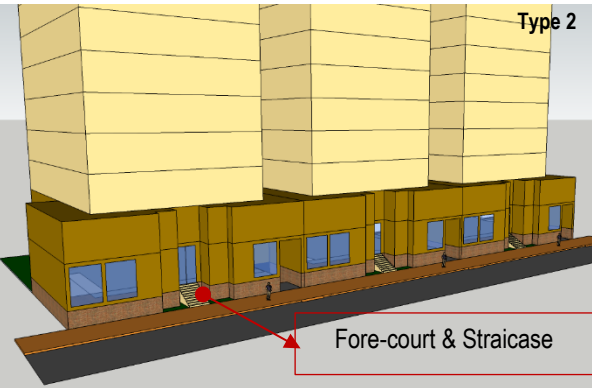
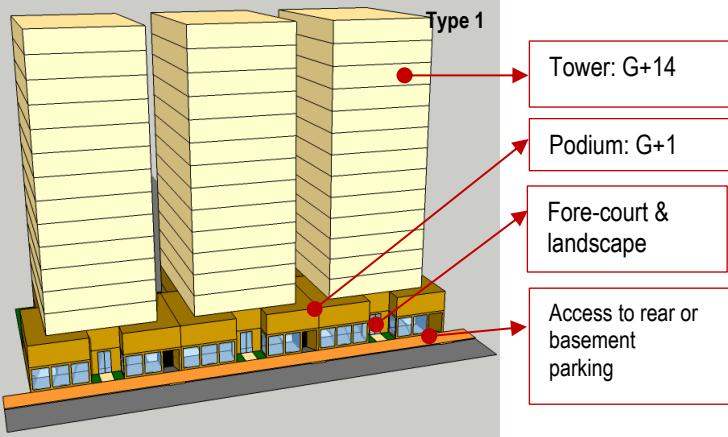
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
	Al Aaliya & Al Marta & East Local Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	7.70 (along Al Aaliya & Al Marta & East Local Street)	(+ 5 % for corner lots)
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Detached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Al Aaliya & Al Marta & East Local Street: <ul style="list-style-type: none">Podium: 0 m front; 3 m side setbackTower: 3 m front setback; 3 m 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">Al Aaliya Street: 90% of 0m front setbackAl Marta & East Local Street (Local streets): 60% of 0 m front setback (mandatory)	
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; <ul style="list-style-type: none">30 m maximum building width or length; orCreate ‘a height break impression’ (e.g. insert 1-2 storey podium in between, variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Al Aaliya Street: Colonnades Al Marta & East Local Street : Fore-court; cantilever/overhang on the ground floor	
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft)	

ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	• Sides: 3 m
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)

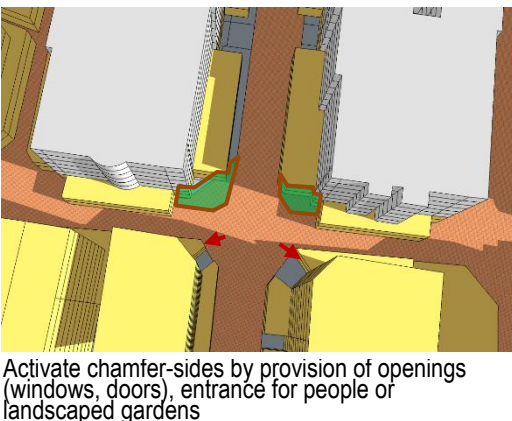
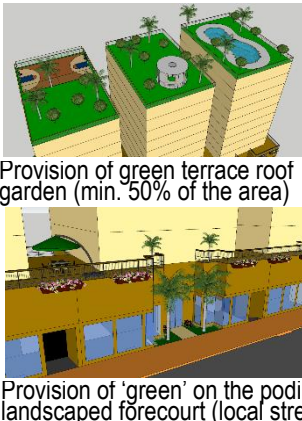
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

FRONTAGE PROFILES



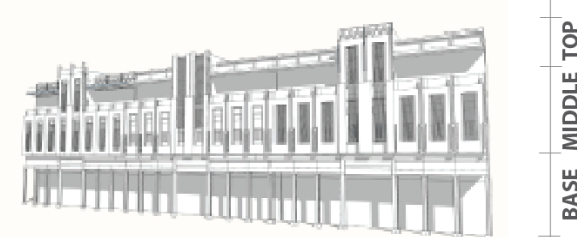
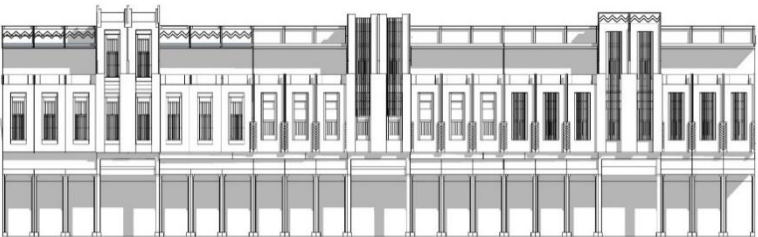
Al Marta & East Local Street: Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

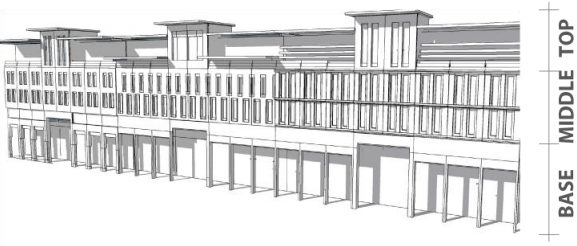
Early Modern (Doha - Art Deco)*



Qatari Contemporary*



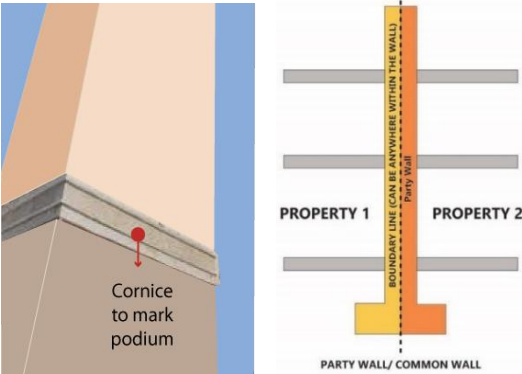
(illustration)



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

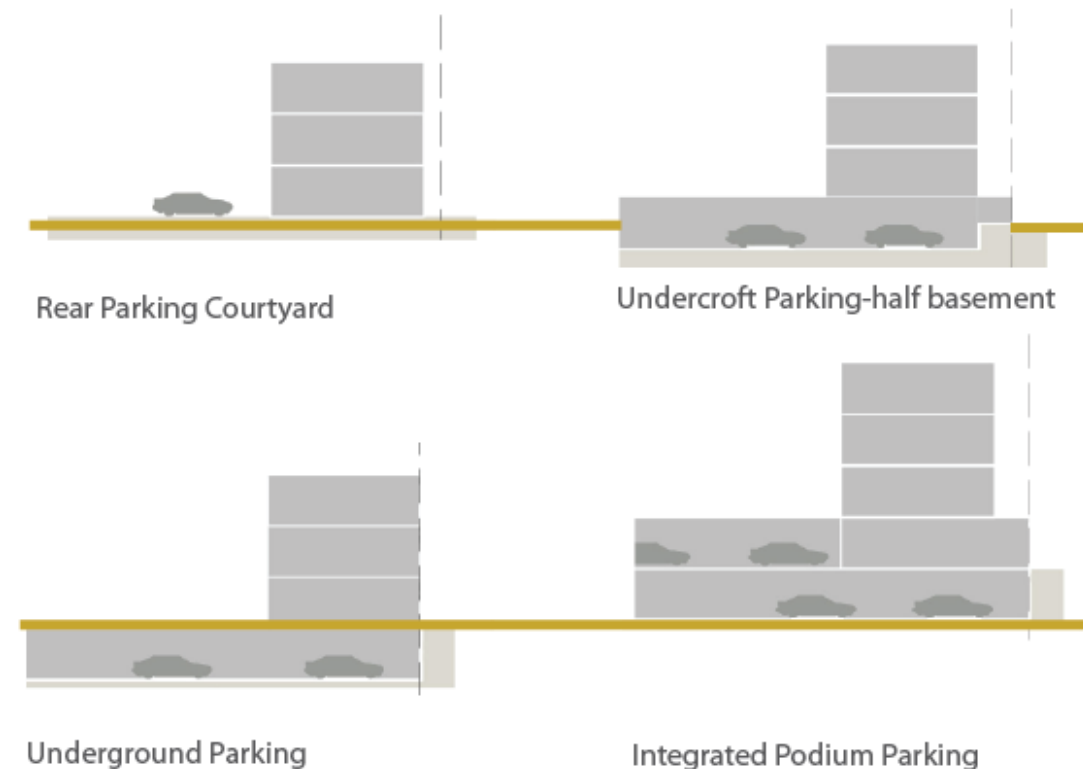
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



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

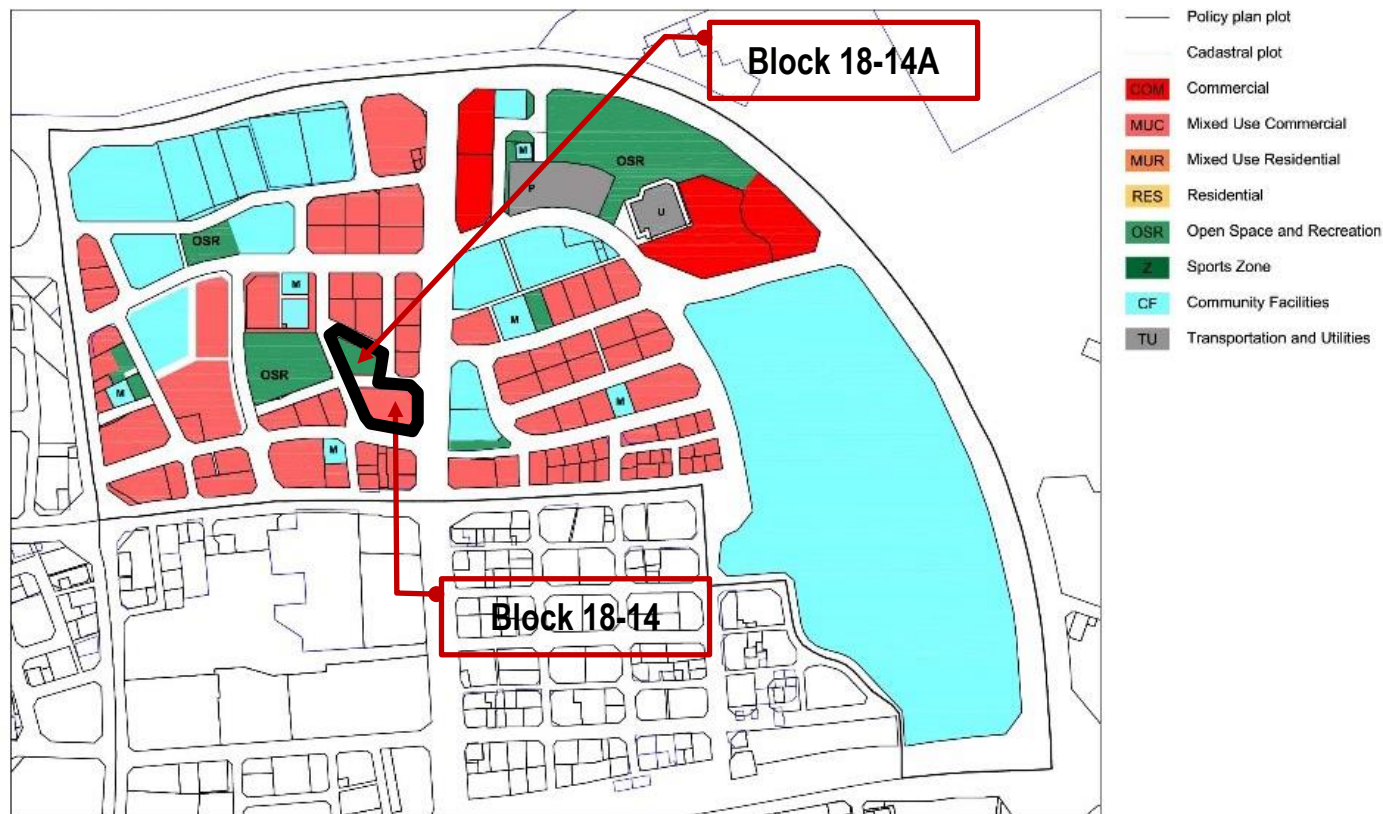
Provision of **Shared Public Parking**:

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

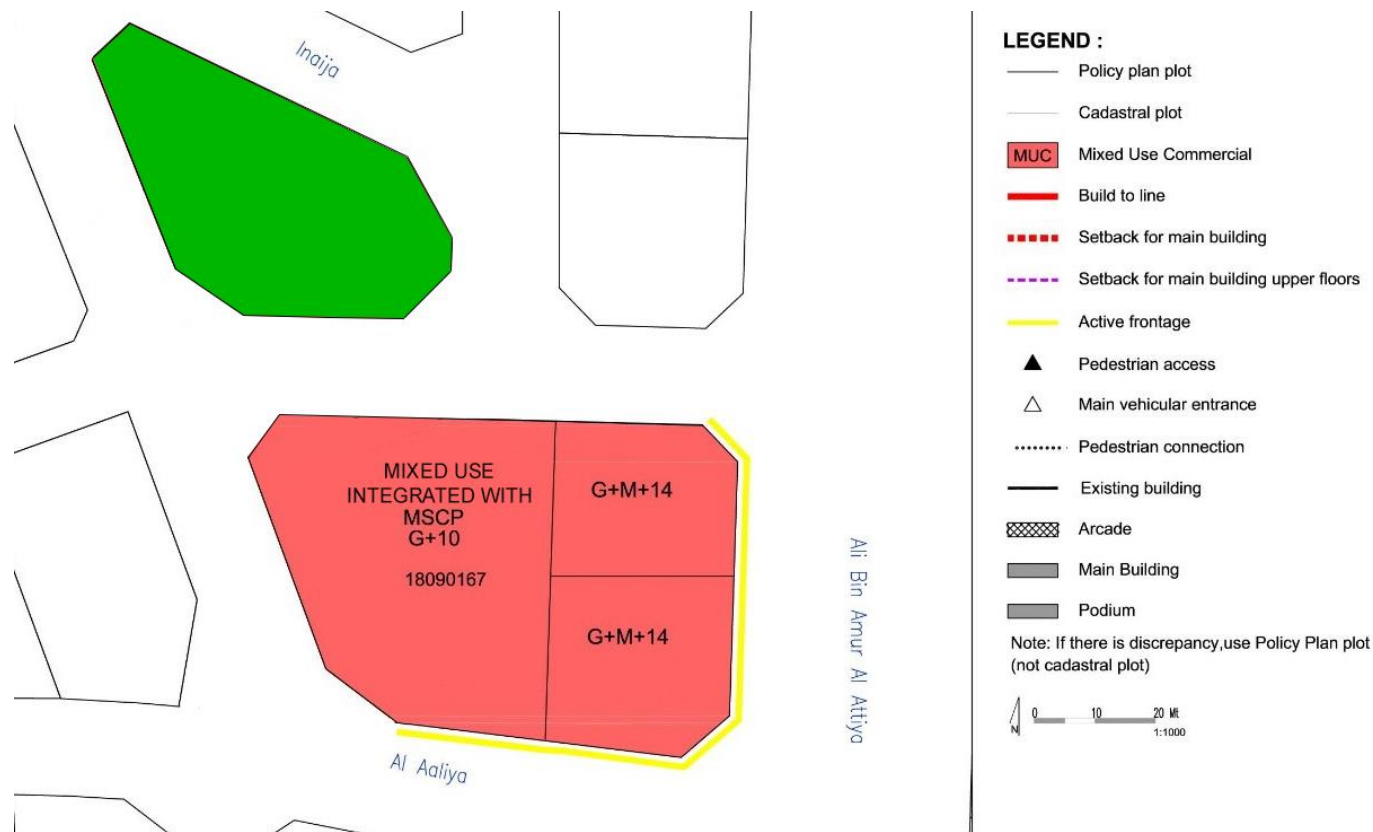
PERMITTED USES TABLE

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

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

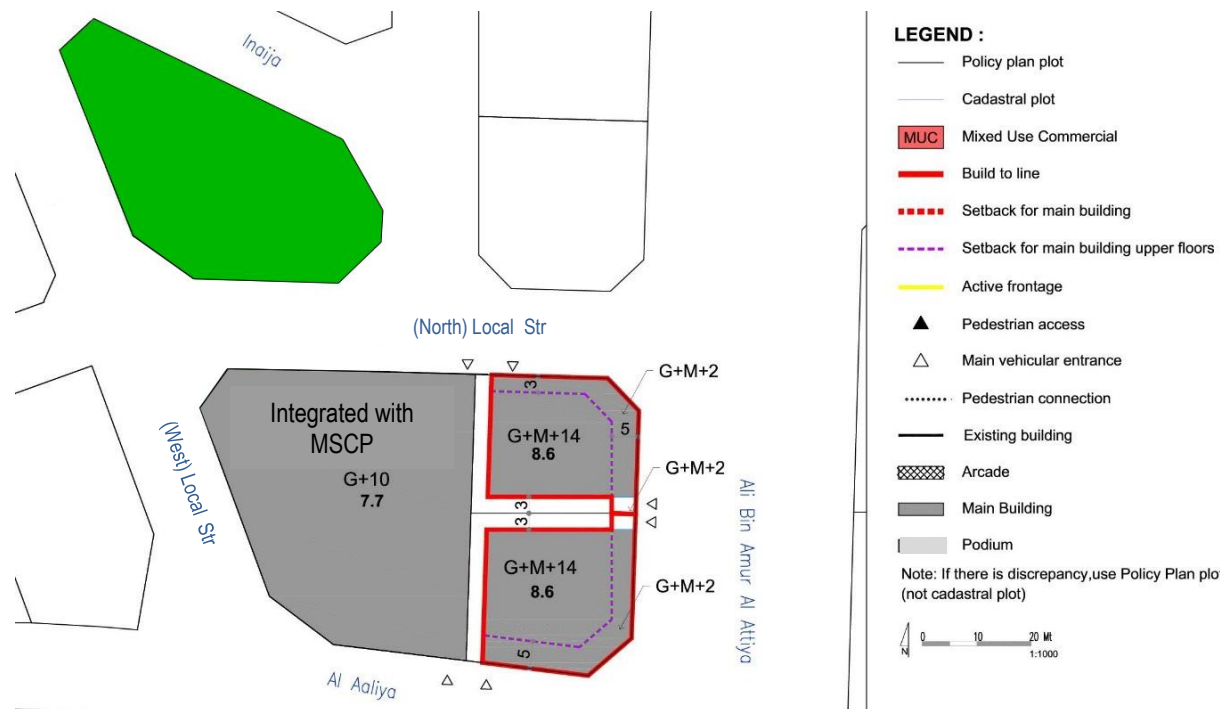
Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed

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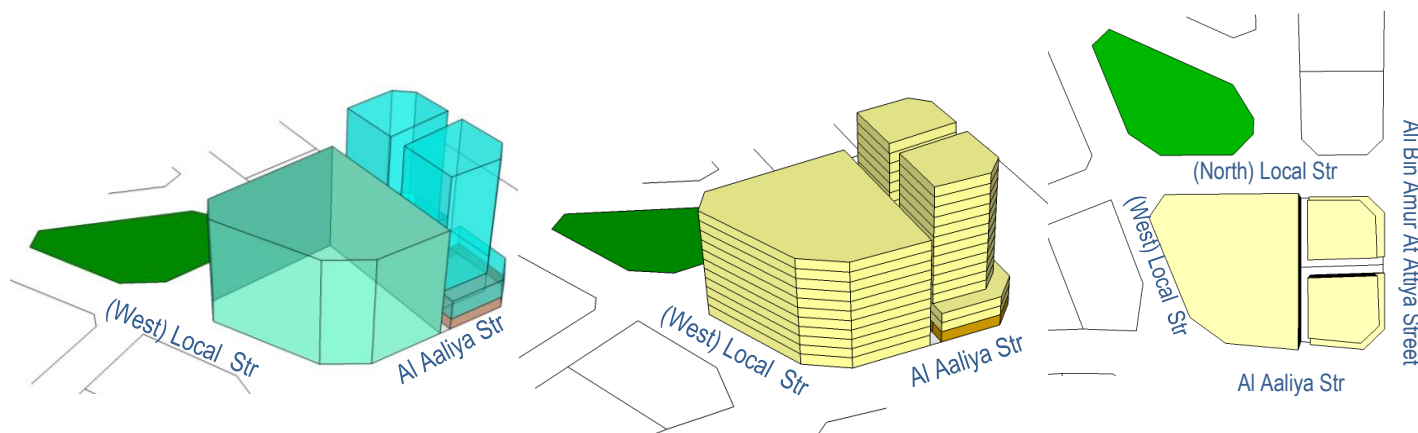
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

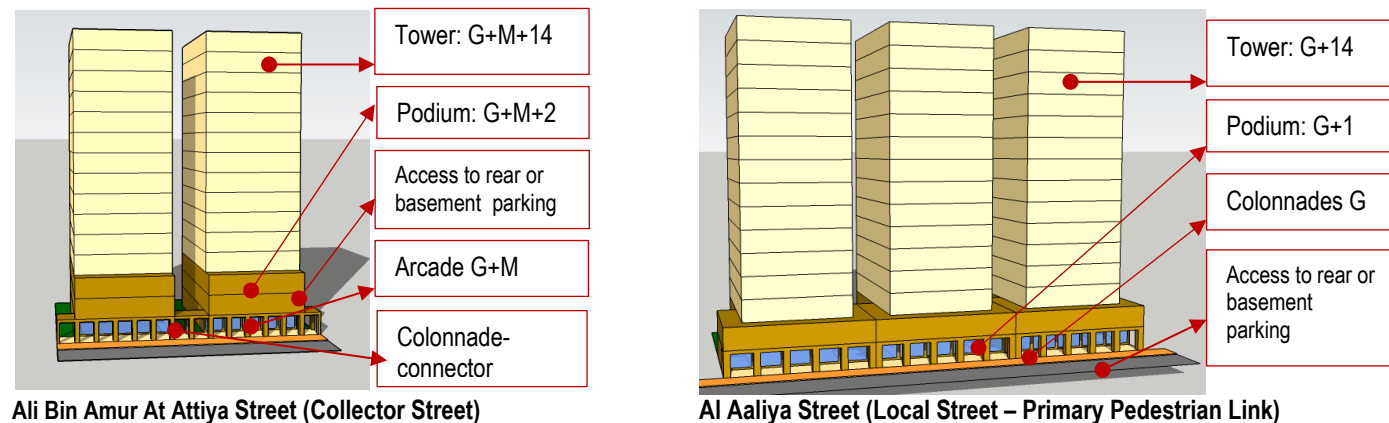
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



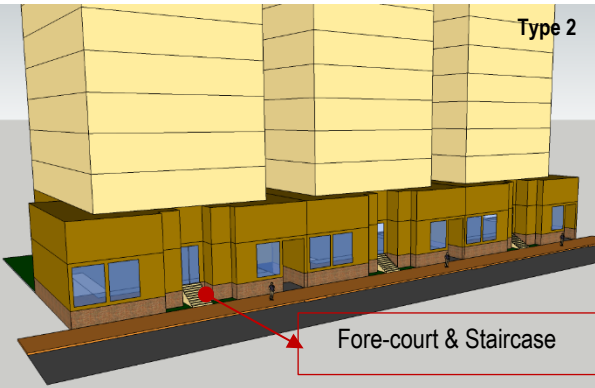
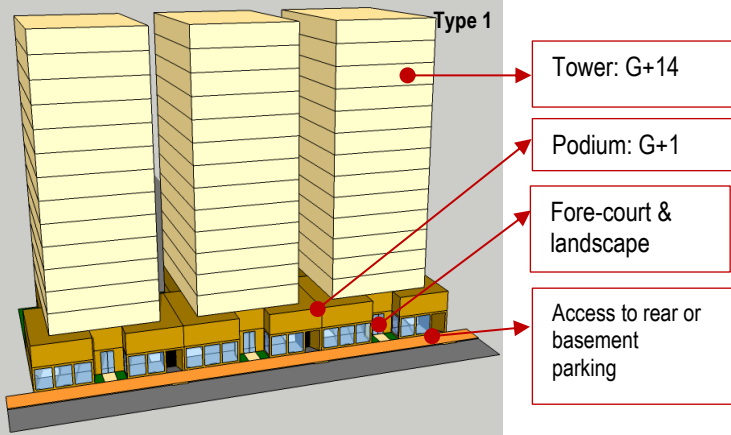
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Ali Bin Amur At Attiya Street	57.2 m (max)
	• G+M+14 (Podium G+M+2)	
	Al Aaliya & West & North Local Street	55.7 m (max)
	• G+14 (Podium G+1)	
FAR (max)	8.20 (along Ali Bin Amur At Attiya Street)	(+ 5 % for corner lots)
	7.70 (along Al Aaliya & West & North Local Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Ali Bin Amur At Attiya Street: <ul style="list-style-type: none">Podium: 0 m front; 0 m on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth;Tower: 3m front setback; 3m sides	
Build to Line	<ul style="list-style-type: none">Ali Bin Amur At Attiya Street (Collector street): 100% of 0m front setbackAl Aaliya Street: 90% of 0m front setbackWest & North Local Street (Local streets): 60% of 0m front setback (mandatory)	
Building Depth (max)	10 m (single aspect) 15 m (double aspect) 30 m (with atrium)	
Commercial Depth (max)	15 m	
Building Size	Fine grain; <ul style="list-style-type: none">30 m maximum building width or length; orCreate ‘a height break impression’ (e.g. insert 1-2 storey podium in between, variety fasade design based on modular approach) every interval of 30 m, if the building is stretched too long	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Ali Bin Amur At Attiya Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimum width	

	<ul style="list-style-type: none">G+M maximum heightLocated as per drawing Al Aaliya Street: Colonnades West & North Local Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0m setbacks0.5m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">Sides: 0 m
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)

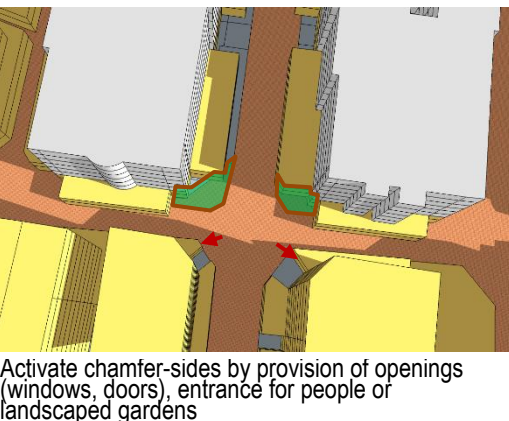
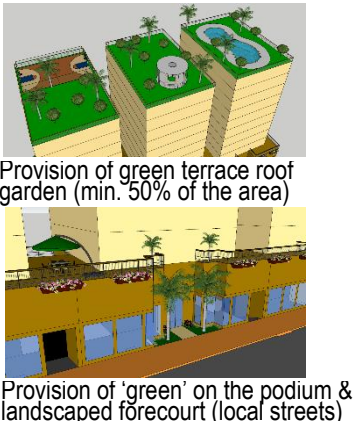
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FRONTAGE PROFILES



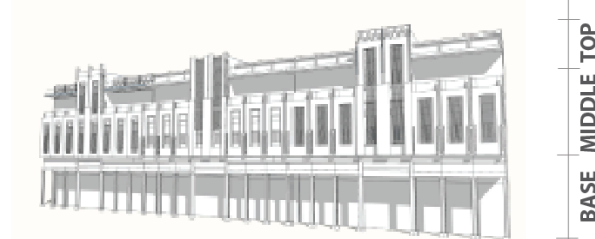
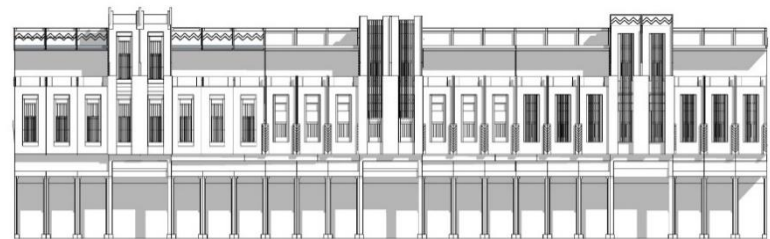
West & North Local Street : Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



Qatari Contemporary*

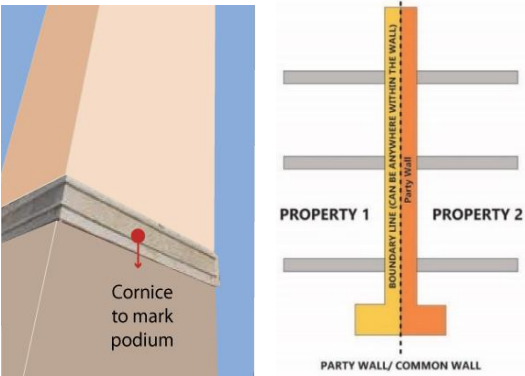


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">General: Qatari ContemporaryRecommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring RoadRecommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">Clear building expression of a base, a middle and a topThe 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)The Middle Part:<ul style="list-style-type: none">Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.Should reveal the external expression of each storeyThe Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">6 m between two buildings with facing non-habitable rooms8 m between two buildings with a facing non-habitable room and a facing habitable room12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">Ground floor: 5 mGround floor with mezzanine: 6.5 mTypical floors (residential and other): 3.50 mGround floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

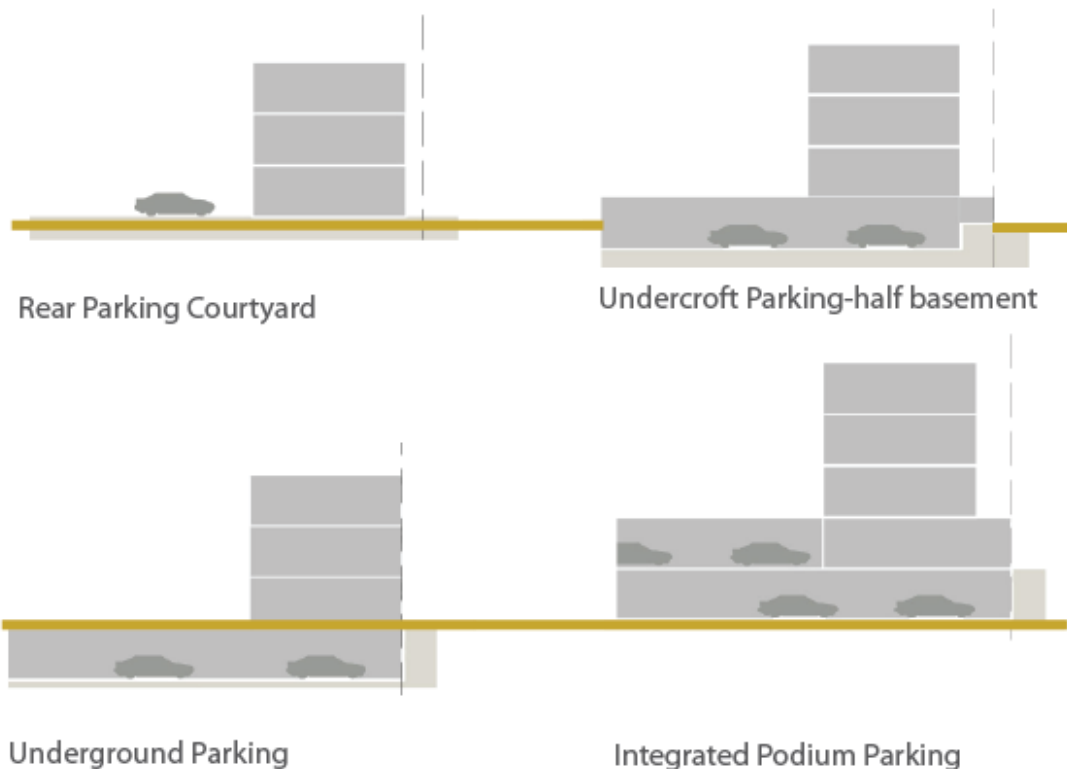
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Building Material	<ul style="list-style-type: none">Avoid excessive use of glass-wallUse the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
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Green 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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SIGNAGE	
8Style	Signage should be an integral part of the building facade without background.



WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

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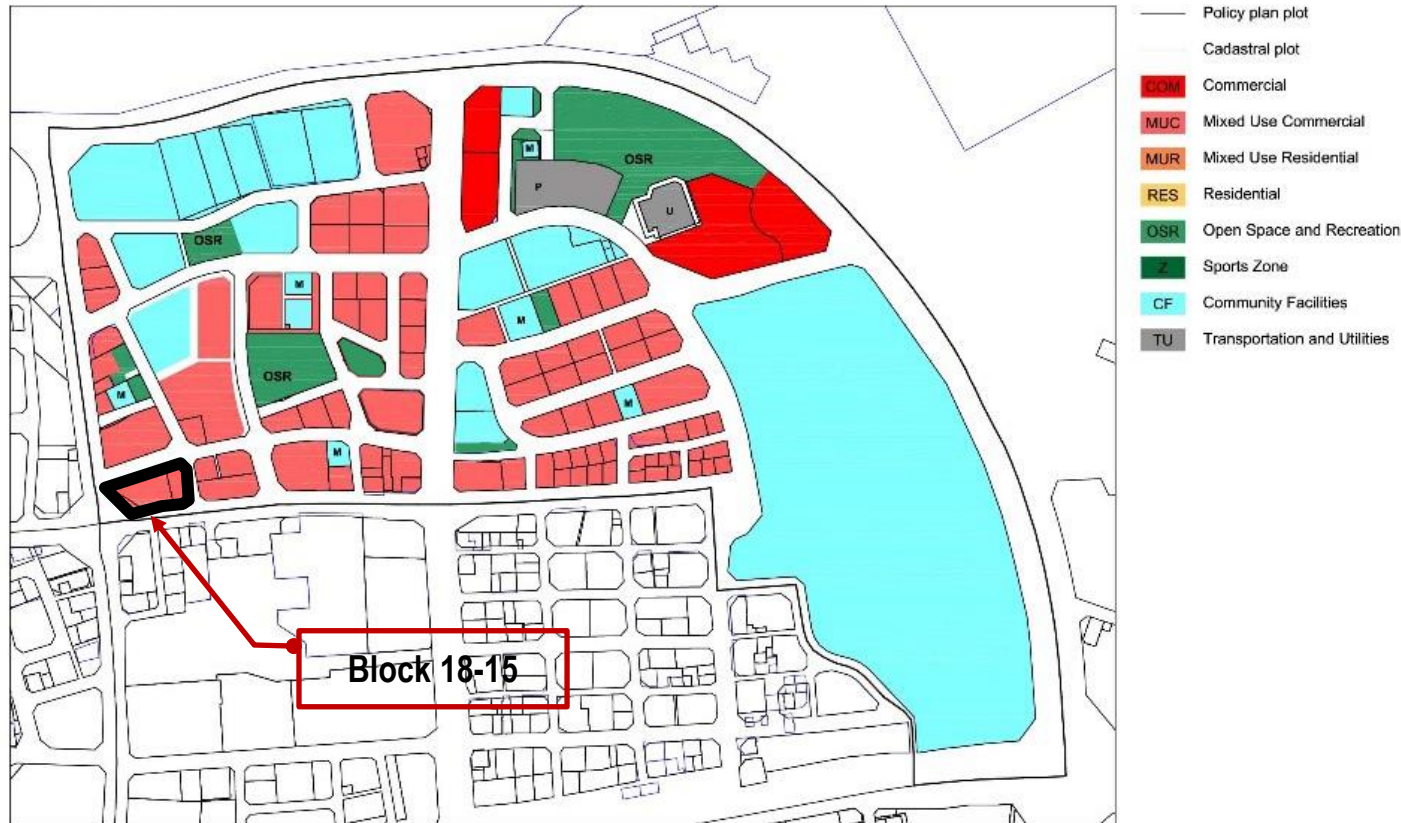
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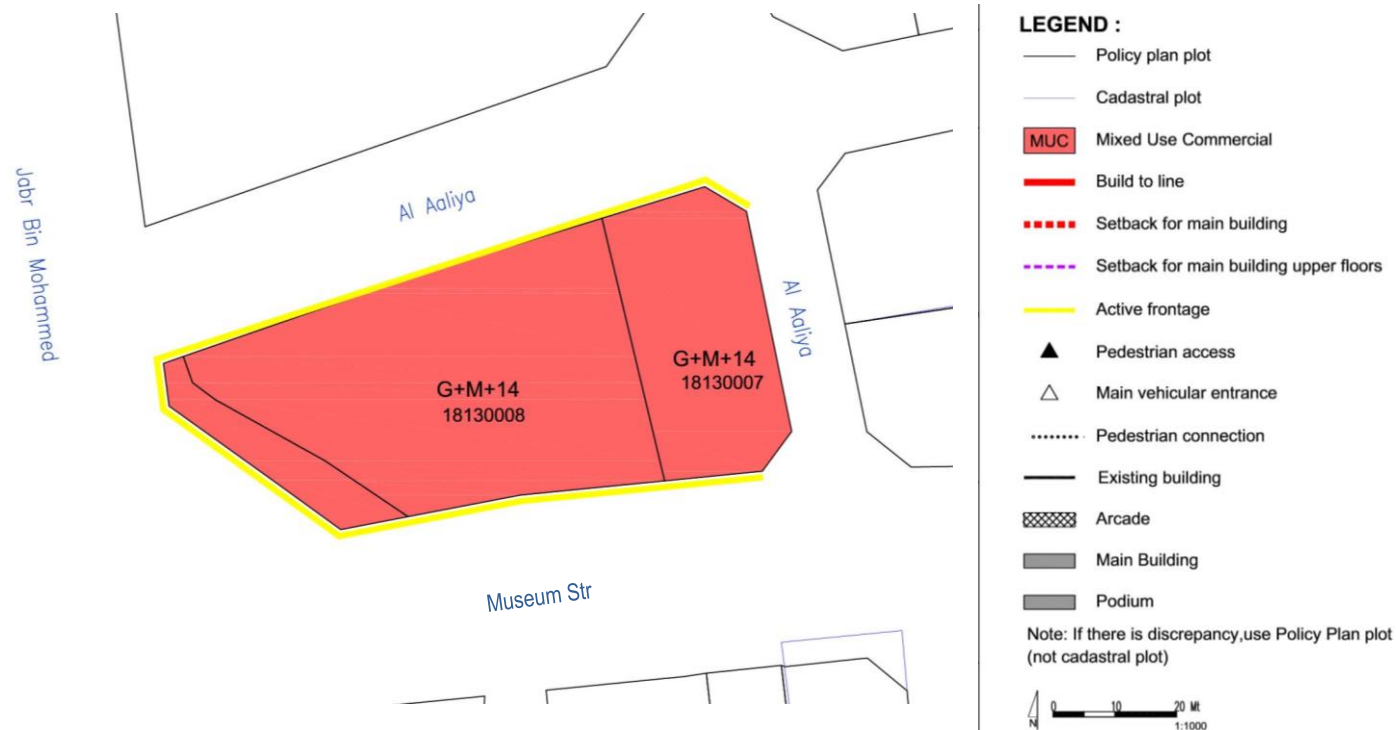
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4.9	✓	✓	x	x	1106	Medical Laboratory / Diagnostic Center
4.10 Governmental	x	✓	x	x	1201	Ministry / Government Agency / Authority
4.11	x	✓	x	x	1202	Municipality
4.12	✓	✓	✓	x	1203	Post Office
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4.17	✓	✓	✓	✓	1304	Art / Cultural Centers
4.18 Religious	✓	✓	✓	x	1406	Islamic / Dawa Center
5 SPORTS AND ENTERTAINMENT						
5.1 Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2	✓	✓	x	x	1504	Theatre / Cinema
5.3	✓	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
5.4	✓	✓	✓	✓		Green ways / Corridors
5.5 Sports	x	✓	✓	x	1607	Tennis / Squash Complex
5.6	x	✓	✓	✓	1609	Basketball / Handball / Volleyball Courts
5.7	x	✓	✓	✓		Small Football Fields
5.8	x	✓	✓	✓	1610	Jogging / Cycling Track
5.9	✓	✓	✓	✓	1611	Youth Centre
5.10	x	✓	✓	x	1612	Sports Hall / Complex (Indoor)
5.11	✓	✓	✓	✓		Private Fitness Sports (Indoor)
5.12	✓	✓	✓	✓	1613	Swimming Pool
6 OTHER						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

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

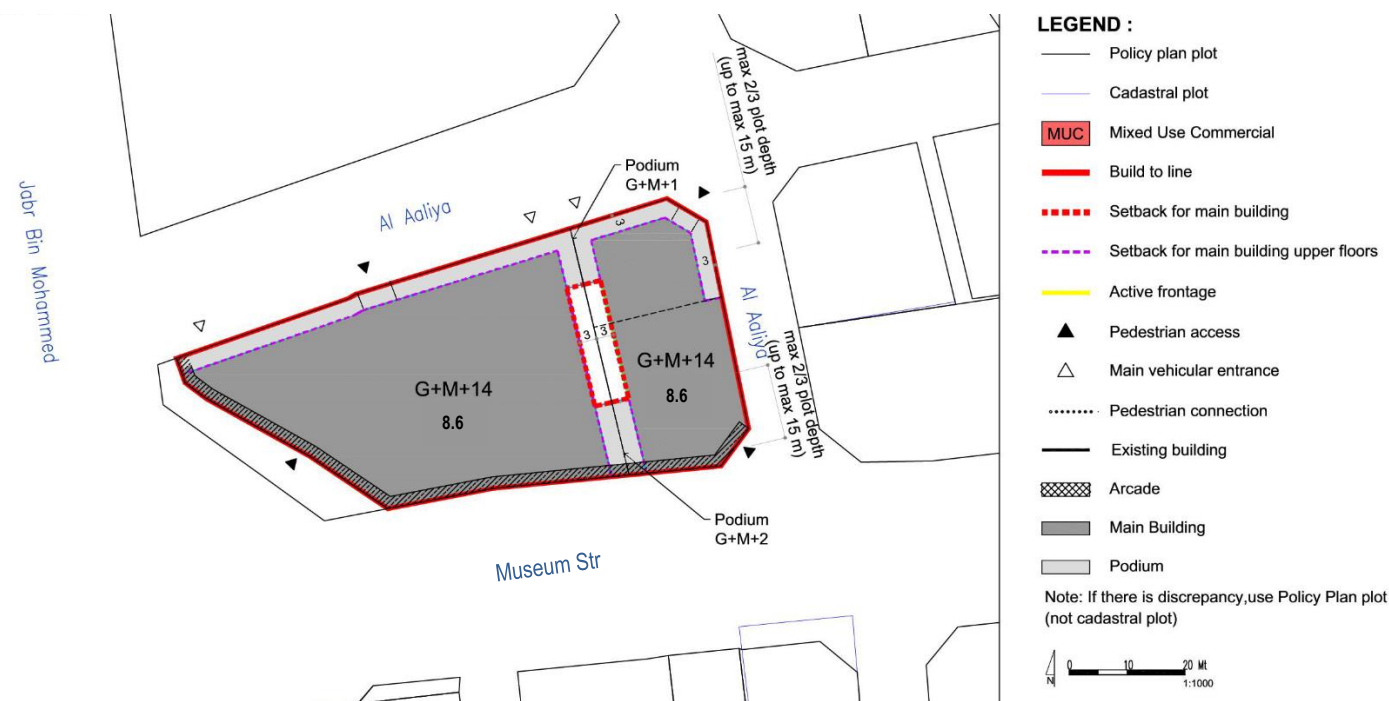
Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

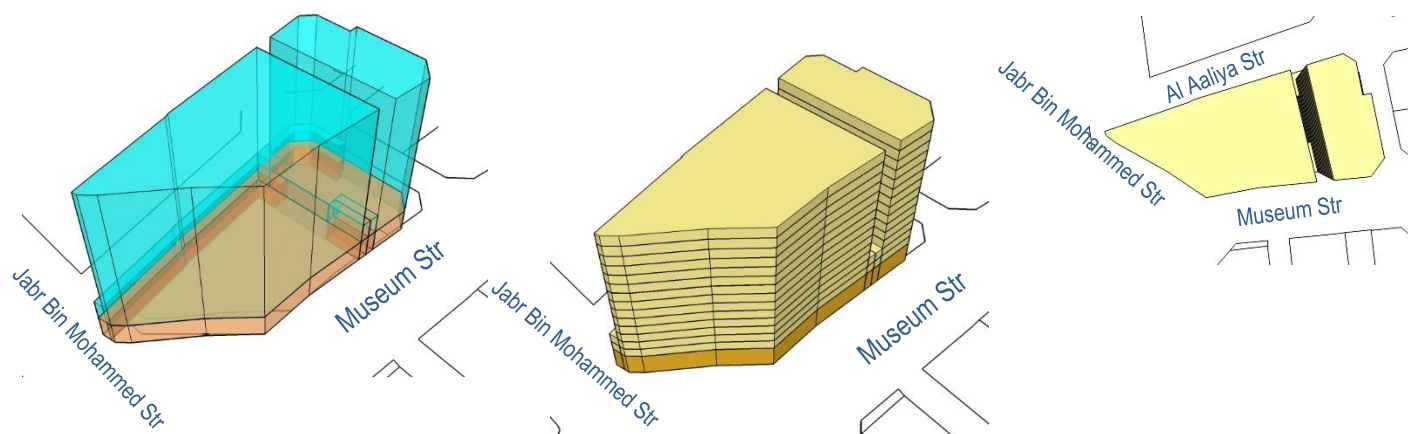
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

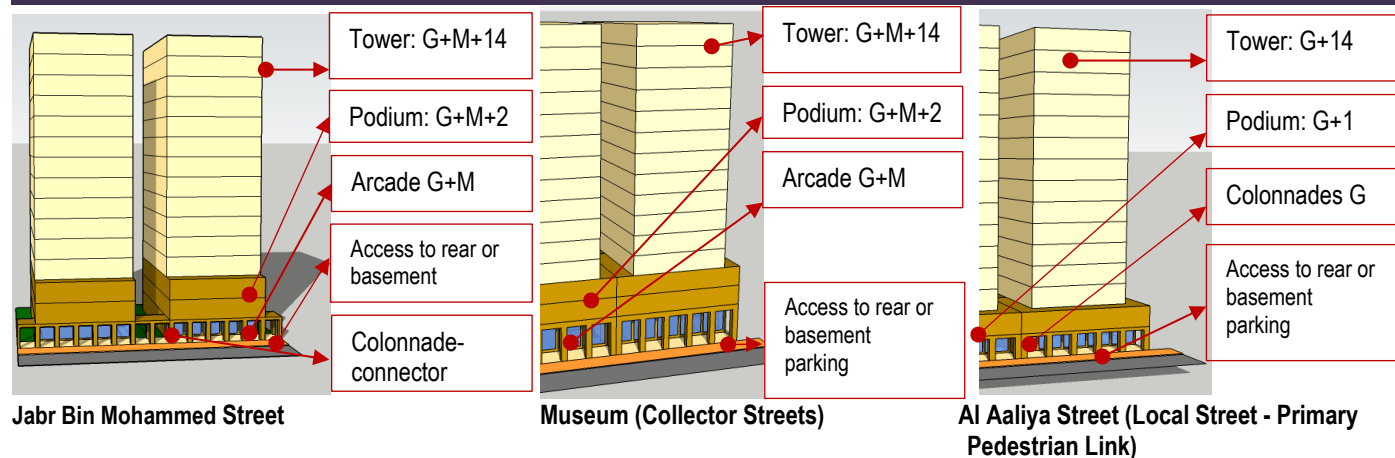
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



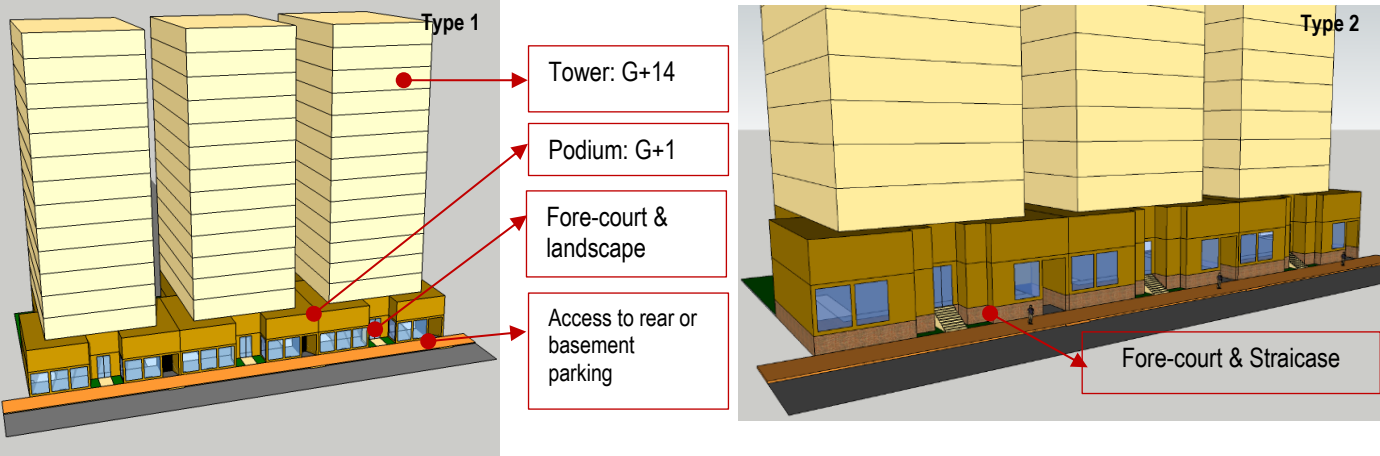
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Jabr Bin Mohammed & Museum Street	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Al Aaliya Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Jabr Bin Mohammed & Museum Street)	(+ 5 % for corner lots)
	7.70 (along Al Aaliya Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Jabr Bin Mohammed & Museum Street: <ul style="list-style-type: none">Podium: 0m front; 0 m on sides, up to 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depthTower: 0 m front setback; 3m sides;	
	Al Aaliya Street: <ul style="list-style-type: none">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 depthTower: 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>	<ul style="list-style-type: none">Jabr Bin Mohammed & Museum Street (Collector streets): 100% of 0m front setbackAl Aaliya Street: 90% of 0 m front setback	
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; <ul style="list-style-type: none">30 m maximum building width or length; orCreate 'a height break impression' (e.g. insert 1-2 storey podium in between, variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long	
Primary Active Frontage	As indicated in the plan	

Frontage Profile	Jabr Bin Mohammed Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimumG+M maximum heightLocated as per drawing Museum & Al Aaliya Street: Colonnade Al Hiikma Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">Sides: 0 m on sides, up to 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)

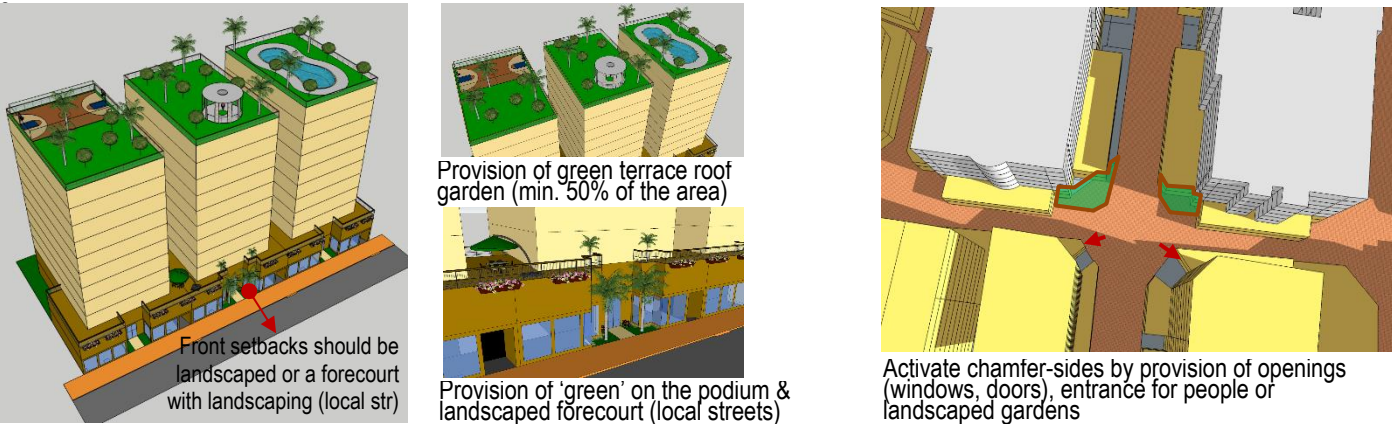
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

FRONTAGE PROFILES



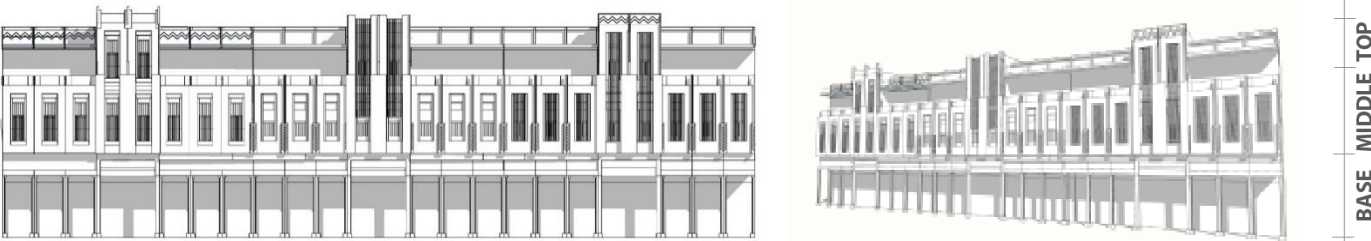
Al Hiikma Street - Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION

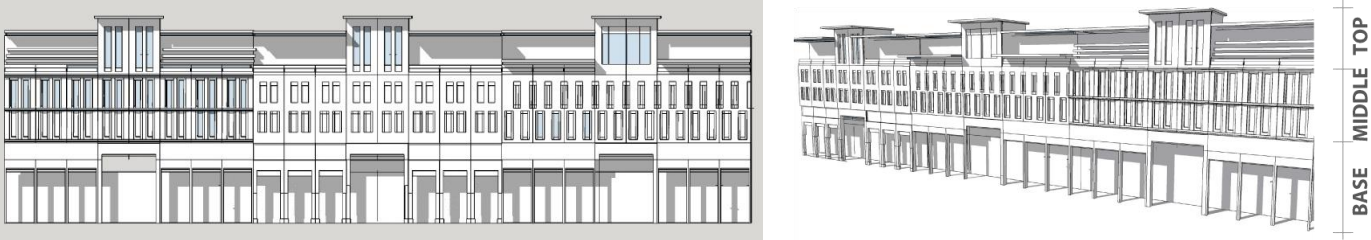


RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



Qatari Contemporary*

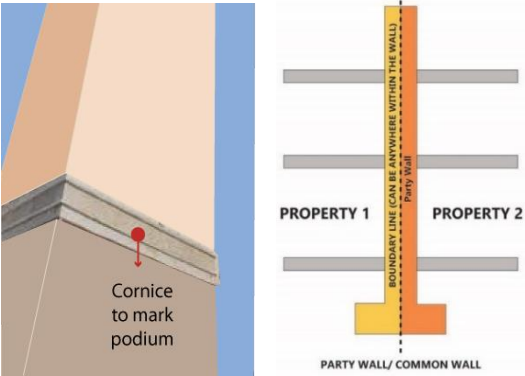


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

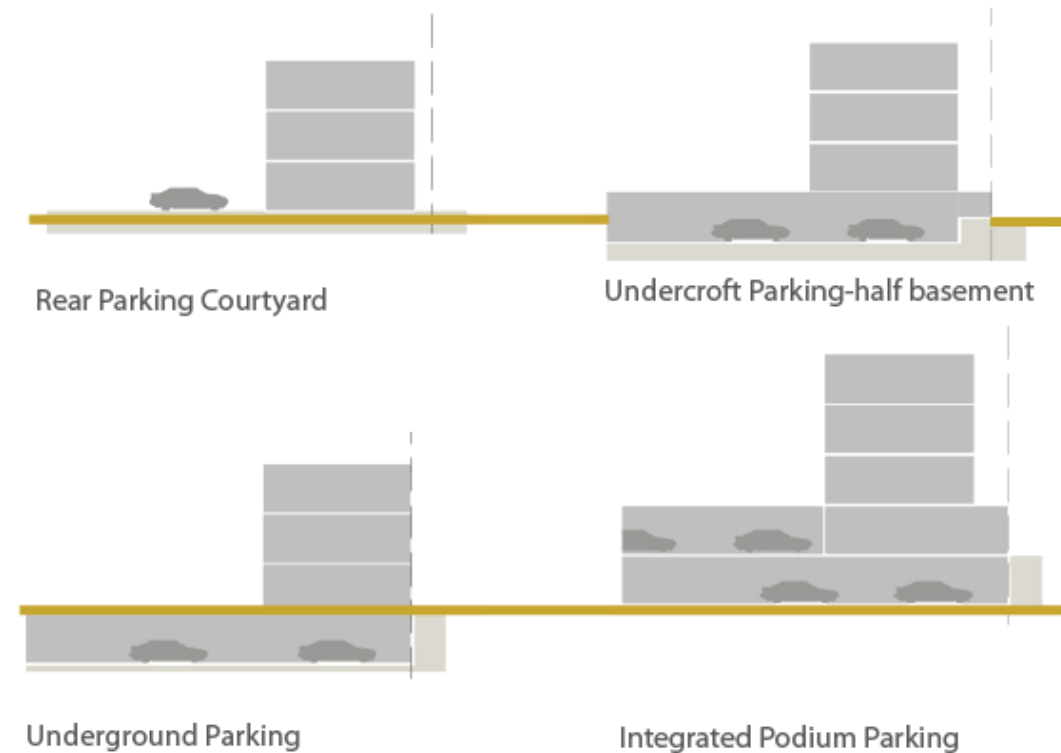
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



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

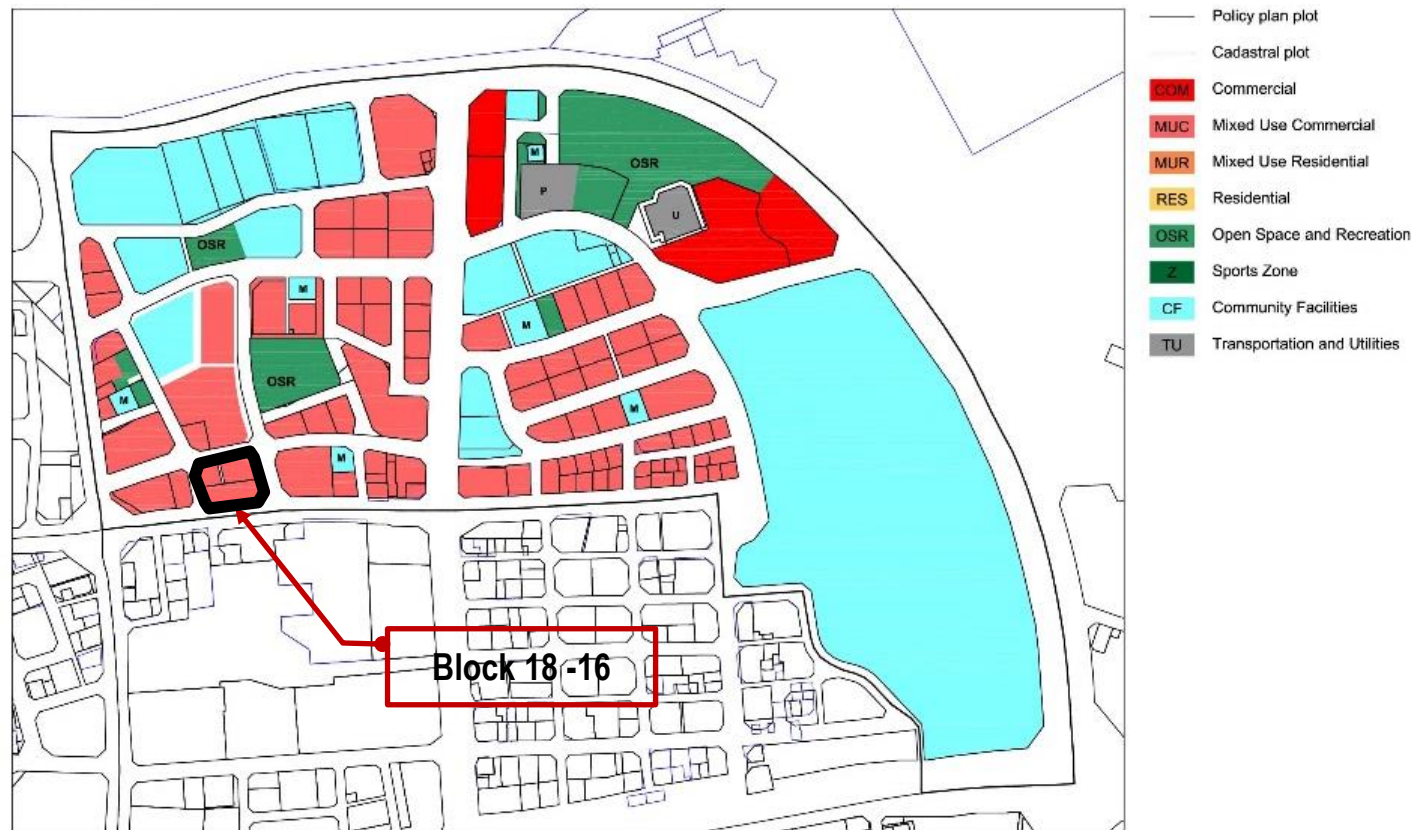
Provision of **Shared Public Parking:**

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

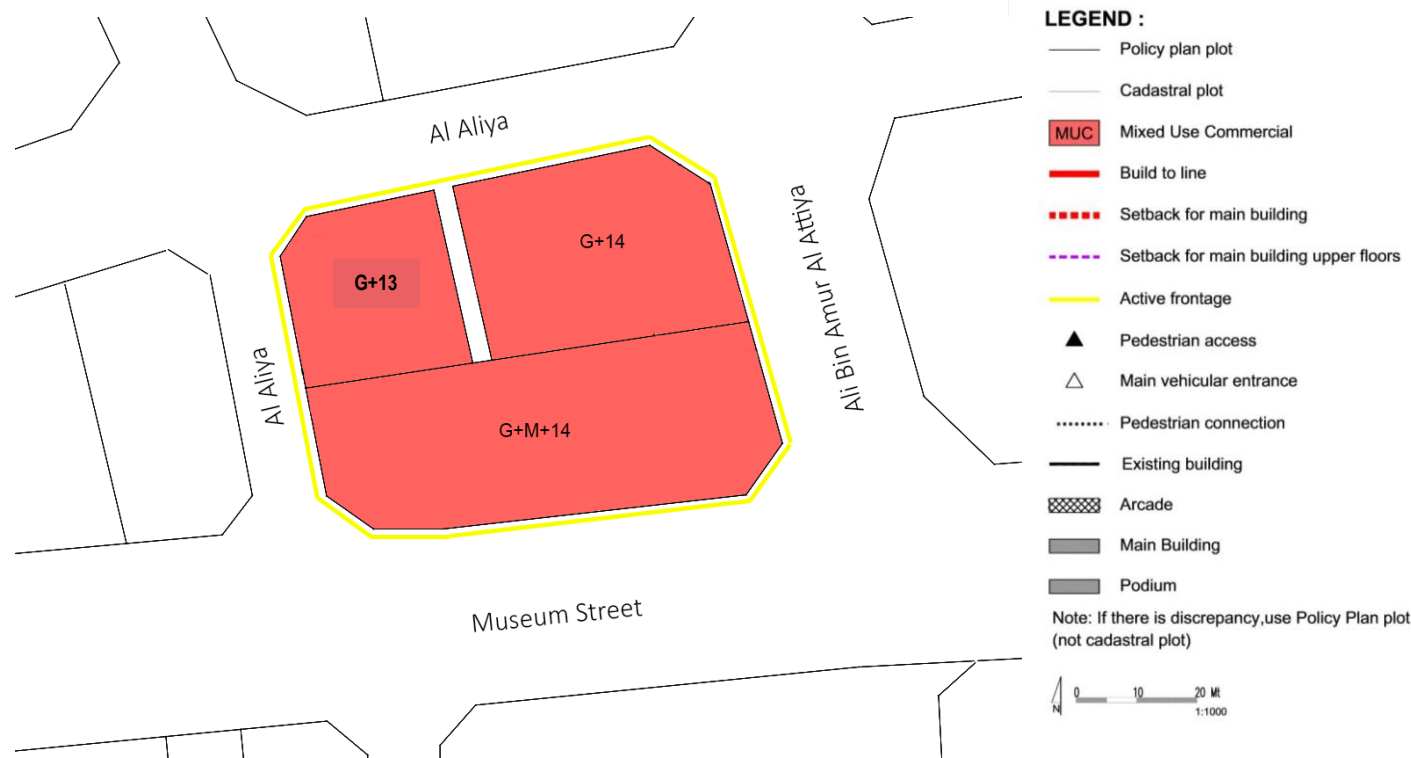
PERMITTED USES TABLE

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

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

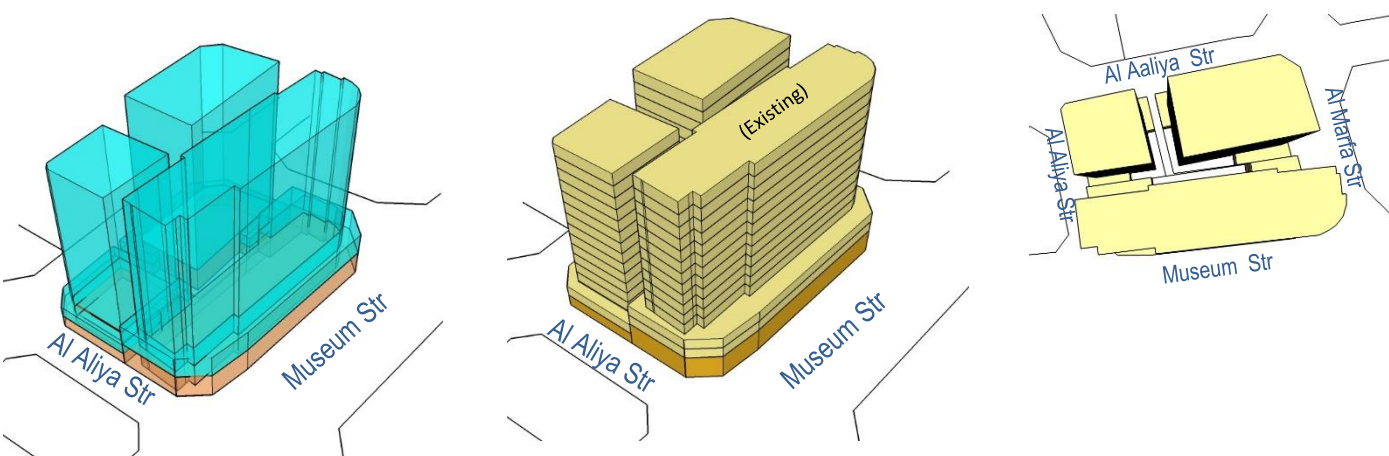
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

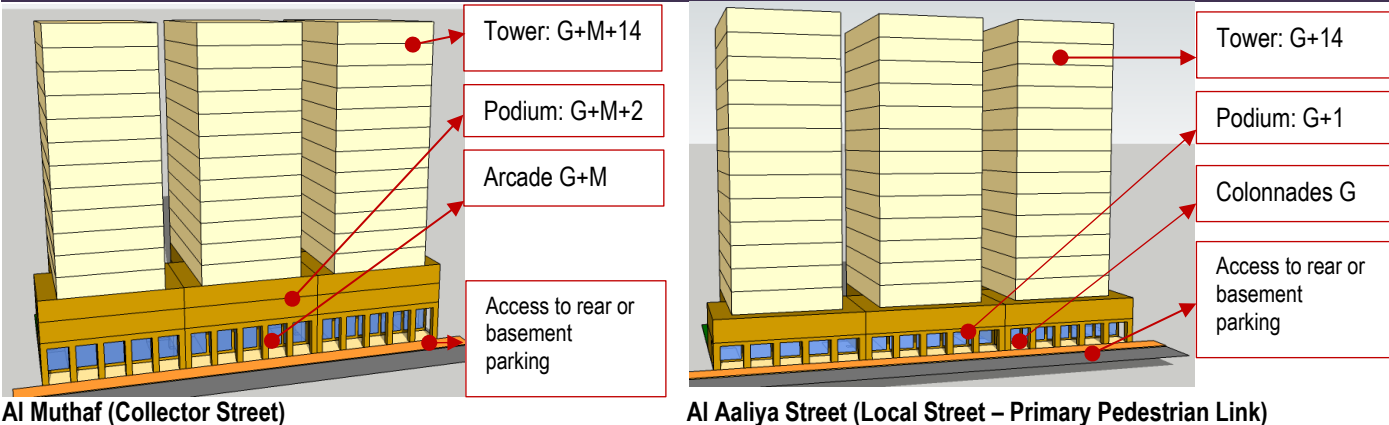
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



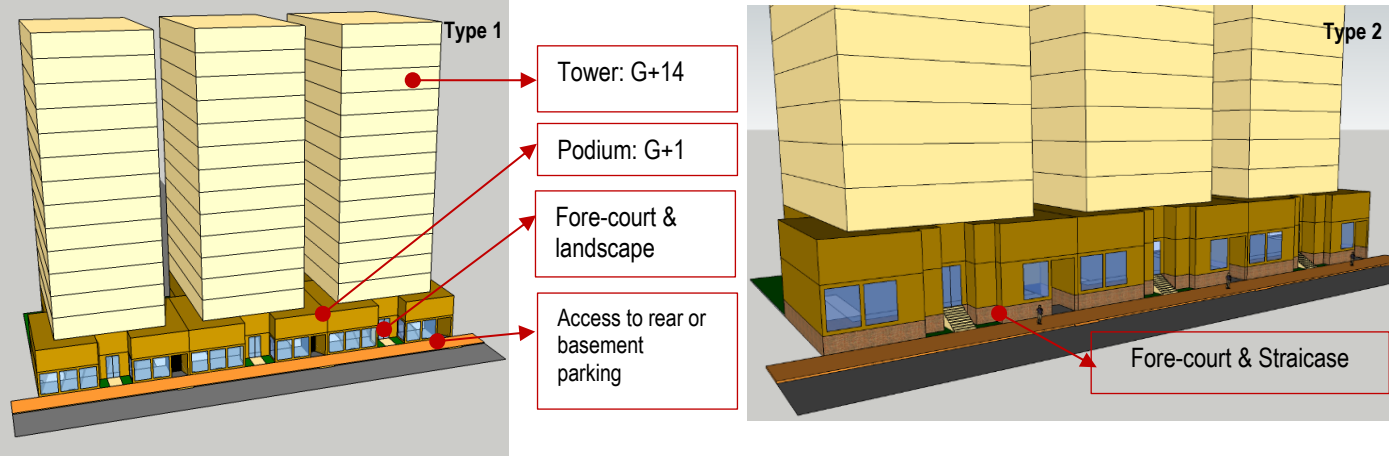
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Museum Street	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Al Aaliya & Al Hiikma & Al Marfa Str	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Museum Street)	(+ 5 % for corner lots)
	7.70 (along Al Aaliya& Al Hiikma & Al Marfa Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Museum Street:	
	<ul style="list-style-type: none">Podium: 0m 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 rearTower: 0 m front setback; 3m sides; 3m rear	
	Al Aaliya & Al Hiikma & Al Marfa Street:	
	<ul style="list-style-type: none">Podium: 0m 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 rearTower: 3-5 m front setback (as per set back of the existing buildings); 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">Museum Street (Collector street): 100% of 0m front setbackAl Aaliya Street: 90% of 0m front setback& Al Hiikma & Al Marfa Street: 60% of 0m front setback	
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; <ul style="list-style-type: none">30 m maximum building width or length; orCreate 'a height break impression' (e.g. insert 1-2 storey podium in between, variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long	

Primary Active Frontage	As indicated in the plan
Frontage Profile	Museum Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimumG+M maximum heightLocated as per drawing Al Aaliya Street: Colonnade Al Hiikma & Al Marfa Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">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 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m²: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)

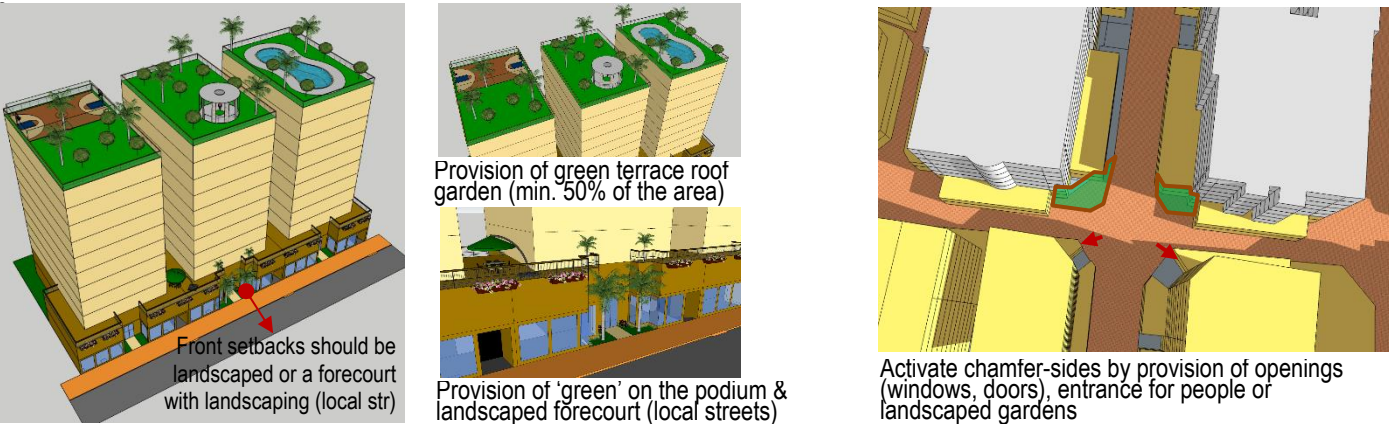
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

FRONTAGE PROFILES



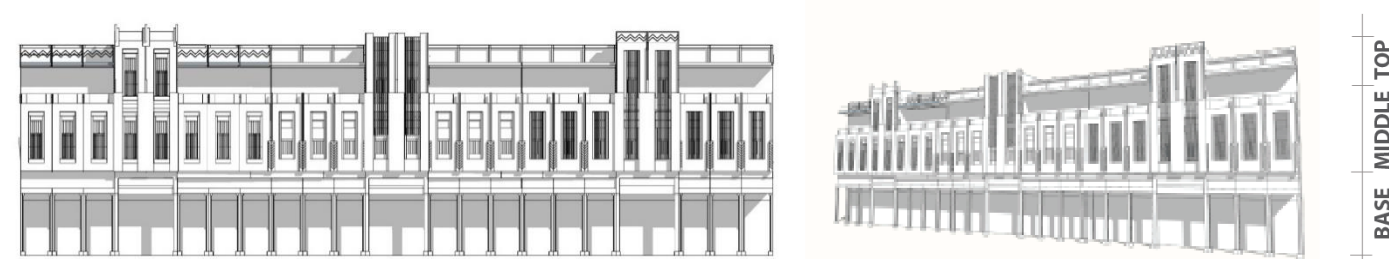
Al Hiikma & Al Marta Street - Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



Qatari Contemporary*

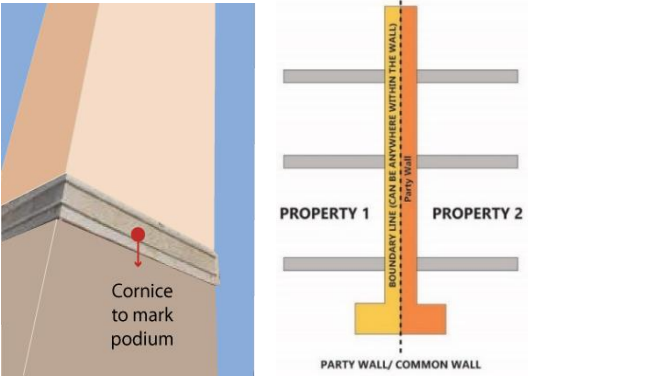


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">General: Qatari ContemporaryRecommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring RoadRecommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">Clear building expression of a base, a middle and a topThe 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)The Middle Part:<ul style="list-style-type: none">Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.Should reveal the external expression of each storeyThe Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">6 m between two buildings with facing non-habitable rooms8 m between two buildings with a facing non-habitable room and a facing habitable room12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">Ground floor: 5 mGround floor with mezzanine: 6.5 mTypical floors (residential and other): 3.50 mGround floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

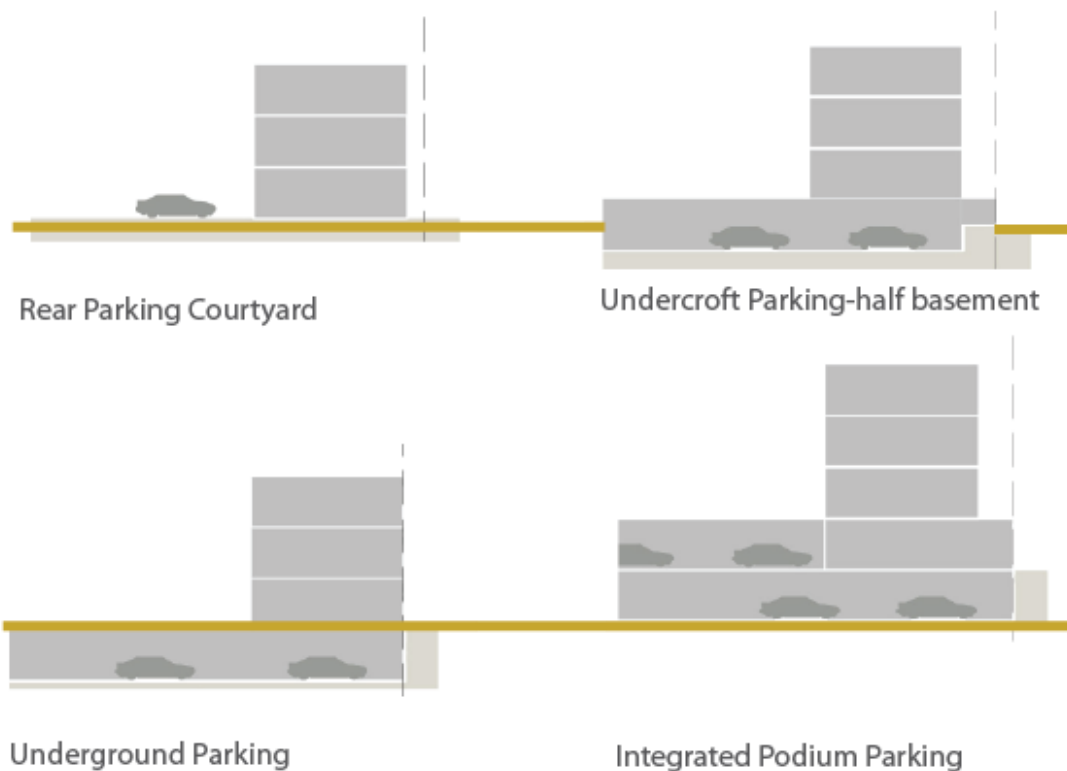
	<ul style="list-style-type: none">Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">Avoid excessive use of glass-wallUse the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">Main building entrances should be oriented to the side indicated on the plan.Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building 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

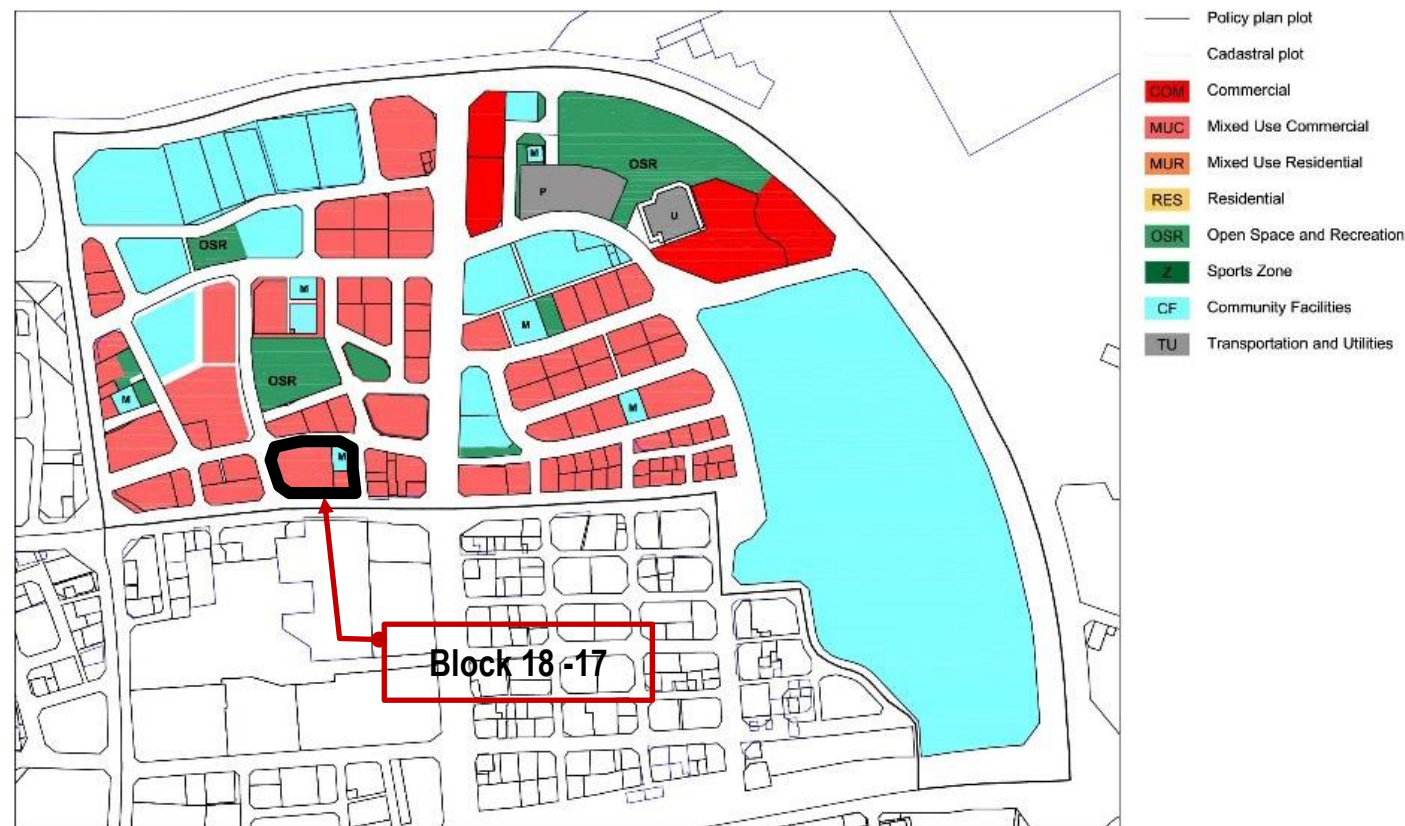
Provision of **Shared Public Parking**:

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

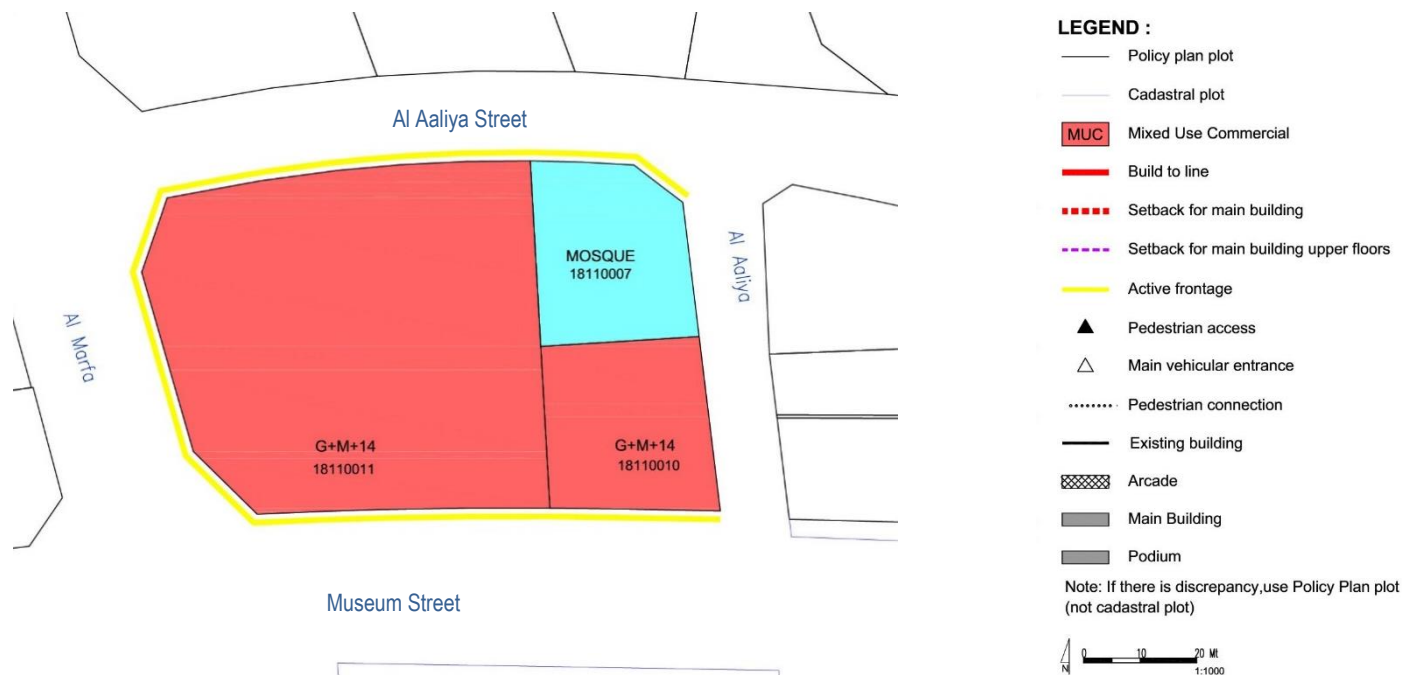
PERMITTED USES TABLE

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

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

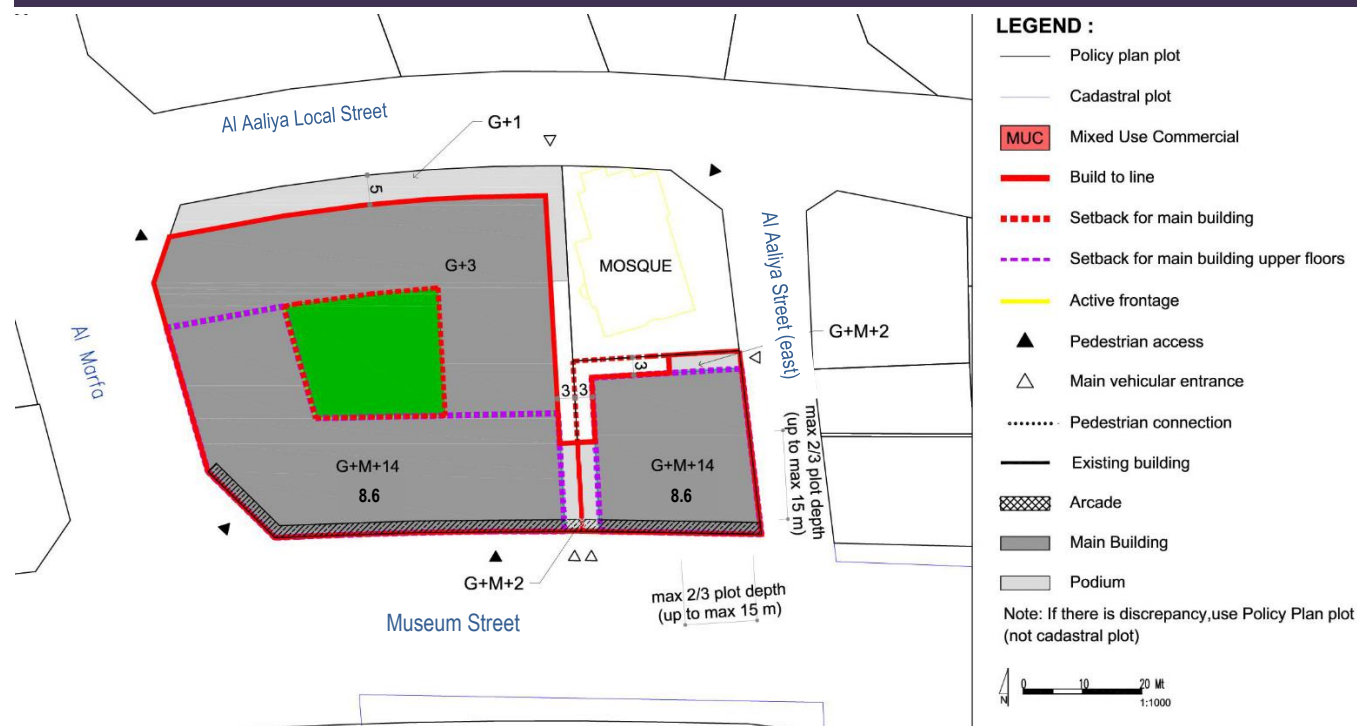
Uses mix: ✓ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

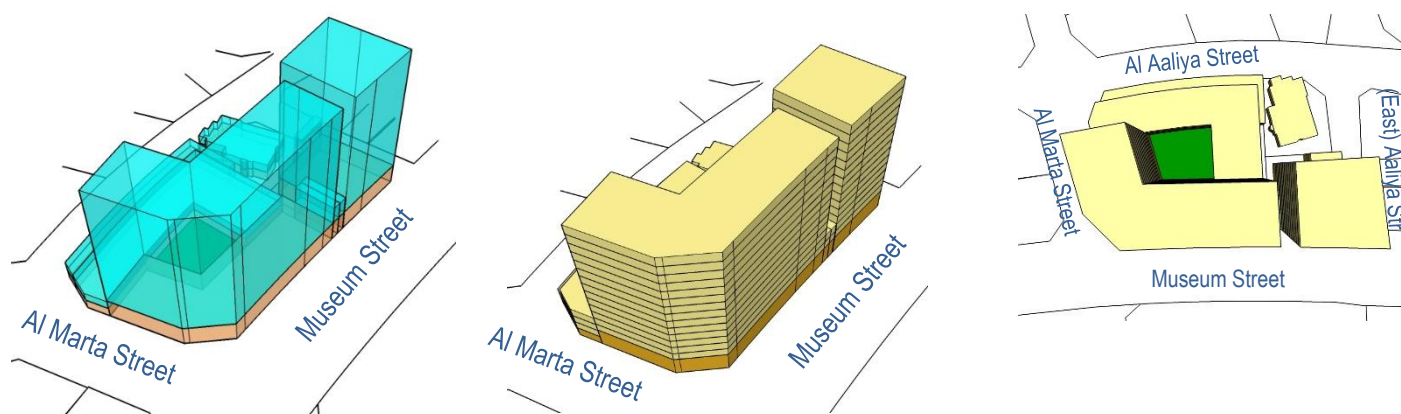
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

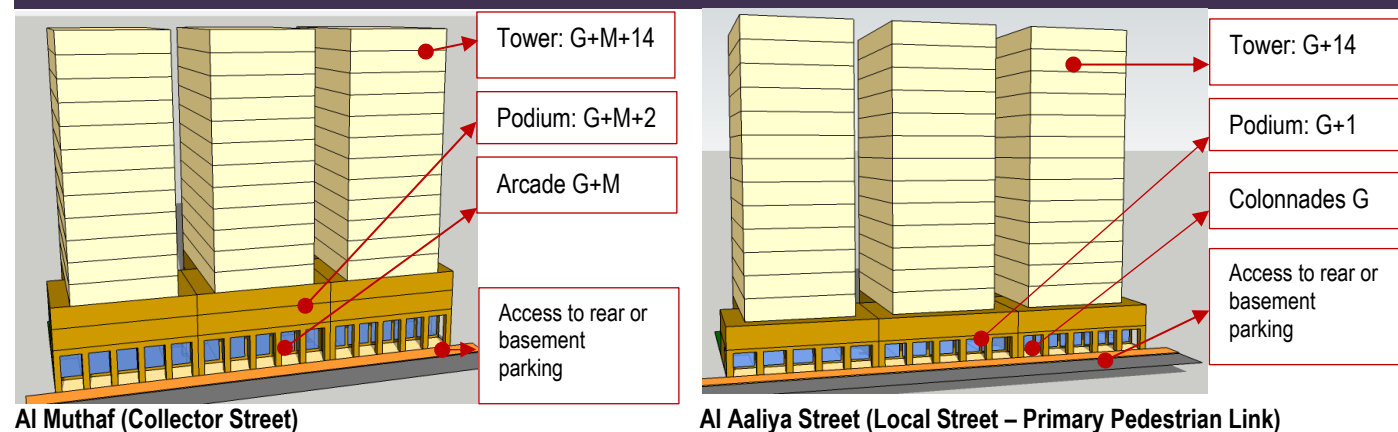
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



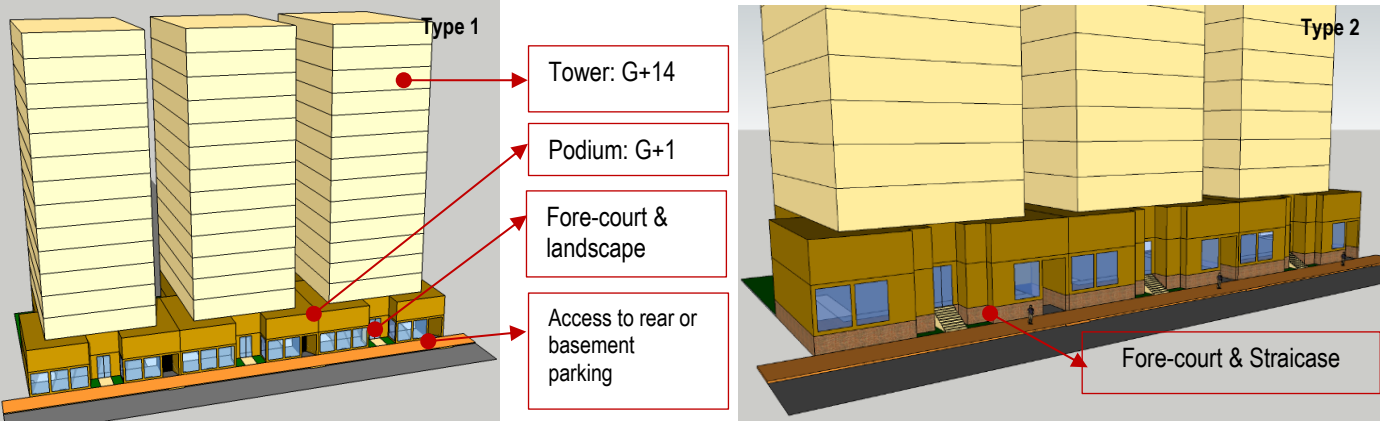
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Museum Street	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Al Aaliya & East Al Aaliya & Al Marta Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Museum Street)	(+ 5 % for corner lots)
	7.70 (along Al Aaliya & Al Marta Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Museum Street:	
	<ul style="list-style-type: none"><u>Podium</u>: 0m front; 0 m on sides, up to 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth;<u>Tower</u>: 0 m front setback; 3 m sides; 3m rear	
	Al Marta & Al Aaliya East Street:	
	<ul style="list-style-type: none"><u>Podium</u>: 0m front; 0 m on sides, up to 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth<u>Tower</u>: 3m front setback; 3m sides;	
	<ul style="list-style-type: none">Al Aaliya Street<u>Podium</u>: 0m front; 0 m on sides, up to 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth<u>Tower</u>: 5 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>	<ul style="list-style-type: none">Museum Street (Collector street): 100% of 0m front setbackAl Aaliya Street: 90% of 0m front setbackEast Al Aaliya & Al Marta Street : 60% of 0m front setback	
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; <ul style="list-style-type: none">30 m maximum building width or length; orCreate 'a height break impression' (e.g. insert 1-2 storey podium in between, variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long	

Primary Active Frontage	As indicated in the plan
Frontage Profile	Museum Street: Arcade/ Colonnade: <ul style="list-style-type: none">• 2.5 m minimum• G+M maximum height• Located as per drawing Al Aaliya Street: Colonnade East Al Aaliya & Al Marta Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">• Allowed• 0 m setbacks• 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">• Sides: 0 m on sides, up to 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth;• Rear: 3 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none">• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.• For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)

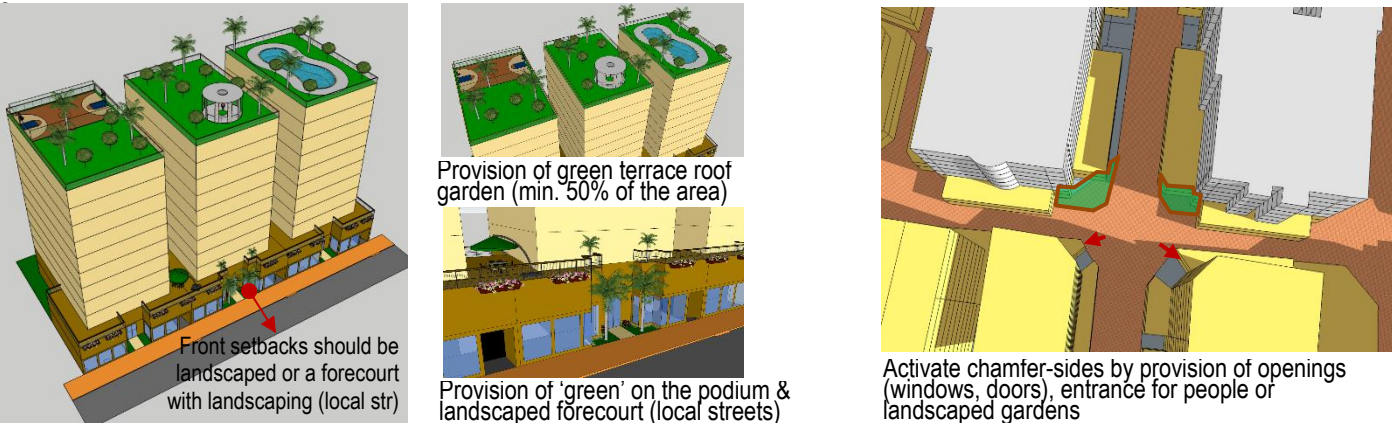
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

FRONTAGE PROFILES



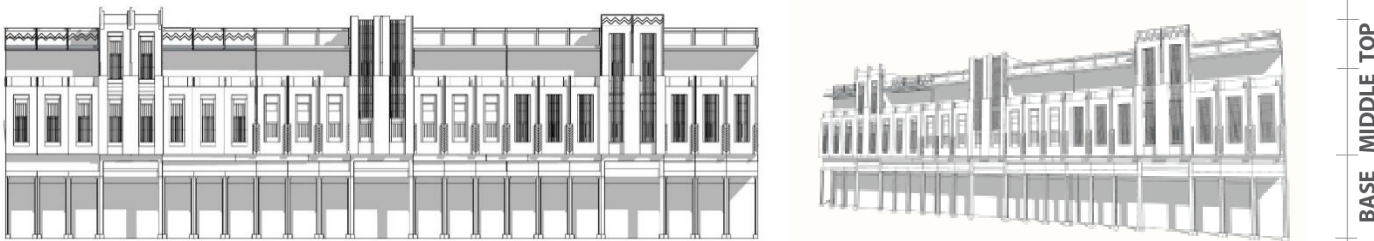
East Al Aaliya & Al Marta Street - Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION

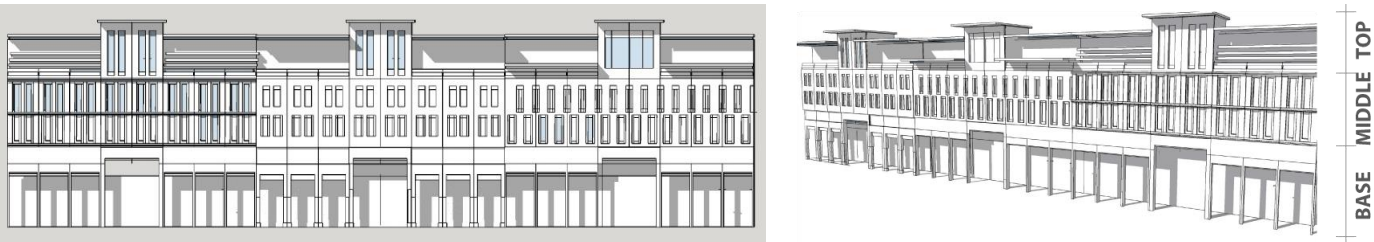


RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



Qatari Contemporary*

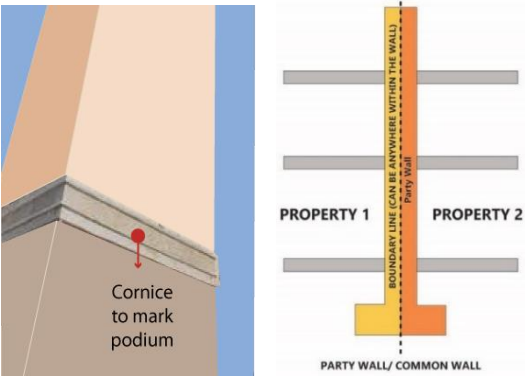


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

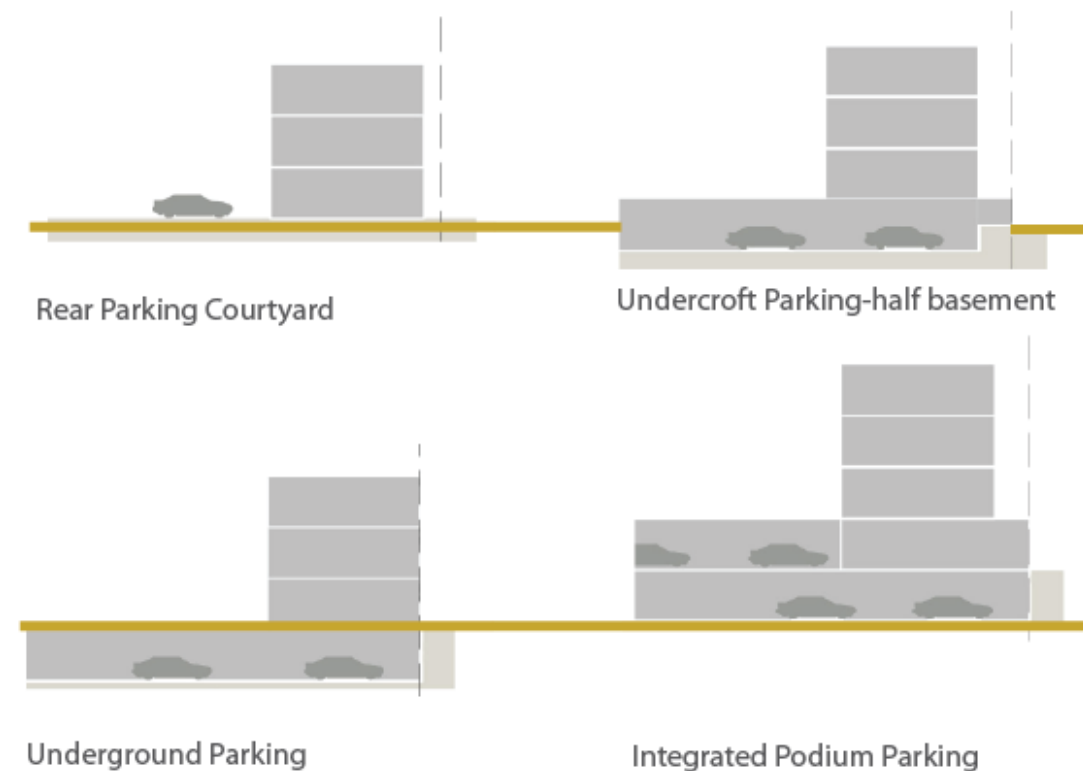
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Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
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WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

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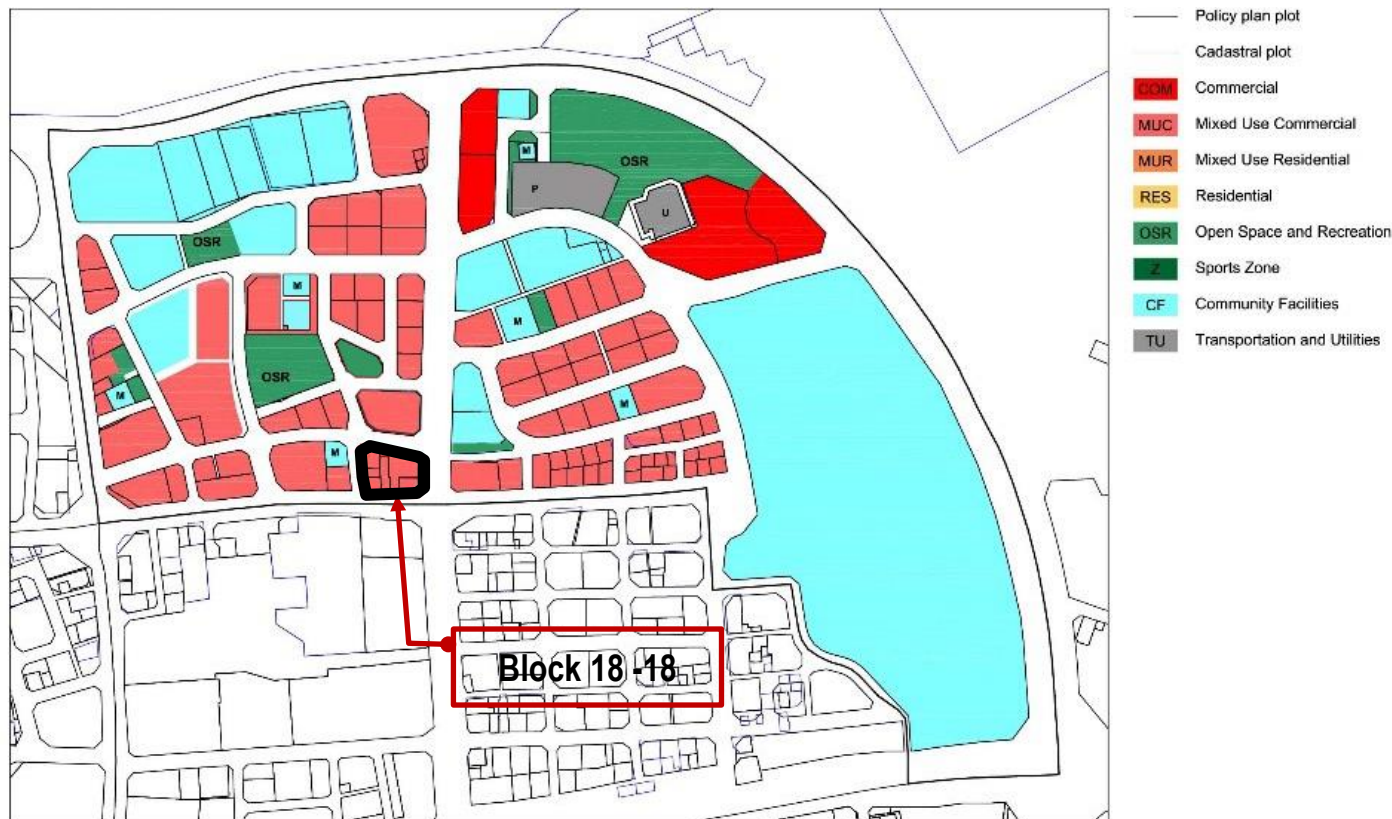
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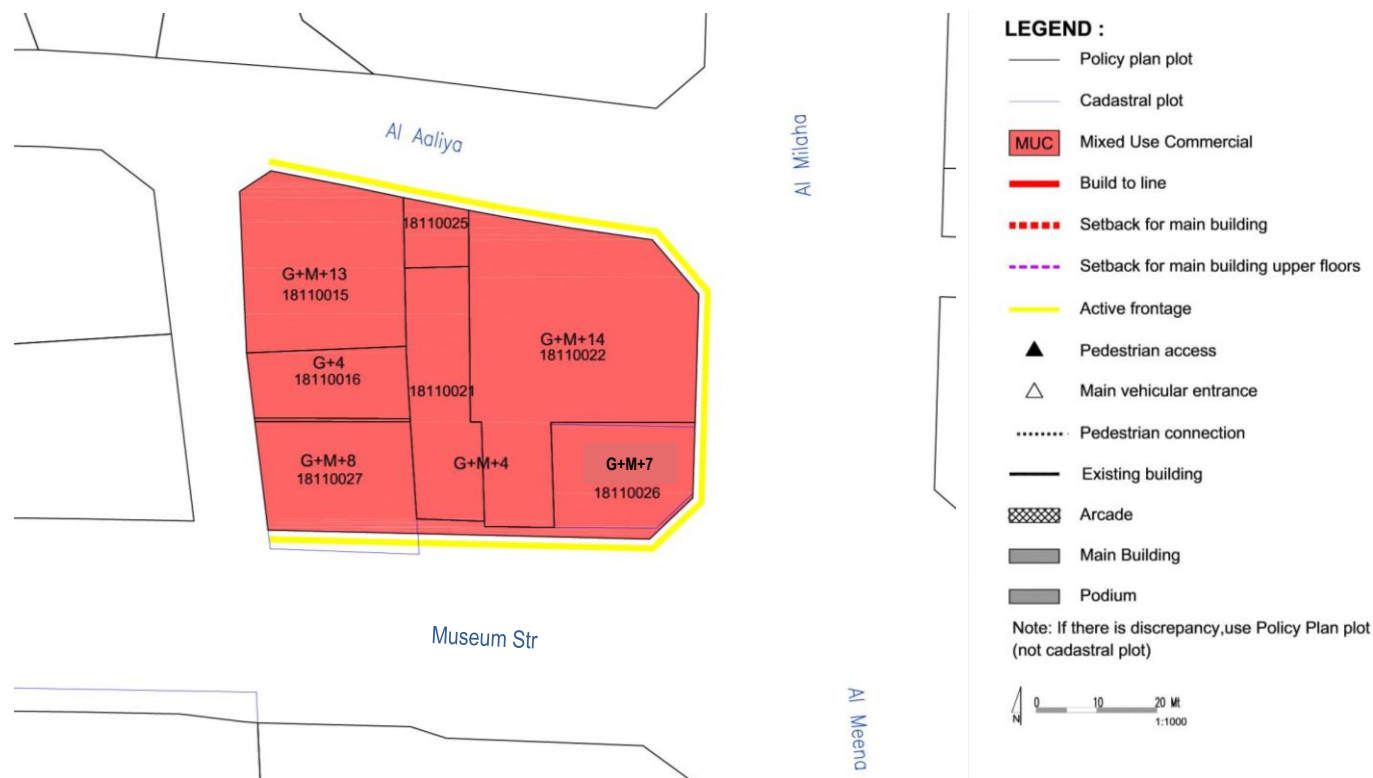
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4.2	✓	✓	✓	x	1020	Technical Training / Vocational / Language School / Centers
4.3	x	✓	✓	x	1021	Boys Qur'anic School / Madrasa / Markaz
4.4	x	✓	✓	x	1022	Girls Qur'anic School
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4.9	✓	✓	x	x	1106	Medical Laboratory / Diagnostic Center
4.10 Governmental	x	✓	x	x	1201	Ministry / Government Agency / Authority
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4.16	✓	✓	x	x	1303	Convention / Exhibition Center
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5.7	x	✓	✓	✓		Small Football Fields
5.8	x	✓	✓	✓	1610	Jogging / Cycling Track
5.9	✓	✓	✓	✓	1611	Youth Centre
5.10	x	✓	✓	x	1612	Sports Hall / Complex (Indoor)
5.11	✓	✓	✓	✓		Private Fitness Sports (Indoor)
5.12	✓	✓	✓	✓	1613	Swimming Pool
6 OTHER						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

1 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

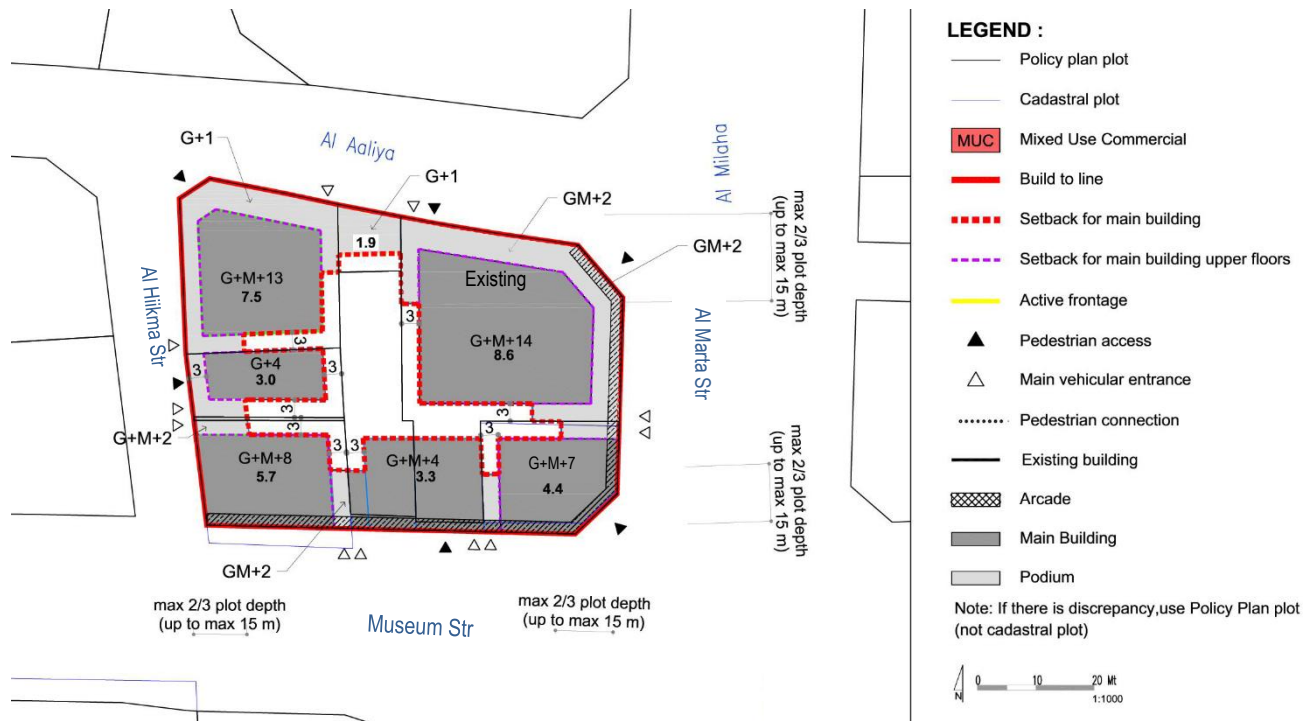
Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

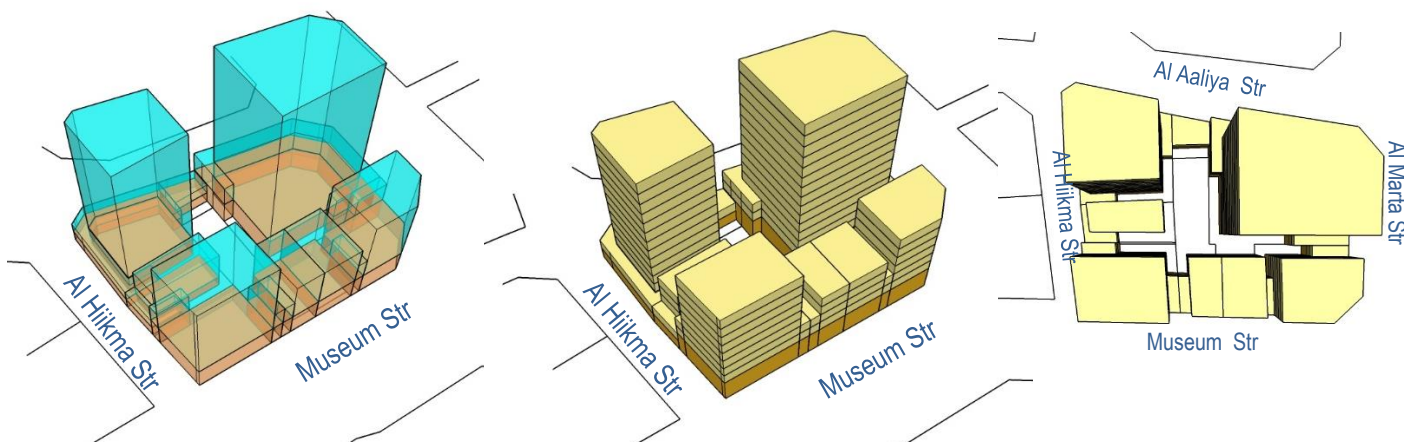
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

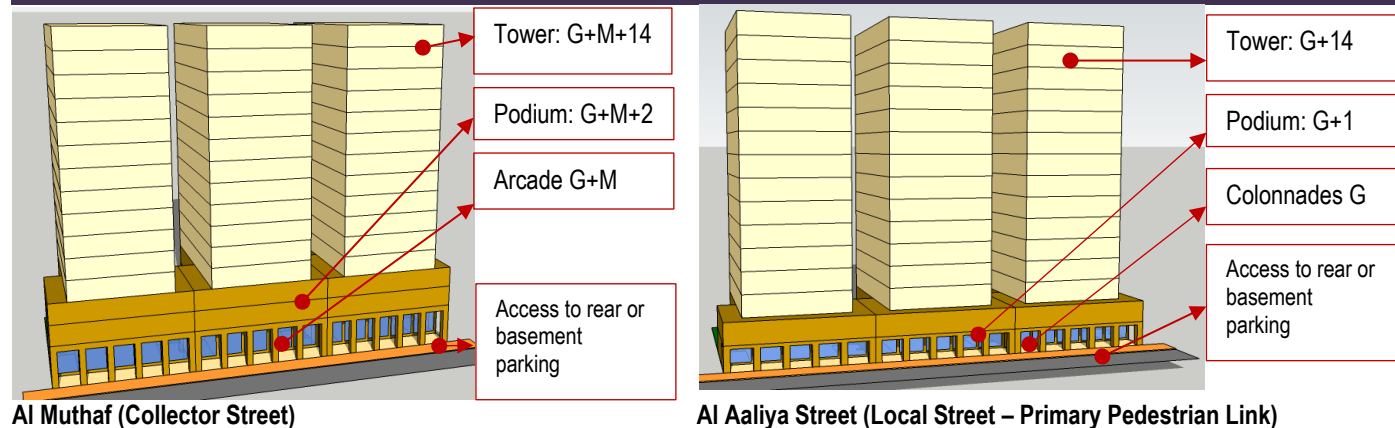
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



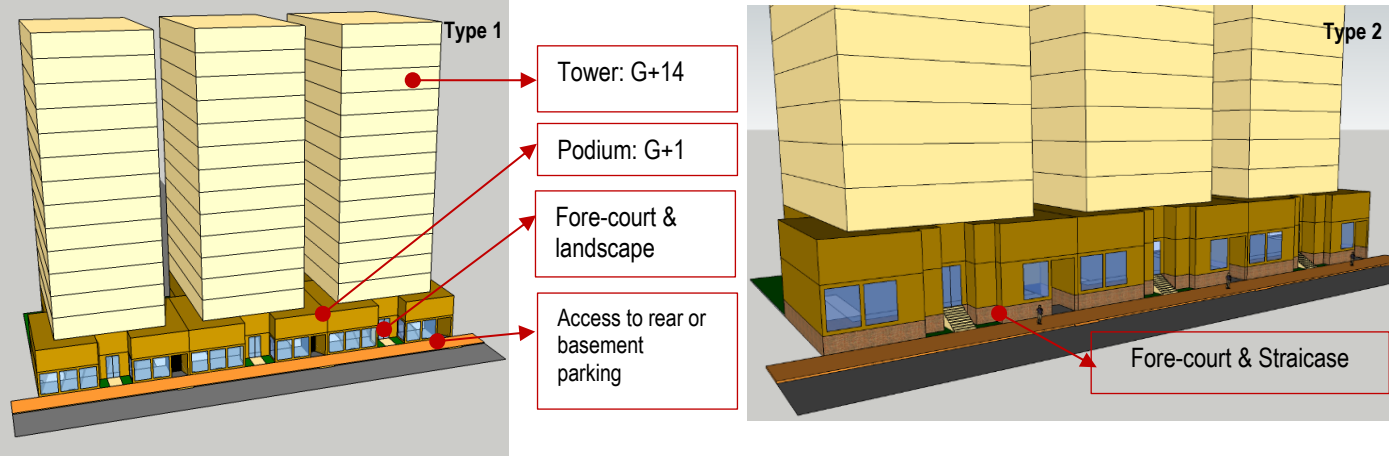
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Museum Street	57.2 m (max)
	• G+M+14 (Podium G+M+2)	
	Al Aaliya & Al Hiikma & Al Marta Str	55.7 m (max)
	• G+14 (Podium G+1)	
FAR (max)	8.20 (along Museum Street)	(+ 5 % for corner lots)
	7.70 (along Al Aaliya& Al Hiikma & Al Marta Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Museum Street:	
	• Podium: 0m 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; 3m sides; 3m rear	
	Al Aaliya & Al Hiikma & Al Marta Street:	
	• Podium: 0m 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: 3-5 m front setback (as per set back of the existing buildings); 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>	• Museum Street (Collector street): 100% of 0m front setback • Al Aaliya Street: 90% of 0m front setback • & Al Hiikma & Al Marta Street: 60% of 0m front setback	
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; or • Create 'a height break impression' (e.g. insert 1-2 storey podium in between, variety fasade design based on modular approach) every interval of 30 m, if the building is stretched too long	

Primary Active Frontage	As indicated in the plan
Frontage Profile	Museum Street: Arcade/ Colonnade: • 2.5 m minimum • G+M maximum height • Located as per drawing Al Aaliya Street: Colonnade Al Hiikma & Al Marta 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 800 sqm
Small Plot	• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m ² : Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirement: (block is located within 800m radius from metro entry point but within capital city centre boundary)

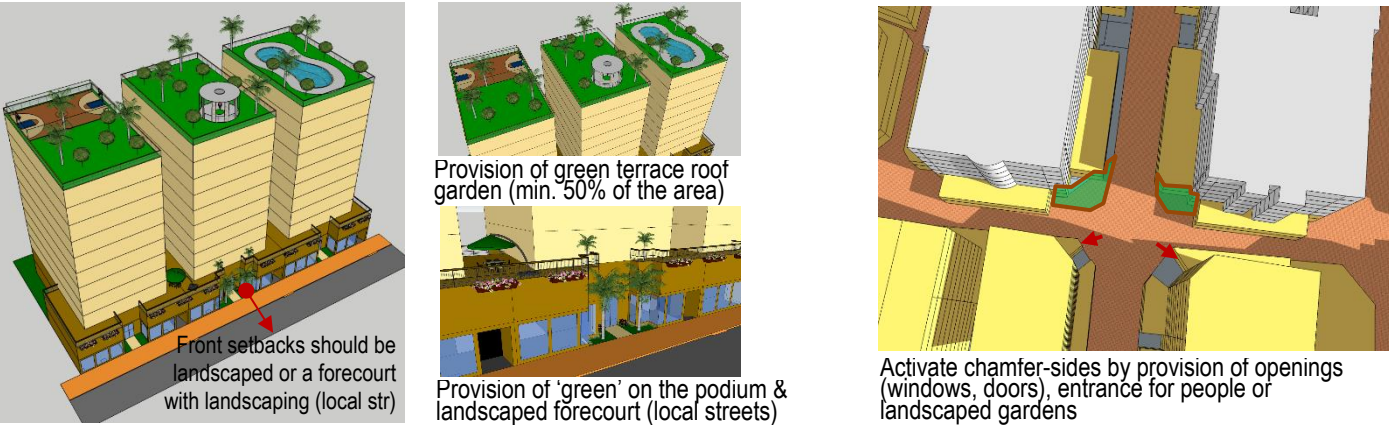
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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



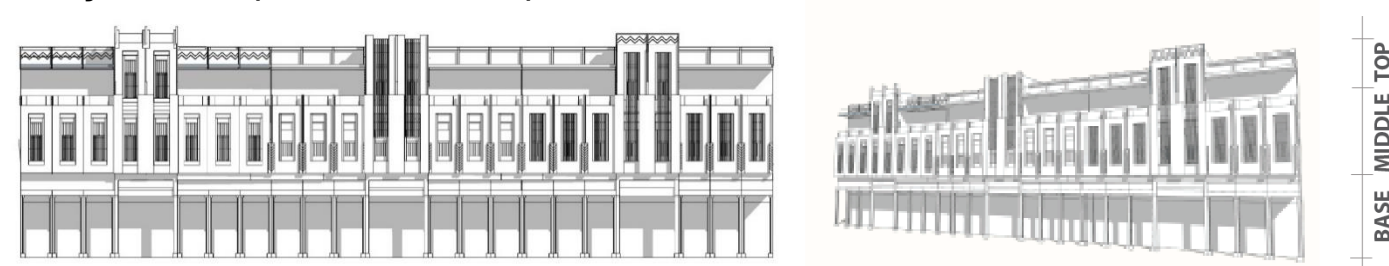
Al Hiikma & Al Marta Street - Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



Qatari Contemporary*

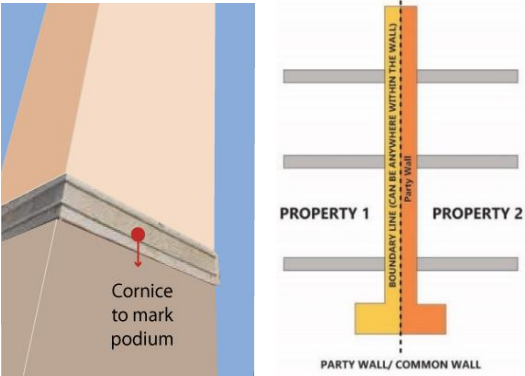


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

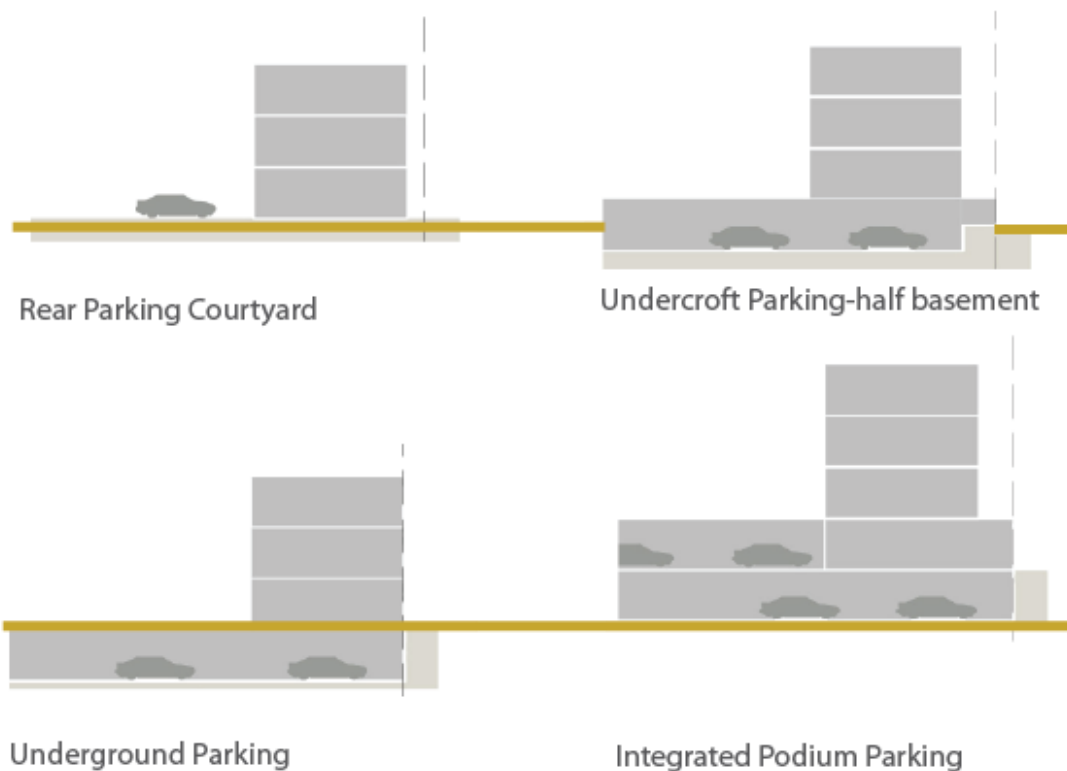
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



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

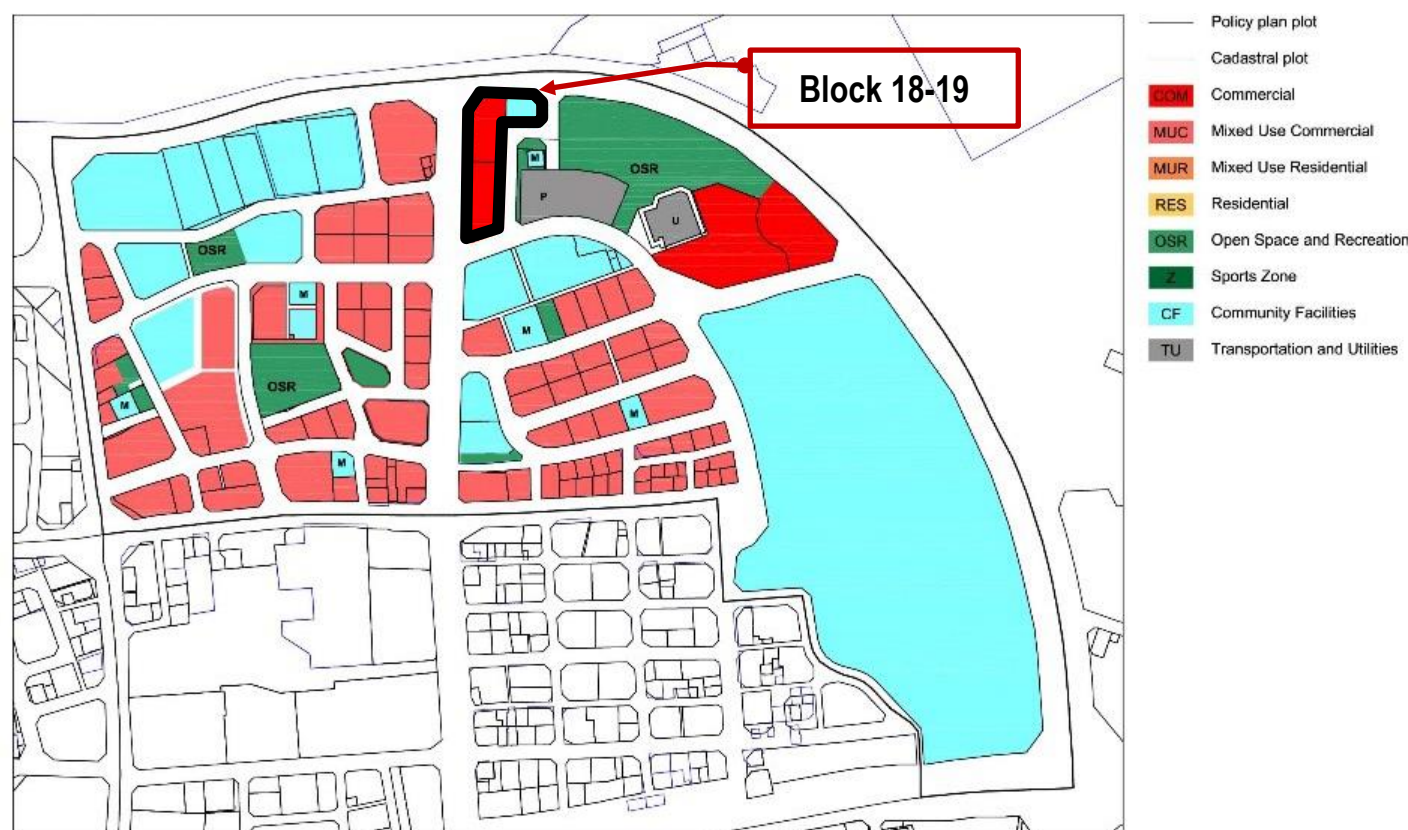
Provision of **Shared Public Parking**:

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

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

COM: Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	✓*	All	80 % min
Residential	✗	-	-
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

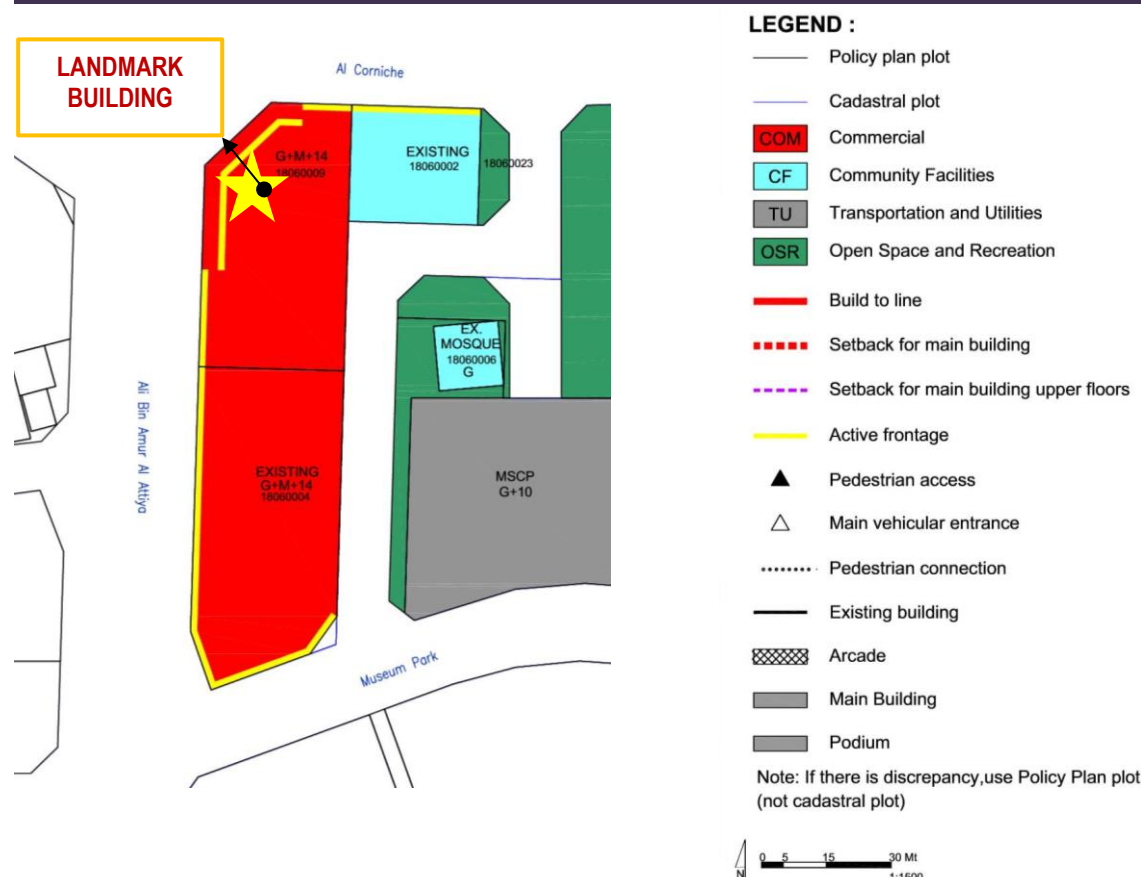
Uses mix: ✓ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in COM: Establishments 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

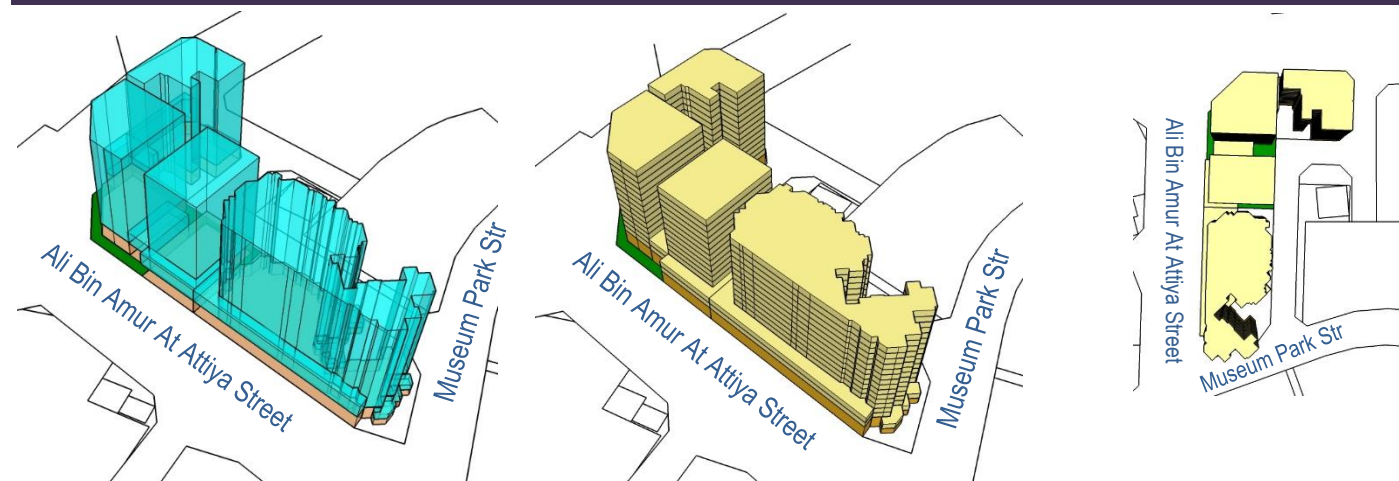
USE REGULATIONS



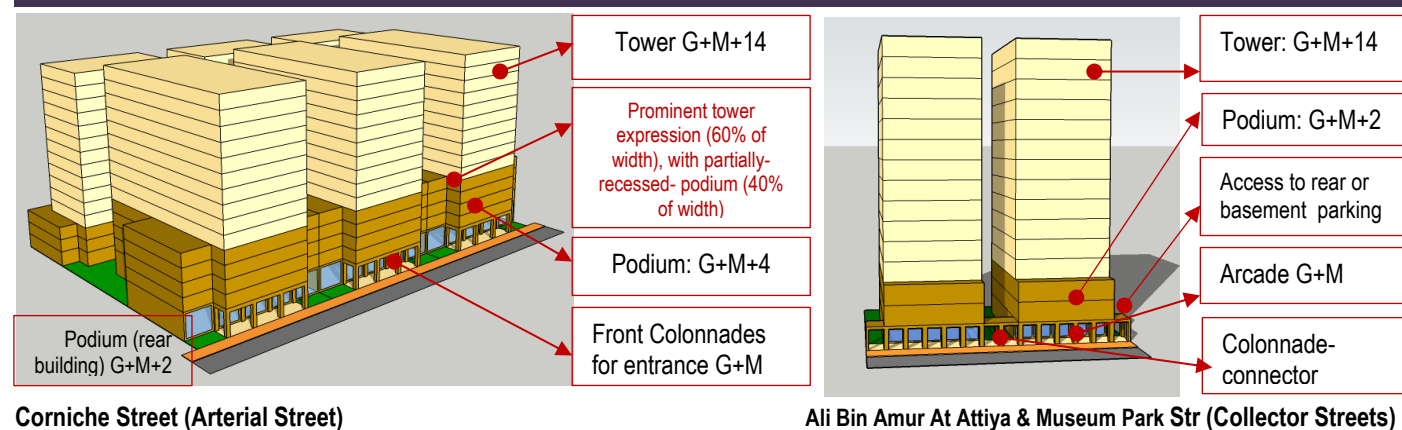
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Ali Bin Amur At Attiya Str	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Museum Park Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
	Corniche Street	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+4)	
FAR (max)	8.20 (along Ali Bin Amur At Attiya & Museum Park Street)	(+ 5 % for corner lots)
	8.50 (along Corniche Street)	
	Building Coverage (max)	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Corniche & Ali Bin Amur At Attiya & Museum Park Street: <ul style="list-style-type: none"><u>Podium</u>: 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;<u>Tower</u>: 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>	<ul style="list-style-type: none">Corniche Street (Arterial street): 60% of 0m front setbackAli Bin Amur At Attiya & Museum Park Street (Collector streets): 100% of 0m front setback (mandatory)	
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	Corniche & Ali Bin Amur At Attiya & Museum Park Street: Arcade/ Colonnade:	

	<ul style="list-style-type: none">3 m minimum width (Corniche Street)2.5 m minimum width (Ali Bin Amur At Attiya & Museum Park Str.)G+M maximum heightLocated as per drawing
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">Sides: 0 m, up to 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth;Rear: 6 m
Building Depth (max)	7.5m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m²: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver ³	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

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

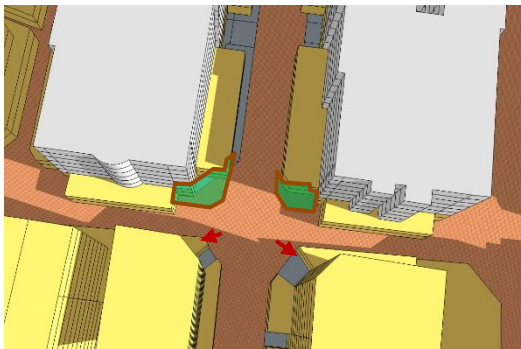
LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION



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



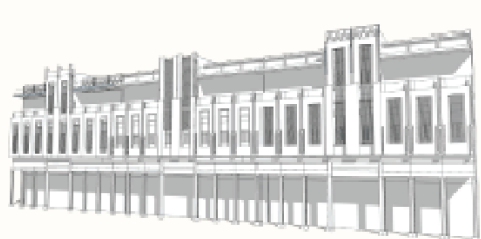
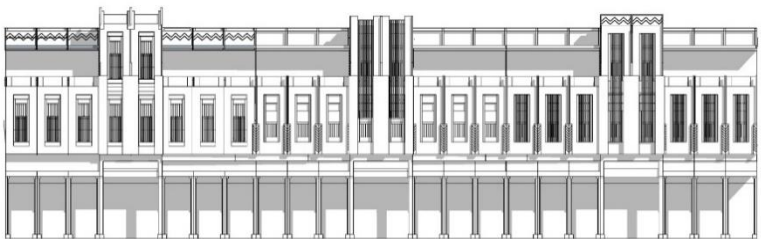
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

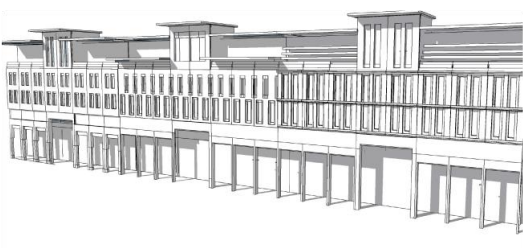
RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



BASE MIDDLE TOP

Qatari Contemporary*



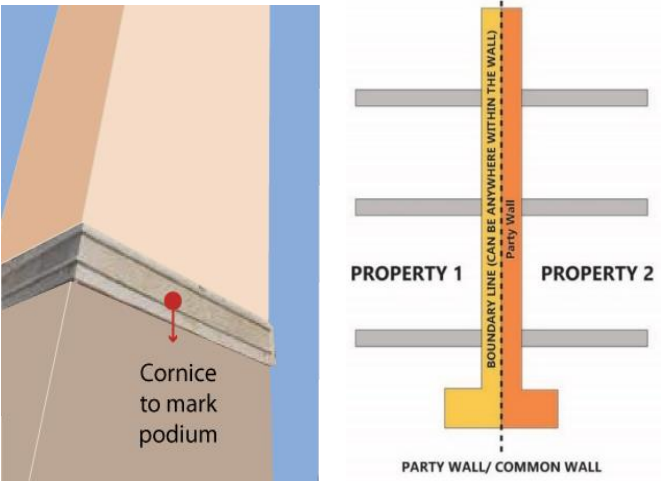
BASE MIDDLE TOP

(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.

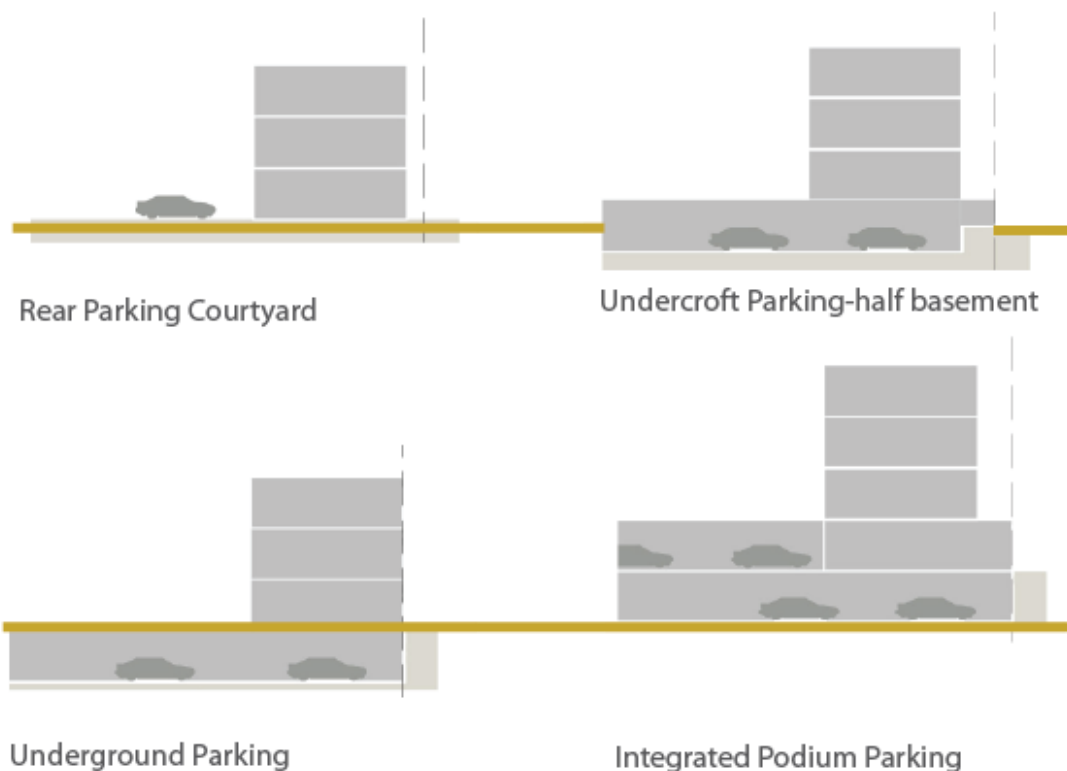
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5m
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">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

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

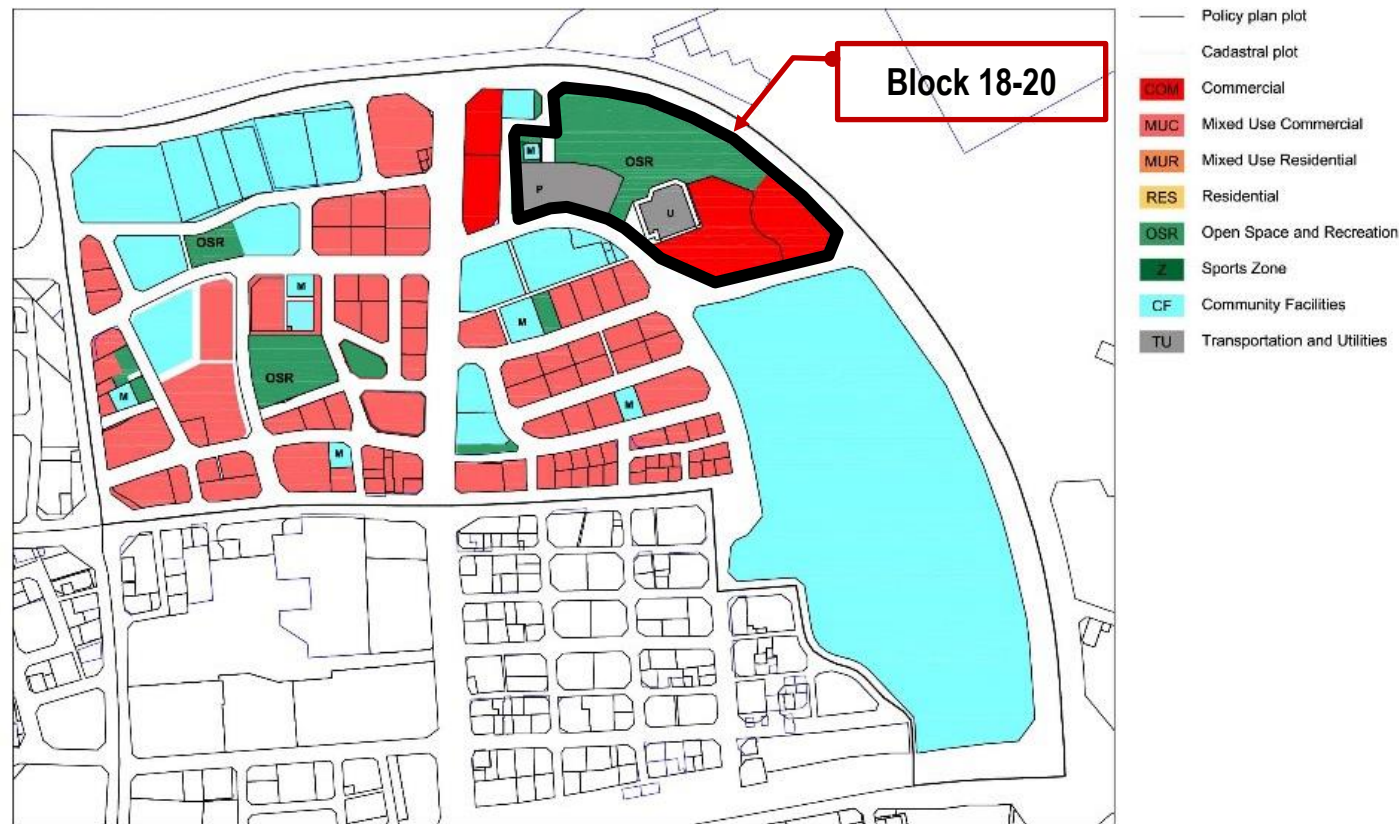
Provision of **Shared Public Parking**:

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

PERMITTED USES TABLE

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

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

COM:Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	80 % min
Residential	✗	-	-
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

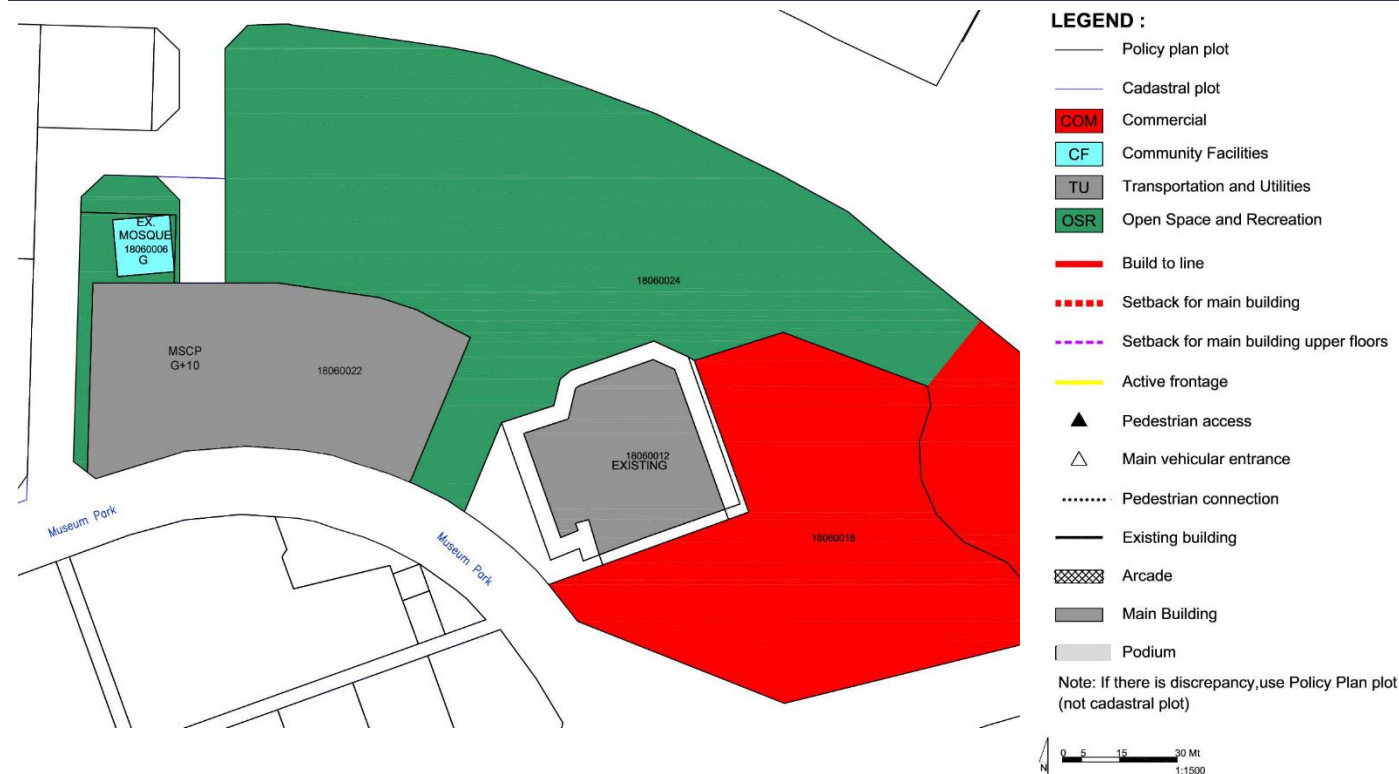
Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in COM: Establishments 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

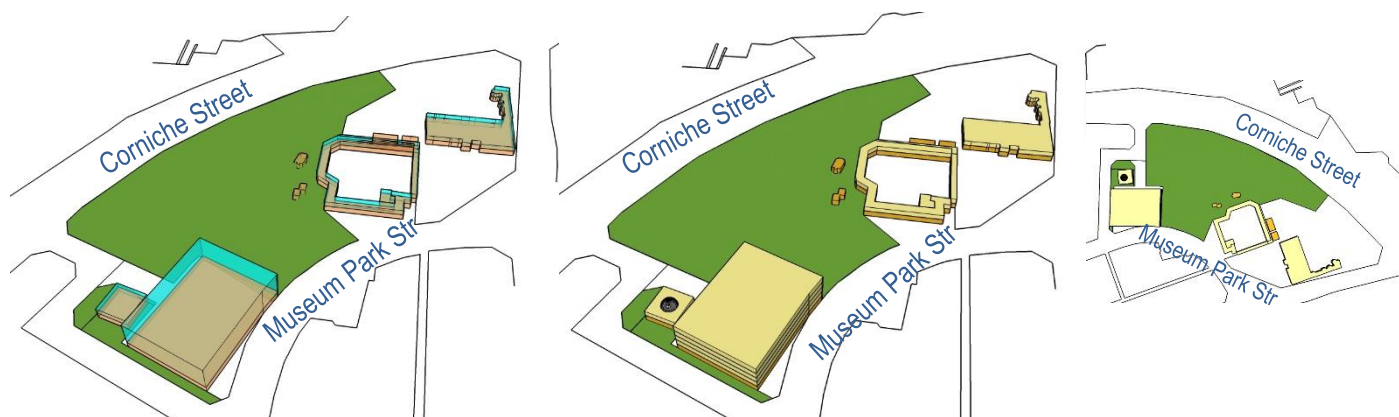
USE REGULATIONS



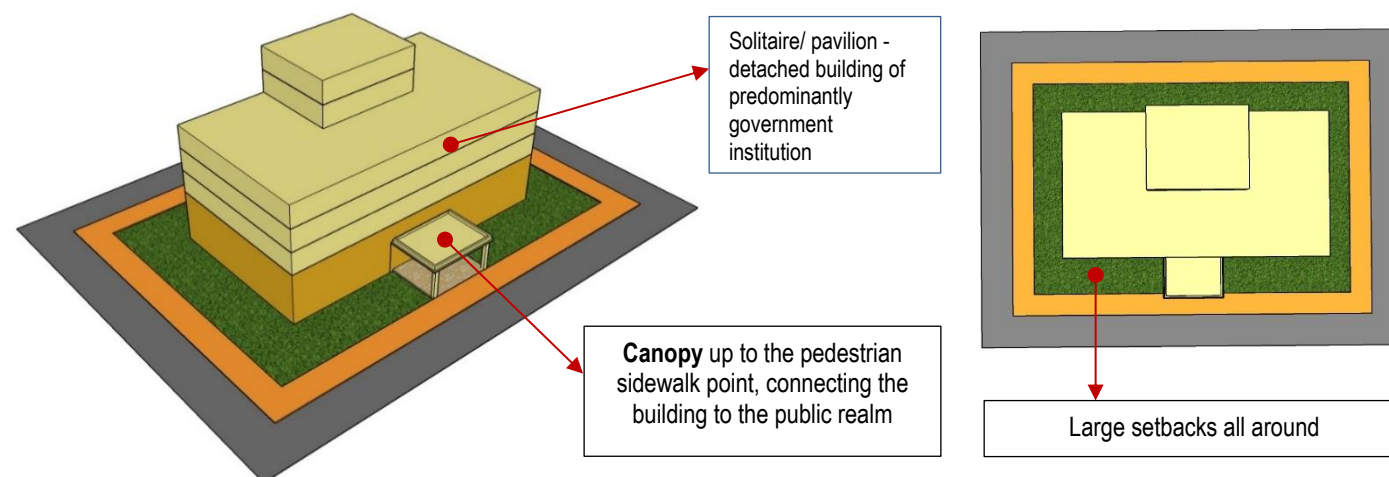
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: DETACHED PAVILION BUILDING



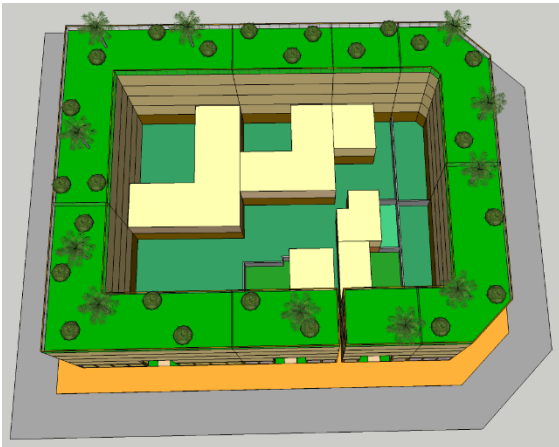
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	COM: Commercial	
	G+M+1	11.7 m (max)
FAR (max)	0.70	(+ 5 % for corner lots)
Building Coverage (max)	30%	
MAIN BUILDINGS		
Typology	Detached Pavilion Building	
Building Placement	Setbacks as per block plan:	
	Corniche <ul style="list-style-type: none">5 m front; 5 m sides; 5 m rear	
	Museum Park Street: <ul style="list-style-type: none">3 m front; 5 m sides; 5 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">Corniche Street (Arterial street): 100% of 0m front setback (mandatory)Museum Park Street (Collector street): 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; <ul style="list-style-type: none">30 m maximum building width or length; orCreate 'a height break impression' (e.g. insert 1-2 storey podium in between, variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Corniche & Museum Park Street: Arcade/ Colonnade: <ul style="list-style-type: none">3 m minimum width (Corniche Street)2.5 m minimum width (Museum Park Str.)G+M maximum height	
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Not Allowed	
ANCILLARY BUILDINGS		
Height (max)	G	
Setbacks	5 m side	

	5 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	n/a
Required Number of Spaces	As per service catchment
Parking Waiver	n/a

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

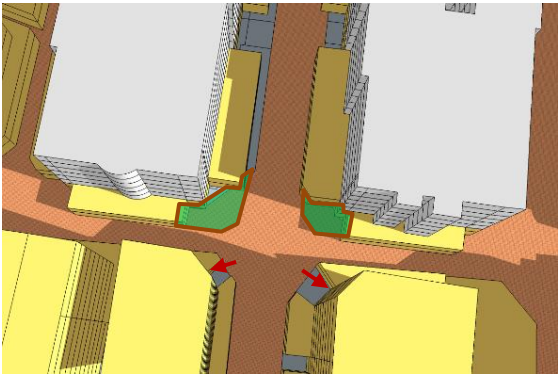
LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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



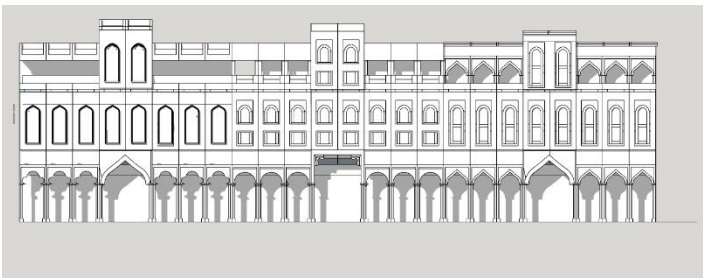
Provision of 'green' on the landscaped forecourt (local streets) and court-yard (ie.central/sides/rear court-yard)



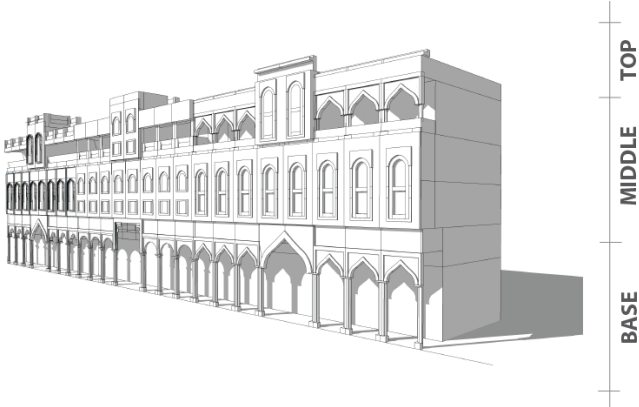
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular Contemporary*



(Illustration)



STANDARDS

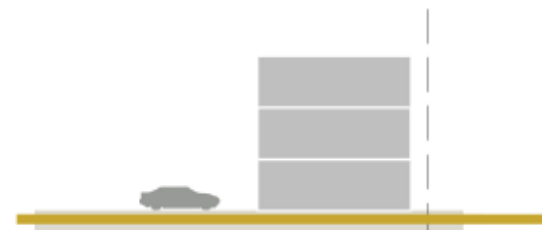
ARCHITECTURAL STANDARD	
Architectural Theme/ Style	General: Qatari Vernacular Contemporary (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• The Base 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people

	and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 1 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.

WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



Rear Parking Courtyard

INCENTIVE

Incentive Scheme

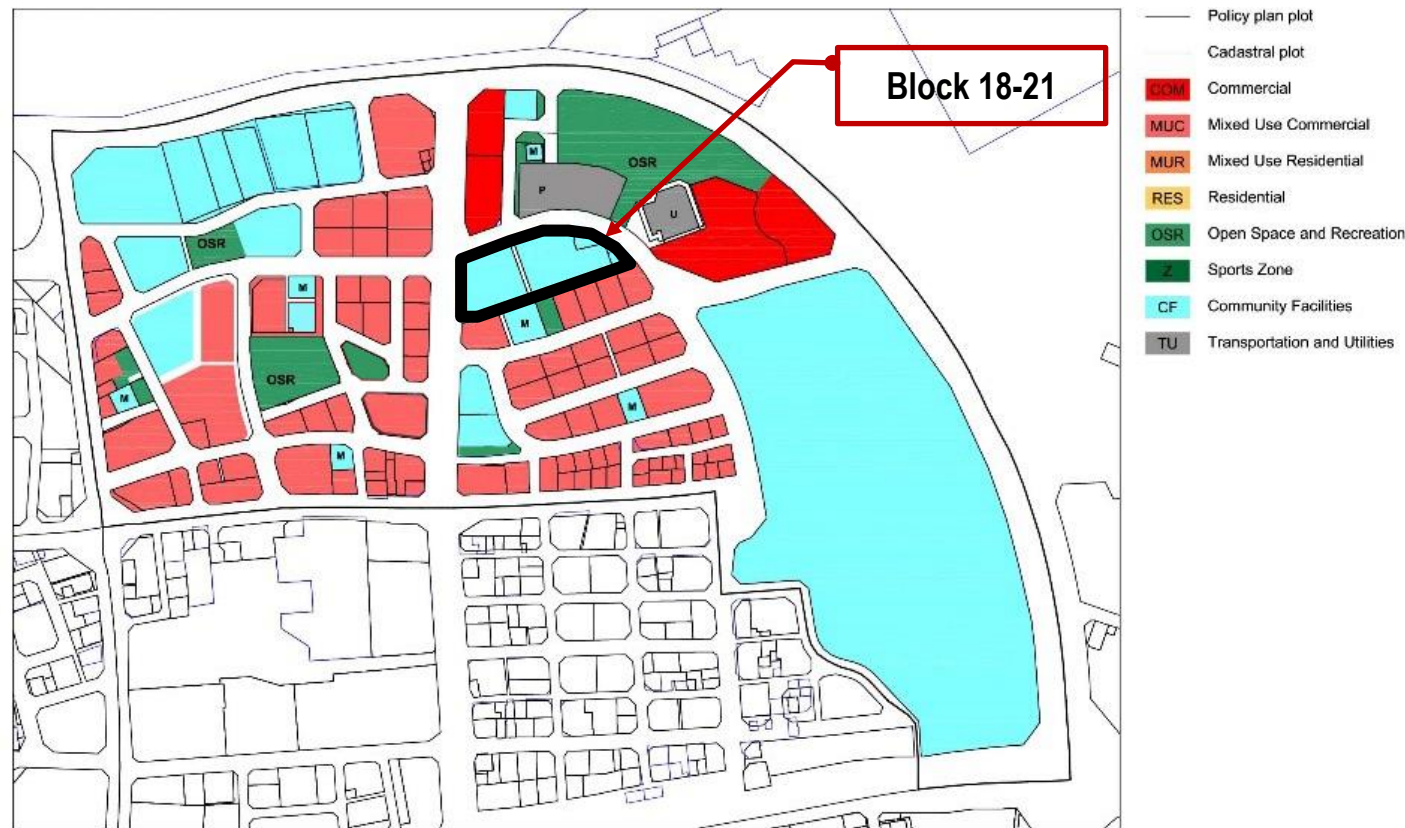
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:
Additional floor area of 5 m² for every 1m² provision, up to maximum 10% of total GFA

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

PERMITTED USES TABLE

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

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

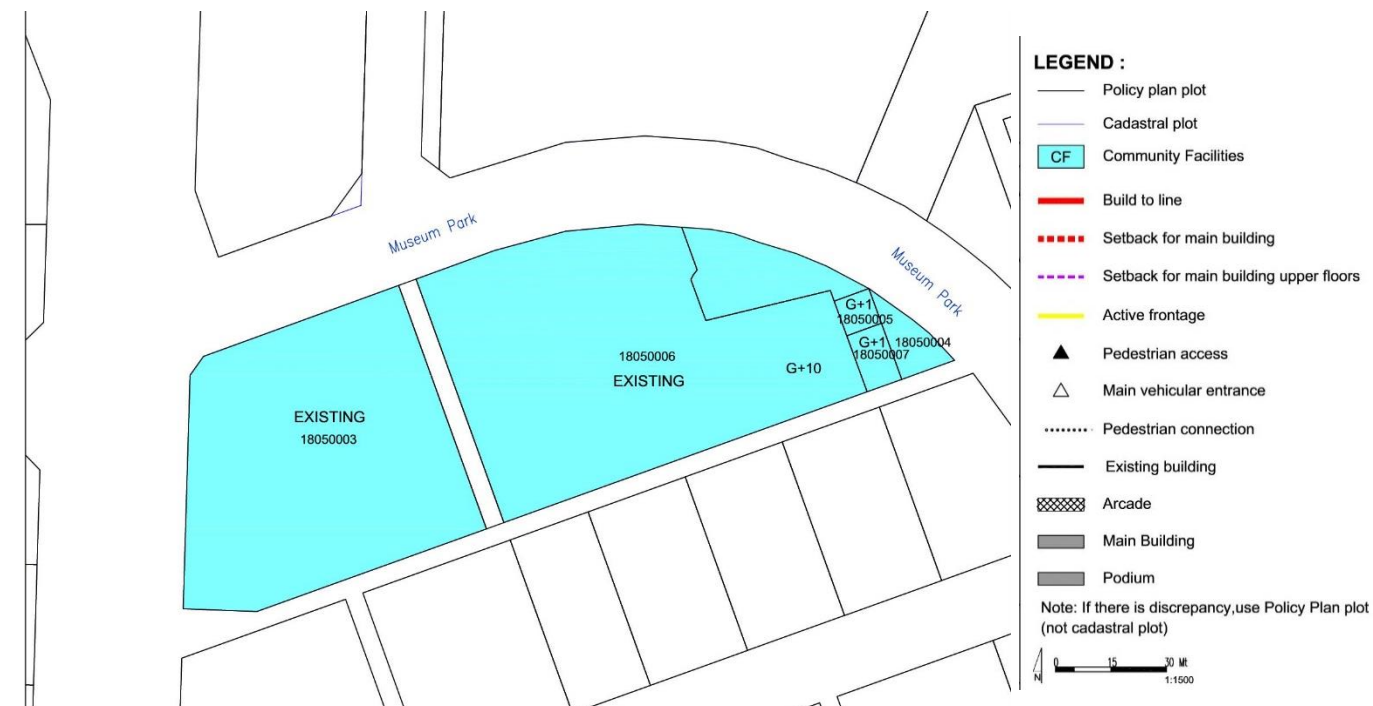
Uses mix: ✓ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

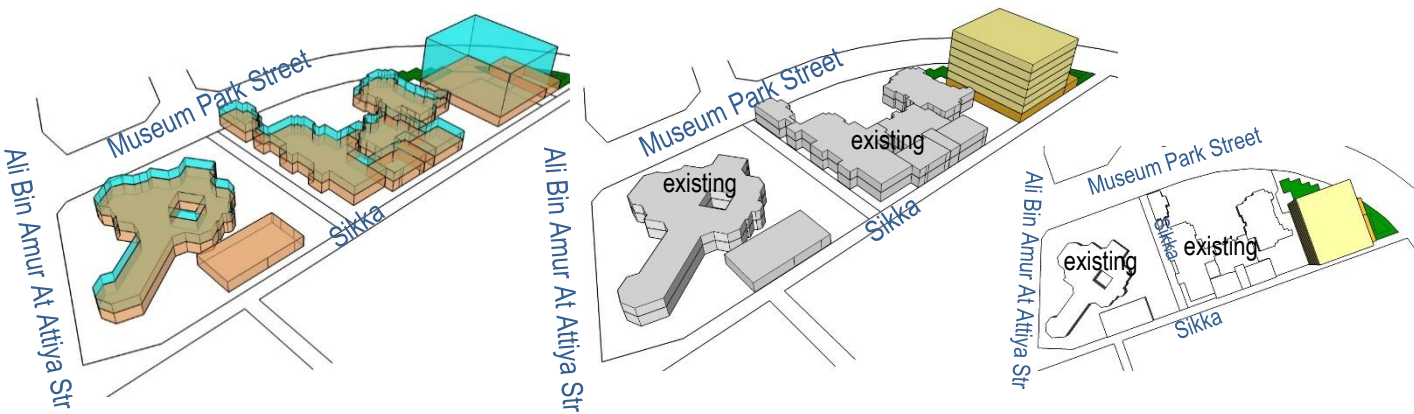
USE REGULATIONS



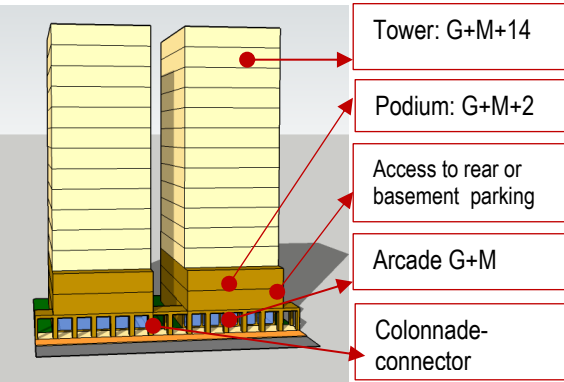
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION

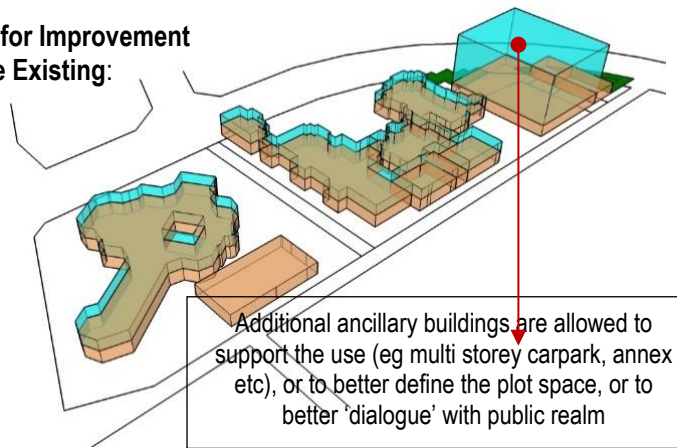


BUILDING TYPOLOGY: ATTACHED PODIUM TOWER (FUTURE REDEVELOPMENT)



Ali Bin Amur At Attiya & Museum Street

Note for Improvement
to the Existing:



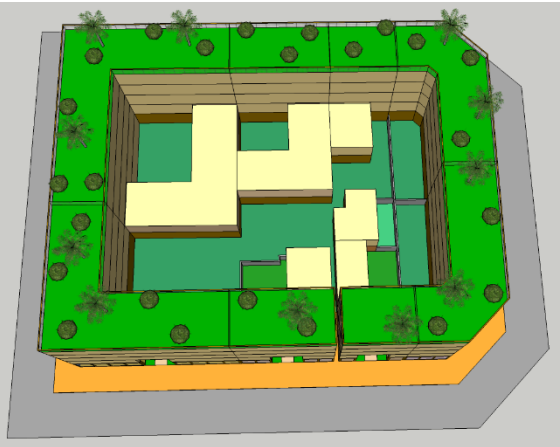
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	Government Institution	
Height (max)	Ali Bin Amur At Attiya Str	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Museum Park Street	55.7 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+1)	
FAR (max)	8.20 (along Ali Bin Amur At Attiya & Museum Park Street)	(+ 5 % for corner lots)
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology (for future redevelopment scenario)	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Ali Bin Amur At Attiya & Museum Park Street: <ul style="list-style-type: none">Podium: 0 m front; 0 m on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth; 6m rearTower: 3m front setback; 3m 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>	Ali Bin Amur At Attiya & Museum Park Street (Collector streets): 100% of 0m front setback (mandatory)	
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 At Attiya & Museum Park Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimum width (Ali Bin Amur At Attiya & Museum Park Str.)G+M maximum heightLocated as per drawing	

Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">Sides: 0 m front; 0 m on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth;Rear: 6 m
Building Depth (max)	7.5m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

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

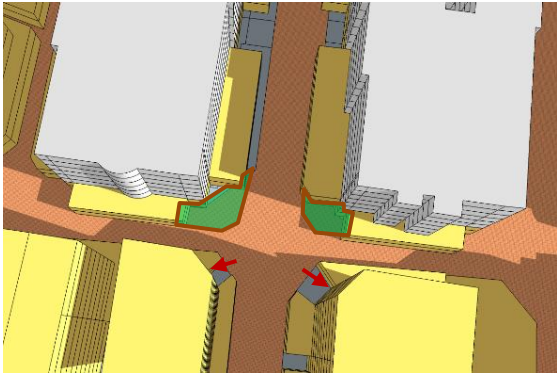
LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION



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



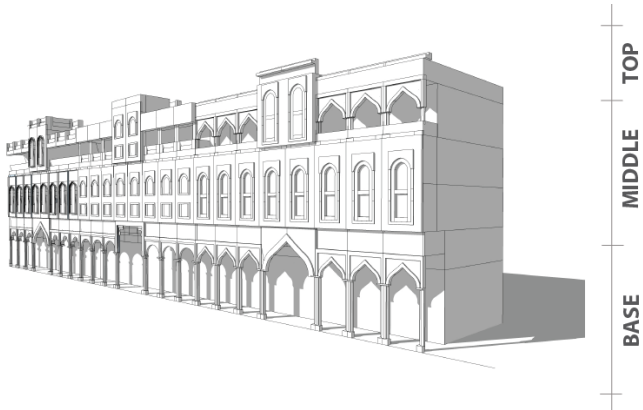
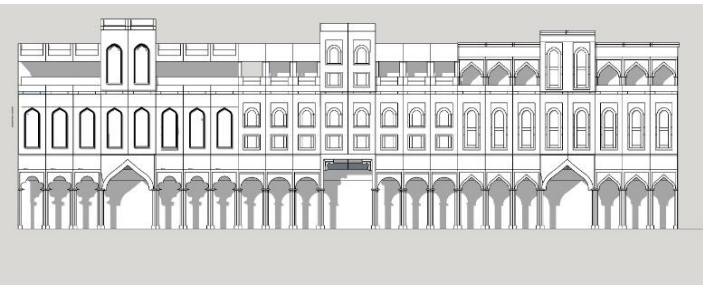
Provision of 'green' on the landscaped forecourt (local streets) and court-yard (ie.central/sides/rear court-yard)



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

RECOMMENDED ARCHITECTURAL STYLES

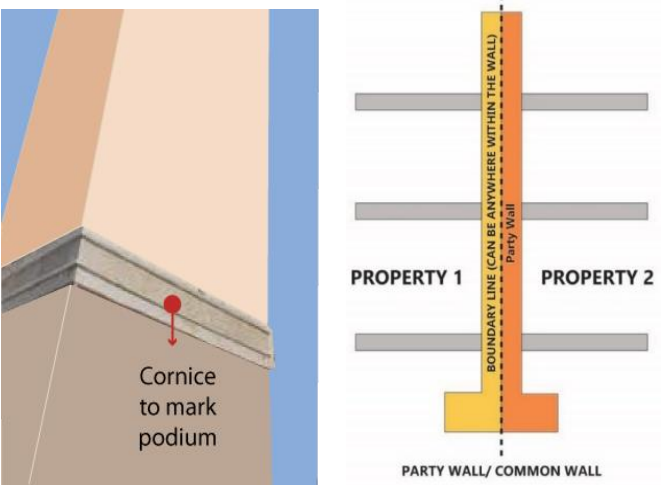
Qatari Vernacular Contemporary*



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	General: Qatari Vernacular Contemporary (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people

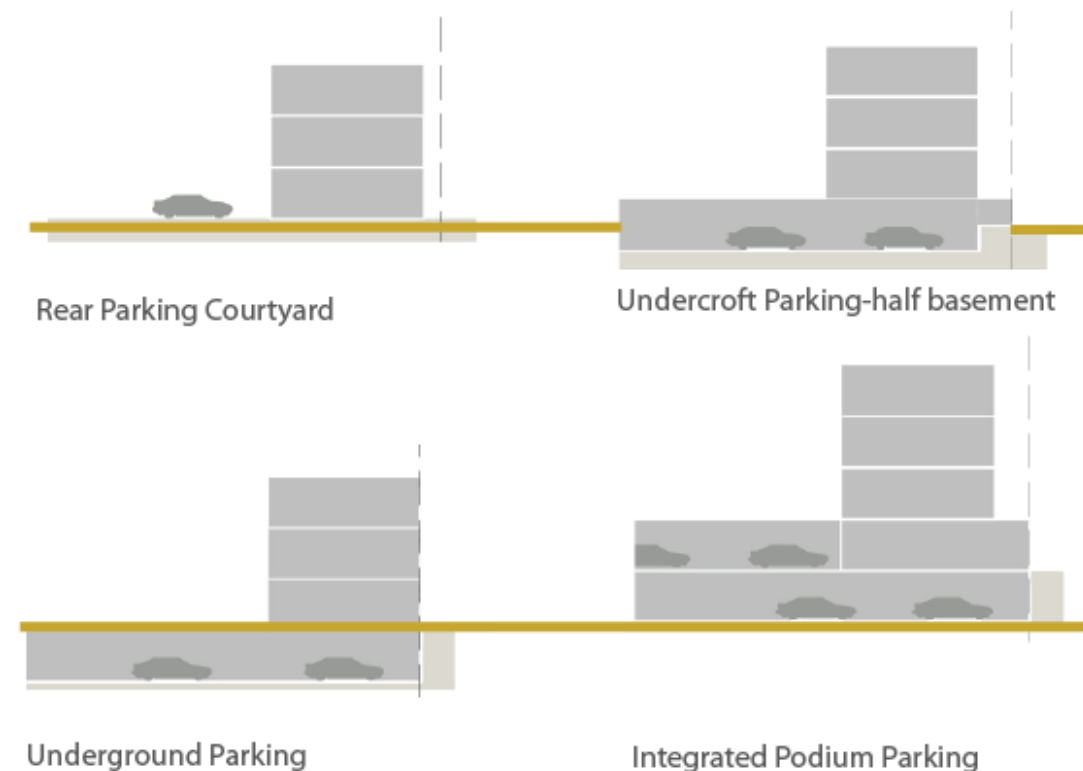
	and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 1.2 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building fasade without background.



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 1m2 provision, up to maximum 10% of total GFA

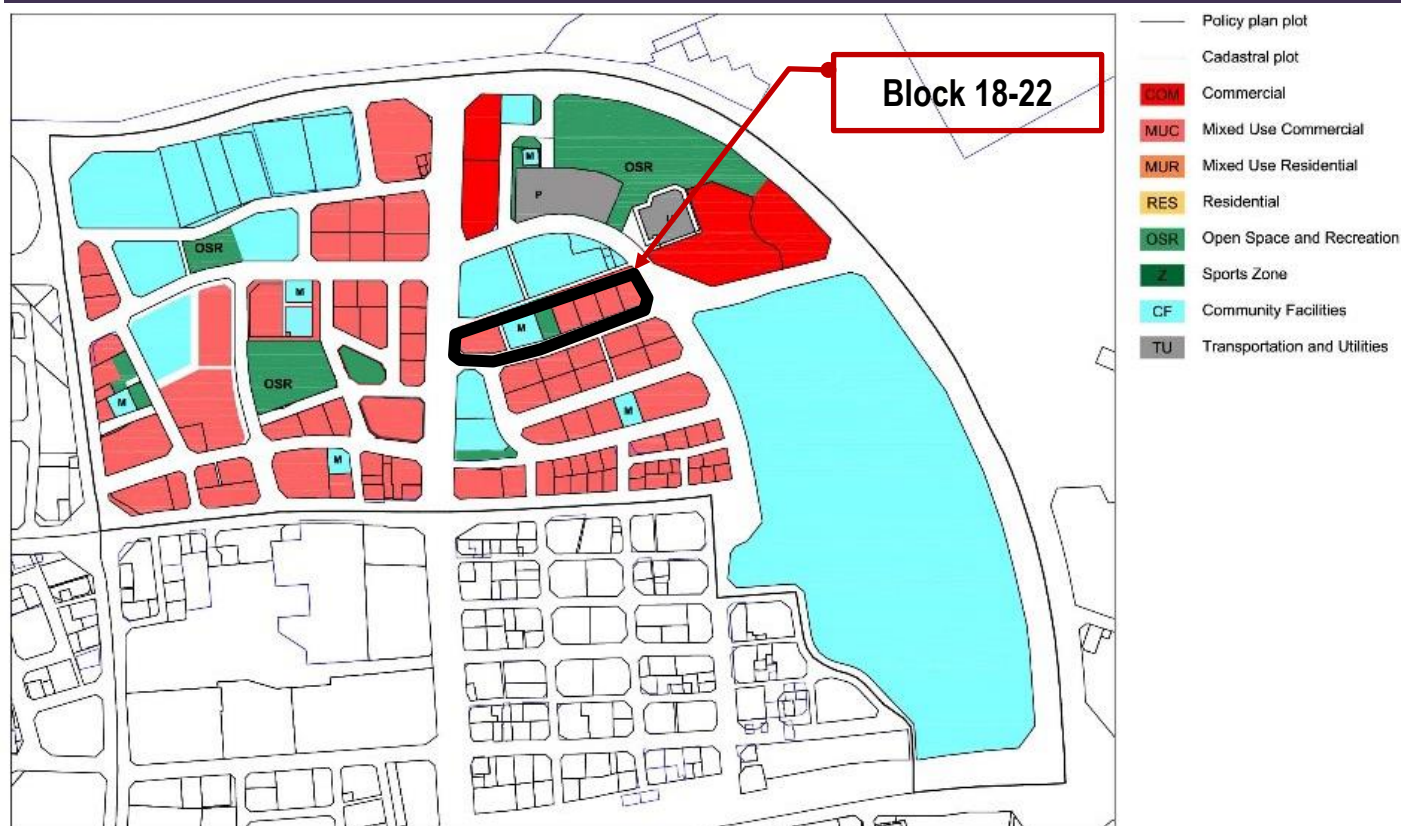
Provision of **Shared Public Parking**:

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

PERMITTED USES TABLE

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

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

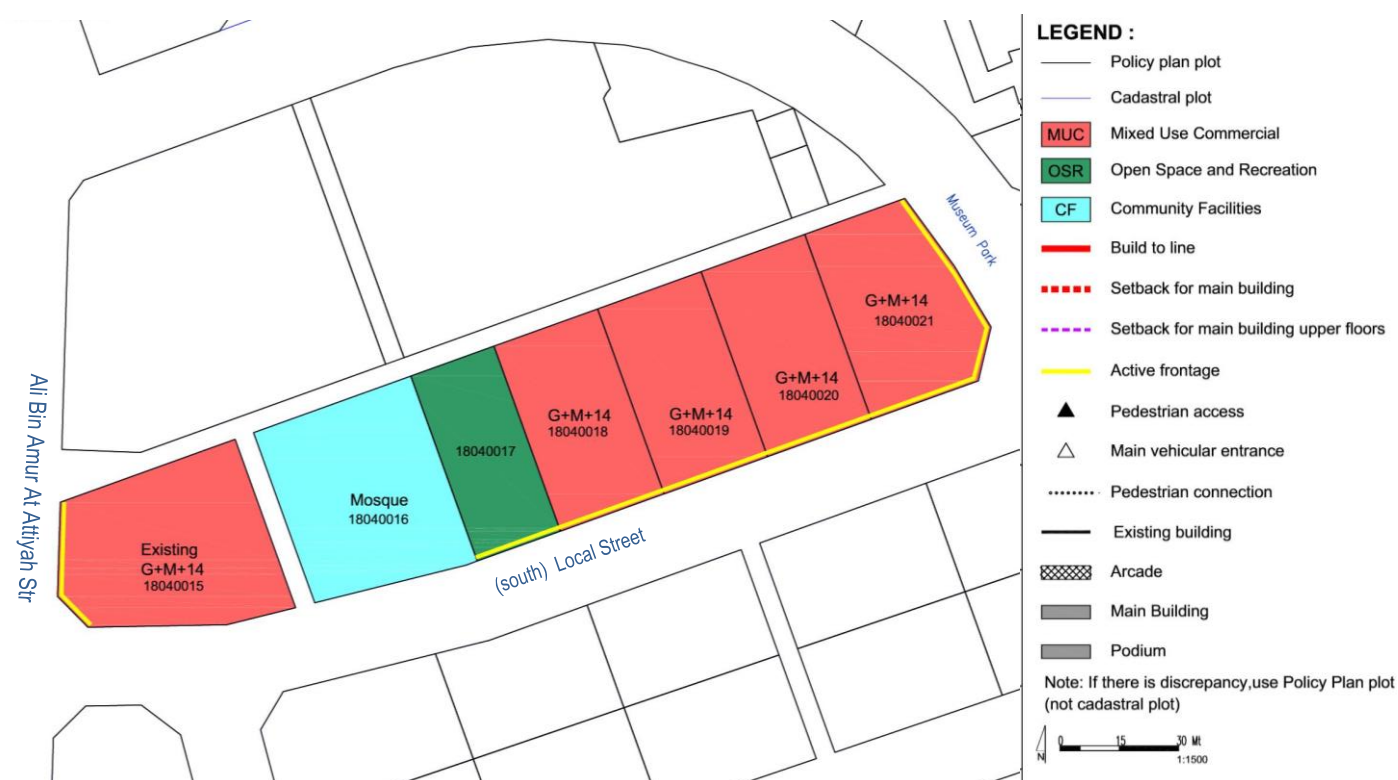
Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

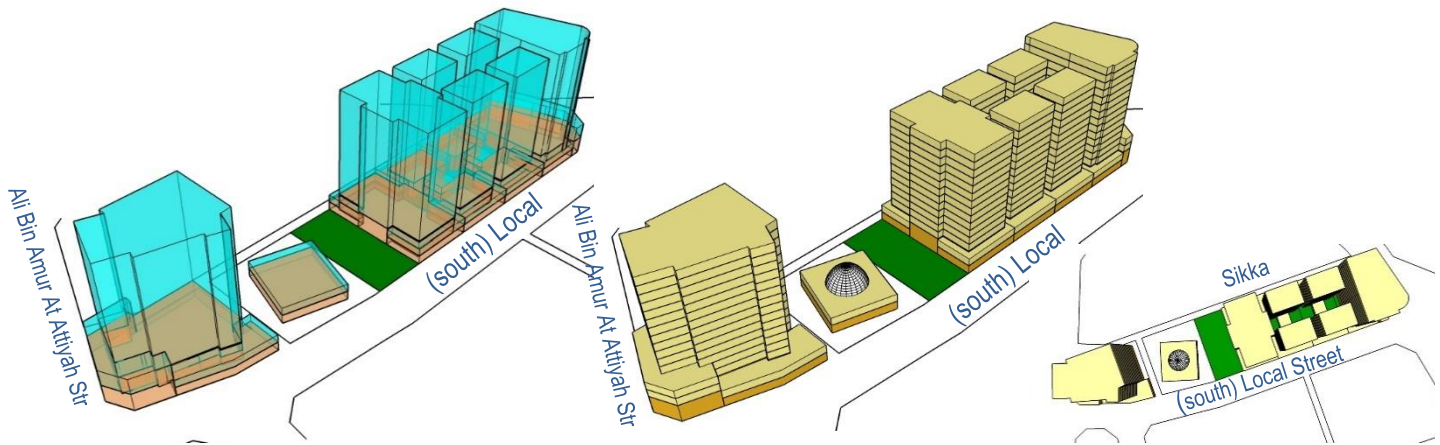
USE REGULATIONS



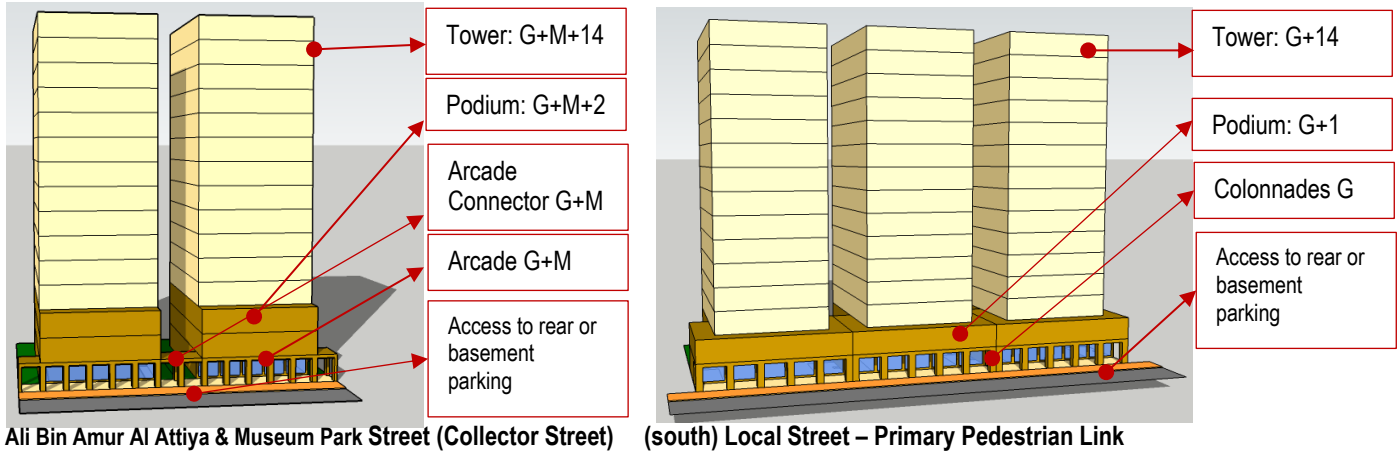
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Ali Bin Amur At Attiya Str	57.2 m (max)
	• G+M+14 (Podium G+M+2)	
	Museum Park & South Local Street	55.7 m (max)
	• G+14 (Podium G+1)	
FAR (max)	8.20 (along Ali Bin Amur At Attiya & Museum Park Street)	(+ 5 % for corner lots)
	Building Coverage (max)	75%
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
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 At Attiya & Museum Park Street:	
	• Podium: 0 m front; 0 m on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth;	
	• Tower: 3m front setback; 3m sides;	
Building Depth (max)	South Local 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	
	• Tower: 3-5 m front setback; 3 m sides;	
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 At Attiya & Museum Park Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimum width (Ali Bin Amur At Attiya & Museum Park Str.)G+M maximum heightLocated as per drawing
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">Sides: 0 m front; 0 m on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth;
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

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

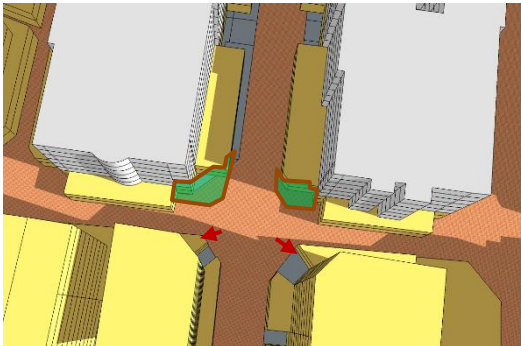
LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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



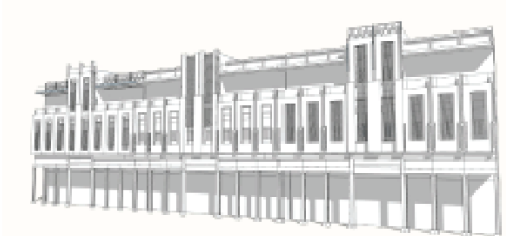
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

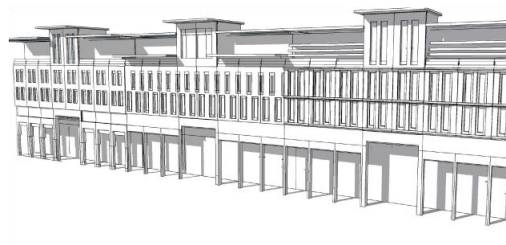
RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



BASE
MIDDLE
TOP

Qatari Contemporary*



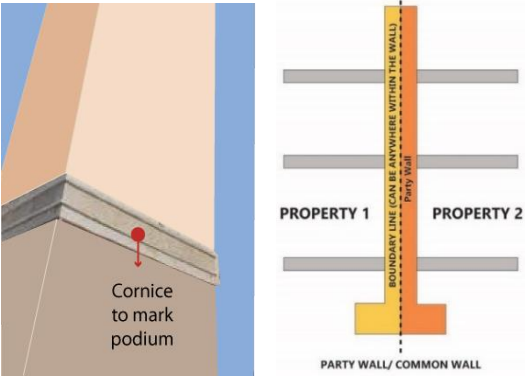
BASE
MIDDLE
TOP

(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

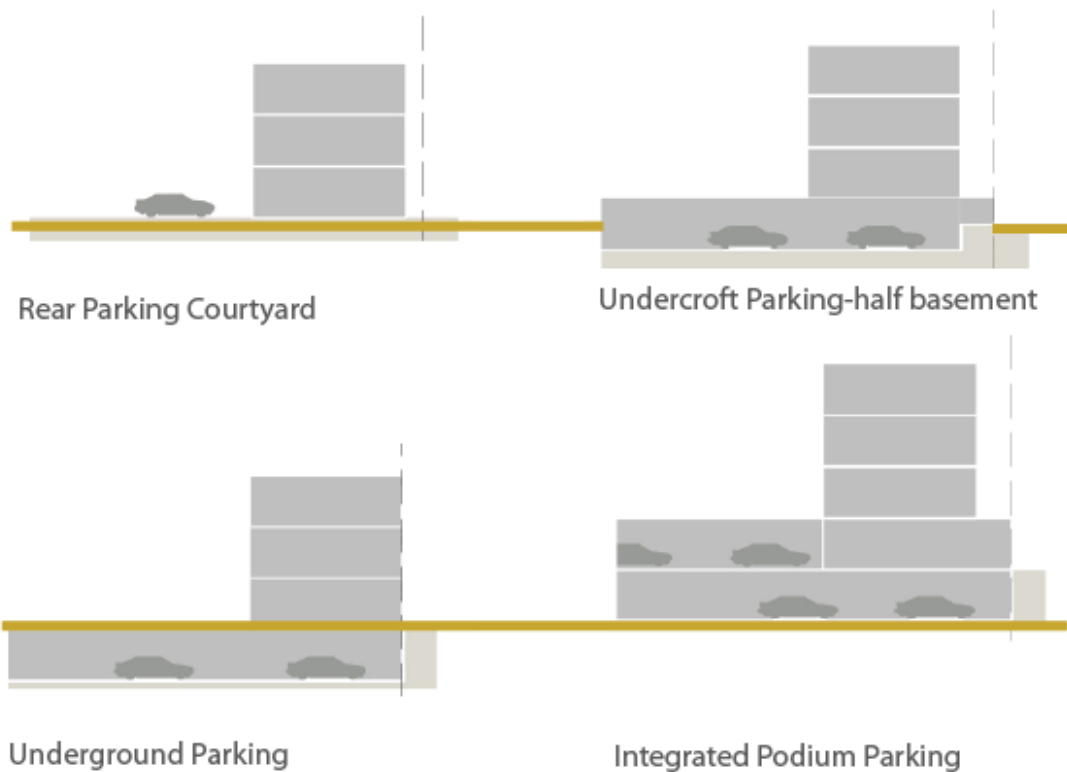
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

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

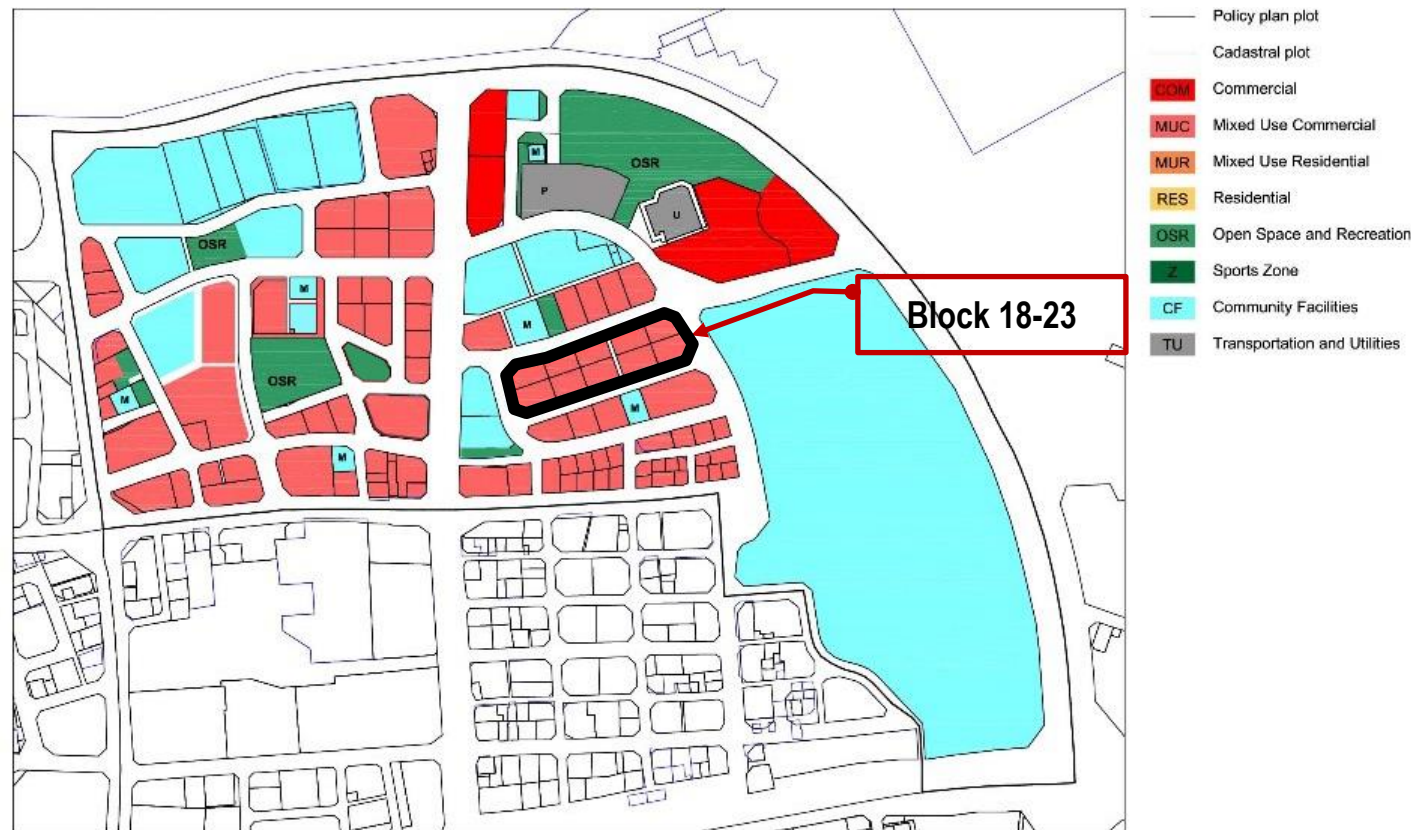
Provision of **Shared Public Parking**:

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

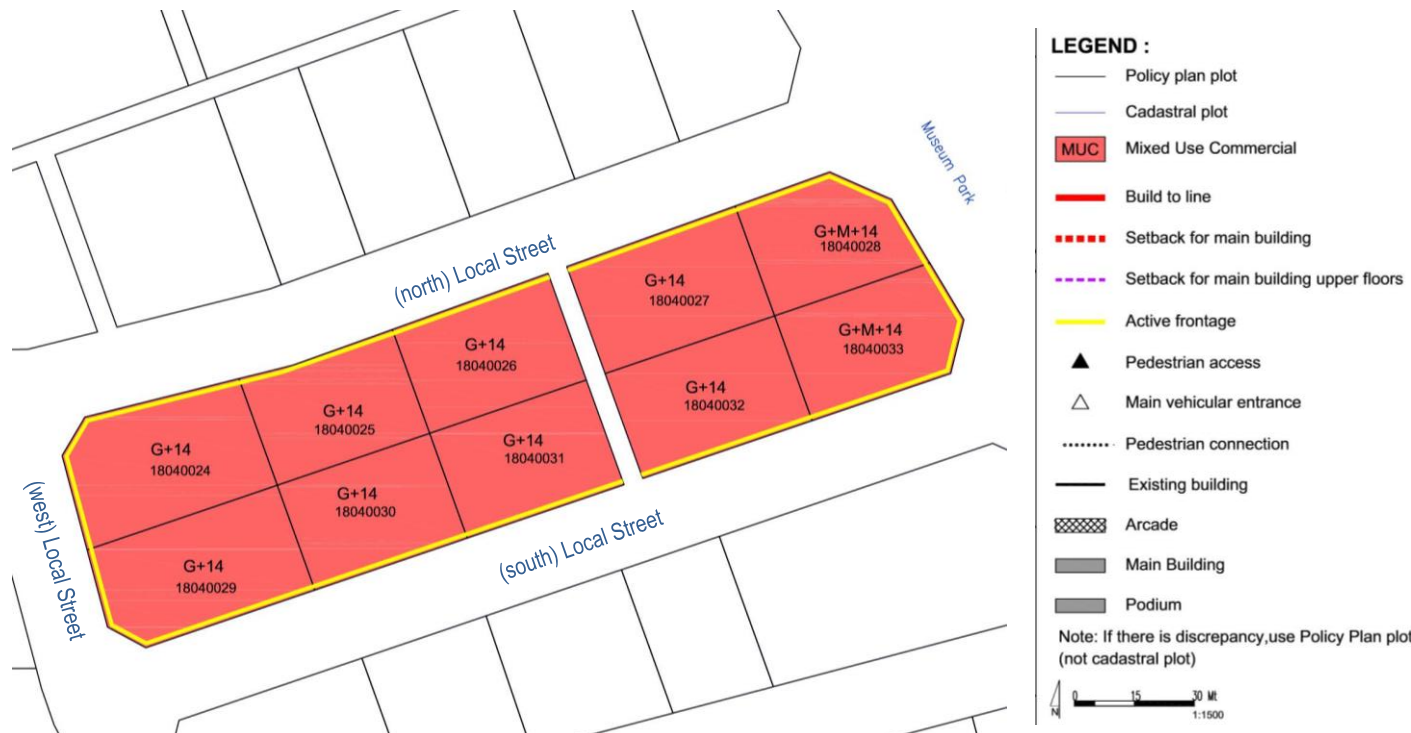
PERMITTED USES TABLE

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

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

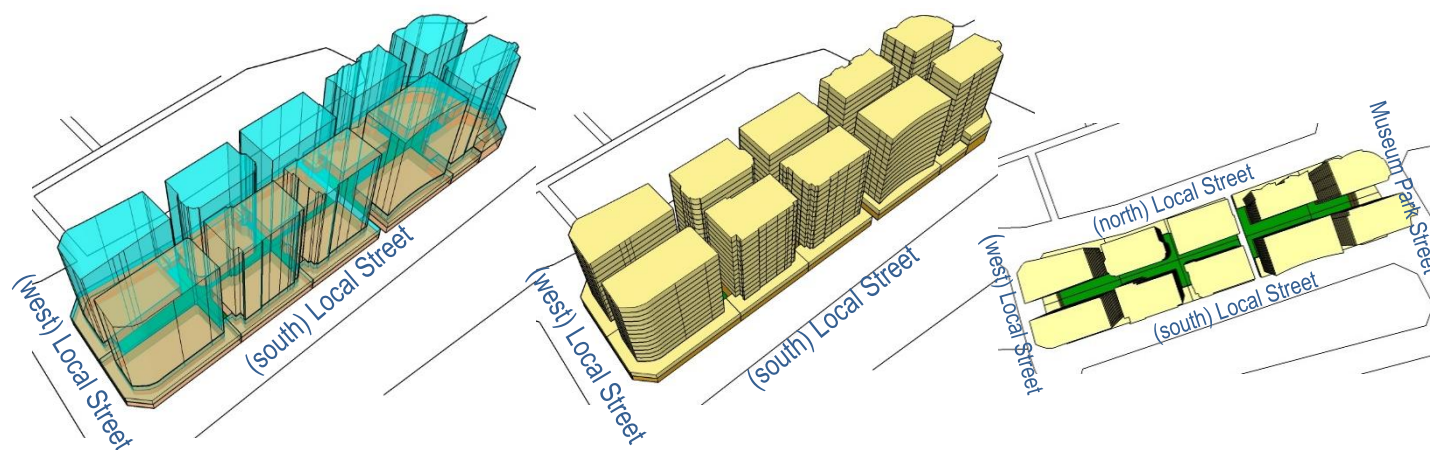
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	✓*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	—
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

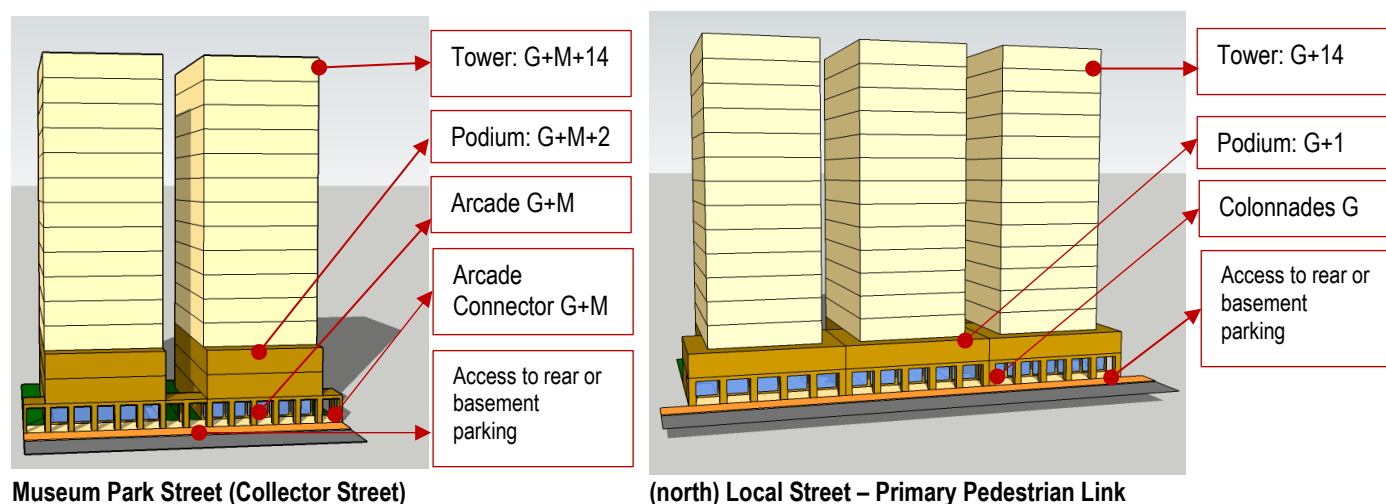
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

BLOCK FORM REGULATIONS



BUILDING TYPOLOGY: ATTACHED-PODIUM & TOWER

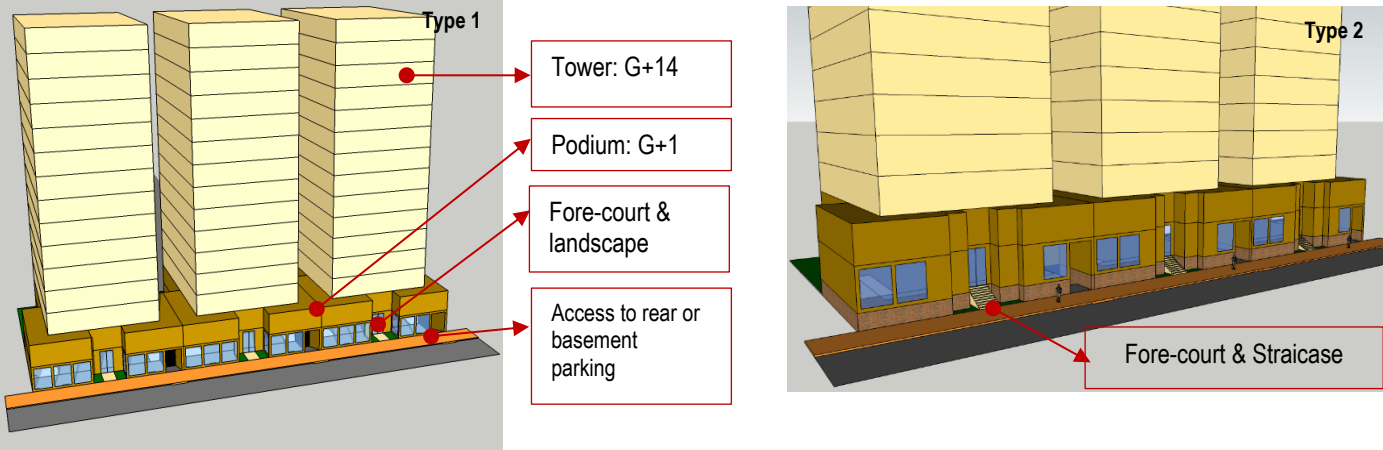


BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Museum Park Str	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	North, South & West Local Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Museum Park Street)	(+ 5 % for corner lots)
	7.70 (along North, South & West Local Street)	
	Building Coverage (max)	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Museum Park Street: <ul style="list-style-type: none"><u>Podium</u>: 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;<u>Tower</u>: 3 m front setback; 3 m sides;	
	North, South & West Local Street: <ul style="list-style-type: none"><u>Podium</u>: 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<u>Tower</u>: 5 m front setback (existing); 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">Museum Park Str (Collector street): 100% of 0 m front setback (mandatory)South & West Local Street: min. 60% of frontage indicated at block planNorth Local Street: min.90% of indicated frontage at the 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 & length	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Museum Park Street: Arcade/ Colonnade: <ul style="list-style-type: none">2.5 m minimumG+M maximum heightLocated as per drawing	

	North Local Street: Colonnades
	South & West Local Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> • Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none"> • 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 800 sqm
Small Plot	<ul style="list-style-type: none"> • Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

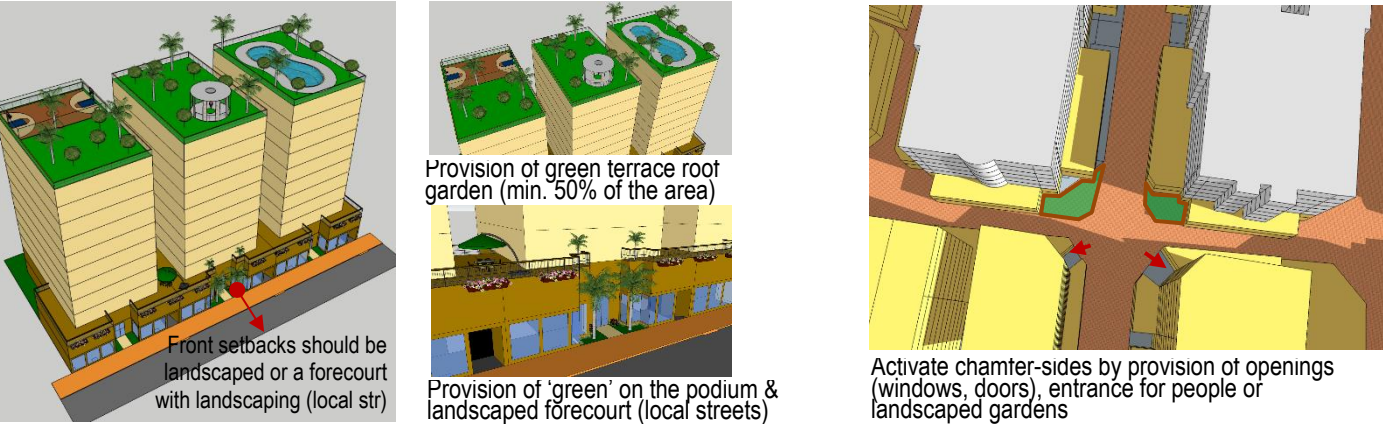
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

BUILDING TYPOLOGY: ATTACHED-PODIUM & TOWER



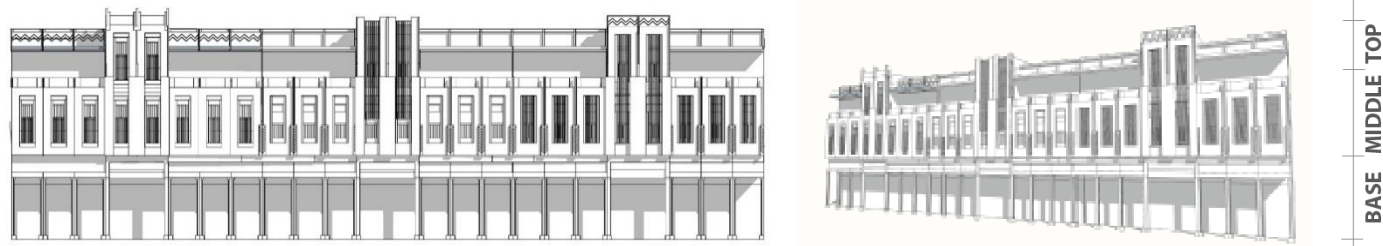
(south) Local Street Type 1 (Fore-court & landscape); (south) Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION

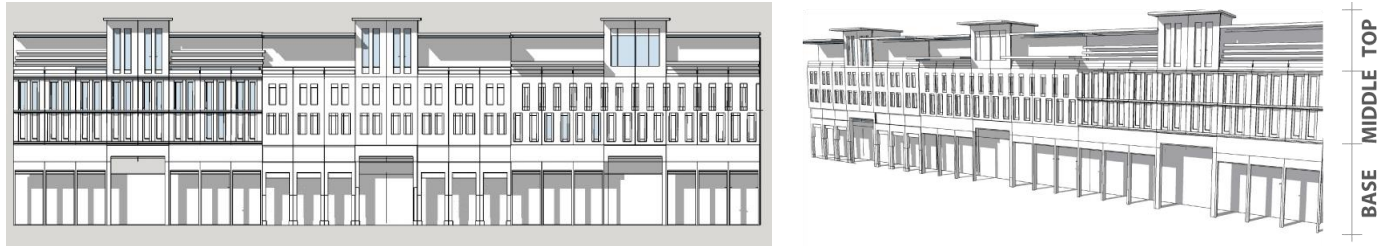


RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



Qatari Contemporary*

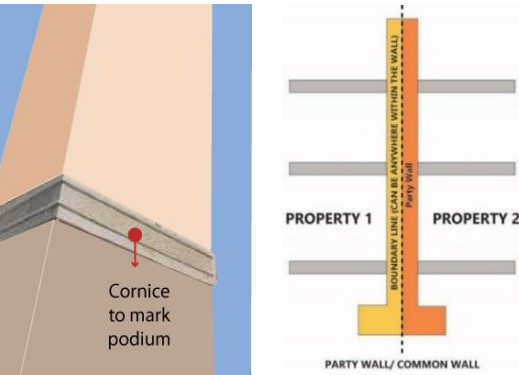


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

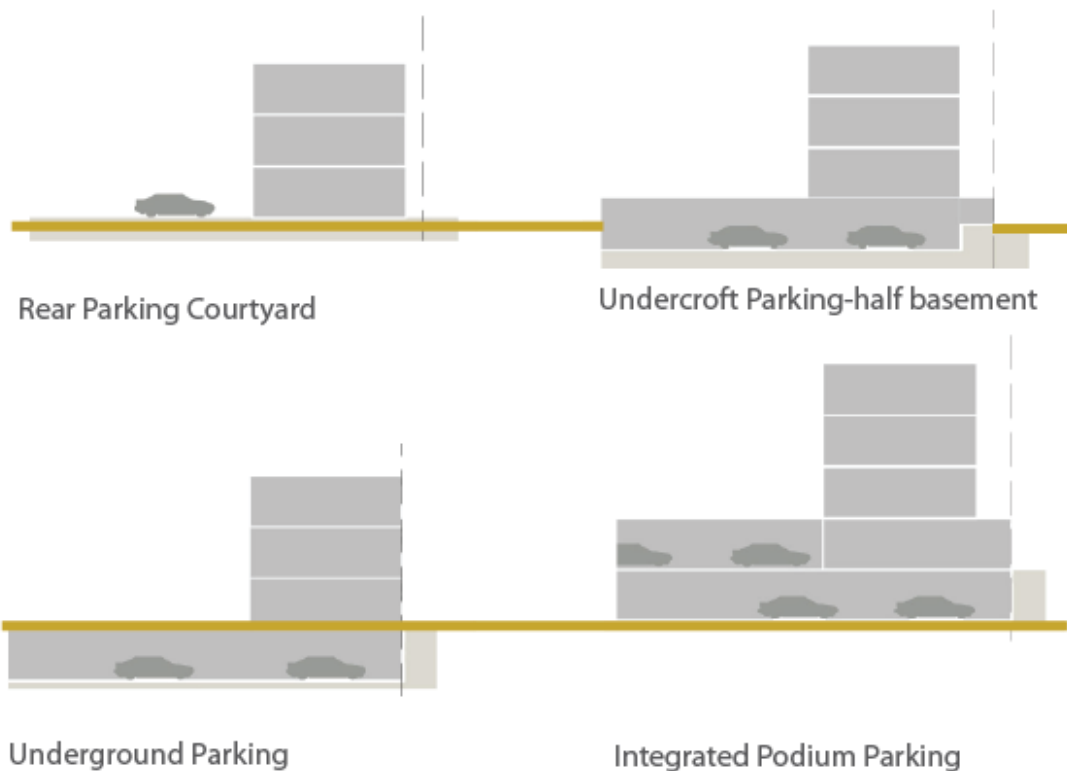
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
2Style	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

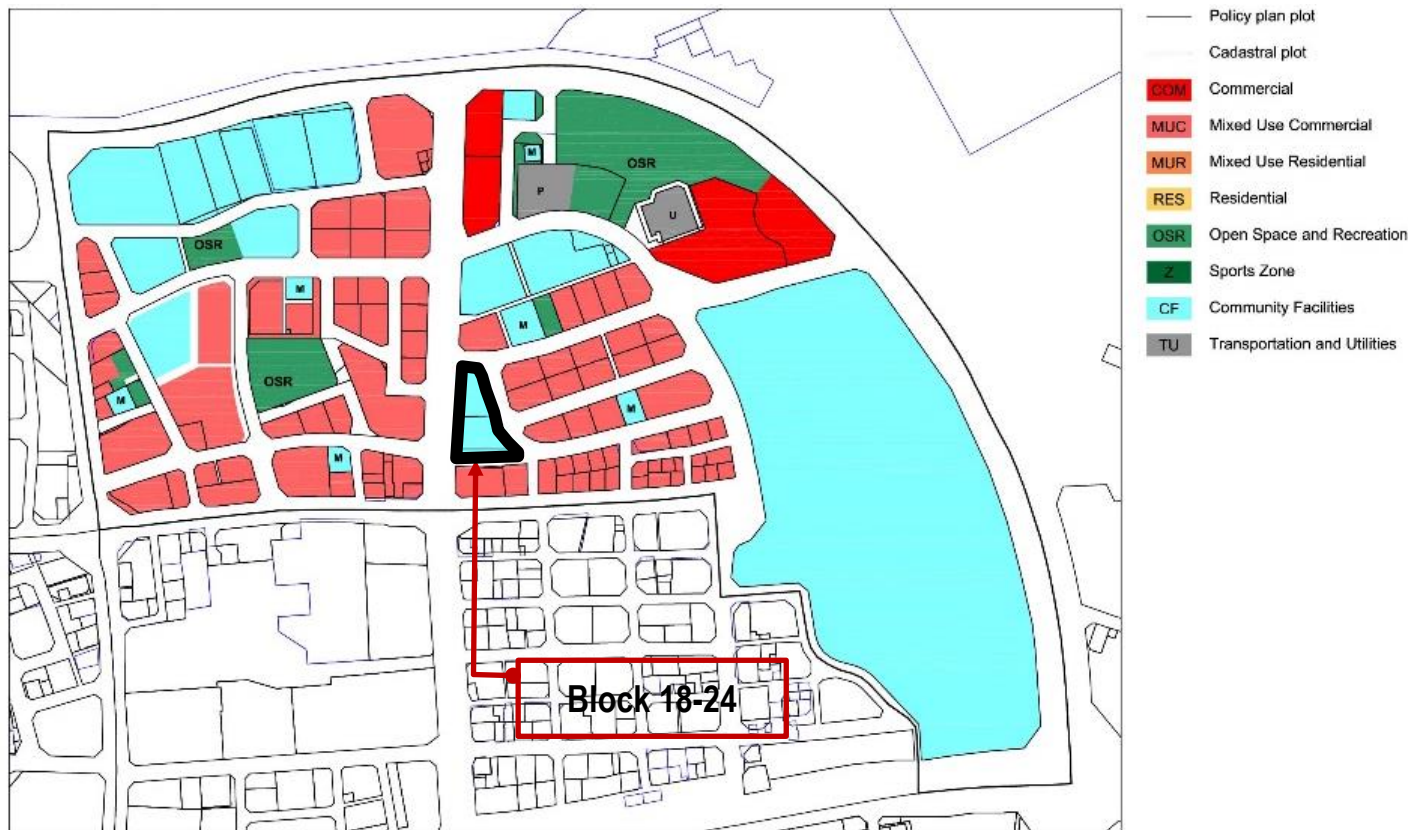
Provision of **Shared Public Parking**:

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

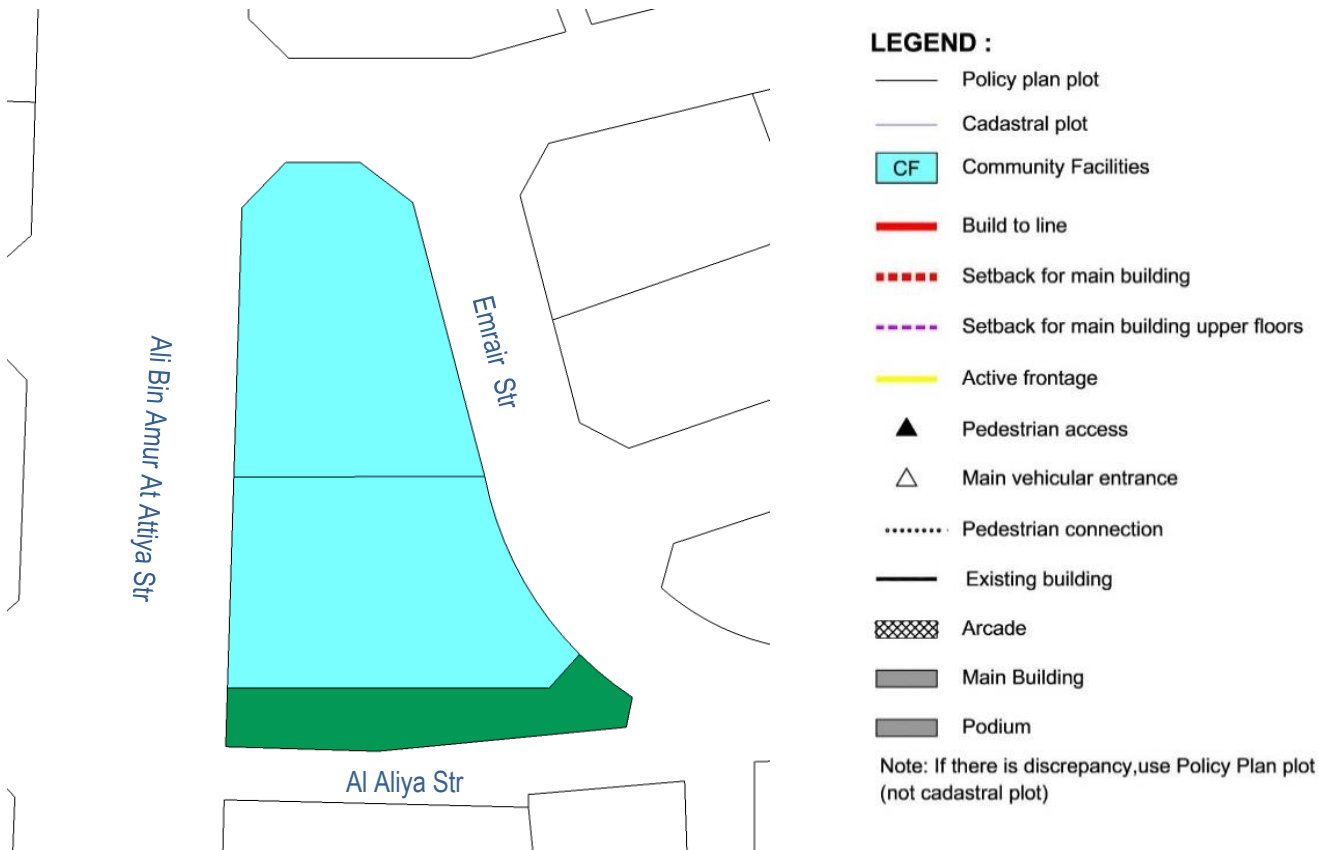
PERMITTED USES TABLE

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

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

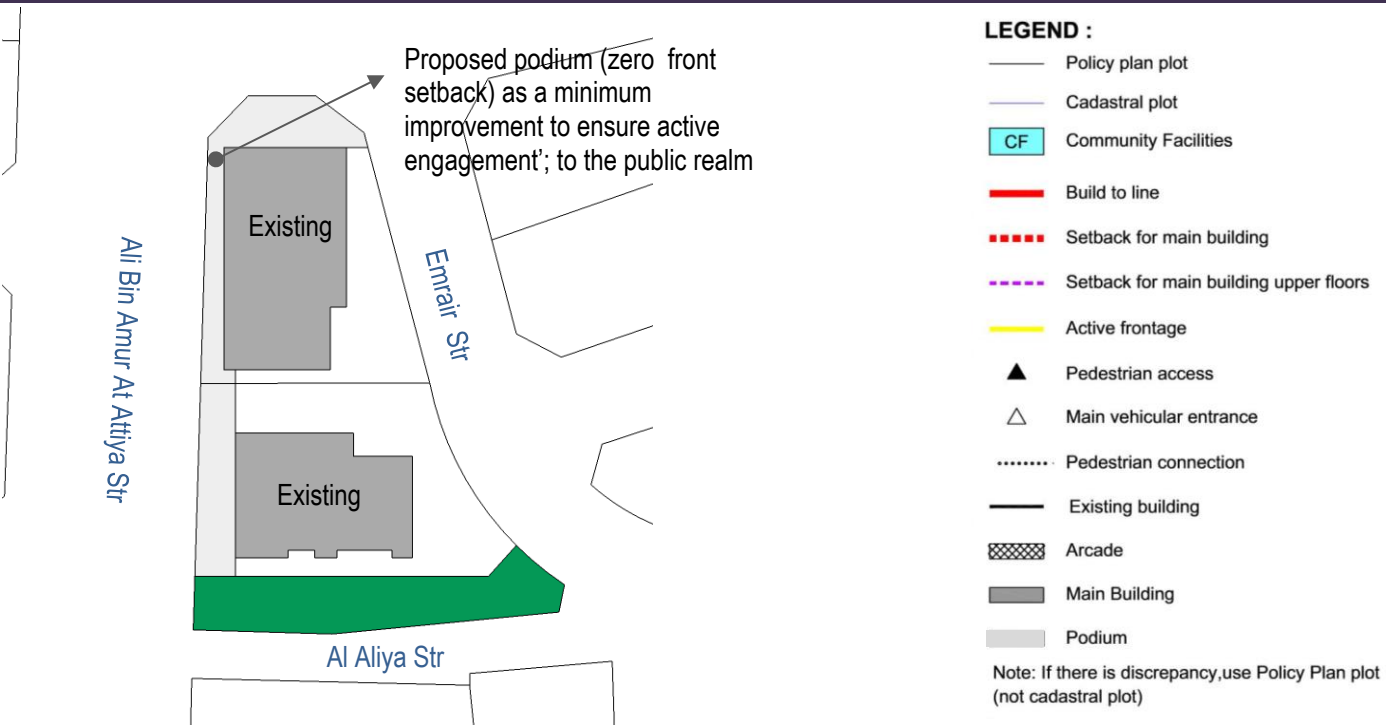
Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed

* Allow to be substituted with Hospitality Use Type

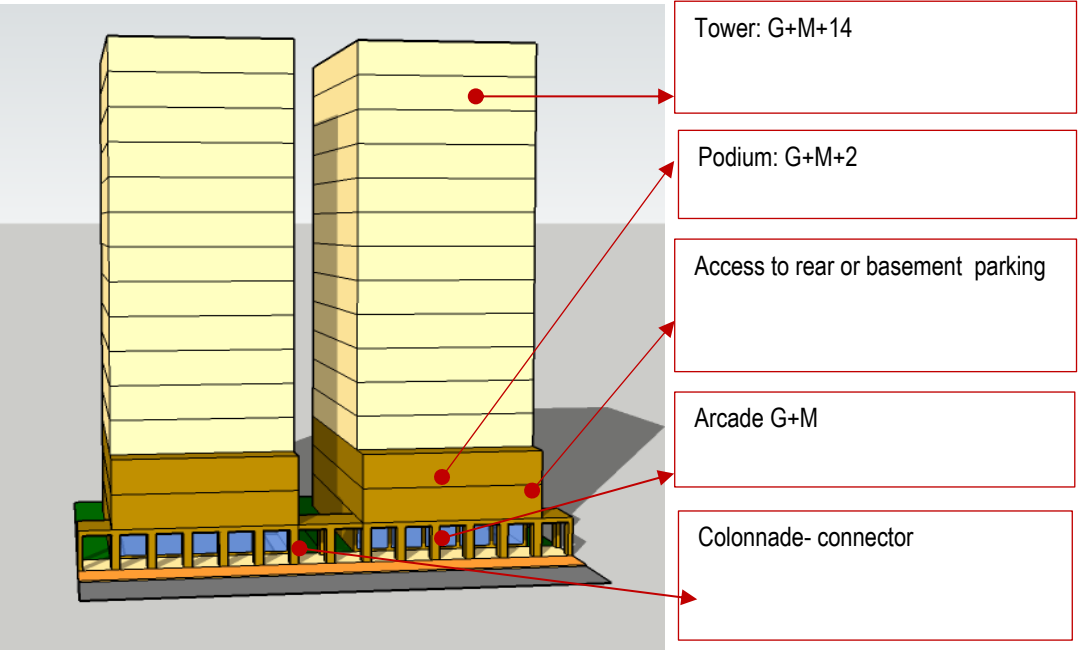
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

BLOCK MASSING PLAN



BUILDING TYPOLOGY: ATTACHED PODIUM TOWER (FUTURE REDEVELOPMENT)



Ali Bin Amur At Attiya & Museum Street

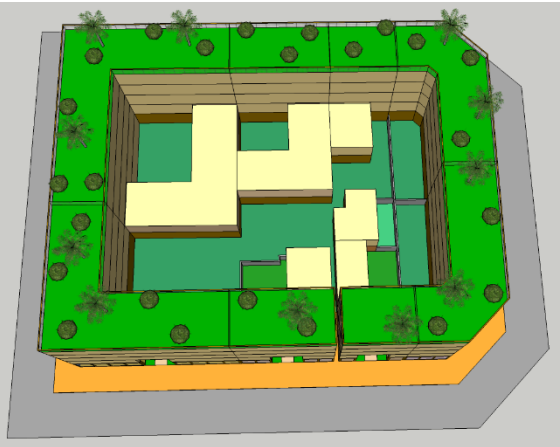
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	Government Institution	
Height (max)	Ali Bin Amur At Attiya Str	57.2 m (max)
	• G+M+14 (Podium G+M+2)	
	Museum Park Street	55.7 m (max)
	• G+M+14 (Podium G+1)	
FAR (max)	8.20 (along Ali Bin Amur At Attiya & Museum Park Street)	(+ 5 % for corner lots)
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology (for future redevelopment scenario)	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Ali Bin Amur At Attiya & Museum Park Street: • Podium: 0 m front; 0 m on sides, up to 3 m (depth of tower set back) & 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>	Ali Bin Amur At Attiya & Museum Park Street (Collector streets): 100% of 0m front setback (mandatory)	
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 At Attiya & Museum Park Street: Arcade/ Colonnade: • 2.5 m minimum width (Ali Bin Amur At Attiya & Museum Park Str.) • G+M maximum height • Located as per drawing	
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 on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth;
Building Depth (max)	7.5m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

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

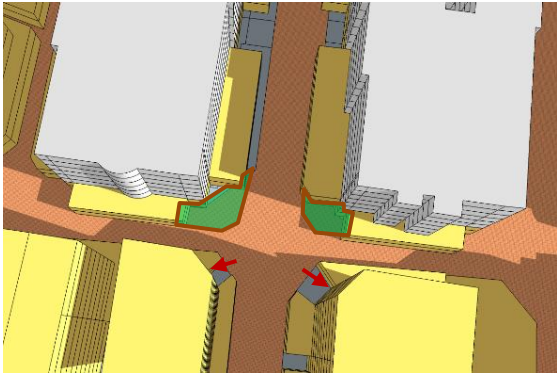
LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION



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



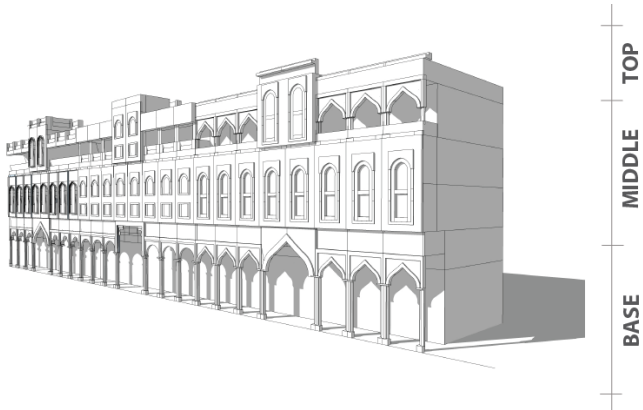
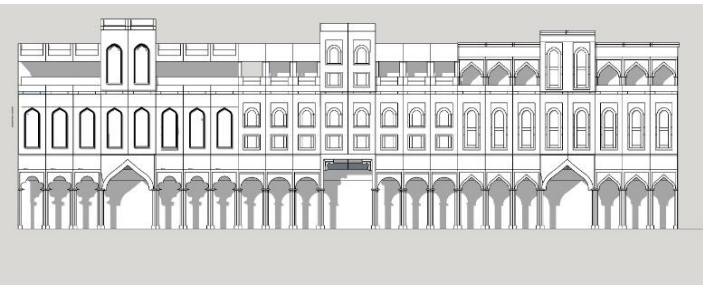
Provision of 'green' on the landscaped forecourt (local streets) and court-yard (ie.central/sides/rear court-yard)



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

RECOMMENDED ARCHITECTURAL STYLES

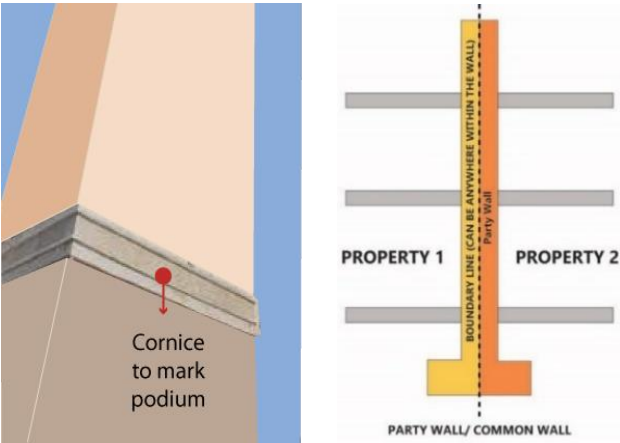
Qatari Vernacular Contemporary*



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	General: Qatari Vernacular Contemporary (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none">• All the fasade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.• Primary fasade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people

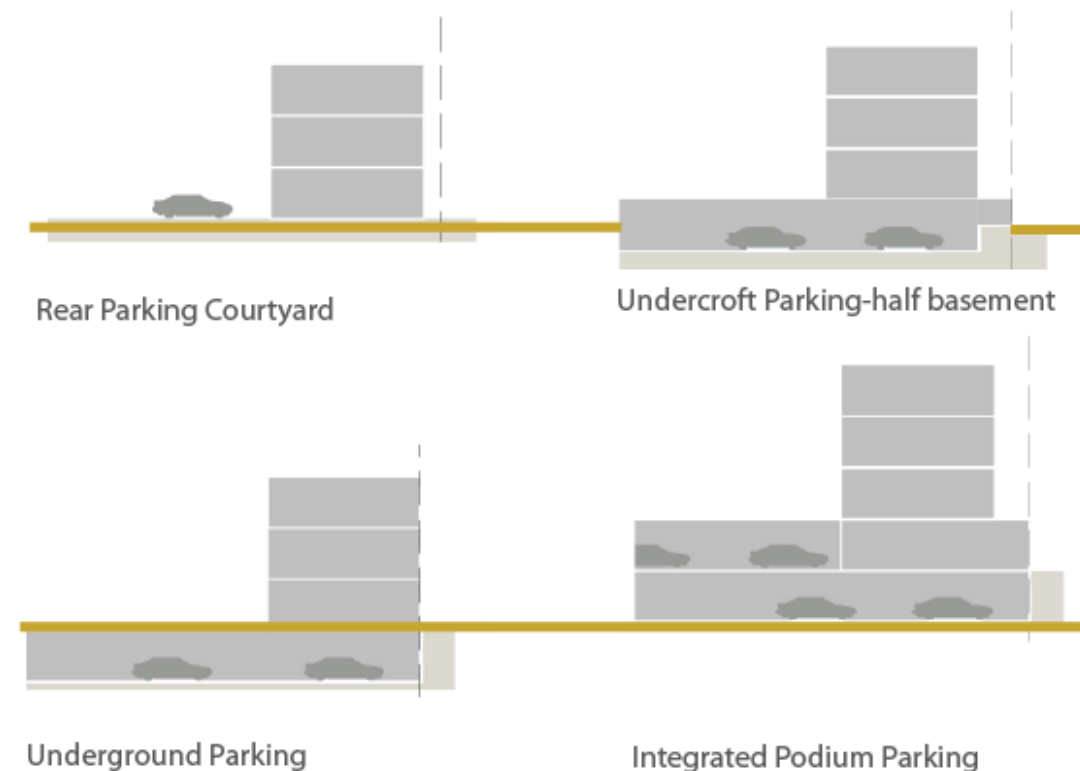
	and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 1 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building fasade without background.



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 1m2 provision, up to maximum 10% of total GFA

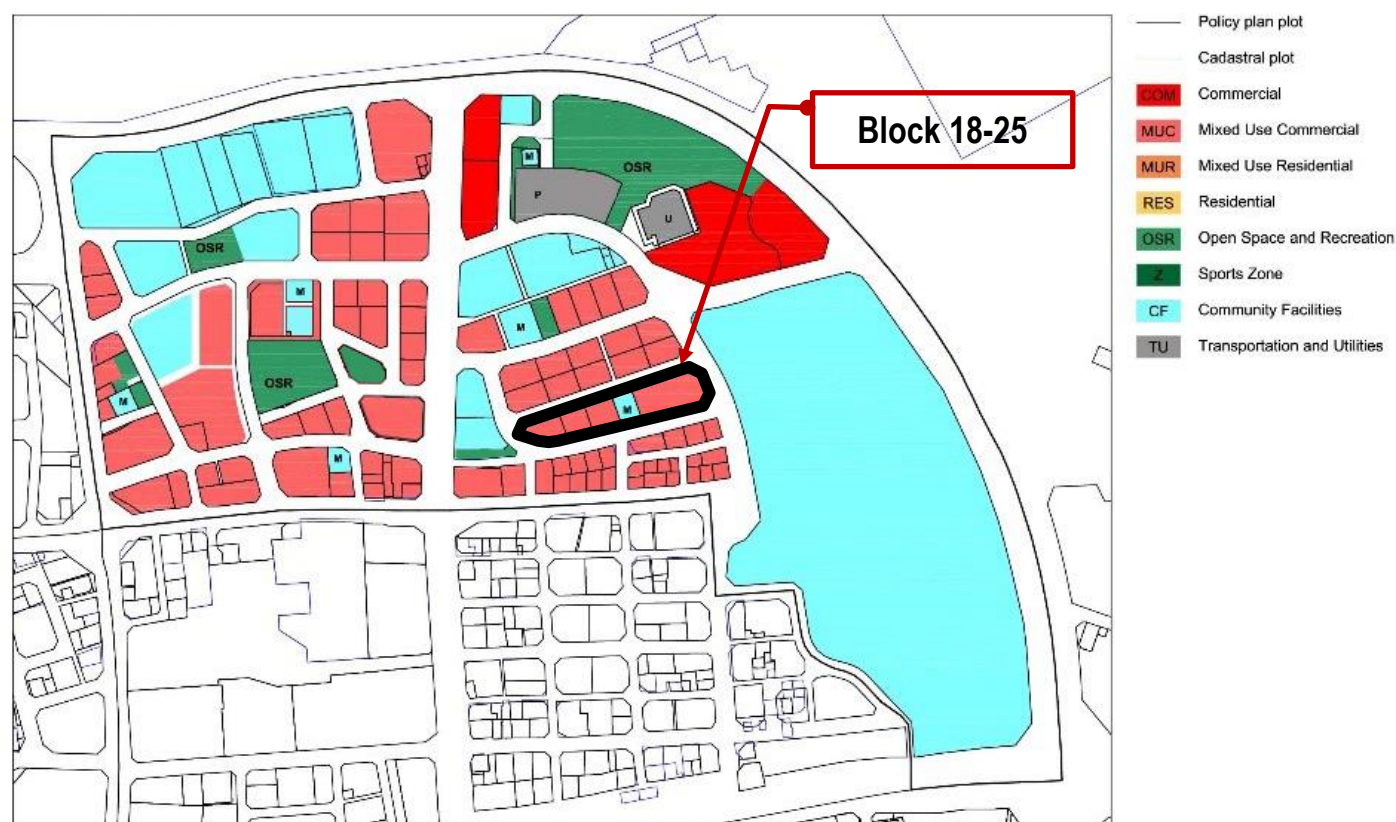
Provision of **Shared Public Parking**:

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

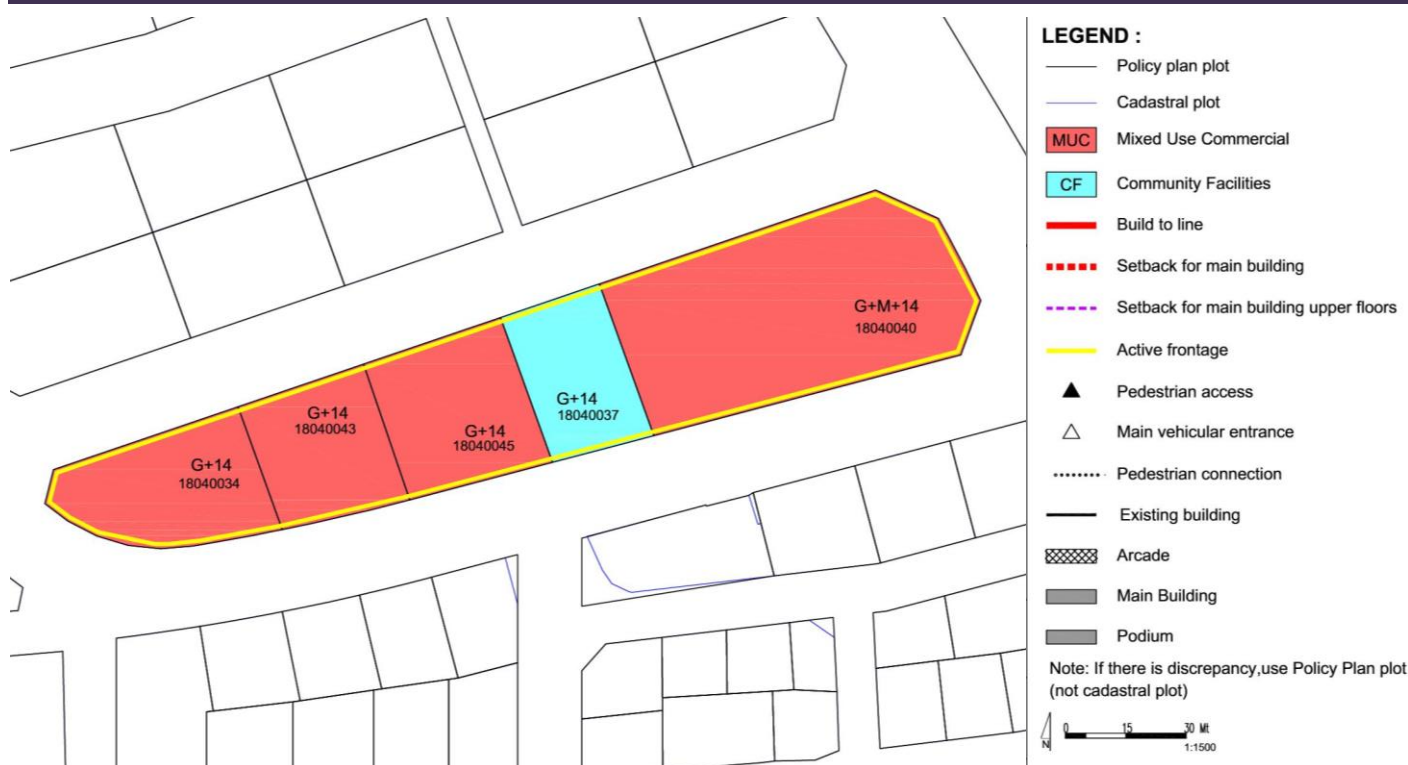
PERMITTED USES TABLE

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

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

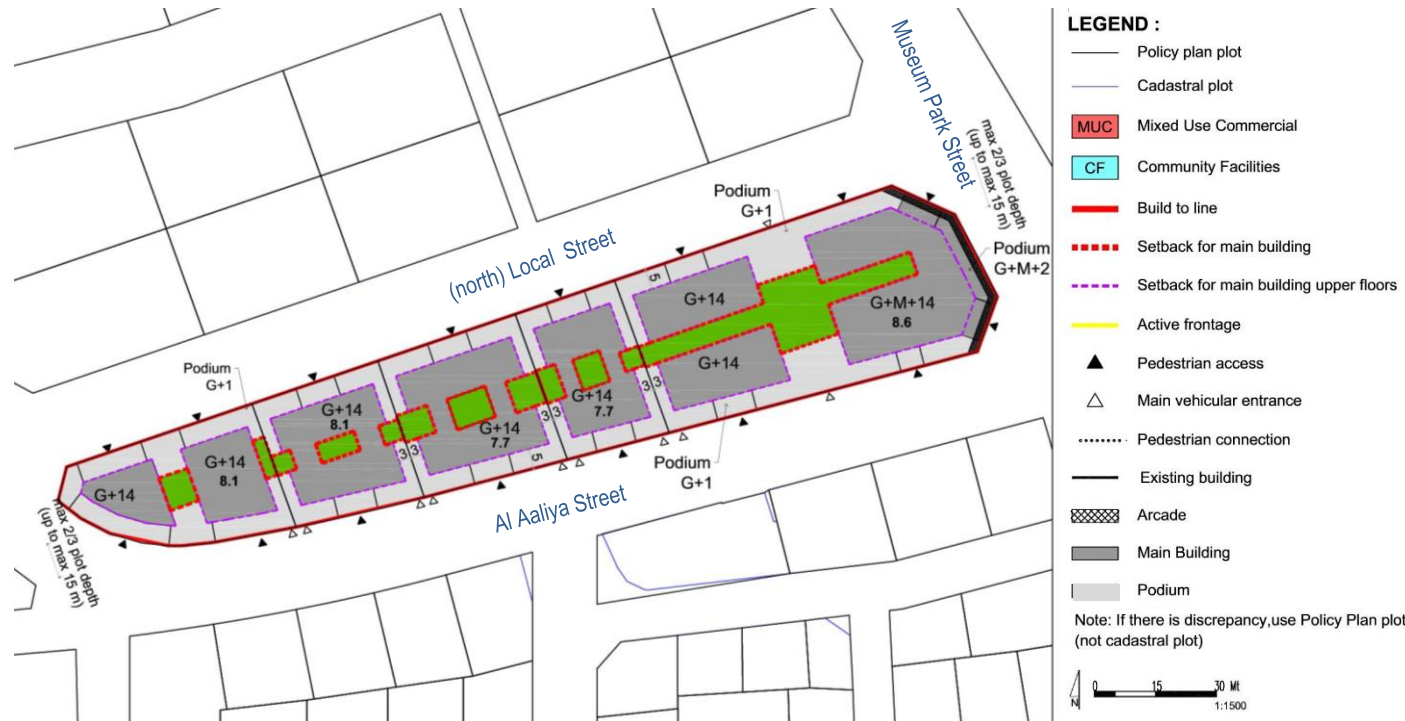
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	✓*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	—
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

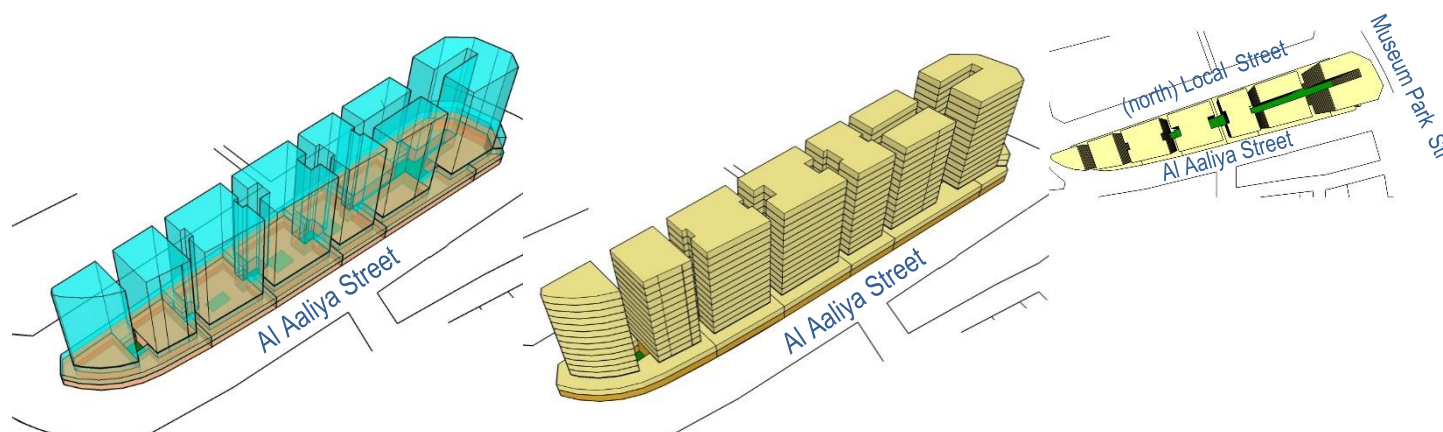
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

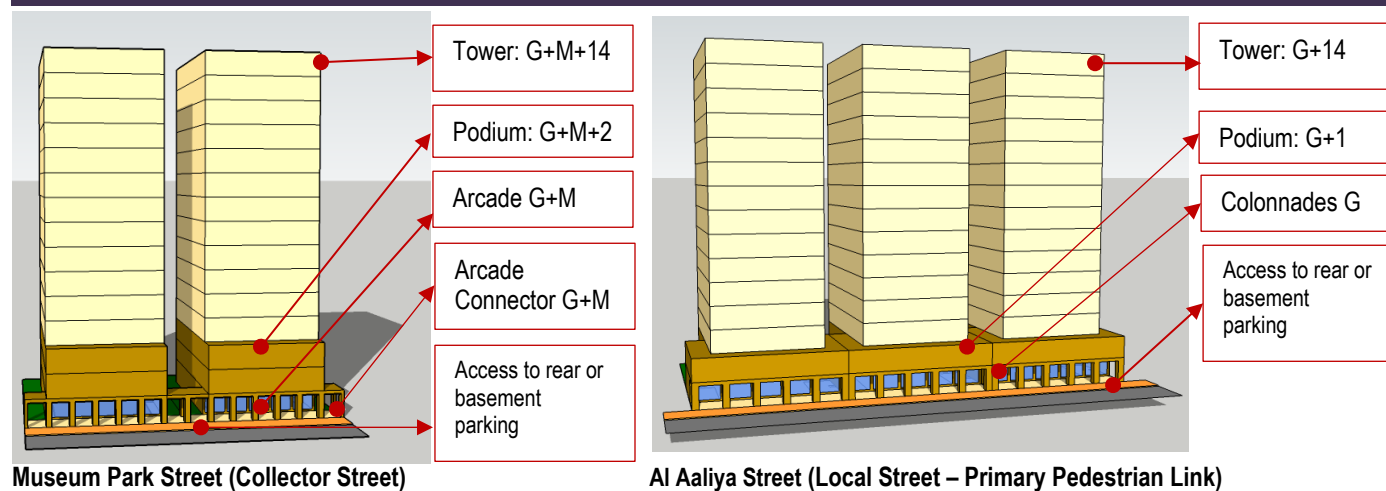
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



88 BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



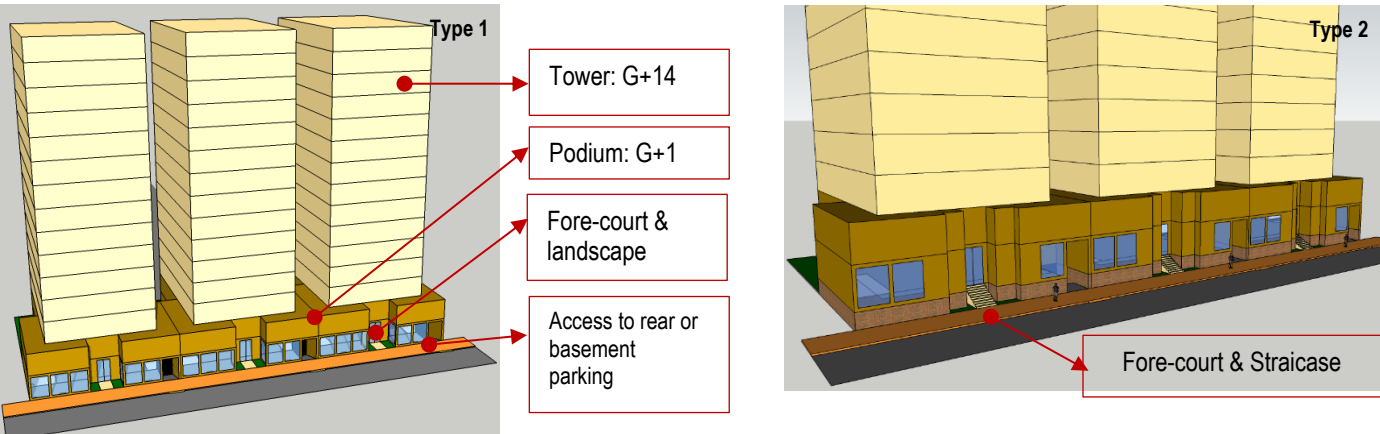
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Museum Park Street	57.2 m (max)
	• G+M+14 (Podium G+M+2)	
	Al Aaliya & North + West Local Street	55.7 m (max)
	• G+14 (Podium G+1)	
FAR (max)	8.20 (along Museum Park Street)	(+ 5 % for corner lots)
	7.70 (along Al Aaliya & North+ West Local Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Museum Park Street: <ul style="list-style-type: none">Podium: 0 m front; 0 m on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth;Tower: 3m front setback; 3m sides;	
	Al Aaliya & North+ West Local Street Street: <ul style="list-style-type: none">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: 5 m front setback; 3 m 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">Museum Park Str (Collector street): 100% of 0m front setback (mandatory)Al Aaliya Street: min.90% of indicated frontage at the block planNorth+ West Local 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	<ul style="list-style-type: none">Museum Park Street.: Arcade/ Colonnade:<ul style="list-style-type: none">2.5 m minimum width	

	<ul style="list-style-type: none">G+M maximum heightLocated as per drawing
	<ul style="list-style-type: none">Al Aaliya Street : ColonnadesNorth & West Local Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">Sides: 0 m front; 0 m on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth;
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

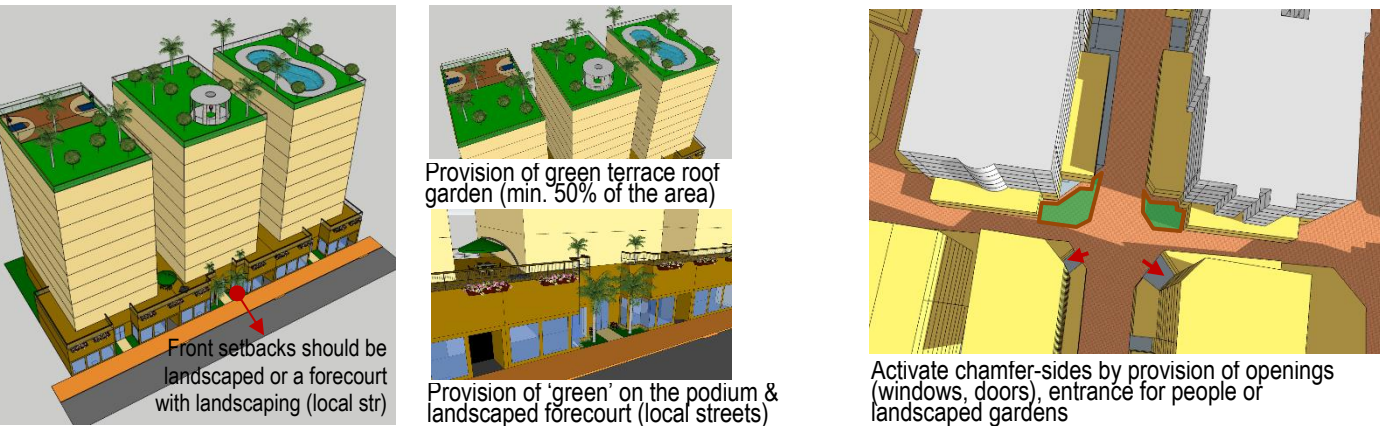
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

FRONTAGE PROFILES



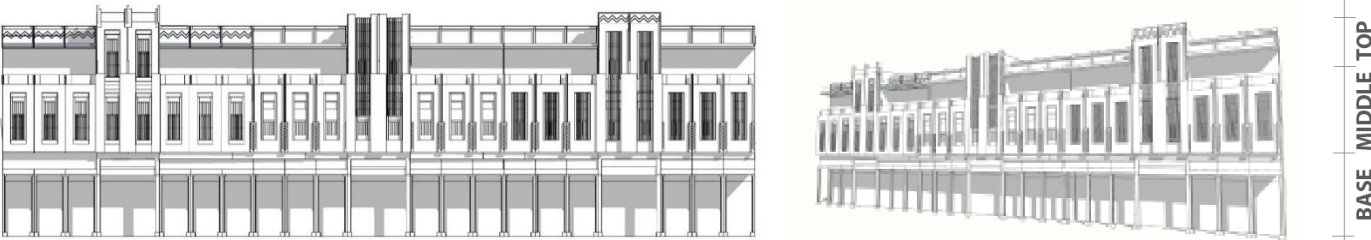
(north) Local Street Type 1 (Fore-court & landscape; or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION

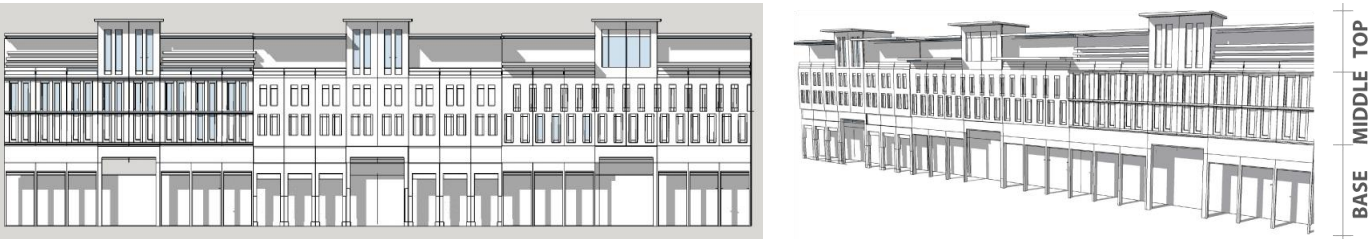


RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



Qatari Contemporary*

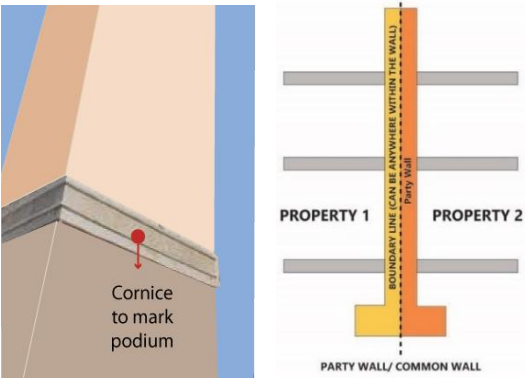


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

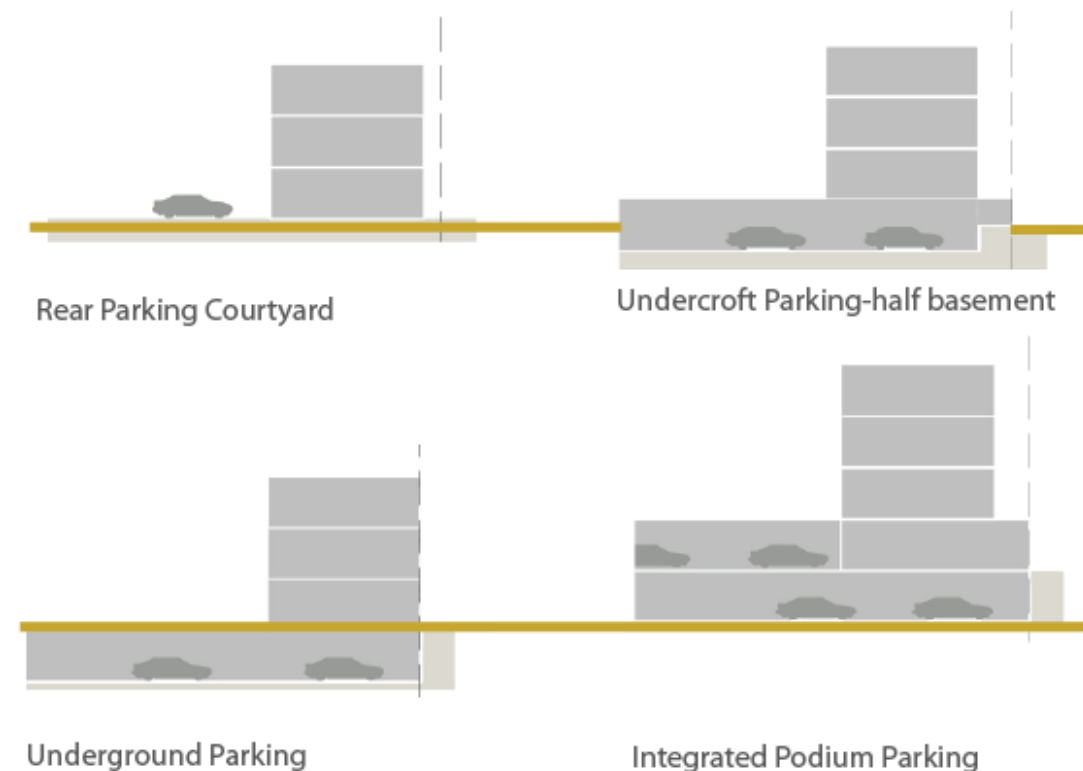
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



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

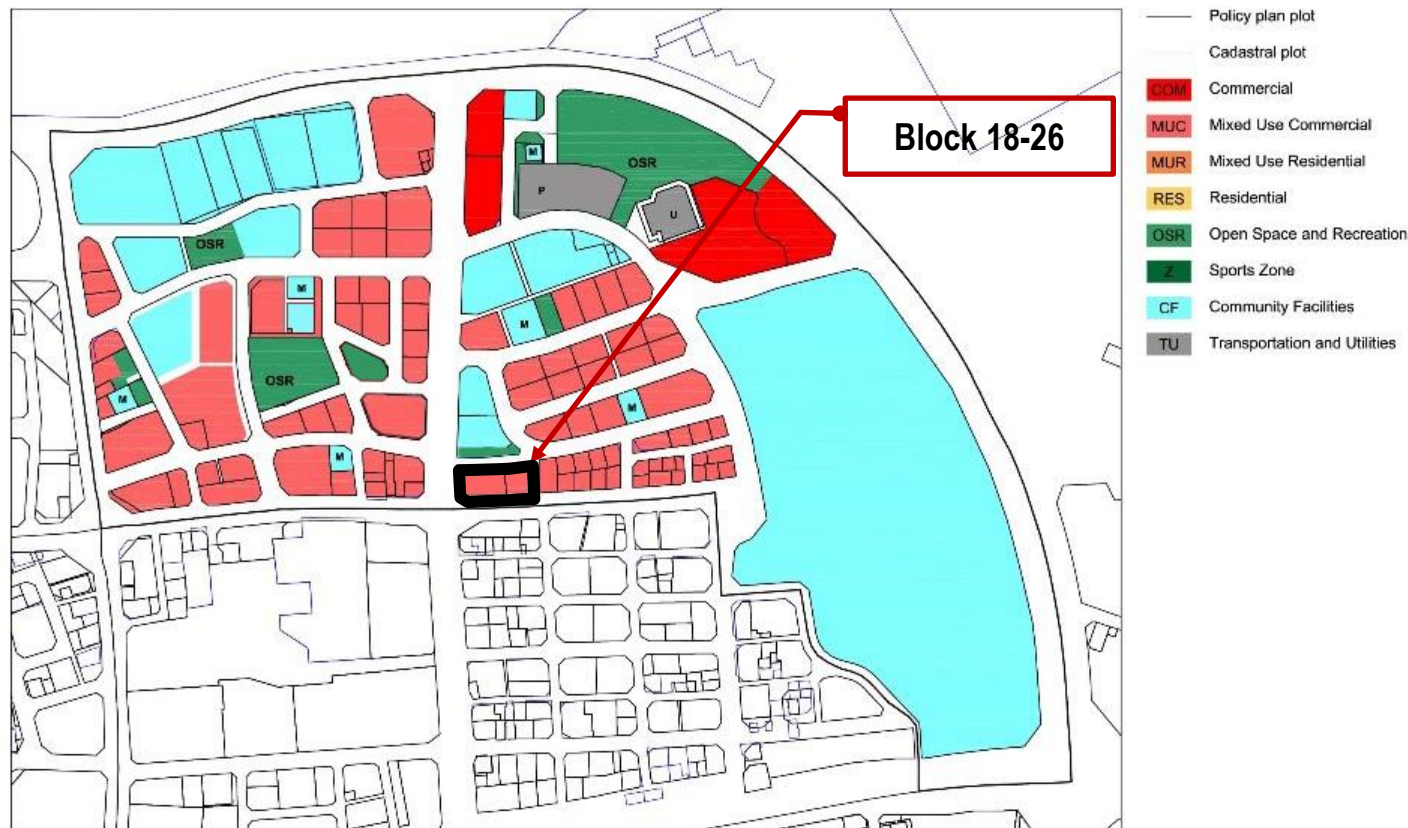
Provision of **Shared Public Parking**:

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

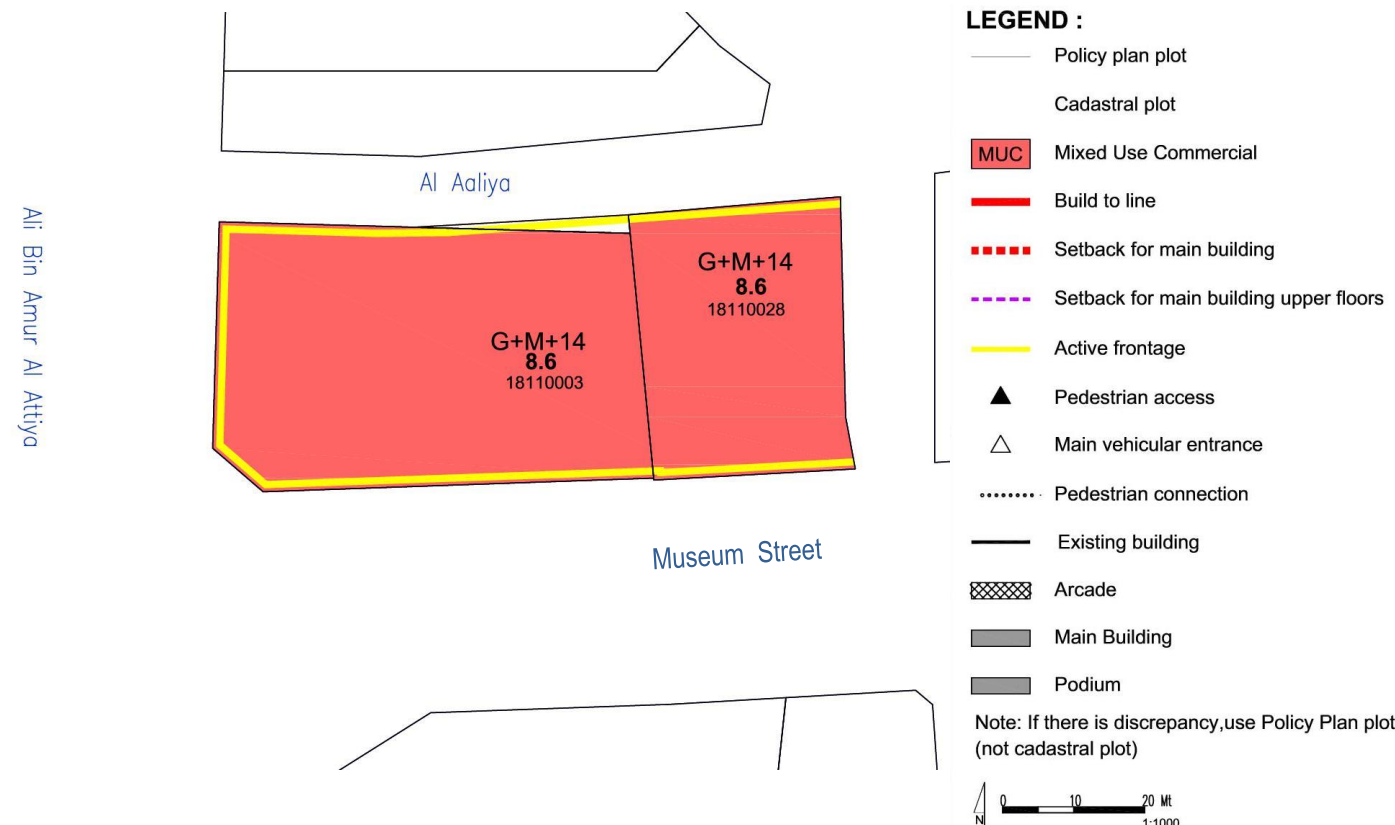
PERMITTED USES TABLE

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

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

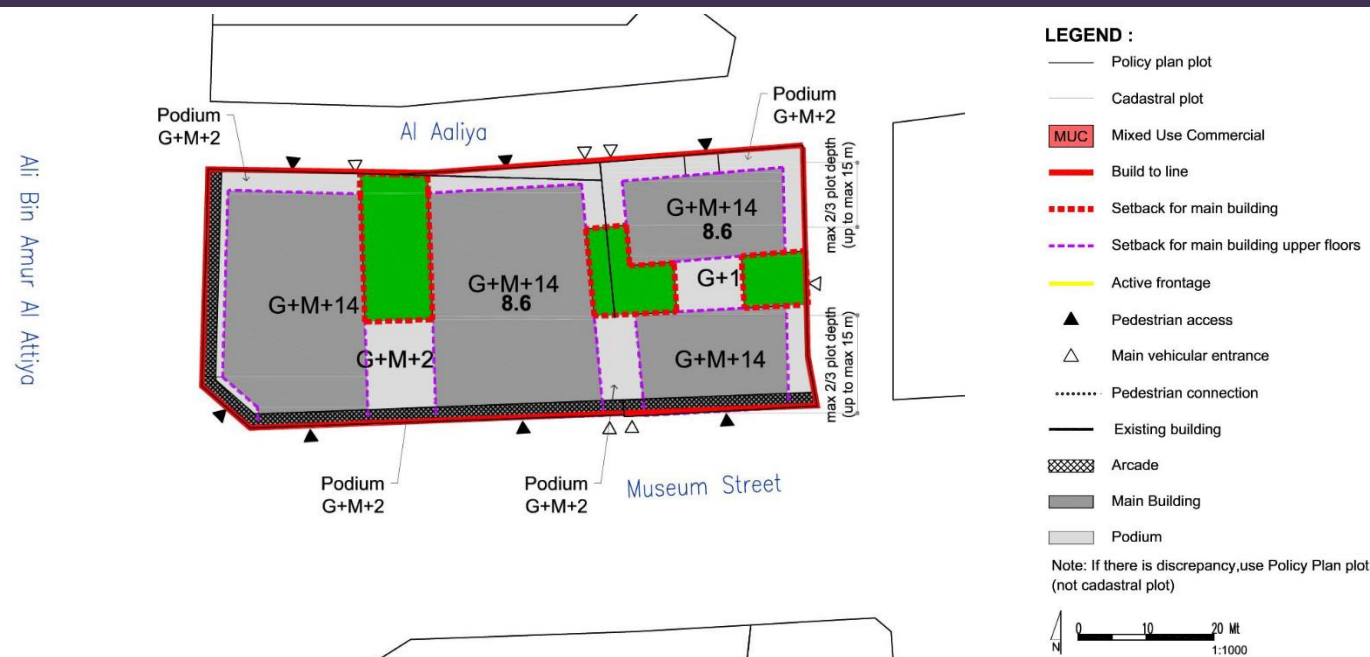
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	✓*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	—
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

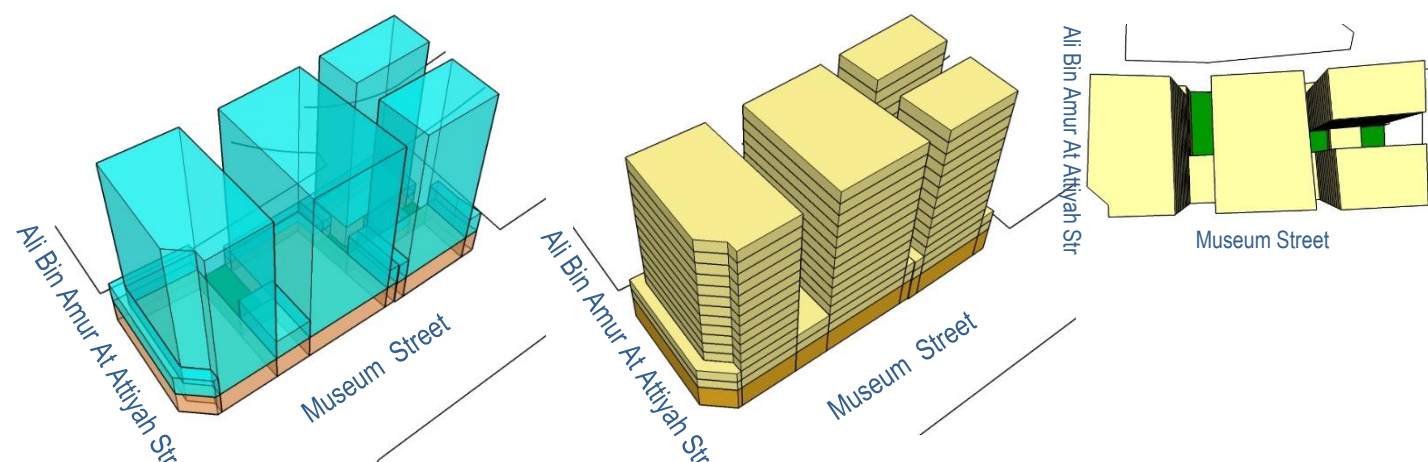
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none">• Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area• Type of commercial in MUR: Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	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

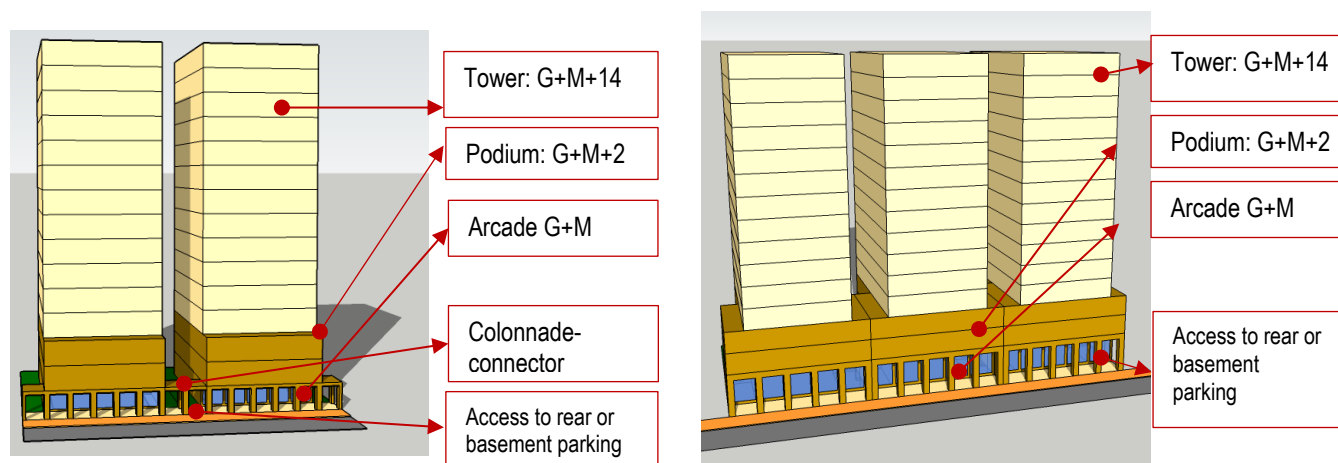
BLOCK MASSING PLAN



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 & Ali Bin Amur At Attiya Street	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Al Aaliya Local Street	55.7m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Museum & Ali Bin Amur At Attiya Street)	(+ 5 % for corner lots)
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Ali Bin Amur At Attiya : <ul style="list-style-type: none">Podium: 0 m front; 0 m on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth;Tower: 3 m front setback; 3m sides;	
	Museum Street <ul style="list-style-type: none">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: 0 m front setback; 3m sides;	
	Al Aaliya Street: <ul style="list-style-type: none">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>	<ul style="list-style-type: none">Museum Str & Ali Bin Amur At Attiya Str (Collector street): 100% of 0m front setback (mandatory)Al Aaliya Street: min.90% of indicated frontage at the 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	

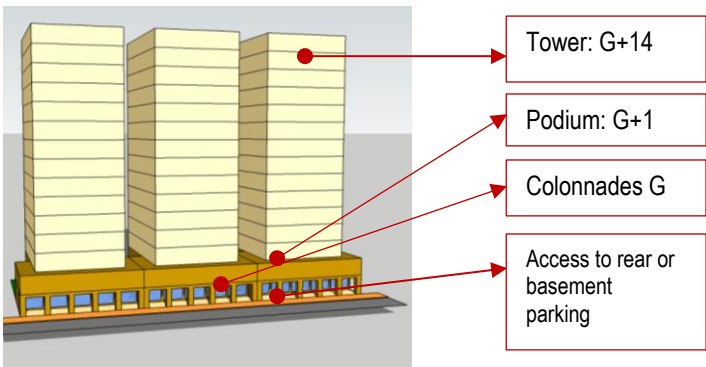
Frontage Profile	• Museum Street: Arcade/ Colonnade: <ul style="list-style-type: none">• 2.5 m minimum width• G+M maximum height• Located as per drawing
	• Al Aaliya Street : Colonnades
Basement; Half-Basement (undercroft)	• Allowed <ul style="list-style-type: none">• 0 m setbacks• 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	• Sides: 0 m on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth;
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	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

Ali Bin Amur At Attiyah Street

Museum Street

BUILDING TYPOLOGY

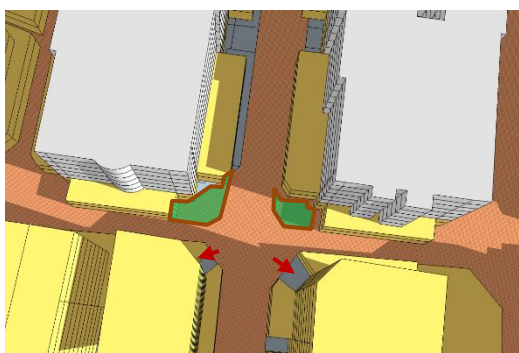


Al Aaliya Street (Local Street – Primary Pedestrian Link)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



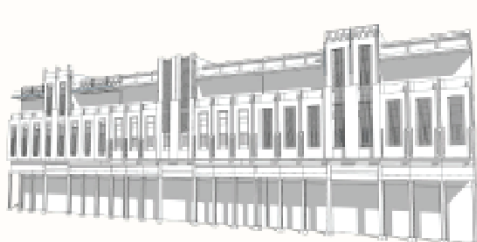
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

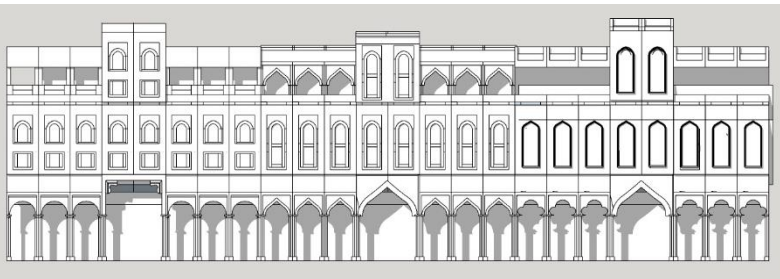
RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*

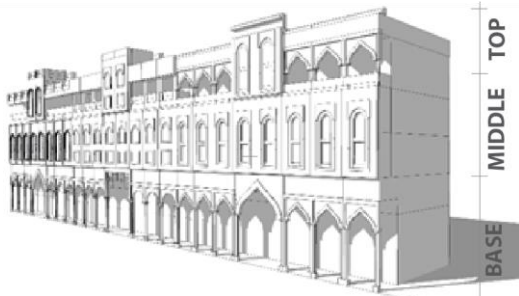


BASE
MIDDLE
TOP

Qatari Contemporary Vernacular*



(illustration)



BASE
MIDDLE
TOP

STANDARDS

ARCHITECTURAL STANDARD

Architectural Theme/ Style

- **General: Qatari Contemporary**
- **Recommended Early Modern (Doha Art Deco) Style for buildings** along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road
- **Recommended incorporating some Qatari Vernacular Style elements** for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str.

(* Refer the details to the [Townscape & Architectural Guidelines for Main Streets in Qatar](#))

Exterior expression

- Clear building expression of a base, a middle and a top
- **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)
- **The Middle Part:**
 - Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.
 - Should reveal the external expression of each storey
- **The Top Part** should be marked by parapet or entablature

Minimum Building separation

- **6 m** between two buildings with facing non-habitable rooms
- **8 m** between two buildings with a facing non-habitable room and a facing habitable room
- **12 m between two buildings with facing habitable rooms**

Party-Wall / Common Wall

The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety

Floor height (maximum)

Slab to slab height (mid-point):

- Ground floor: 5 m
- Ground floor with mezzanine: 6.5 m
- Typical floors (residential and other): 3.50 m
- Ground floor ancillary building: 3.50 m

Building Orientation

- All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams

LANDSCAPE STANDARD

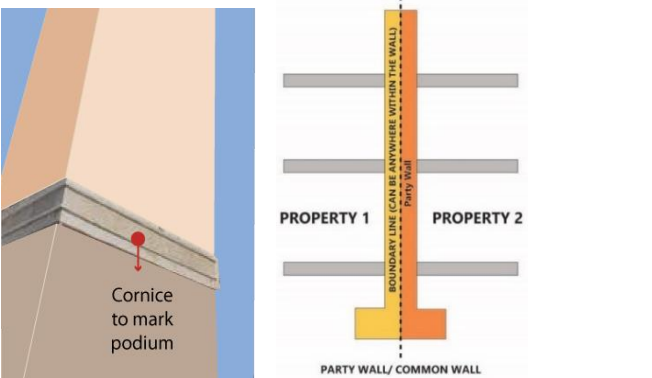
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)

ACCESSIBILITY STANDARD

Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.

SIGNAGE

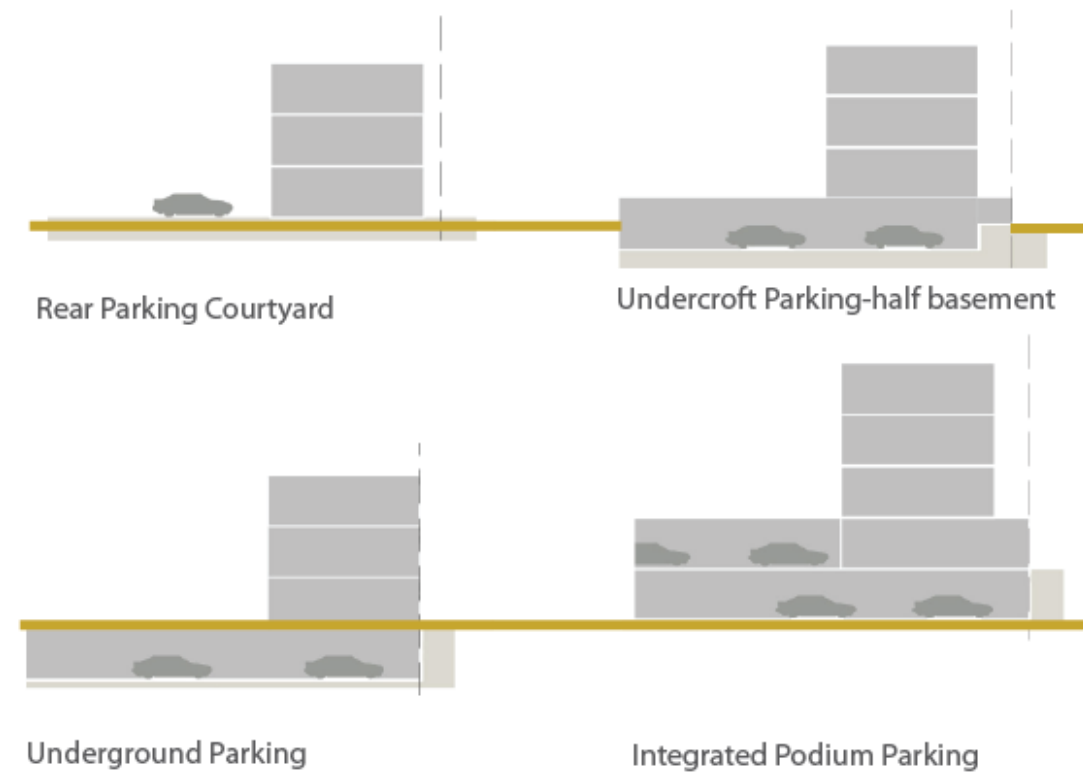
Style	Signage should be an integral part of the building facade without background.
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WINDOW-TO-WALL RATIOS



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

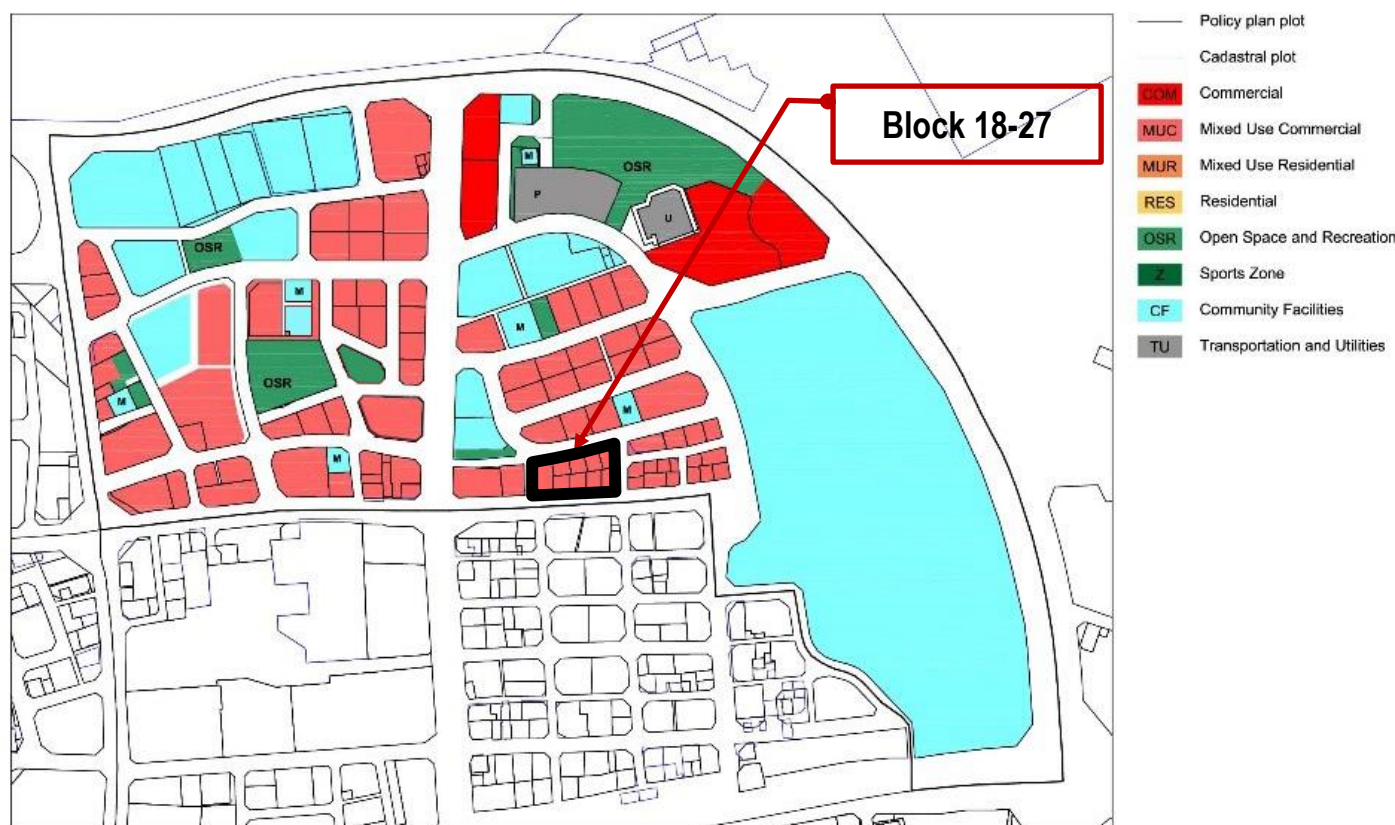
Provision of **Shared Public Parking**:

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

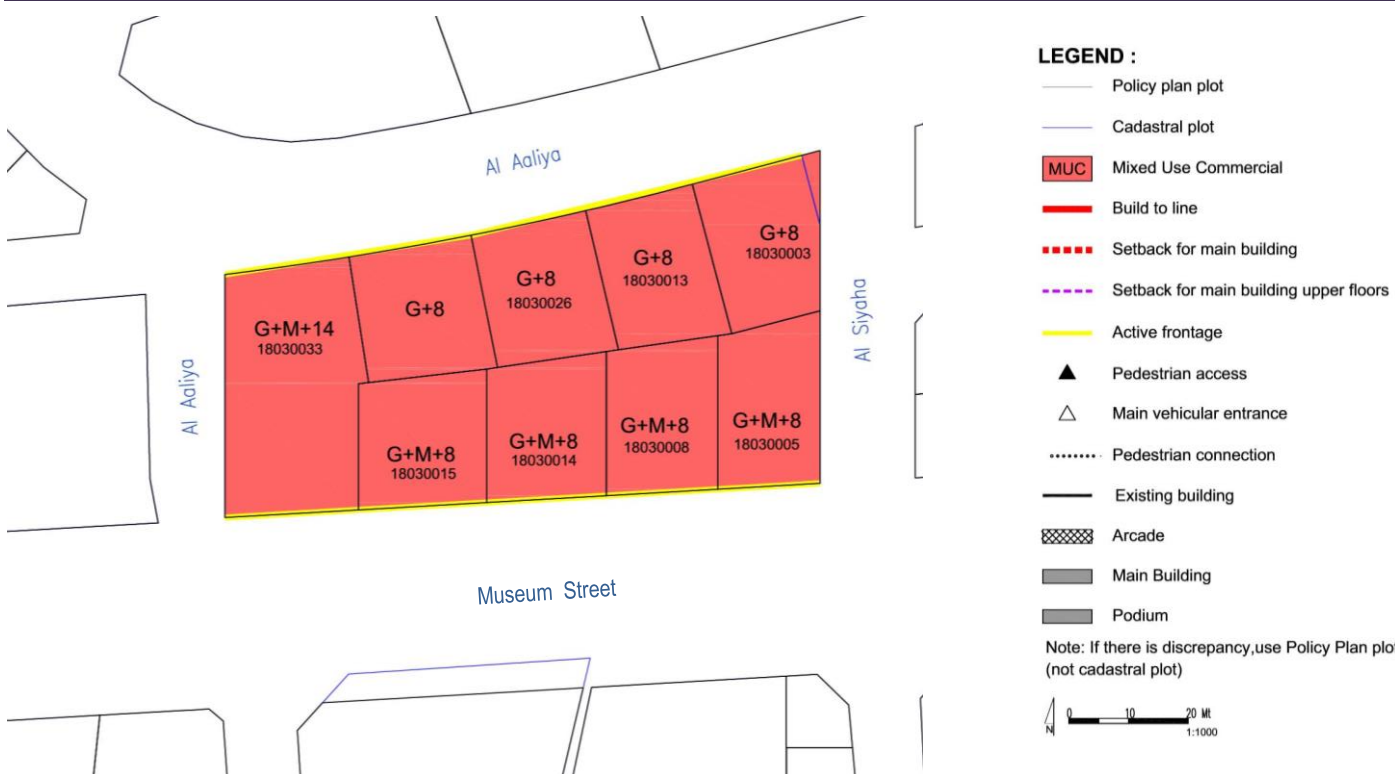
PERMITTED USES TABLE

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

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

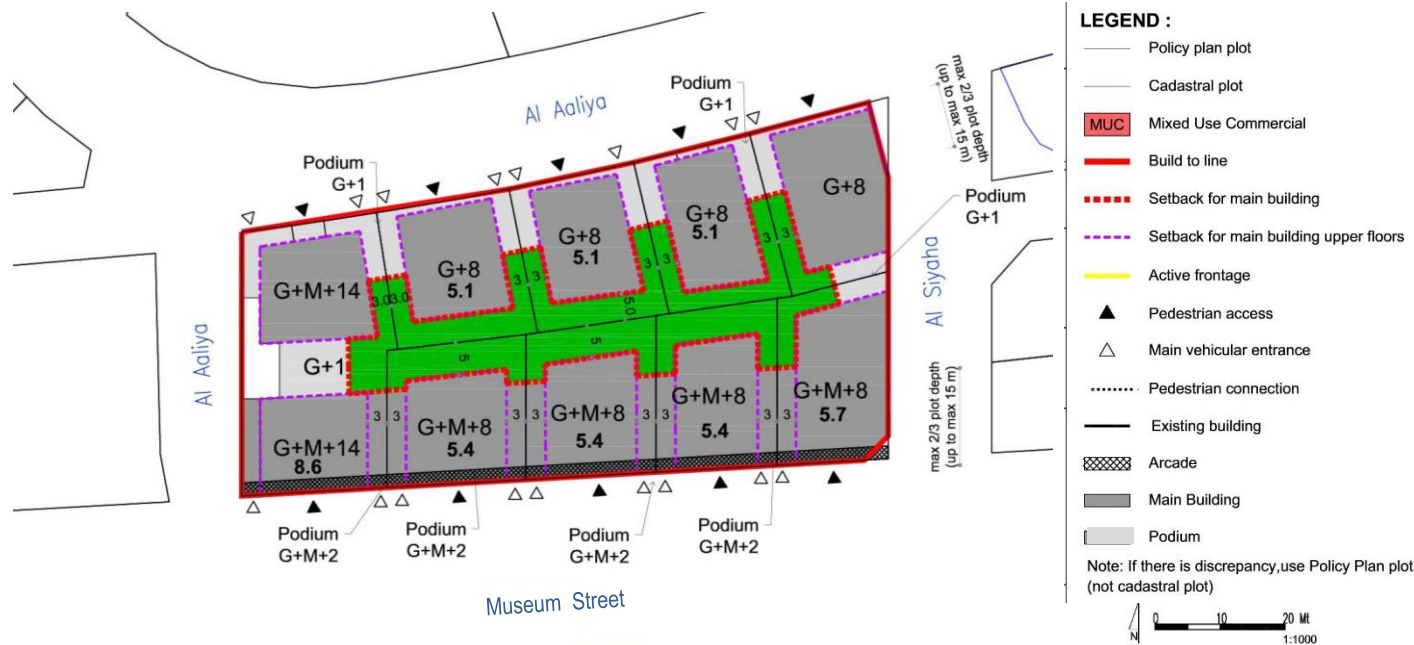
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	✓*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	–
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

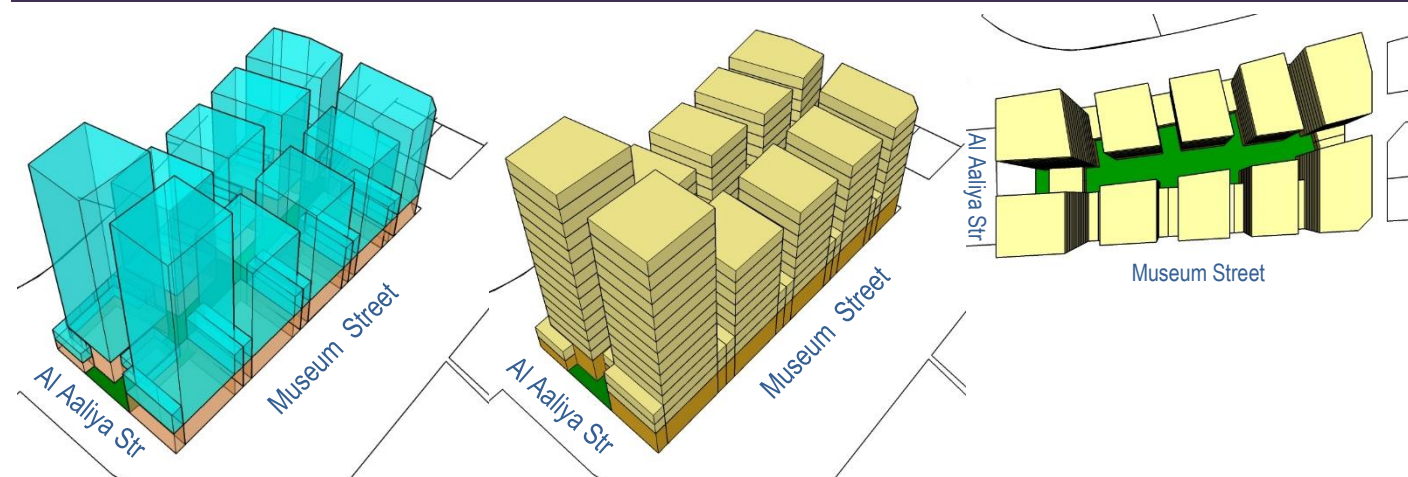
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

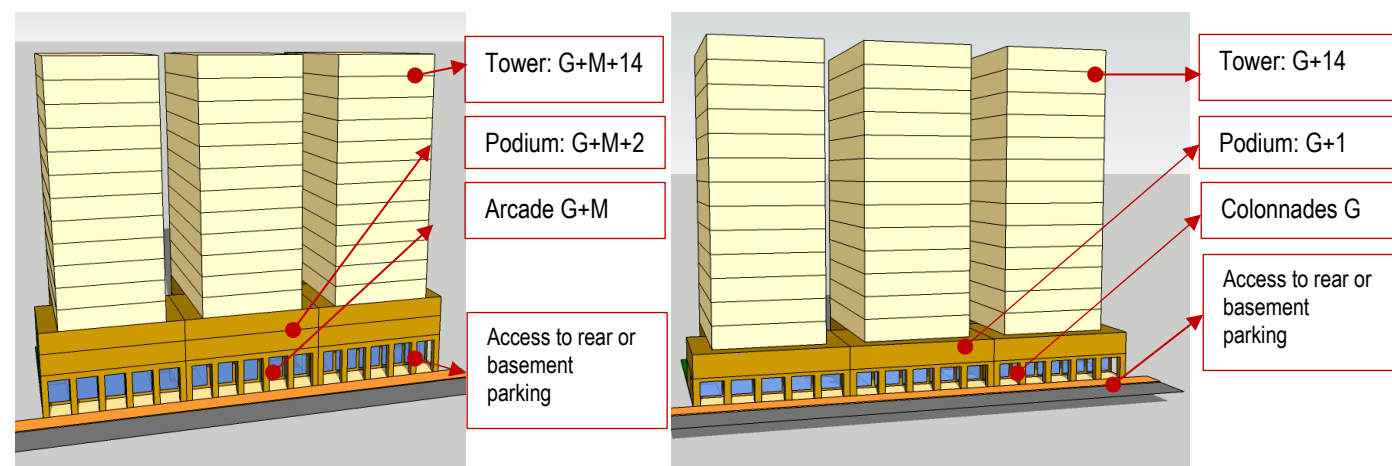
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



Ali Bin Amur At Attiyah & Museum Street (Collector Streets) Al Aaliya Street (Local Street – Primary Pedestrian Link)

BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Museum Street	58.7m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Al Aaliya Local Street	55.7m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Al Museum Street)	(+ 5 % for corner lots)
	7.70 (along Al Aaliya Local Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Museum Street: <ul style="list-style-type: none"><u>Podium</u>: 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; 5 m rear<u>Tower</u>: 0m front setback; 3m sides; 5m rear	
	Al Aaliya Local Street <ul style="list-style-type: none"><u>Podium</u>: 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<u>Tower</u>: 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">Museum Street (Collector street): 100% of 0m front setback (mandatory)Al Aaliya Street: min.90% of indicated frontage at the 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">Museum Street: Arcade/ Colonnade:<ul style="list-style-type: none">2.5 m minimum width	

	<ul style="list-style-type: none">G+M maximum heightLocated as per drawing
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">Sides: 0 m on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth;Rear: 3-5 m
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	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



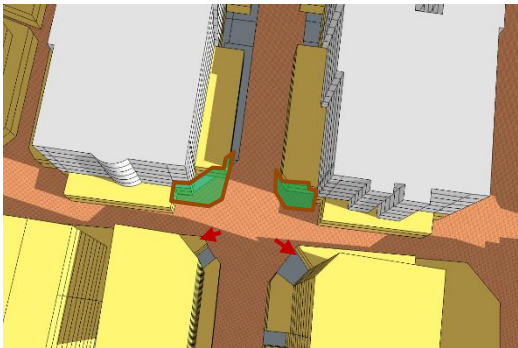
Front setbacks should be landscaped or a forecourt with landscaping (local streets)



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



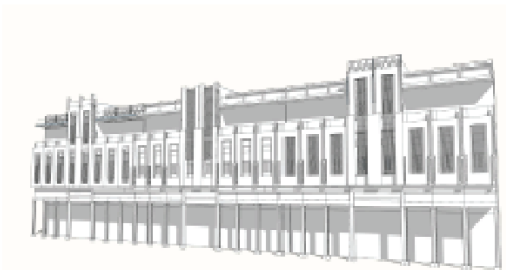
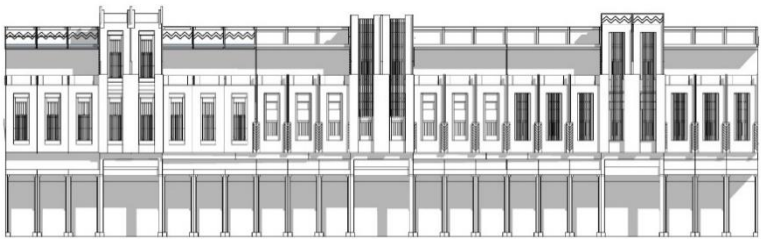
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

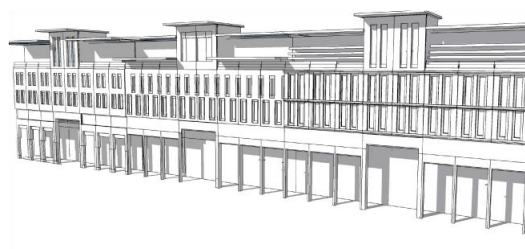
RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



BASE MIDDLE TOP

Qatari Contemporary*



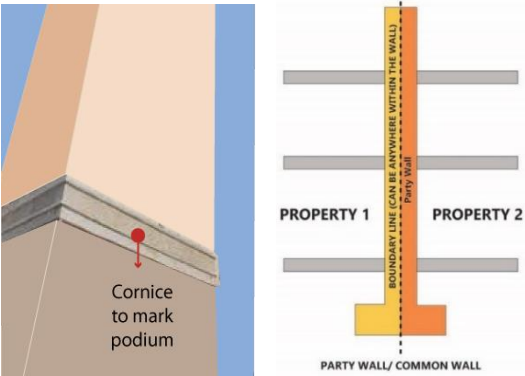
BASE MIDDLE TOP

(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

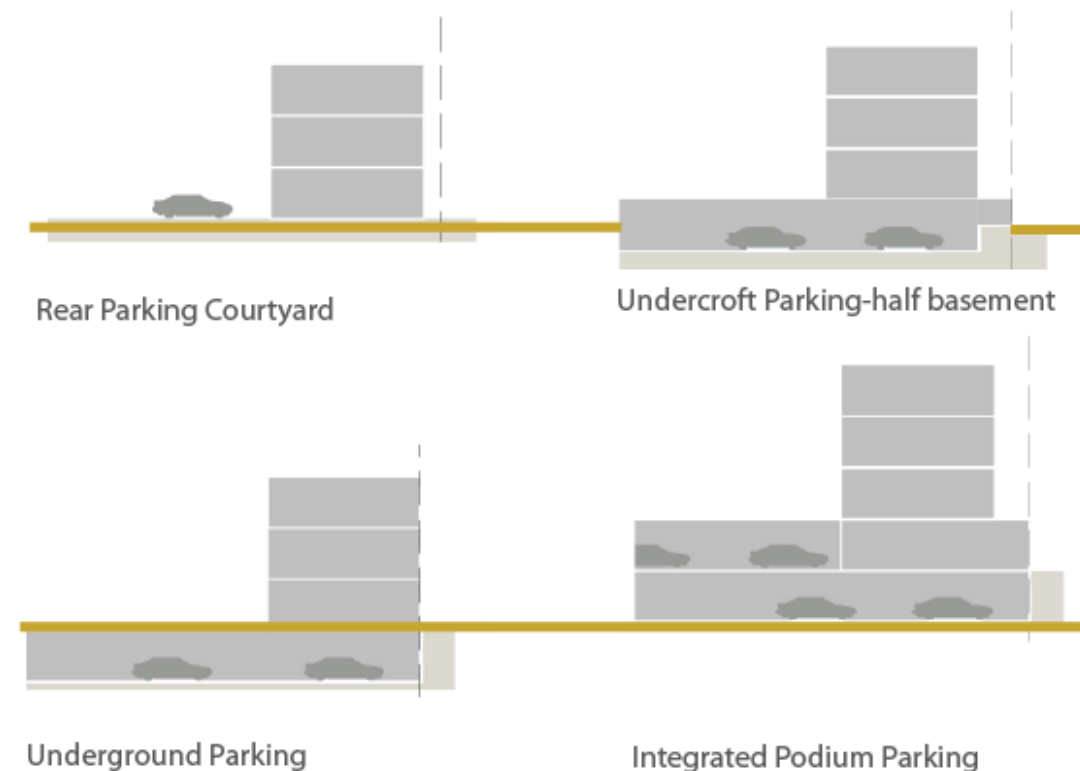
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



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

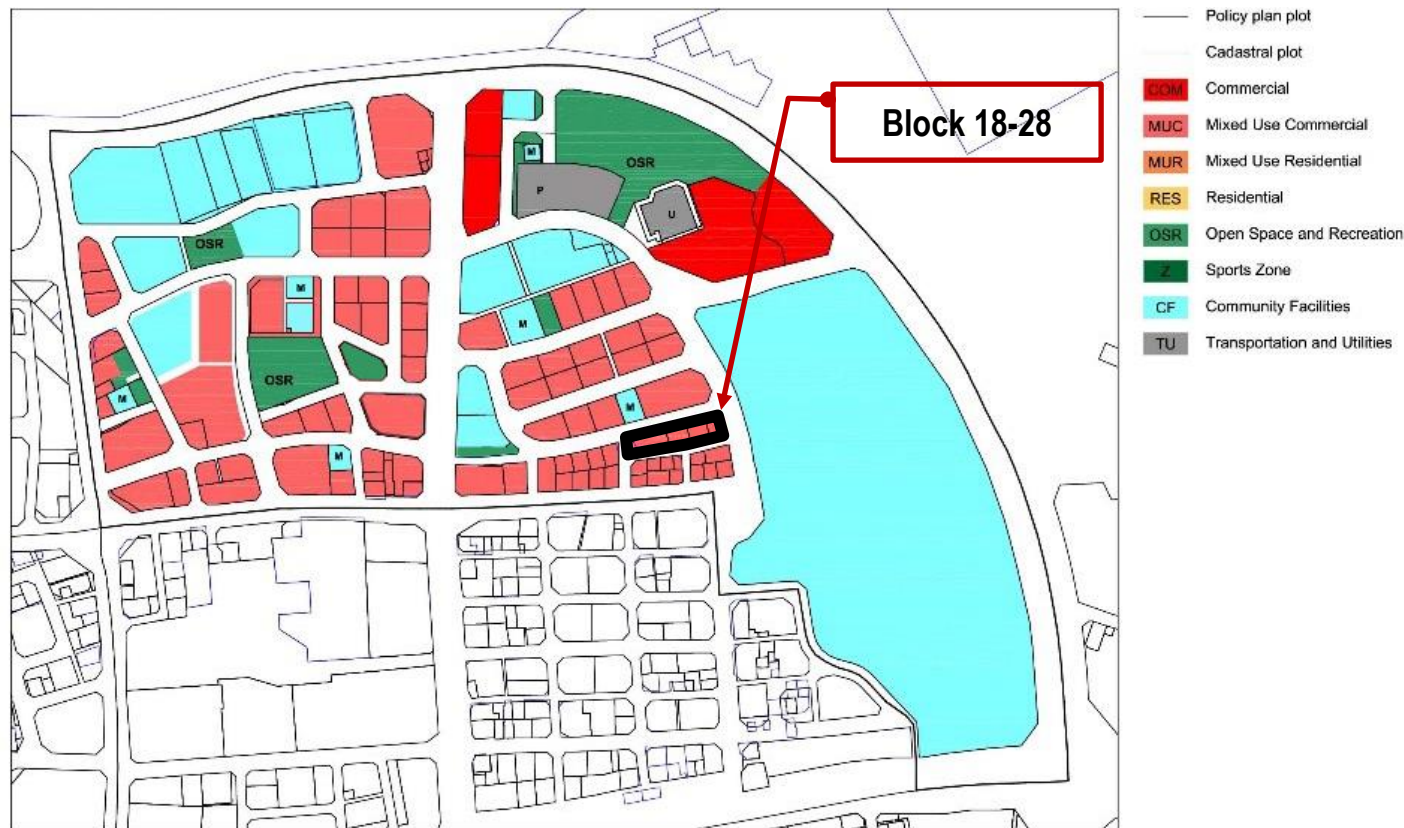
Provision of **Shared Public Parking**:

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

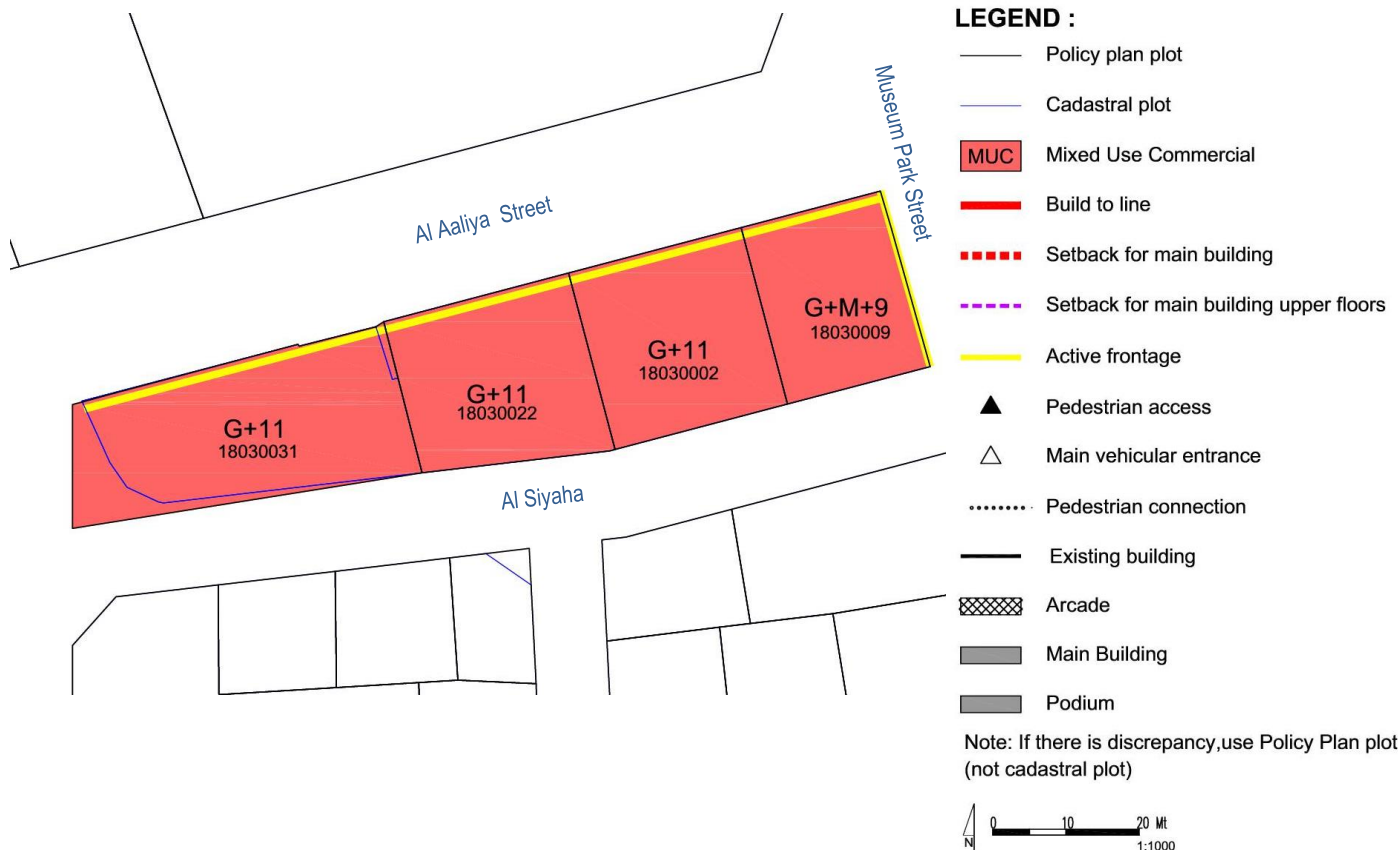
PERMITTED USES TABLE

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

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

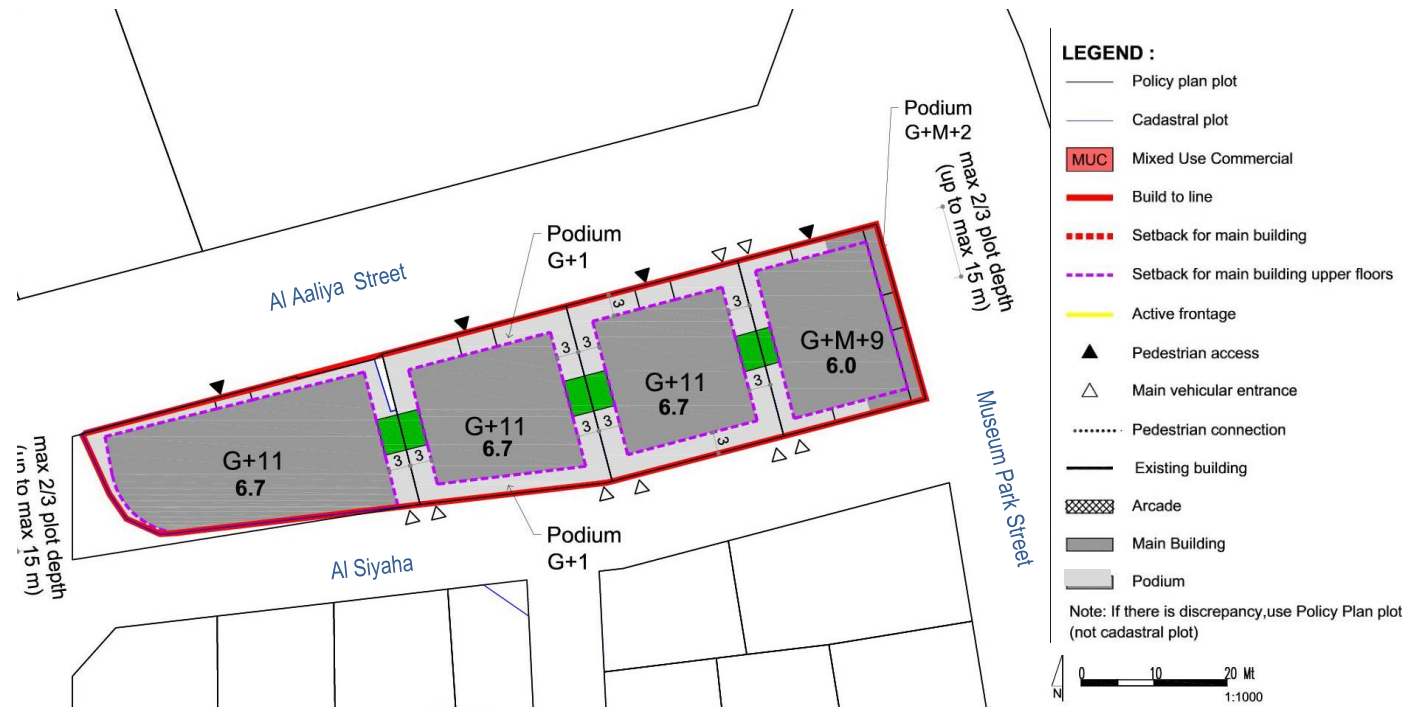
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	✓*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	–
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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

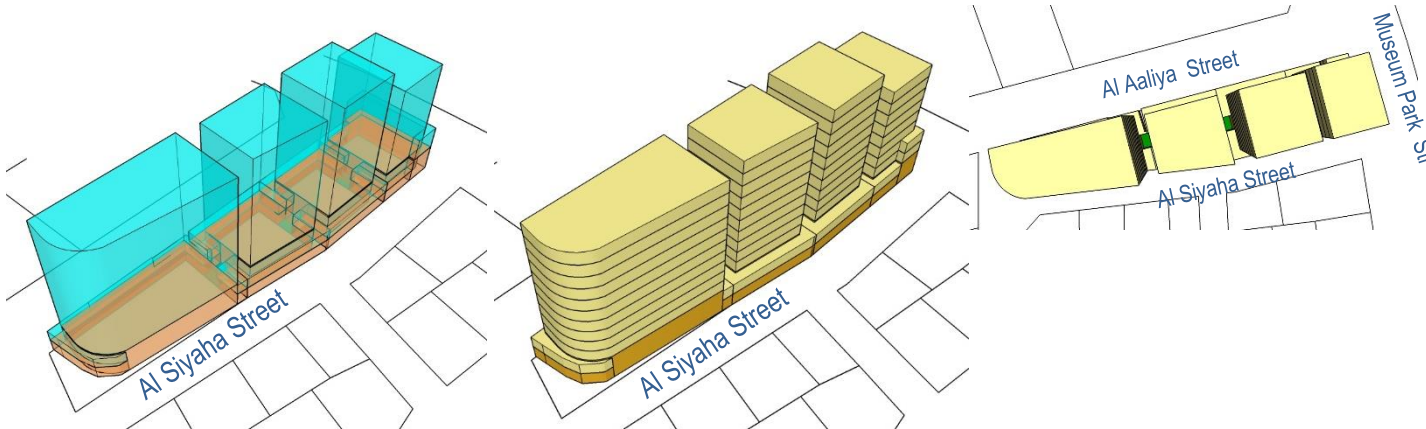
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

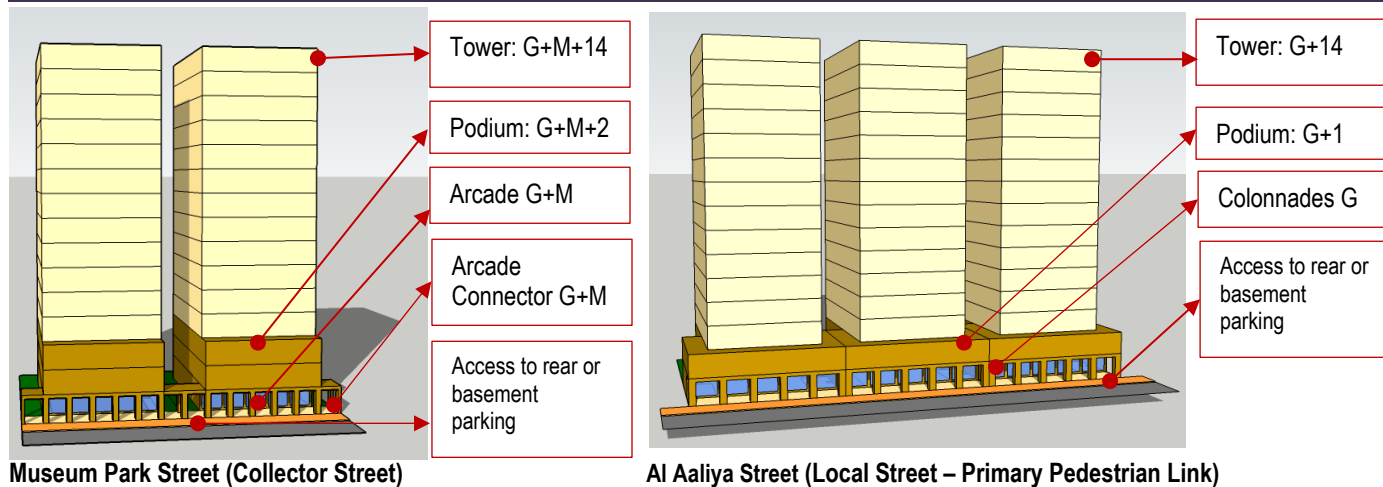
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



88 BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



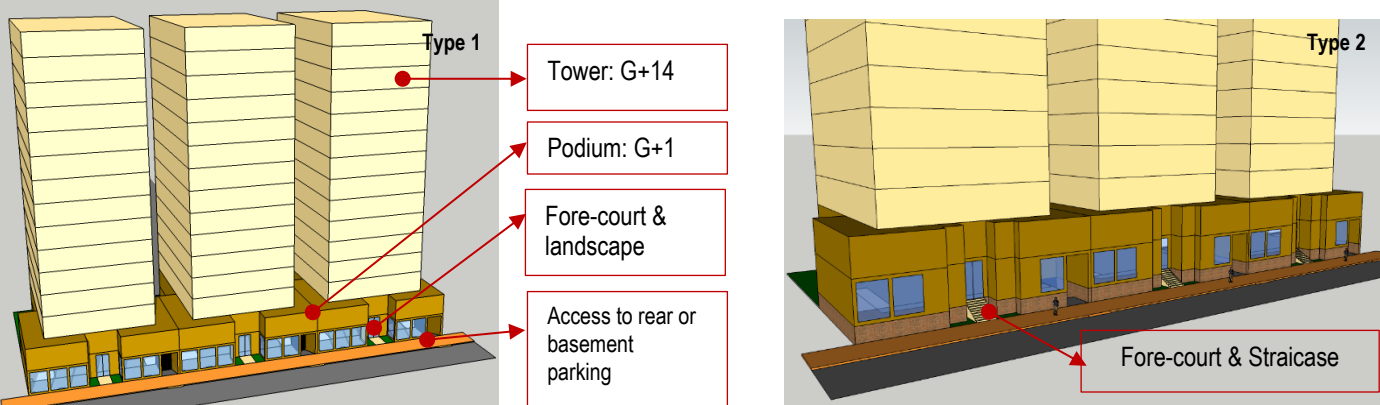
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Museum Park Street	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Al Aaliya & Al Siyaha Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Museum Park Street)	(+ 5 % for corner lots)
	7.70 (along Al Aaliya & Al Siyaha Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Museum Park, Al Aaliya & Al Siyaha Street: <ul style="list-style-type: none"><u>Podium</u>: 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;<u>Tower</u>: 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>	<ul style="list-style-type: none">Museum Park Str (Collector street): 100% of 0m front setback (mandatory)Al Aaliya Street: min.90% of indicated frontage at the block planAl Siyaha Street (Local street): 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	<ul style="list-style-type: none">Museum Park Street.: Arcade/ Colonnade:<ul style="list-style-type: none">2.5 m minimum widthG+M maximum heightLocated as per drawing	
	<ul style="list-style-type: none">Al Aaliya Street : Colonnades	
	<ul style="list-style-type: none">Al Siyaha Street:	

	Fore-court; cantilever/overhang on the ground floor
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none">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 800 sqm
Small Plot	<ul style="list-style-type: none">Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking.For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

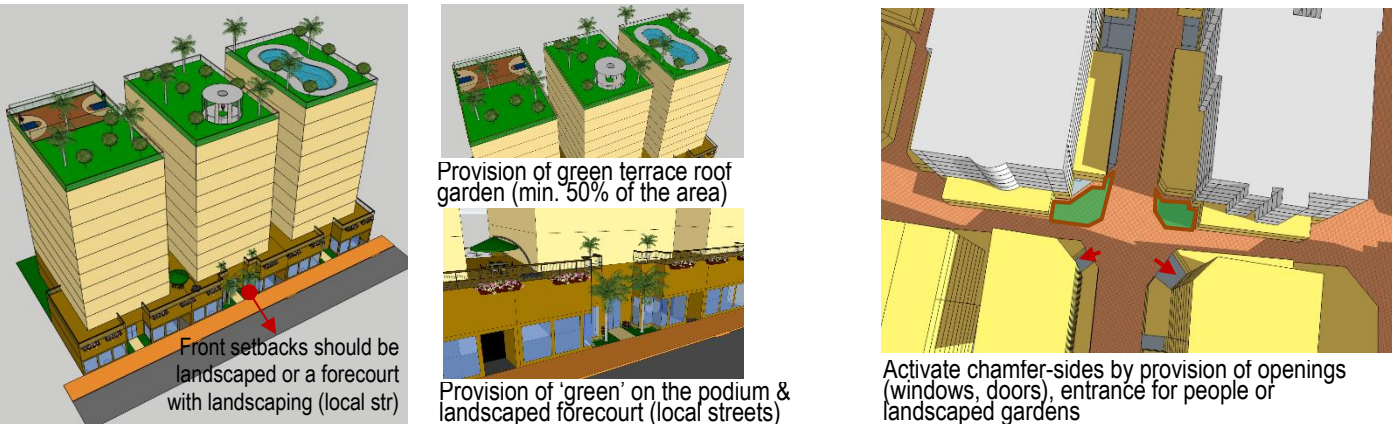
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

FRONTAGE PROFILES



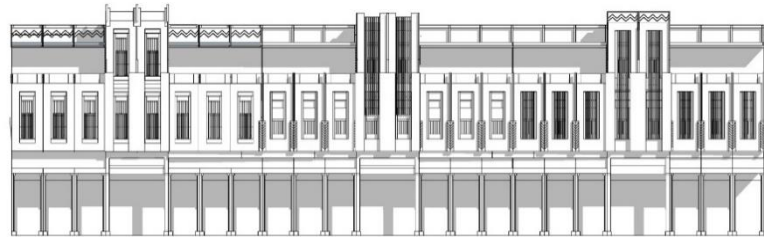
Al Siyaha Type 1 (Fore-court & landscape; or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

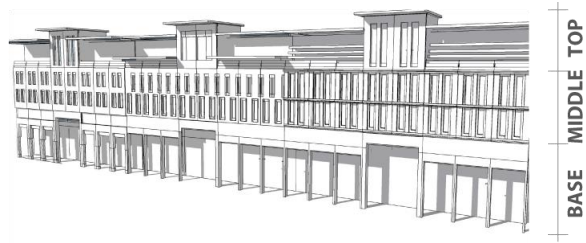
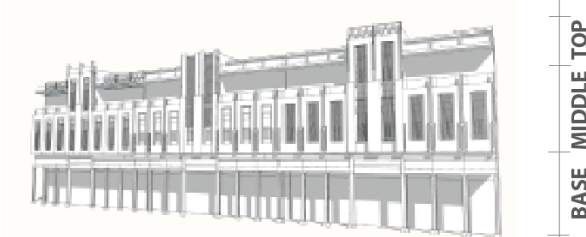
Early Modern (Doha - Art Deco)*



Qatari Contemporary*



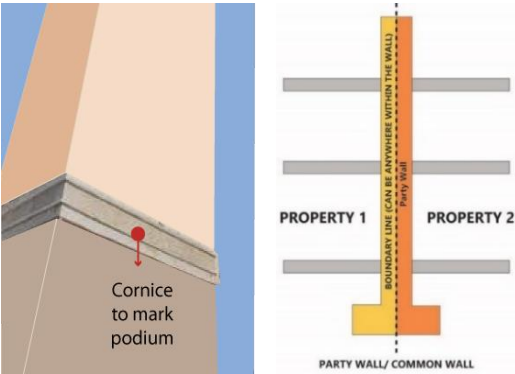
(illustration)



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

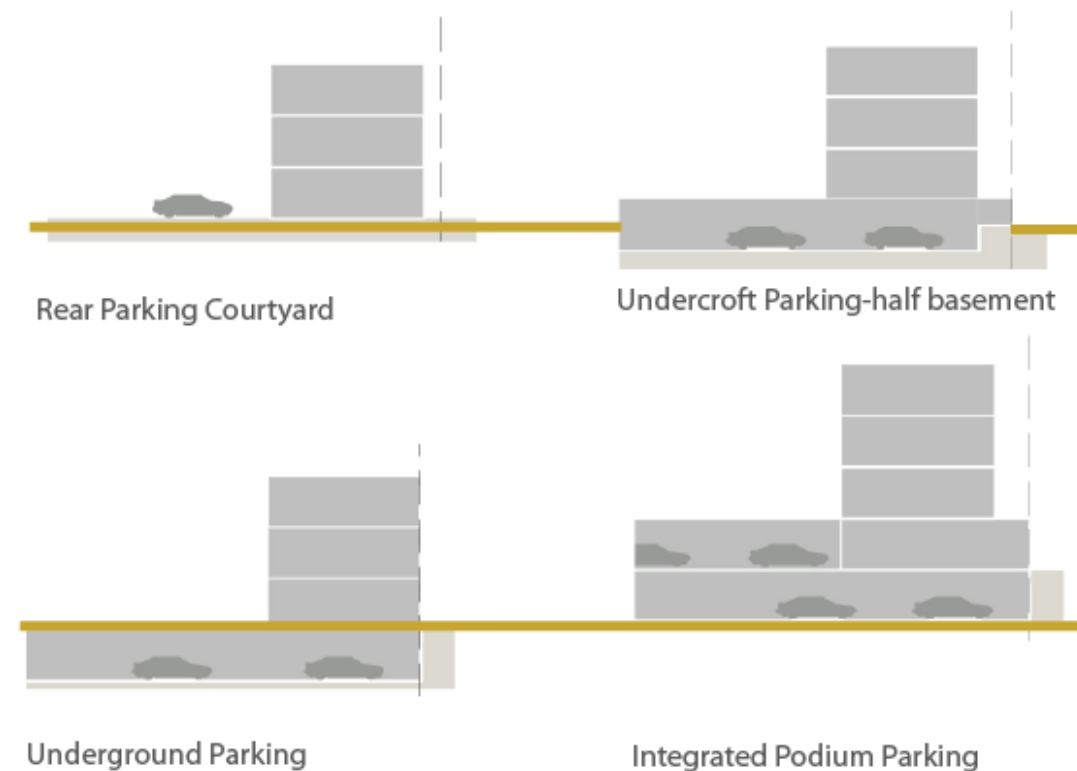
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant softscape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

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

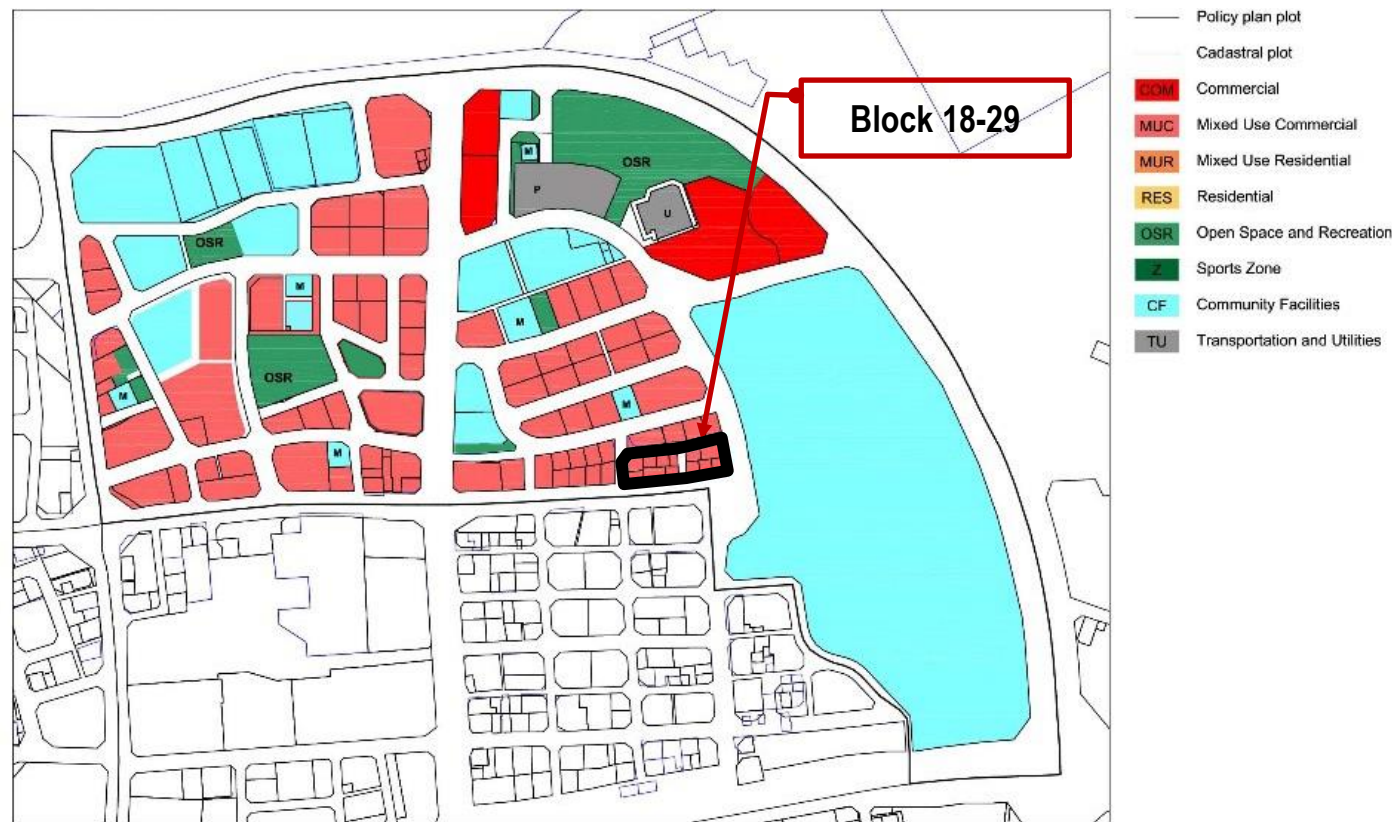
Provision of **Shared Public Parking**:

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

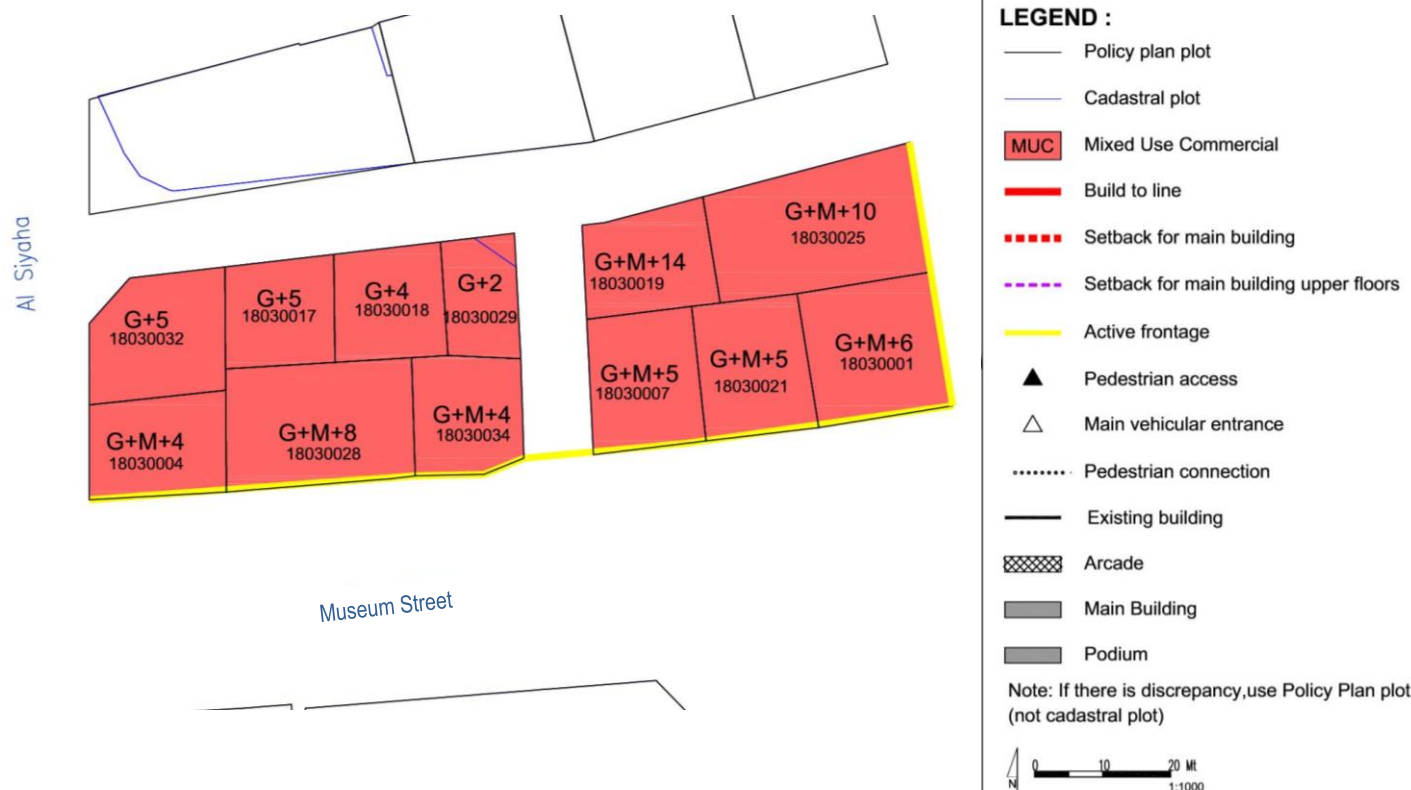
PERMITTED USES TABLE

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

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	<ul style="list-style-type: none">• Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area• Type of commercial in MUR: Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	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

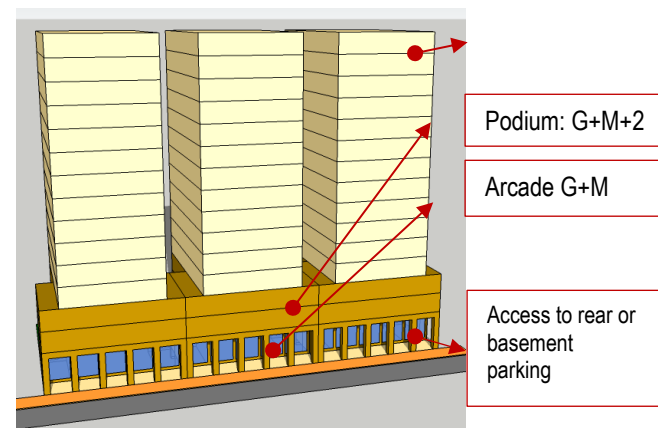
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



Museum & Museum Park Street (Collector Streets)

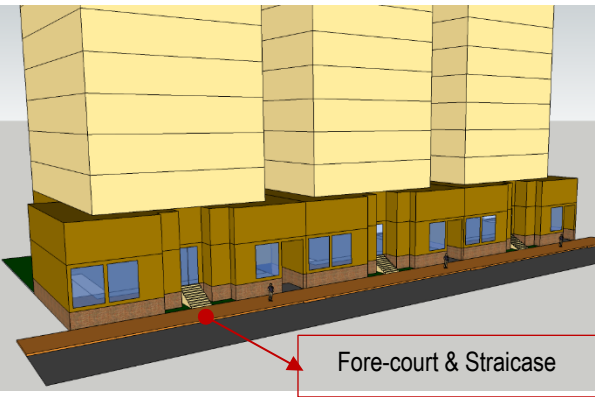
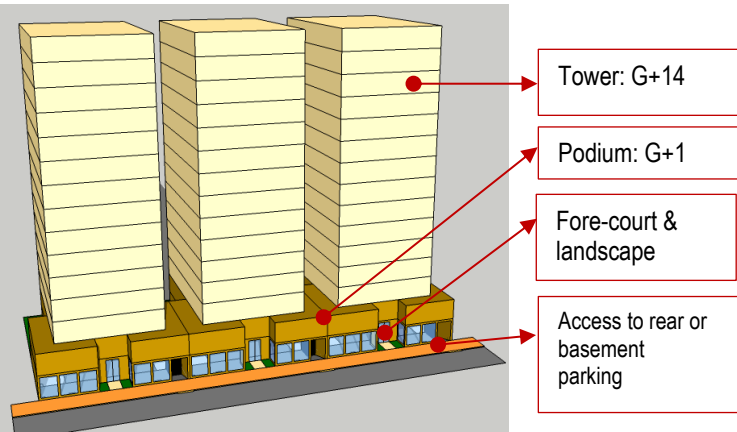
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Museum & Museum Park Street	57.2 m (max)
	<ul style="list-style-type: none">G+M+14 (Podium G+M+2)	
	Al Siyaha & North Local Street	55.7 m (max)
	<ul style="list-style-type: none">G+14 (Podium G+1)	
FAR (max)	8.20 (along Museum & Museum Park Street)	(+ 5 % for corner lots)
	7.70 (along Al Siyaha & North Local Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	Museum & Museum Park Street: <ul style="list-style-type: none">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;	
	Al Siyaha & North Local Street: <ul style="list-style-type: none">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	<ul style="list-style-type: none">Museum & Museum Park Str (Collector streets): 100% of 0m front setback (mandatory)Al Siyaha & North Local Street (Local street): 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; 30m maximum building width or length	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	<ul style="list-style-type: none">Museum & Museum Park Street.: Arcade/ Colonnade:<ul style="list-style-type: none">2.5 m minimum widthG+M maximum height	

	• Located as per drawing • Al Siyaha & North Local 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;
Building Depth (max)	7.5m
SITE PLANNING	
Plot Size for Subdivision	Minimum 800 sqm
Small Plot	• Minimum plot size of 800 sqm will allow to reach G+14, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 800 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

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

BUILDING TYPOLOGY

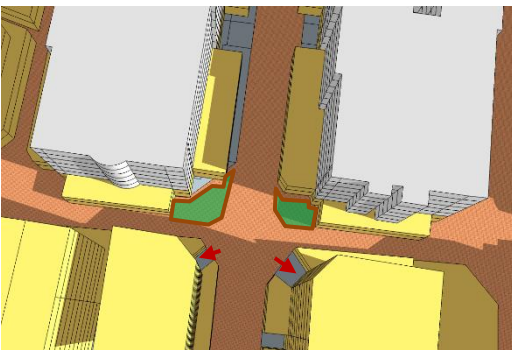


Al Siyaha & (north) Local Street Type 1 (Fore-court & landscape; or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION



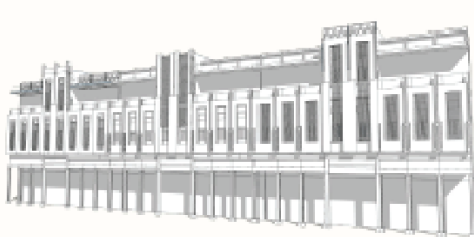
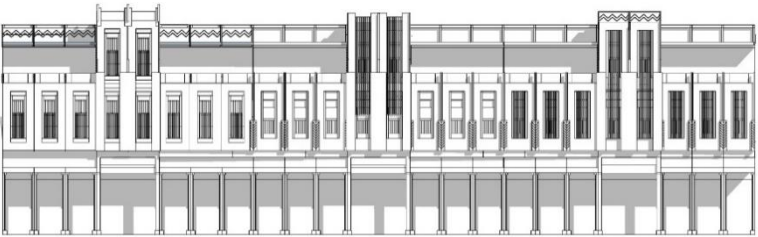
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

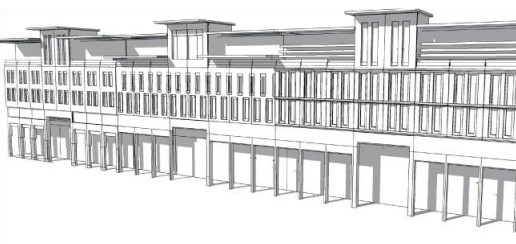
RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*



BASE MIDDLE TOP

Qatari Contemporary*



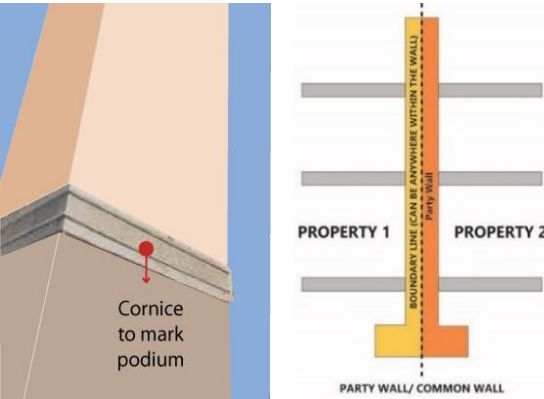
BASE MIDDLE TOP

(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">• General: Qatari Contemporary• Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); A Ring Road• Recommended incorporating some Qatari Vernacular Style elements for buildings that face to face with Zone 7 along Jabr Bin Mohammed Str. (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	<ul style="list-style-type: none">• Clear building expression of a base, a middle and a top• 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)• The Middle Part:<ul style="list-style-type: none">○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.○ Should reveal the external expression of each storey• The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none">• 6 m between two buildings with facing non-habitable rooms• 8 m between two buildings with a facing non-habitable room and a facing habitable room• 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none">• Ground floor: 5 m• Ground floor with mezzanine: 6.5 m• Typical floors (residential and other): 3.50 m• Ground floor ancillary building: 3.50 m
Building Orientation	<ul style="list-style-type: none">• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.

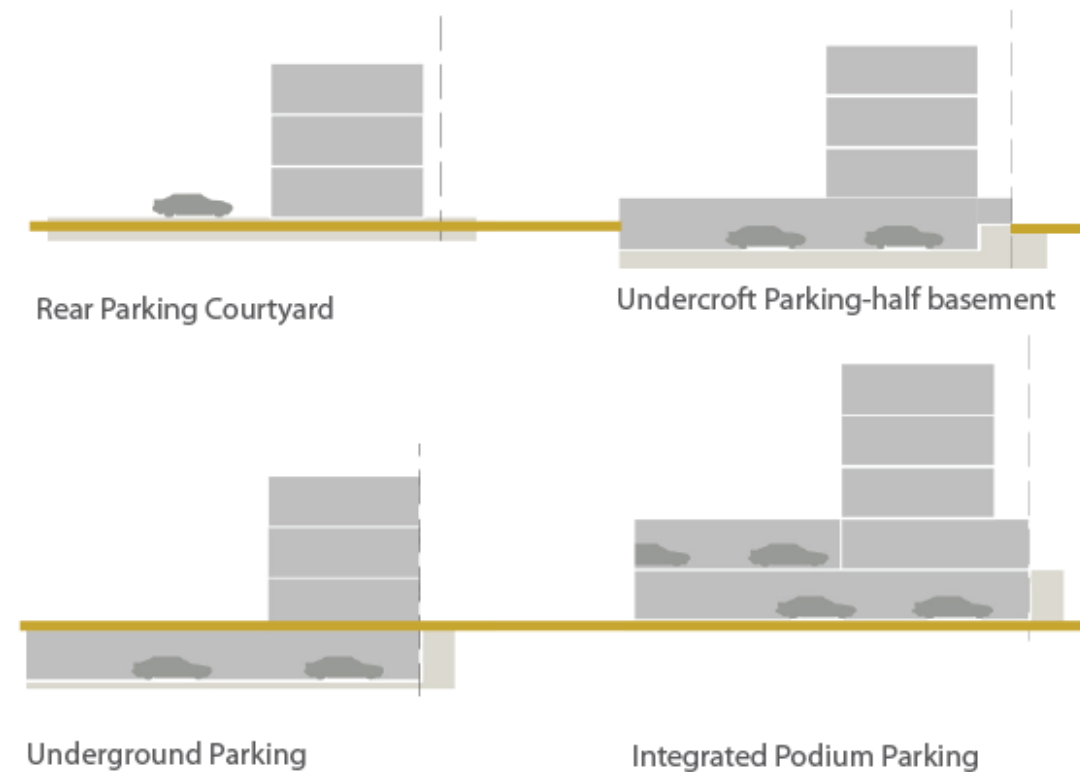
	<ul style="list-style-type: none">• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">• Avoid excessive use of glass-wall• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none">• Main building entrances should be oriented to the side indicated on the plan.• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none">• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



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