

Key Map

ZONING PLAN



TC Transit Commercial

LB Listed Building

KEY MAP: BLOCK NUMBERS



Policy plan plot

Cadastral plot

COM Commercial

MUC Mixed Use Commercial

MUR Mixed Use Residential

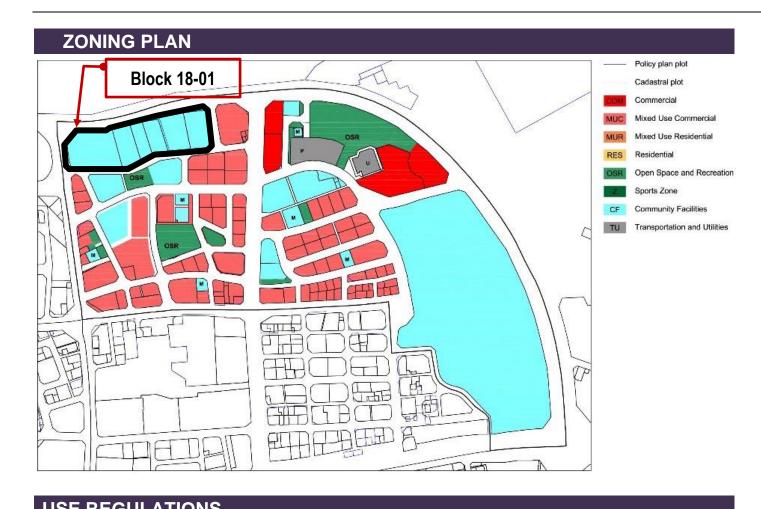
RES Residential

Open Space and Recreation

Z Sports Zone

CF Community Facilities

TU Transportation and Utilities



GENERAL USE MIX						
Z	oning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential	
	Zoning Code	СОМ	MUC	MUR	RES	
Minimum re	equired number of use type*	1	2	2	1	
	Commercial Retail, Office	*	$\overline{\mathbf{Z}}$	✓	*	
Use Type per	Residential Flats, Apartments	*	✓	*	$\overline{\mathbf{V}}$	
Zoning Category	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	

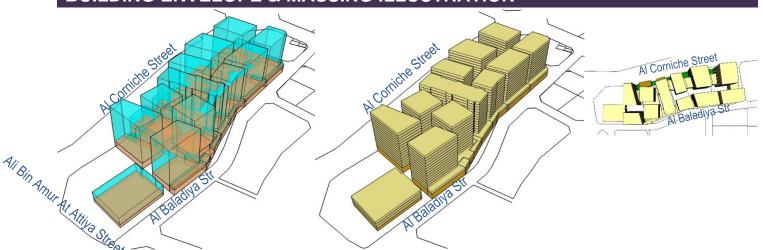
Uses mix: ☑ Required; ✓ Allowed; ➤ Not allowed * Allow to be substituted with Hospitality Use Type

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			

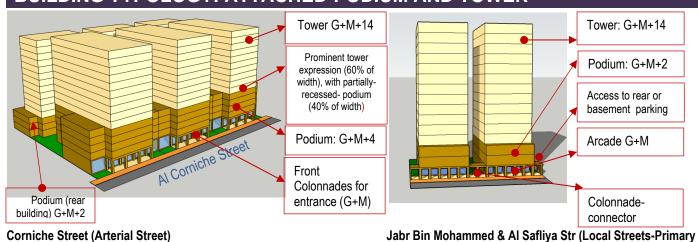
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



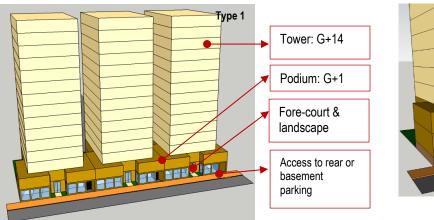
Pedestrian Link)

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)			
	Al Corniche Street	59.2 m (max)		
	• G+M+14 (Podium G+M+4)			
FAR (max)	8.20 (along Jabr Bin Mohammed & Al Safliya Al Baladiya Street)	(+ 5 % for corner lots)		
	8.50 (along Al Corniche Street)			
Building Coverage (max)	75%			
MAIN BUILDINGS				
Typology	Attached-Podium and Tower			
Building Placement	Setbacks as per block plan: Al Corniche Street			
	 <u>Podium</u>: 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; <u>Tower</u>: 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: 0m front; 0 m side so plot depth (max.15 m) & 3 m remaining 1/3 plot depth; Tower: 3 m front setback; 3 remaining 1/3 plot depth;	for the		
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 S front setback Jabr Bin Mohammed & Al S (Collector streets): 100% of setback (mandatory)	afliya Street		
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 widt Create 'a height break impreinsert 1-2 storey podium in bu	ssion' (e.g.		

	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: • 3 m minimum width (Corniche Street) • 2.5 m minimum width (Jabr Bin MohammedStreet) • 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 CO	NNECTIVITY
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

- 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





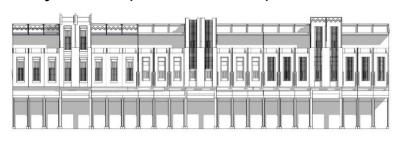
Provision of green terrace roof garden (min. 50% of the area)

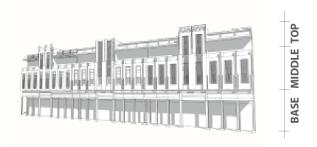
Provision of 'green' on the podium & landscaped forecourt (local streets)

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

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





STANDARDS

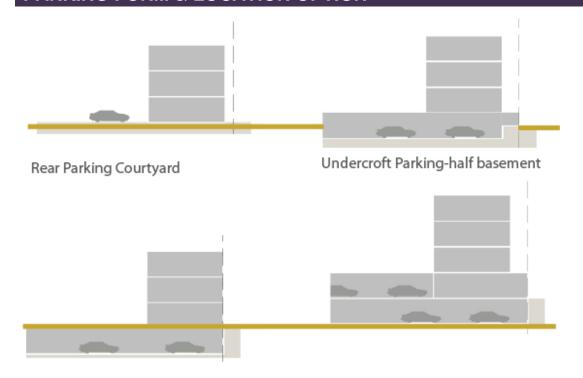
ARCHITECTURAL STANDARD					
Architectural Theme/ Style	General: Qatari Contemporary Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); 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 corniche 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				
Minimum Building separation	parapet or entablature • 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 Typical podium floor: 4 m, up to 4 storey maximum (for buildings along Al Corniche Street)				
Building Orientation	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	 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 STANDAR	RD		
Pedestrian access	 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	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.		
Cornice	PROPERTY 1 PROPERTY 2		

to mark podium



PARKING FORM & LOCATION OPTION



INCENTIVE

Underground Parking

Incentive Scheme

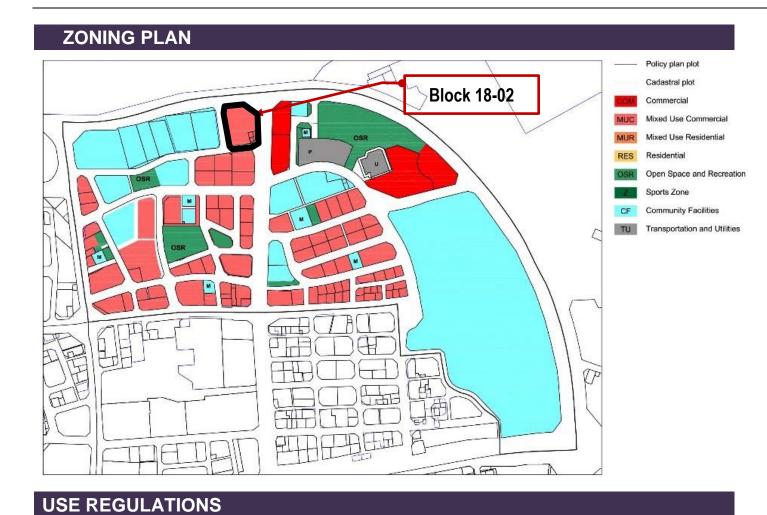
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

Integrated Podium Parking

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

		0011			550		
	Type and category	COM	MUC	MUR	RES	Code	Land Use
	RESIDENTIAL			,			
	Residential	<u>×</u>	✓	<u>√</u>	✓	201	Residential Flats / Appartments
	COMMERCIAL						
	Convenience	✓	✓	✓	✓		Food, Beverage & Groceries Shop
	Comparison/Speciality	√	√	✓	×		General Merchandise Store
1.4		√	√	√	*		Pharmacy
1.5 1.6		√	√	√	×		Electrical / Electronics / Computer Shop
	Food and Beverage	<u>√</u>	<u>√</u>	<u>√</u>	<u> </u>		Apparel and Accessories Shop Restaurant
1.8	rood and beverage	√	√	✓	√		Bakery
1.9		✓	✓	✓	✓		Café
	Shopping Malls	✓	✓	×	×		Shopping Mall
	Services/Offices	✓	✓	✓	×	401	Personal Services
1.12		✓	✓	\checkmark	×		Financial Services and Real Estate
1.13		\checkmark	\checkmark	\checkmark	×	403	Professional Services
1.14	Petrol stations	✓	×	×	×	307	Petrol Station
	HOSPITALITY						
	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
3.2	-	✓	✓	✓	×	2202	Hotel / Resort
4 (COMMUNITY FACILITIES						
	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2		\checkmark	\checkmark	\checkmark	×		Technical Training / Vocational / Language School / Centers
4.3		×	\checkmark	\checkmark	×	1021	
4.4		×	✓	✓	×		Girls Qur'anic School
	Health	✓	✓.	✓	×		Primary Health Center
4.6		√	√	√	*		Private Medical Clinic
4.7		√	√	x ✓	x ✓		Private Hospital/Polyclinic
4.8 4.9		∨ ✓	∨	v *	v *		Ambulance Station Medical Laboratory / Diagnostic Center
_	Governmental	×	<u> </u>	<u> </u>	<u> </u>		Ministry / Government Agency / Authority
4.11	Ooverninental	×	√	×	×		Municipality
4.12		✓	✓	✓	×		Post Office
4.13		✓	\checkmark	✓	✓		Library
4.14	Cultural	✓	✓	✓	×		Community Center / Services
4.15		\checkmark	✓	\checkmark	×	1302	Welfare / Charity Facility
4.16		\checkmark	\checkmark	×	×		Convention / Exhibition Center
4.17		✓	✓	✓	✓		Art / Cultural Centers
	Religious	<u>√</u>	✓	✓	×	1406	Islamic / Dawa Center
	SPORTS AND ENTERTAINM						
	Open Space & Recreation	√	✓	\checkmark	\checkmark	,	Park - Pocket Park
5.2		√	√	×	×	1504	Theatre / Cinema
5.3		√	√	√	√		Civic Space - Public Plaza and Public Open Space
5.4	Cnarta	×	✓ ✓	√	×	1607	Green ways / Corridirs Toppie / Squash Compley
5.5 5.6	Sports	×	∨	∨ ✓	x ✓		Tennis / Squash Complex Basketball / Handball / Volleyball Courts
5.7		×	∨ ✓	√	∨	1009	Small Football Fields
5.8		×	√	✓	√	1610	Jogging / Cycling Track
5.9		√	· ✓	· ✓	· ✓		Youth Centre
5.10		×	✓	✓	×		Sports Hall / Complex (Indoor)
5.11		✓	\checkmark	\checkmark	\checkmark		Private Fitness Sports (Indoor)
5.12		✓	✓	✓	✓	<u>161</u> 3	Swimming Pool
6	OTHER						
6.1	Special Use	✓	✓	×	×	2107	Immigration / Passport Office
6.2		✓	✓	*	×	2108	Customs Office
	Tourism	√	✓	×	×		Museum



AL CORNICHE LEGEND: ---- Policy plan plot Cadastral plot Mixed Use Commercial Ali Bin Amur At Attiya Str Setback for main building Setback for main building upper floors Active frontage Pedestrian access G+M+14 Existing 18080013 Safliya Street Main vehicular entrance Pedestrian connection Existing building Main Building Podium Note: If there is discrepancy,use Policy Plan plot (not cadastral plot) Al Baladiya Street

GENERAL USE MIX						
Z	oning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential	
	Zoning Code	СОМ	MUC	MUR	RES	
Minimum re	equired number of use type*	1	2	2	1	
¥	Commercial Retail, Office	*	$\overline{\mathbf{V}}$	✓	*	
Use Type per	Residential Flats, Apartments	*	✓	*	V	
Zoning Category	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				

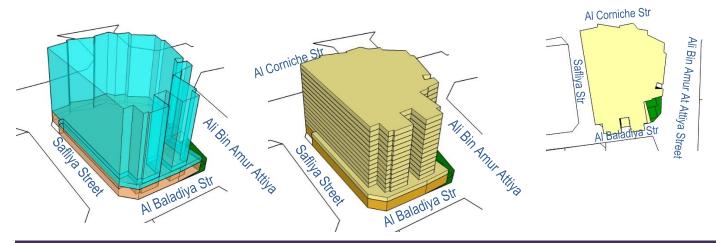
BLOCK MASSING PLAN AL CORNICHE LEGEND: Policy plan plot Cadastral plot Mixed Use Commercial Build to line Setback for main building Setback for main building upper floors Active frontage G+M+14 Pedestrian access Existing 8.9 Main vehicular entrance Pedestrian connection

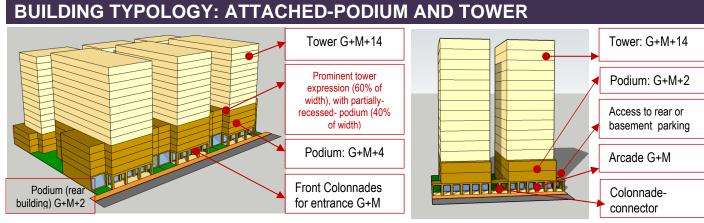
max 2/3 plot depth (up to max 15 m)

G+M+1

BUILDING ENVELOPE & MASSING ILLUSTRATION

Al Baladiya Street





Corniche Street (Arterial Street)

Ali Bin Amur At Attiya Street (Collector Street)

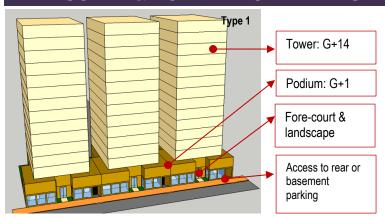
Note: If there is discrepancy,use Policy Plan plot

BULK REGULATIONS			
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial		
Height (max)	Ali Bin Amur At Attiya Str 57.2 m (r		
	• G+M+14 (Podium G+M+2)		
	Al Baladiya Street	55.7 m (max)	
	• G+14 (Podium G+1)		
	Al Corniche Street	59.2 m (max)	
	• G+M+14 (Podium G+M+4)		
FAR (max)	8.20 (along Ali Bin Amur At Attiya Street)	(+ 5 % for corner lots)	
	8.50 (along Al Corniche Street)		
Building Coverage (max)	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; 6 m rear Tower: 0 m front setback (60% of width); 3 m sides; 6 m rear		
	Al Baladiya & Safliya Street		
	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		
Build to Line	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 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)	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	Al Corniche & Ali Bin Amur At Attiya Street: Arcade/ Colonnade: 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: 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) 8 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 CO	ONNECTIVITY
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





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

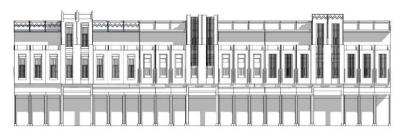


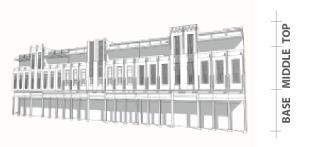
Provision of 'green' on the podium & landscaped forecourt (local streets)

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

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





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 corniche 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 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	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 STANDAR	RD			
Pedestrian access	 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	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.			
Cornice to mark	PROPERTY 1 PROPERTY 2			

podium



PARKING FORM & LOCATION OPTION



INCENTIVE

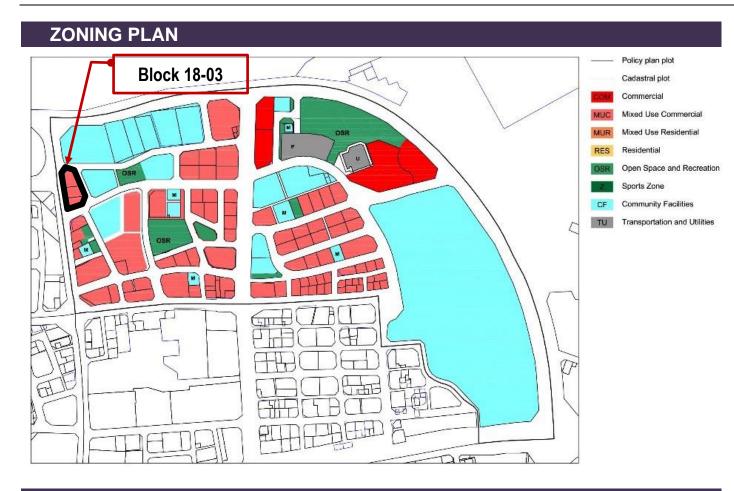
Incentive Scheme

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

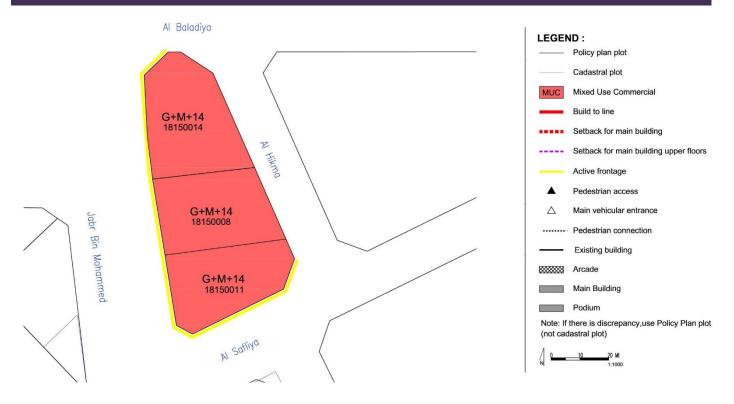
Provision of Shared Public Parking:

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

	Type and category	COM	MUC	MUR	RES	Code	Land Use
1	RESIDENTIAL				0	000.0	
1.1	Residential	×	✓	✓	✓	201	Residential Flats / Appartments
2	COMMERCIAL						- Tresidential Flate / Apparationts
1.2	Convenience	√	√	✓	√	301	Food, Beverage & Groceries Shop
1.3	Comparison/Speciality	<u> </u>	<u>,</u>	<u> </u>	×		General Merchandise Store
1.4	Companison/Opecianty	· ✓	√	√	×		Pharmacy
1.5		✓	✓	✓	×		Electrical / Electronics / Computer Shop
1.6		\checkmark	✓	✓	×		Apparel and Accessories Shop
1.7	Food and Beverage	✓	✓	✓	✓		Restaurant
1.8		\checkmark	✓	✓	✓		Bakery
1.9		\checkmark	✓	\checkmark	\checkmark		Café
1.10	Shopping Malls	✓	✓	×	×	314	Shopping Mall
1.11	Services/Offices	✓	✓	✓	×	401	Personal Services
1.12		\checkmark	✓	✓	×		Financial Services and Real Estate
1.13		✓	✓	✓	×		Professional Services
1.14	Petrol stations	✓	×	×	×	307	Petrol Station
3	HOSPITALITY						
3.1	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
3.2		✓	✓	✓	×	2202	Hotel / Resort
4	COMMUNITY FACILITIES						
4.1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2		\checkmark	\checkmark	\checkmark	×	1020	Technical Training / Vocational / Language School / Centers
4.3		×	\checkmark	\checkmark	×	1021	Boys Qur'anic School / Madrasa / Markaz
4.4		×	✓	\checkmark	×	1022	Girls Qur'anic School
4.5	Health	✓	✓	✓	×	1102	Primary Health Center
4.6		\checkmark	✓	\checkmark	×	1103	Private Medical Clinic
4.7		\checkmark	✓	×	×		Private Hospital/Polyclinic
4.8		\checkmark	\checkmark	\checkmark	\checkmark		Ambulance Station
4.9		✓	✓	×	×		Medical Laboratory / Diagnostic Center
4.10	Governmental	×	\checkmark	×	×		Ministry / Government Agency / Authority
4.11		×	✓.	×	×		Municipality
4.12		✓	✓	✓	×		Post Office
4.13		√	√	√	✓		Library
4.14	Cultural	✓	√	✓	×		Community Center / Services
4.15		√	✓	✓	×		Welfare / Charity Facility
4.16		√	√	×	×		Convention / Exhibition Center
4.17	D. I	√	√	<u>√</u>	√		Art / Cultural Centers
	Religious	√	✓	✓	*	1406	Islamic / Dawa Center
5	SPORTS AND ENTERTAINM						
5.1	Open Space & Recreation	√	√	✓	✓	4501	Park - Pocket Park
5.2		√	√	×	×	1504	Theatre / Cinema
5.3		√	√	√	√		Civic Space - Public Plaza and Public Open Space
5.4	0	√	✓ ✓	<u>√</u>	√	400-	Green ways / Corridirs
5.5	Sports	×			*		Tennis / Squash Complex
5.6		×	√	√	√	1609	Basketball / Handball / Volleyball Courts
5.7		×	√	√		4640	Small Football Fields
5.8 5.9		x ✓	√	√	√		Jogging / Cycling Track Youth Centre
5.10		v ×	∨	∨			
5.10		× ✓	∨	∨	x ✓	1012	Sports Hall / Complex (Indoor) Private Fitness Sports (Indoor)
5.12		∨	∨	∨ ✓	∨ ✓	1612	Swimming Pool
	OTUED	<u> </u>	•			1013	Ownining 1 001
6	OTHER Special Use	√	√			0407	Immigration / Decement Office
6.1	Special Use	√	✓	×	×		Immigration / Passport Office
6.2	Touriam	<u> </u>	<u>√</u>	×	*		Customs Office
6.3	Tourism	٧	٧	*	~	2203	Museum



USE REGULATIONS



GENERAL	SENERAL USE MIX						
Zoning Category		Commercial	Commercial Mixed Use Commercial		Residential		
Zoning Code		COM	MUC	MUR	RES		
Minimum re	equired number of use type*	1	2	2	1		
	Commercial Retail, Office	*	7	✓	*		
Use Type per	Residential Flats, Apartments	*	✓	✓ *	V		
Zoning Category	Hospitality Hotels, Serviced Apartments	√ *	✓	√ *	✓		
	Complementary (See Permitted Uses Table)	✓	✓	✓	✓		
	Examples		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

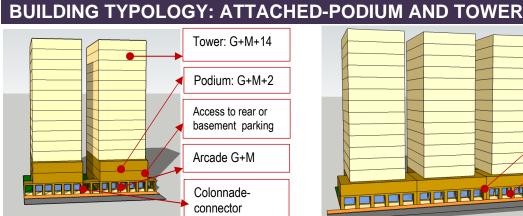
USE SPLIT			
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	✓ *	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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 LEGEND: Al Baladiya G+M+2 ¬ Policy plan plot Cadastral plot Mixed Use Commercial 8.6 Build to line G+M+14 8.6 ---- Setback for main building upper floors 18150014 Active frontage G+M+2 Pedestrian access G+M+2 Main vehicular entrance G+M+14 8.2 18190008 G+M+2 Podium Note: If there is discrepancy,use Policy Plan plot (not cadastral plot) G+M+2 max 2/3 plot depth (up to max 15 m) A Softiyo **BUILDING ENVELOPE & MASSING ILLUSTRATION**

Jabr Bin Mohammed Street Jabr Bin Mohammed Street Jabr Bin Mohammed Street A A A A Street A A A Street A A A A



Jabr Bin Mohammed Street (Collector Street)

Tower: G+14

Podium: G+1

Colonnades G

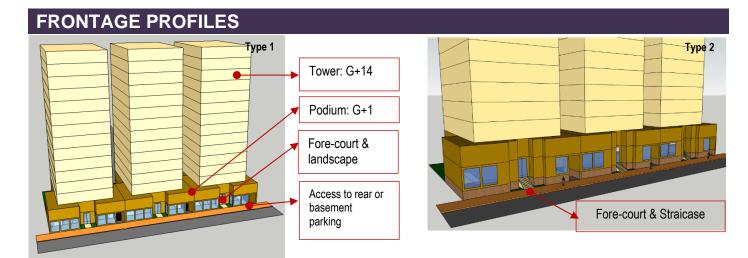
Access to rear or basement parking

Al Safliya (Local Street – Primary Pedestrian Link)

Uses (as per Zoning	MUC: Mixed Use Commercia	1	
Plan)	moo. wixed eee commercial		
Height (max)	Jabr Bin Mohammed Str	57.2 m	
	• G+M+14 (Podium G+M+2)	(max)	
	Al Hiikma & Al Safliya Street	55.7 m (max)	
	• 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)	75%		
MAIN BUILDINGS			
Typology	Attached-Podium and Towe	er	
Building Placement	Setbacks as per block plan:		
	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 Hiikma & Al Safliya 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;		
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)	Tower: 3 m front setback; Jabr Bin Mohammed Str street): 100% of 0m front Al Safliya Street: 90% of setback Al Hiikma Street (Local som front setback (mandate)	eet (Collecto setback 0m front street): 60% o	
Building Depth (max)	10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrated plot depth minimum 45 m)	parking, for	
Commercial Depth (max)	15 m		
Building Size	Fine grain; 30 m maximum building wor Create 'a height break impinsert 1-2 storey podium invariety fasade design bas approach) every interval obuilding is stretched too lo	pression' (e.g. n between, ed on modular of 30 m, if the	
Primary Active Frontage	As indicated in the plan		

Frontage Profile	Jabr Bin Mohammed Street: Arcade/ Colonnade:
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.15m) 8 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 CO	ONNECTIVITY
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)

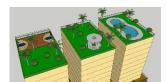
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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



Al Hiikma Street (Local Street)

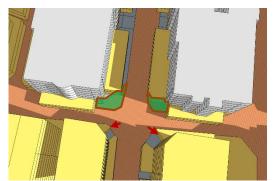
LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION





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

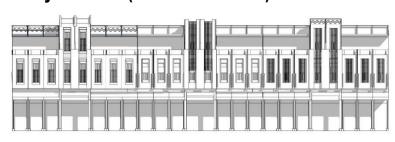
Provision of 'green' on the podium & landscaped forecourt (local streets)

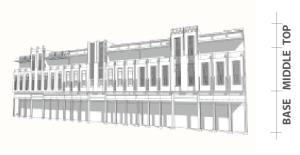


Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURE STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





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 corniche 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 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.
Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
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
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
Refer to the diagrams
For buildings along the secondary streets, the forecourts should have small green space for landscape
Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5m
50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
RD
 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
Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
Signage should be an integral part of the building fasade without background.
PROPERTY 1 PROPERTY 2

podium



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

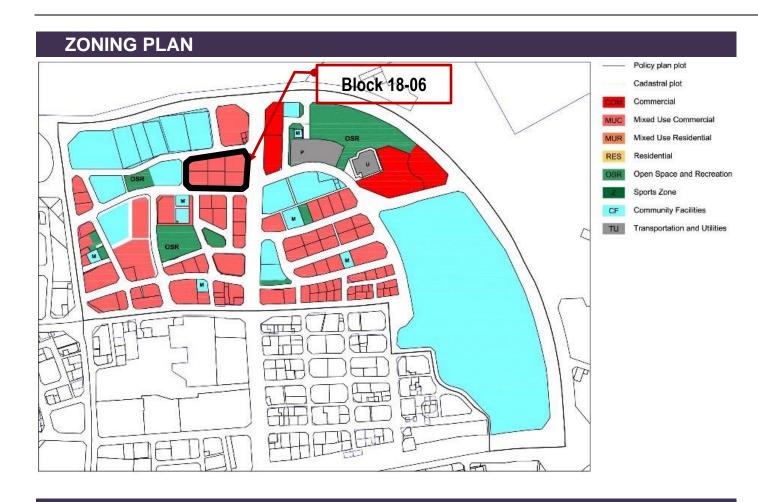
Incentive Scheme

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

	Type and category	COM	MUC	MIID	DES	Code	Land Use
_	Type and category RESIDENTIAL	COIVI	IVIUC	WICK	KLS	Coue	Lanu Ose
 .1	Residential	×	√	✓	✓	201	Desidential Flate / Appartments
						201	Residential Flats / Appartments
2	COMMERCIAL	√				204	Fred Decree & Oracic Ober
.2	Convenience	<u>√</u>	✓ ✓	<u>√</u>	✓ ×	301	Food, Beverage & Groceries Shop
.3 .4	Comparison/Speciality	∨ ✓	∨	∨	×		General Merchandise Store Pharmacy
. 4 .5		,	↓	↓	×		Electrical / Electronics / Computer Shop
.6		· /	✓	✓	×		Apparel and Accessories Shop
.7	Food and Beverage	√	√	√	√		Restaurant
.8	. coa ana zoro.ago	✓	✓	✓	✓		Bakery
.9		\checkmark	\checkmark	\checkmark	\checkmark		Café
.10	Shopping Malls	✓	✓	×	×		Shopping Mall
.11	Services/Offices	✓	✓	✓	×	401	Personal Services
.12		\checkmark	\checkmark	\checkmark	×	402	Financial Services and Real Estate
.13		✓	✓	✓	×		Professional Services
14	Petrol stations	✓	×	×	×	307	Petrol Station
	HOSPITALITY						
1	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
2		\checkmark	\checkmark	\checkmark	×	2202	Hotel / Resort
	COMMUNITY FACILITIES						
1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
2		\checkmark	✓	\checkmark	×		Technical Training / Vocational / Language School / Centers
3		×	\checkmark	\checkmark	×	1021	Boys Qur'anic School / Madrasa / Markaz
4		×	✓	✓	×		Girls Qur'anic School
5	Health	✓	✓	✓	×		Primary Health Center
6		✓	✓	\checkmark	×		Private Medical Clinic
7		√	✓	×	×		Private Hospital/Polyclinic
8		√	√	✓	✓		Ambulance Station
9	0	√	√	*	*		Medical Laboratory / Diagnostic Center
10	Governmental	*	∨	×	×		Ministry / Government Agency / Authority
11 12		x ✓	∨	× ✓	×		Municipality Post Office
13		√	√	√	~		Library
14	Cultural	<u>,</u>	<u> </u>	<u> </u>	<u> </u>		Community Center / Services
15	Cultural	· /	·	✓	×		Welfare / Charity Facility
16		✓	✓	×	×		Convention / Exhibition Center
17		✓	✓	✓	✓		Art / Cultural Centers
	Religious	✓	✓	✓	×		Islamic / Dawa Center
	SPORTS AND ENTERTAINM	IENT					
1	Open Space & Recreation	<u>√</u>	✓	√	✓		Park - Pocket Park
2	Le alle de encreasement	✓	\checkmark	×	×	1504	Theatre / Cinema
3		\checkmark	\checkmark	\checkmark	\checkmark		Civic Space - Public Plaza and Public Open Space
4		\checkmark	✓	\checkmark	\checkmark		Green ways / Corridirs
5	Sports	×	✓	✓	×	1607	
6		×	✓	✓.	✓	1609	Basketball / Handball / Volleyball Courts
7		×	✓	✓.	✓		Small Football Fields
8		×	✓	√	✓		Jogging / Cycling Track
9		√	√	√	✓		Youth Centre
10		×	√	√	×	1612	Sports Hall / Complex (Indoor)
11		√	√	√	√	4040	Private Fitness Sports (Indoor)
12		<u>√</u>	√	<u>√</u>	√	1613	Swimming Pool
	OTHER						
1	Special Use	√	√	×	×	2107	
2		√	√	*	*		Customs Office
3	Tourism	✓	✓	×	×	2203	Museum



USE REGULATIONS	S			
	Al Baladiya			LEGEND : —— Policy plan plot
G+14 18090026	G+14 18090025	G+M+14 18090155	Ali Bin Amur At Attiya Str	Cadastral plot MUC Mixed Use Commercial Build to line Setback for main building Setback for main building upper floors Active frontage
G+14 18090027	G+14 18090028	G+M+14 18090160	Ali Bin A	▶ Pedestrian access
	Al Safliya			Podium Note: If there is discrepancy,use Policy Plan plot (not cadastral plot) N 12000

GENERAL USE MIX						
Zoning Category		Commercial Mixed Use Commercial		Mixed Use Residential	Residential	
	Zoning Code		MUC	MUR	RES	
Minimum r	equired number of use type*	1	2	2	1	
	Commercial Retail, Office		V	✓	*	
Use Type per	Residential Flats, Apartments	*	✓	*	$\overline{\mathbf{V}}$	
Zoning Category	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 PLANIKJ G+M+2 G+1 Al Baladiya LEGEND: Mixed Use Commercial Build to line G+M+14 8.6 Setback for main building G+14 7.7 Setback for main building upper floors G+1 e e Pedestrian access 9 Main vehicular entrance max 2/3 plot depth (up to max 15 m) ····· Pedestrian connection G+M+14 8.6 Main Building G+1 ▲ G+M+2 Note: If there is discrepancy,use Policy Plan plot max 2/3 plot depth (up to max 15 m) max 2/3 plot depth (up to max 15 m) Al Safliya (not cadastral plot) **BUILDING ENVELOPE & MASSING ILLUSTRATION**

TAt Attiva Str "At Attiva Str." Al Saliya Siteat Al Safliva Street

BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER Tower: G+M+14 Podium: G+M+2 Access to rear or basement parking Arcade G+M Colonnadeconnector

Ali Bin Amur At Attiya Street (Collector Street)

Access to rear or basement parking Al Safliya Street (Local Street - Primary Pedestrian Link)

Tower: G+14

Podium: G+1

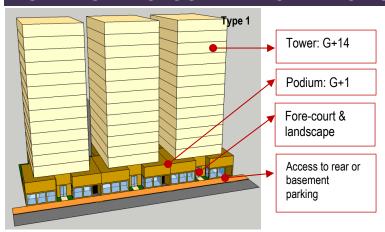
Colonnades G

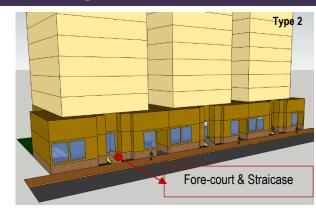
BULK REGULATIONS				
Uses (as per Zoning Plan)	MUC: Mixed Use Commercia	al		
Height (max)	Ali Bin Amur At Attiya Street	57.2 (max)		
	• G+M+14 (Podium G+M+2)			
	Al Baladiya & Al Safliya Street	55.7 m (max)		
	• G+14 (Podium G+1)			
FAR (max)	8.20 (along Ali Bin Amur At Attiya Street)	(+ 5 % for corner lots)		
	7.70 (along Al Baladiya & Al Safliya Street)			
Building Coverage (max)	75%			
MAIN BUILDINGS				
Typology	Attached-Podium and Tow	er		
Building Placement	Setbacks as per block plan:			
	 Ali Bin Amur At Attiya Street: Podium: 0 m front; 0 m on sides, up 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth; Tower: 5 m front setback; 3m sides; 			
	Al Baladiya & Al Safliya Str Podium: 0 m front; 0 m o 2/3 plot depth (max.15 m) remaining 1/3 plot depth; Tower: 5 m front setback; rear	n sides, up to & 3 m for the 6 m rear		
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)	Ali Bin Amur At Attiya S (Collector street): 100% setback Al Safliya Street: 90% of setback Al Baladiya Street (Loca of 0m front setback (mand	of 0m front 0m front I street): 60%		
Building Depth (max)	10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrated plot depth minimum 45 m)	parking, for		
Commercial Depth (max)	15 m			
Building Size	Fine grain; 30 m maximum building widt Create 'a height break impre insert 1-2 storey podium in b fasade design based on mod every interval of 30 m, if the stretched too long	ssion' (e.g. etween, variety lular approach)		

Frontage Profile	Ali Bin Amur At Attiya Street: Arcade/ Colonnade: • 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%
CCESSIBILITY AND COM	INECTIVITY
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)

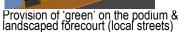
LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION

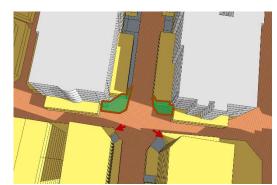




Provision of green terrace roof garden (min. 50% of the area)





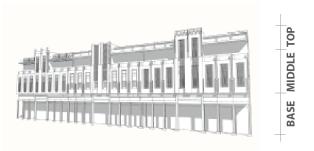


Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

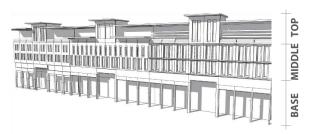
Early Modern (Doha - Art Deco)*





Qatari Contemporary*





ARCHITECTURAL STANDARD Architectural Theme/ Style

STANDARDS

- 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 <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)

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 corniche 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
- 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 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	 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

ACCESSIBILITY STANDARD

Pedestrian access	•	Main building entrances should be oriented to the side indicated on the plan.
	•	Pedestrian Access on the plan

Vehicle egress and ingress

Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.

indicates the side for main pedestrian

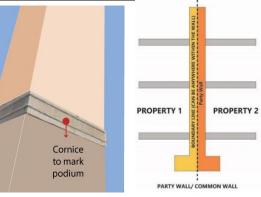
access, not the approximate location

should be landscaped with dominant soft-

scape (trees, plants, urban farming etc)

SIGNAGE

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





PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

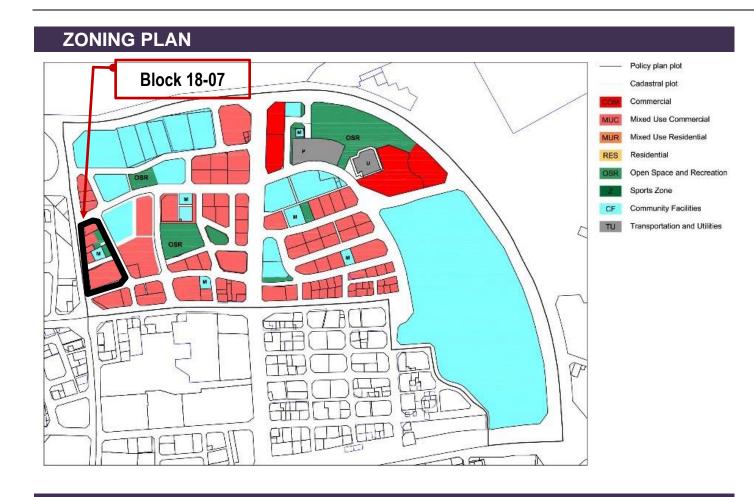
Incentive Scheme

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

						•	
	Type and category	COM	MUC	MUR	RES	Code	Land Use
1	RESIDENTIAL						
1.1	Residential	×	✓	✓	✓	201	Residential Flats / Appartments
2	COMMERCIAL		_		_		
1.2	Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
1.3	Comparison/Speciality	\checkmark	\checkmark	\checkmark	×		General Merchandise Store
1.4		✓	✓	✓	×		Pharmacy
1.5		√	✓	√	×		Electrical / Electronics / Computer Shop
1.6		<u>√</u>	√	<u>√</u>	x ✓		Apparel and Accessories Shop
1.7	Food and Beverage	√	√	∨	∨		Restaurant
1.8 1.9		∨	∨	∨ ✓	∨		Bakery Café
1.10	Shopping Malls	<u>√</u>	<u>√</u>	×	<u> </u>	314	
1.11	Services/Offices		<u>·</u>	<u>√</u>	×	401	Personal Services
1.12	oci vides/offices	✓	✓	✓	×		Financial Services and Real Estate
1.13		✓	\checkmark	\checkmark	×		Professional Services
	Petrol stations	✓	×	×	×		Petrol Station
3	HOSPITALITY						
3.1	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
3.2	,	✓	✓	✓	×		Hotel / Resort
4	COMMUNITY FACILITIES						
4.1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2		✓	\checkmark	\checkmark	×		Technical Training / Vocational / Language School / Centers
4.3		×	\checkmark	\checkmark	×		Boys Qur'anic School / Madrasa / Markaz
4.4		×	\checkmark	\checkmark	×	1022	Girls Qur'anic School
	Health	✓	✓	✓	×		Primary Health Center
4.6		\checkmark	✓	\checkmark	×		Private Medical Clinic
4.7		√	✓	×	×		Private Hospital/Polyclinic
4.8		√	√	√	√		Ambulance Station
4.9 4.10	Carramantal	×	<u>√</u>	×	×		Medical Laboratory / Diagnostic Center
4.10	Governmental	×	∨	×	×		Ministry / Government Agency / Authority Municipality
4.11		~ ~	*	<i>~</i>	×		Post Office
4.13		✓	✓	✓	✓		Library
4.14	Cultural	✓	✓	✓	×		Community Center / Services
4.15		✓	✓	\checkmark	×		Welfare / Charity Facility
4.16		\checkmark	\checkmark	×	×		Convention / Exhibition Center
4.17		✓	✓	✓	✓	1304	Art / Cultural Centers
4.18	Religious	✓	✓	✓	×	1406	Islamic / Dawa Center
5	SPORTS AND ENTERTAINM	IENT					
5.1	Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2		✓	✓.	×	×	1504	Theatre / Cinema
5.3		√	✓	√	✓		Civic Space - Public Plaza and Public Open Space
5.4	• .	√	√	√	√	100=	Green ways / Corridirs
5.5	Sports	×	√	√	×		Tennis / Squash Complex
5.6		×	√	√	√	1609	Basketball / Handball / Volleyball Courts Small Football Fields
5.7 5.8		× ×	∨	∨ ✓	∨ ✓	1610	Jogging / Cycling Track
5.9		~	∨	∨ ✓	∨		Youth Centre
5.10		×	, ✓	√	×		Sports Hall / Complex (Indoor)
5.11		✓	✓	✓	✓		Private Fitness Sports (Indoor)
5.12		\checkmark	\checkmark	✓	\checkmark	1613	Swimming Pool
6	OTHER						· · · · · · · · · · · · · · · · · · ·
6.1	Special Use	✓	✓	*	×	2107	Immigration / Passport Office
6.2	-p-2:m:	✓	✓	×	×		
	Tourism	✓	✓	×	×		



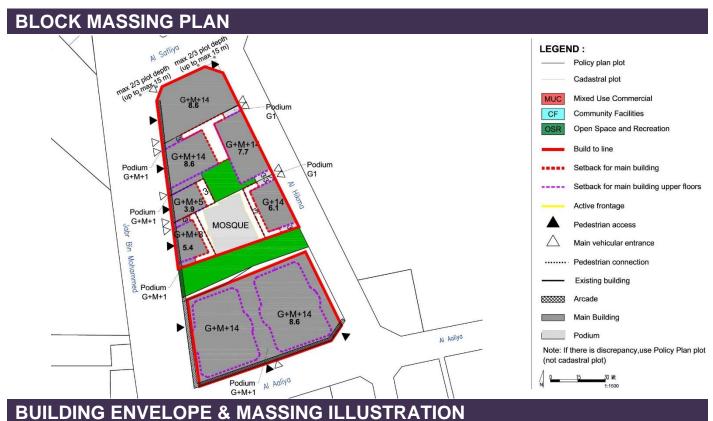
GENERAL	GENERAL USE MIX							
Z	Zoning Category		Commercial Mixed Use Commercial		Residential			
Zoning Code		СОМ	MUC	MUR	RES			
Minimum re	equired number of use type*	1	2	2	1			
	Commercial Retail, Office		$\overline{\mathbf{V}}$	✓	*			
Use Type per	Residential Flats, Apartments	*	✓	*	V			
Zoning Category	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				

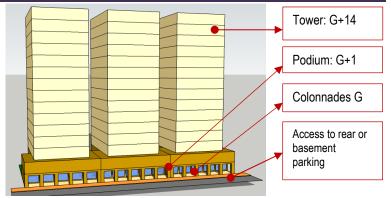
Uses mix: ☑ Required; ✓ Allowed; ➤ Not allowed * Allow to be substituted with Hospitality Use Type

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			



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER Tower: G+M+14 Podium: G+M+2 Access to rear or basement parking Arcade G+M Colonnadeconnector

Jabr Bin Mohammed Street (Collector Street)



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

BULK REGULATIONS	1				
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial				
Height (max)	Jabr Bin Mohammed Str 57.2 m				
	• G+M+14 (Podium G+M+2)				
	Al Safliya & Al Aaliya & Al Hiikma Street	55.7 m (max)			
	• 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 Towe	er			
Building Placement	Setbacks as per block plan:				
	Podium: 0 m front; 0 m o 2/3 plot depth (max.15 m) remaining 1/3 plot depth; Tower: 2 m front setback; rear Al Hiikma, Al Aaliya, Al Sali Podium: 0 m front; 0 m o 2/3 plot depth (max.15 m) remaining 1/3 plot depth;	& 3 m for the 3 m rear 3m sides; 3m ya Street: n sides, up to & 3 m for the 3 m rear			
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)	Tower: 2 m front setback; 3m sides; 3m rear Jabr Bin Mohammed Street (Collecto street): 100% of 0m front setback Al Safliya & Al Aaliya Street: 90% of 0m front setback Al 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; • 30 m maximum building widt! • Create 'a height break impresinsert 1-2 storey podium in bustasde design based on modevery interval of 30 m, if the lastretched too long	ssion' (e.g. etween, variety lular approach)			
	ou otoriou too long				

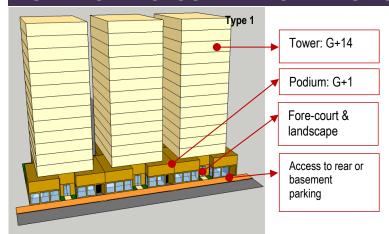
Frontage Profile	Jabr Bin Mohammed Street: Arcade/ Colonnade: • 2.5 m minimum width • G+M maximum height • Located as per drawing
	Al Safliya & Al AaliyaStreet: Colonnade
	Al Hiikma Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half- Basement (undercroft)	 Allowed 0 m setbacks 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; 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 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 CO	NNECTIVITY
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

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)

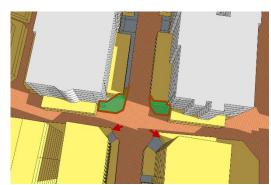
LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION





garden (min. 50% of the area)

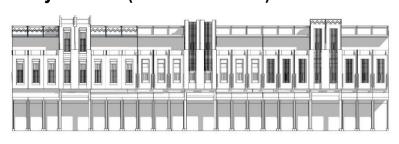
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





STANDARDS

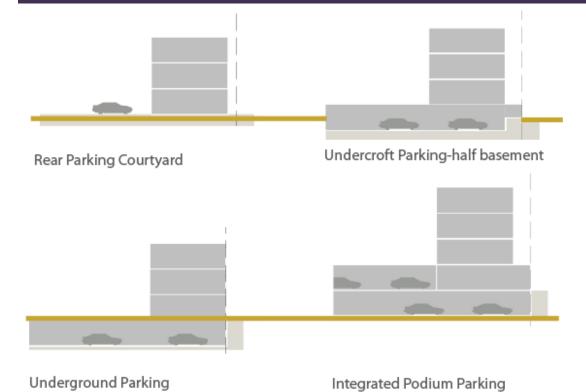
ARCHITECTURAL STANDARD				
Architectural Theme/ Style	General: Qatari Contemporary Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); 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 corniche 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 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	 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 STANDAR	RD		
Pedestrian access	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	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.		
	PROPERTY 1 PROPERTY 2		

to mark podium



PARKING FORM & LOCATION OPTION



INCENTIVE

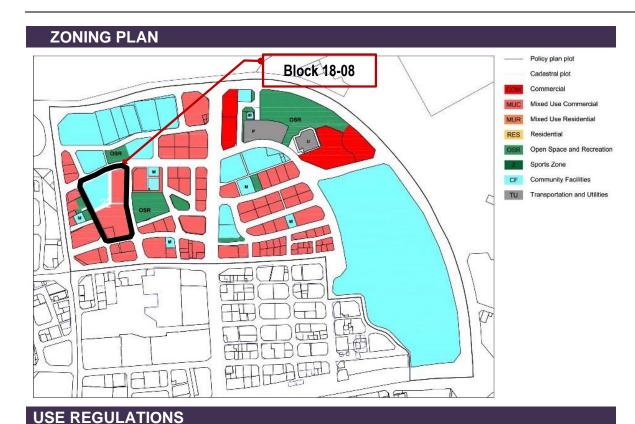
Incentive Scheme

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

Type and category	COM	MUC	MUR	RFS	Code	Land Use
RESIDENTIAL	COM	MOO	MOIX	ILLO	Oodc	Luna 000
1 Residential	×	✓	√	√	201	Posidential Flate / Appartments
					201	Residential Flats / Appartments
COMMERCIAL						
2 Convenience	√	√	√	✓	301	Food, Beverage & Groceries Shop
3 Comparison/Speciality	✓	√	√	×		General Merchandise Store
4	√	√	√	*		Pharmacy
5	✓	✓	√	×		Electrical / Electronics / Computer Shop
6	√	√	√	*		Apparel and Accessories Shop
7 Food and Beverage	✓	V	√	√		Restaurant
8	✓	√	√	√		Bakery
9	√	√	√	✓		Café
10 Shopping Malls	√	√	×	×		Shopping Mall
11 Services/Offices	✓	✓	√	×	401	Personal Services
12	√	√	✓	×		Financial Services and Real Estate
13	√	✓	✓	*		Professional Services
14 Petrol stations	✓	×	×	×	307	Petrol Station
HOSPITALITY						
1 Hospitality accommodation	✓	✓	✓	×		Serviced Apartments
2	\checkmark	\checkmark	\checkmark	×	2202	Hotel / Resort
COMMUNITY FACILITIES						
1 Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
2	✓	✓	✓	×		Technical Training / Vocational / Language School / Centers
3	×	✓	✓	×		Boys Qur'anic School / Madrasa / Markaz
4	×	✓	✓	×	1022	Girls Qur'anic School
Health	✓	√	✓	×	1102	Primary Health Center
6	✓	✓	✓	×		Private Medical Clinic
7	✓	✓	×	×		Private Hospital/Polyclinic
8	✓	✓	✓	✓		Ambulance Station
9	✓	✓	×	×		Medical Laboratory / Diagnostic Center
10 Governmental	×	✓	×	×		Ministry / Government Agency / Authority
11	×	✓	×	×		Municipality
12	✓	✓	✓	×		Post Office
13	✓	✓	✓	✓		Library
14 Cultural	√	√	√	×		Community Center / Services
15	✓	✓	✓	×		Welfare / Charity Facility
16	✓	✓	×	×		Convention / Exhibition Center
17	✓	✓	✓	✓		Art / Cultural Centers
18 Religious	✓	✓	√	*	1406	Islamic / Dawa Center
SPORTS AND ENTERTAIN					. 100	
	WIEN I ✓	√	√	√		Park - Pocket Park
Open Space & Recreation	√	∨			1504	Theatre / Cinema
3	∨	∨	× ✓	x ✓	1504	Civic Space - Public Plaza and Public Open Space
4	∨	∨	∨	∨ ✓		
		<u>√</u>	✓	×	1607	Green ways / Corridirs
5 Sports	×	∨	∨	x ✓		Tennis / Squash Complex
6	× ×	∨	∨	∨ ✓	1609	J .
7		∨	∨		1610	Small Football Fields
8	× ✓	✓	√	√		Jogging / Cycling Track
9				√ ~		Youth Centre
10	*	√	√	*	1612	Sports Hall / Complex (Indoor)
11	√	√	√	√	4040	Private Fitness Sports (Indoor)
12	<u>√</u>	√	√	<u>√</u>	1613	Swimming Pool
OTHER						
1 Special Use	✓	✓	×	×		Immigration / Passport Office
2	✓	✓	×	×		Customs Office
3 Tourism	✓	✓	×	×	2203	Museum



USE REGULATIONS	
	LEGEND : —— Policy plan plot
N SOUND	Cadastral plot
	MUC Mixed Use Commercial
G+14	CF Community Facilities
	Build to line
G+14	Setback for main building
	Setback for main building upper floors
EXISTING 18090165	Active frontage
	▲ Pedestrian access
	△ Main vehicular entrance
	····· Pedestrian connection
	Existing building
	Arcade
	Main Building
G+14 EXISTING	Podium
18140009 A Adiya	Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)
Al Adiya	A. A
	0 10 20 40 Mt 1:2000
III.	1,2000

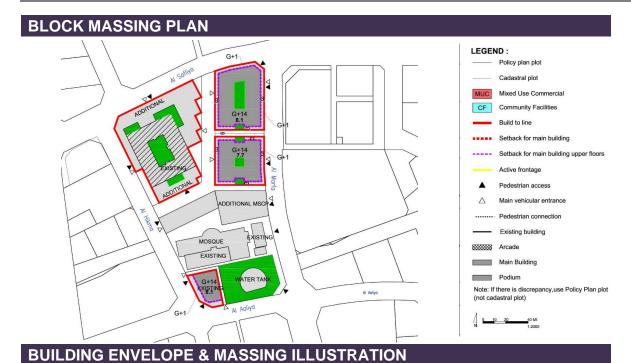
GENERAL USE MIX					
Zoning Category		Commercial	Commercial Mixed Use Commercial		Residential
	Zoning Code	СОМ	MUC	MUR	RES
Minimum re	equired number of use type*	1	2	2	1
	Commercial Retail, Office	*	V	✓	*
Use Type per	Residential Flats, Apartments	*	✓	*	
Zoning Category	Hospitality Hotels, Serviced Apartments	√ *	✓	√ *	✓
	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

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	



Tower: G+14 Podium: G+1 Colonnades G Access to rear or

BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER

basement parking

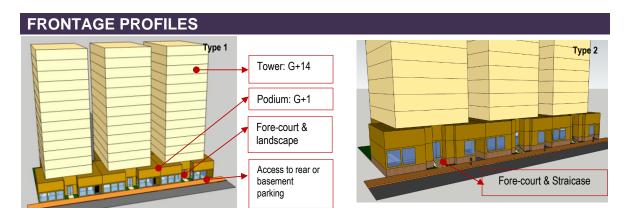
Al Safliya & Al Aaliya Street (Local Street - Primary Pedestrian Link)

Uses (as per Zoning Plan)	MUC: Mixed Use Commercia	al
Height (max)	Al Safliya & Al Aaliya & Al Marta & Al Hiikma Street	55.7 m (max)
	• G+14 (Podium G+1)	
FAR (max)	7.70	(+ 5 % for corner lots)
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and To	wer
Building Placement	Setbacks as per block plan	:
	Al Safliya & Al Aaliya & A Hiikma Street: Podium: 0m front and si Tower: 3m front setback	de setback
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 Safliya Street & Al Aaliya Street: 90% of 0 m front setback Al 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; 30 m maximum building length; or Create 'a height break ir (e.g. insert 1-2 storey probetween, variety fasade on modular approach) e of 30 m, if the building is long	mpression' odium in design based very interval
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Al Safliya & Al Aaliya Stre Arcade/ Colonnade:	et:

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 CO	NNECTIVITY
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.

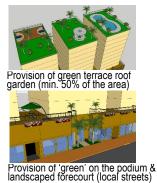
 For existing buildings which are still new and/or in good
- condition, it is recommended only to add the required front-part of the building (eg. light structure podium) as per indicated set back and build-to-line (which is zero setback) in the plan

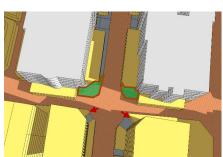


Al Marta & Al Hiikma Street: Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



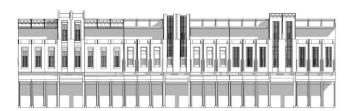




Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*

(illustration)

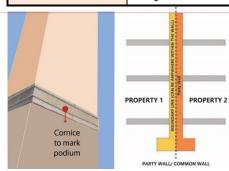




STANDARDS

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

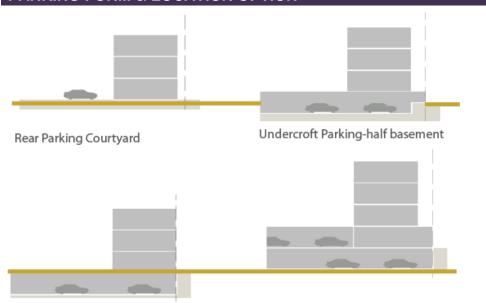
	Primary fasade should orientate to the highway /expressway/ collector/ arterial streets.		
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc		
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc		
Building Material	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 sma 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 STANDAR	RD		
Pedestrian access	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	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 fasade without background.		



Commented [HS1]:



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

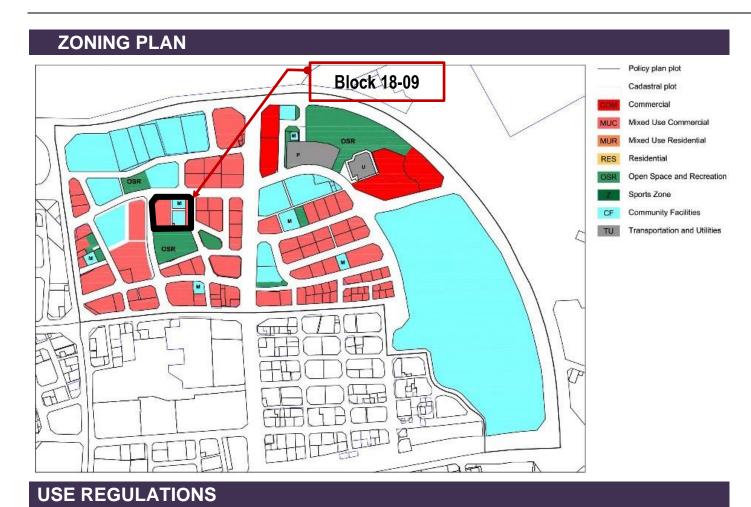
Incentive Scheme

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

	Type and category	COM	MUC	MUR	RES	Code	Land Use
	RESIDENTIAL		_				
.1	Residential	×	✓	✓	✓	201	Residential Flats / Appartments
	COMMERCIAL						
.2	Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
.3	Comparison/Speciality	✓	✓	✓	×		General Merchandise Store
.4	,,	✓	✓	✓	×	303	Pharmacy
.5		\checkmark	\checkmark	✓	×	306	Electrical / Electronics / Computer Shop
.6		✓	✓	✓	×		Apparel and Accessories Shop
.7	Food and Beverage	✓	✓	✓	✓	311	Restaurant
.8		\checkmark	\checkmark	✓	✓		Bakery
.9		✓	✓	✓	✓		Café
.10	Shopping Malls	✓	✓	×	×		Shopping Mall
.11	Services/Offices	✓	✓	✓	×		
.12		\checkmark	\checkmark	✓	×		Financial Services and Real Estate
.13		✓	✓	✓	×		Professional Services
14	Petrol stations	✓	×	×	×	307	Petrol Station
	HOSPITALITY						
.1	Hospitality accommodation	✓	✓	✓	×		Serviced Apartments
.2		✓	✓	✓	×		Hotel / Resort
	COMMUNITY FACILITIES	_	_	_	_	_	
.1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
.2		\checkmark	\checkmark	\checkmark	×	1020	Technical Training / Vocational / Language School / Centers
3		×	\checkmark	\checkmark	×	1021	Boys Qur'anic School / Madrasa / Markaz
.4		×	✓	✓	×		Girls Qur'anic School
.5	Health	✓	✓	✓	×	1102	Primary Health Center
.6		\checkmark	\checkmark	✓	×		Private Medical Clinic
.7		\checkmark	\checkmark	×	×		Private Hospital/Polyclinic
.8		✓.	✓.	✓	\checkmark		Ambulance Station
.9		✓	✓	×	×		Medical Laboratory / Diagnostic Center
.10	Governmental	×	✓.	×	×		Ministry / Government Agency / Authority
.11		×	✓.	×	×		Municipality
.12		✓	✓	✓	×		Post Office
.13	- · ·	<u> </u>	√	√	✓		Library
.14	Cultural	✓	✓	✓	×		Community Center / Services
.15		√	√	✓	*		Welfare / Charity Facility
.16		∨	∨	× ✓	× ✓		Convention / Exhibition Center
.17	Delinieus	· /	<u>√</u>	<u>√</u>	×		Art / Cultural Centers
	Religious	·=>:=				1400	Islamic / Dawa Center
,	SPORTS AND ENTERTAINM			√			
.1	Open Space & Recreation	√	√		√	4504	Park - Pocket Park
.2		√	√	× ✓	× ✓	1504	Theatre / Cinema
.3		√	√	√	√		Civic Space - Public Plaza and Public Open Space
.4	Swanta	×	<u> </u>	<u>√</u>	×	4007	Green ways / Corridirs
.5	Sports	×	√	√	× √		Tennis / Squash Complex Basketball / Handball / Volleyball Courts
.6 .7		×	∨	∨	∨	1009	Small Football Fields
. <i>1</i> .8		×	∨	∨	∨	1610	Jogging / Cycling Track
.o .9		· /	∨	∨	∨		Youth Centre
.9 .10		×	√	√	×		Sports Hall / Complex (Indoor)
.10		~	√	√	~	1012	Private Fitness Sports (Indoor)
.11		· /	√	√	√	1612	Swimming Pool
. 12	OTUED		•			1013	
	OTHER Special Upo	√	√	×	×	2407	Immigration / Passport Office
.1 .2	Special Use	∨	∨	×	×		Customs Office
i.3	Tourism		<u>√</u>	×	×		Museum
	I OULISIII	*	7	~	^	2203	IVIUSTUIII



			_			LEGEND: —— Policy plan plot
	Al So	ıfliya				Cadastral plot
						MUC Mixed Use Commercial
						CF Community Facilities
				i		Build to line
		MOSQUE				Setback for main building
	G+14	18090012				Setback for main building upper floors
	18090006					Active frontage
						▲ Pedestrian access
				Inc		△ Main vehicular entrance
				Inaija		Pedestrian connection
A						Existing building
_ _		COM. FACILITY 18090158				Arcade
Al Marfa		10030130				Main Building
					_	Podium
		18 0 90159				Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)
			J			0 10 20 Mt
						N 1:1000
				\		
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GENERAL	GENERAL USE MIX						
Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential		
	Zoning Code		MUC	MUR	RES		
Minimum re	Minimum required number of use type*		2	2	1		
	Commercial Retail, Office	*	7	✓	*		
Use Type per	Residential Flats, Apartments	*	✓	*	V		
Zoning Category	Hospitality Hotels, Serviced Apartments	√ *	✓	√ *	✓		
	Complementary (See Permitted Uses Table)	✓	✓	✓	✓		
	Examples		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

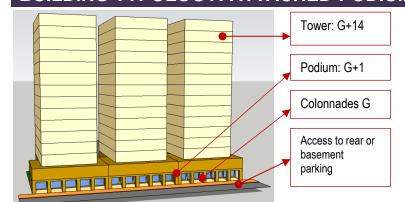
SPECIFIC USE REGULATIONS					
Permitted uses	See Permitted Uses Table (page 4)				
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area				
Not permitted 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 LEGEND : Policy plan plot max 2/3 plot depth (up to max 15 m) Cadastral plot Al Safliya Mixed Use Commercial Community Facilities MOSQUE Setback for main building G+14 180**9**0006 18090012 Setback for main building upper floors G+1 Sikka Main vehicular entrance COM. **FACILITY** max 2/3 plot depth (up to max 15 m) Main Building Podium G+1 Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)

Al Safliya Street Maria Street Mularia Stree

BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER

BUILDING ENVELOPE & MASSING ILLUSTRATION



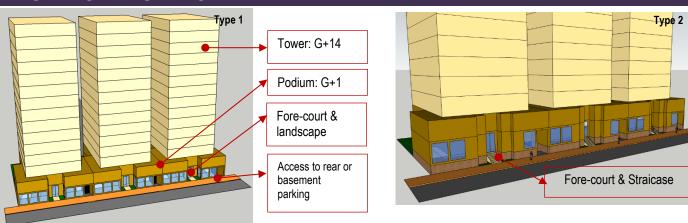
Al Safliya Park Street (Local Street - Primary Pedestrian Link)

BULK REGULATIONS						
Uses (as per Zoning Plan)	MUC: Mixed Use Commercia	I				
Height (max)	Al Safliya & Al Marta & Inaija Street	55.7m (max)				
	• 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 Tov	ver				
Building Placement	Setbacks as per block plan:					
	Al Safliya & Al Marta & Ina Podium: 0 m front; 0 m or to 2/3 plot depth (max.15) the remaining 1/3 plot de Tower: 3m front setback; 3m rear	on sides, up 5 m) & 3 m for pth; 3 m rear				
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 Safliya Street: 90% of setback Al Marta & Inaija Street street): 60% of 0m front (mandatory)	(Local				
Building Depth (max)	10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrate plot depth minimum 45 m)	d parking, for				
Commercial Depth (max)	15 m					
Building Size	Fine grain; 30 m maximum building length; or Create 'a height break in (e.g. insert 1-2 storey po between, variety fasade on modular approach) ev of 30 m, if the building is long	npression' dium in design based very interval				
Primary Active Frontage	As indicated in the plan					
Frontage Profile	Al Safliya Street: Arcade/ Colonnade: • 2.5 m minimum width • G+M maximum height • Located 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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
Open Space (min)	5%
ACCESSIBILITY AND CO	NNECTIVITY
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 frontpart 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 & Inaija Street: Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is halfbasement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION





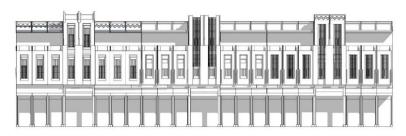


Provision of 'green' on the podium & landscaped forecourt (local streets)

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

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*

(illustration)



STANDARDS

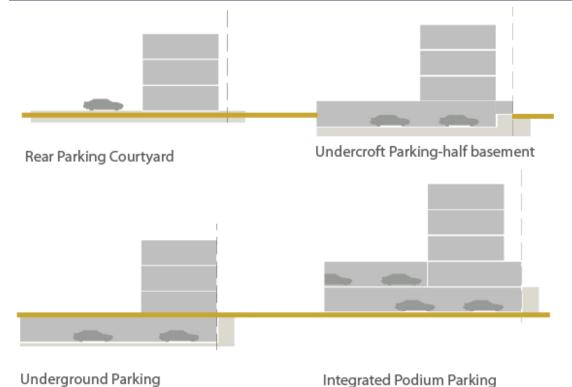
ARCHITECTURAL STANDA	ARD
Architectural Theme/ Style	General: Qatari Contemporary Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); 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 corniche 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 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	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 STANDA	RD			
Pedestrian access	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	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.			
Cornice to mark	PROPERTY 1 PROPERTY 1 PROPERTY 2			

podium



PARKING FORM & LOCATION OPTION



Integrated Podium Parking

INCENTIVE

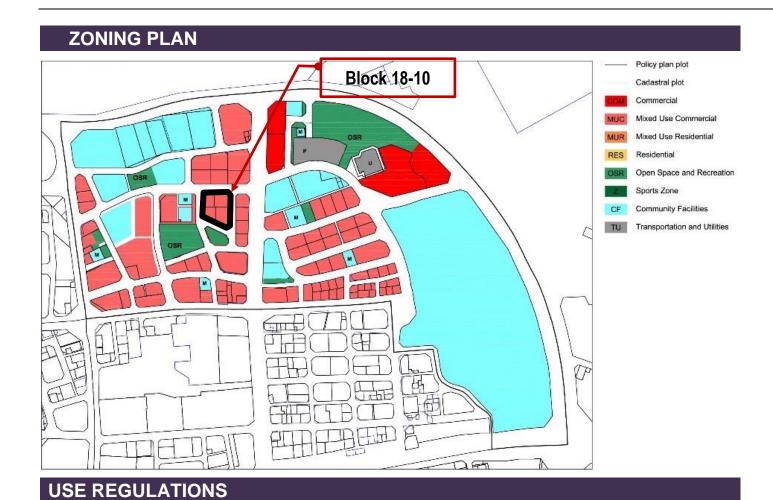
Incentive Scheme

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

	T and a standard	OOM	MUO	MUD	DEC	0 - 1 -	I I II
	Type and category	COM	MUC	MUR	KE9	Code	Land Use
1	RESIDENTIAL					004	
1.1	Residential	*	√	√	<u>√</u>	201	Residential Flats / Appartments
2	COMMERCIAL						
1.2	Convenience	√	✓	√	✓		Food, Beverage & Groceries Shop
1.3	Comparison/Speciality	√	√	√	×		General Merchandise Store
1.4		√	√	√	*		Pharmacy
1.5		√	√	√	×		Electrical / Electronics / Computer Shop
1.6	Food and Beverage	<u>√</u>	<u>√</u>		× ✓		Apparel and Accessories Shop Restaurant
1.8	Food and Beverage	√	√	√	√		Bakery
1.9		✓	· ✓	✓	· ✓		Café
1.10	Shopping Malls	<u>√</u>	<u>·</u>	*	*		Shopping Mall
1.11	Services/Offices	✓	✓	✓	×	401	Personal Services
1.12		✓	\checkmark	\checkmark	×		Financial Services and Real Estate
1.13		✓	✓	✓	×		Professional Services
1.14	Petrol stations	✓	×	×	×		Petrol Station
3	HOSPITALITY						
3.1	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
3.2	. ,	✓	✓	✓	×		Hotel / Resort
4	COMMUNITY FACILITIES						
4.1	Educational	×	√	✓	√	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2		✓	\checkmark	✓	×		Technical Training / Vocational / Language School / Centers
4.3		×	\checkmark	\checkmark	×	1021	Boys Qur'anic School / Madrasa / Markaz
4.4		×	✓	✓	×		Girls Qur'anic School
4.5	Health	✓	✓	✓	×		Primary Health Center
4.6		✓	✓	\checkmark	×		Private Medical Clinic
4.7		√	✓	×	×		Private Hospital/Polyclinic
4.8		√	√	√	√		Ambulance Station
4.9	O	<u>√</u>	<u>√</u>	×	× ×		Medical Laboratory / Diagnostic Center
4.10 4.11	Governmental	×	∨ ✓	×	×		Ministry / Government Agency / Authority Municipality
4.11		~ ~	√	~ ~	×		Post Office
4.13		✓	✓	✓	✓		Library
4.14	Cultural	✓	√	✓	×		Community Center / Services
4.15		✓	\checkmark	\checkmark	×		Welfare / Charity Facility
4.16		\checkmark	\checkmark	×	×	1303	Convention / Exhibition Center
4.17		✓	✓	✓	✓	1304	Art / Cultural Centers
4.18	Religious	✓	✓	✓	×	1406	Islamic / Dawa Center
5	SPORTS AND ENTERTAINM	IENT					
5.1	Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2		✓	✓	×	×	1504	Theatre / Cinema
5.3		✓	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
5.4		✓	✓	√	✓		Green ways / Corridirs
5.5	Sports	*	√	√	×		Tennis / Squash Complex
5.6		×	√	√	√	1609	Basketball / Handball / Volleyball Courts
5.7 5.8		×	√	√	√	1610	Small Football Fields
5.8		× √	∨	∨ ✓	∨		Jogging / Cycling Track Youth Centre
5.10		×	√	√	*		Sports Hall / Complex (Indoor)
5.11		~	√	√	~	1012	Private Fitness Sports (Indoor)
5.12		✓	✓	✓	✓	1613	Swimming Pool
6	OTHER						<u> </u>
6.1	Special Use	√	√	×	×	2107	Immigration / Passport Office
6.2	oposiui ooo	✓	√	×	×		Customs Office
6.3	Tourism	√	√	×	×		Museum
0.0							



LEGEND: Al Safliya Policy plan plot Cadastral plot MUC Mixed Use Commercial G+14 18090021 G+14 18090020 Build to line Setback for main building ---- Setback for main building upper floors Active frontage Pedestrian access G+14 18090148 Main vehicular entrance ····· Pedestrian connection Existing building Arcade Main Building Podium Note: If there is discrepancy,use Policy Plan plot

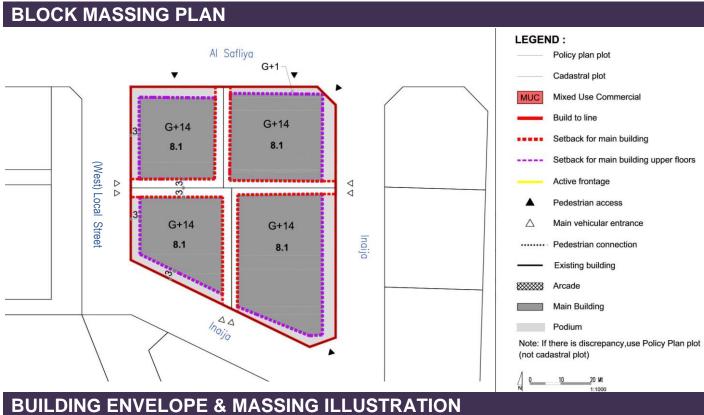
GENERAL	USE MIX				
Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
	Zoning Code	СОМ	MUC	MUR	RES
Minimum re	equired number of use type*	1	2	2	1
	Commercial Retail, Office	*	V	✓	*
Use Type per	Residential Flats, Apartments	*	✓	*	7
Zoning Category	Hospitality Hotels, 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

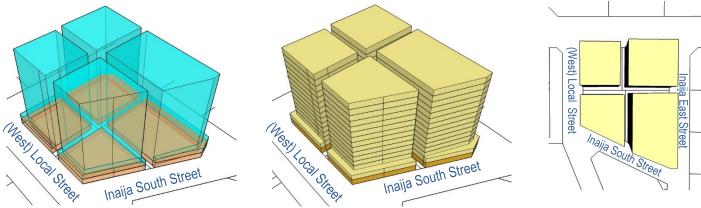
USE SPLIT					
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split		
Commercial (retail/office)	✓ *	All	51 % min		
Residential	✓	Tower level	49% max		
Hospitality	✓	All	-		
Complementary (community facilities, sport, etc)	✓	Podium level	20% max		

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

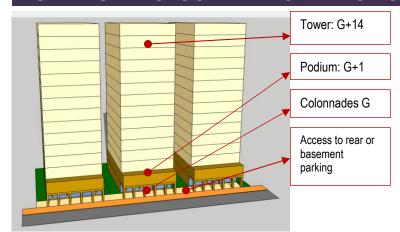
SPECIFIC USE REGULATIONS				
Permitted uses	See Permitted Uses Table (page 4)			
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area			
Not permitted uses	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			



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: DETACHED-PODIUM AND TOWER



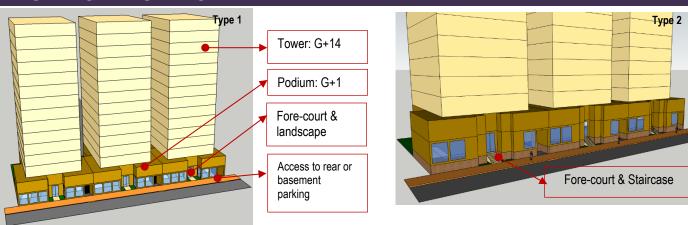
Al Safliya Street (Local Street - Primary Pedestrian Link)

BULK REGULATIONS			
Uses (as per Zoning Plan)	MUC: Mixed Use Commercia	I	
Height (max)	Al Safliya & Inaija East and South, West Local (max) Street		
	• G+14 (Podium G+1)		
FAR (max)	8.20 (along Al Safliya Street)	(bvcx+ 5 % for corner	
	7.70 (along Inaija East and South, West Local Street)	lots)	
Building Coverage (max)	75%		
MAIN BUILDINGS			
Typology	Detached-Podium and Tov	wer	
Building Placement	Setbacks as per block plan:		
	Al Safliya & Inaija East and South, West Local Street: Podium: 0m front; 3 m side setback Tower: 3m front setback; 3m 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 Safliya Street: 90% of 0m front setback Inaija 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; 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	Al Safliya Street: Arcade/ Colonnade:	Vest Local	

	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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
Open Space (min)	5%
ACCESSIBILITY AND CO	NNECTIVITY
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 frontpart 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



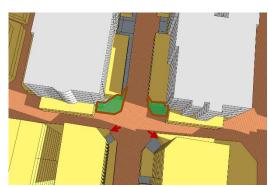
Inaija East and South, West Local Street: Local Street Type 1 (Fore-court & landscape) or Local Street Type 2 (Fore-court & Staircase, if there is half-basement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION





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

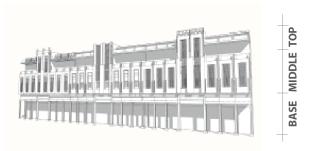


Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





STANDARDS

ARCHITECTURAL STANDA	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 corniche 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 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	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 STANDAR	RD		
Pedestrian access	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	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 fasade without background.		
Cornice	PROPERTY 1 PROPERTY 2		

to mark podium



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

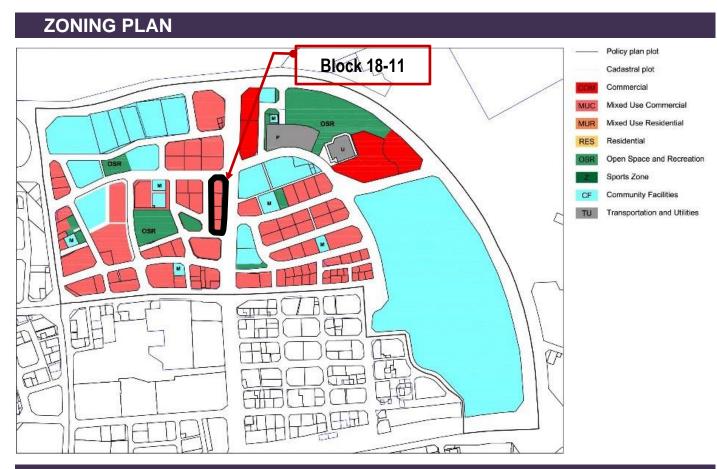
Incentive Scheme

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

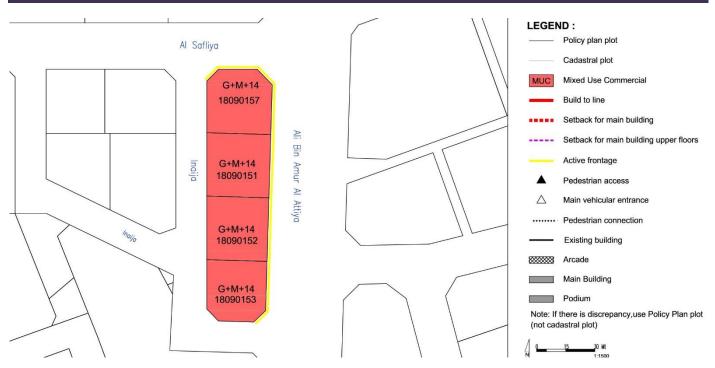
Provision of Shared Public Parking:

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

	True and actanomic	COM	MUC	MUD	DEC	Cada	Landllan
	Type and category	COM	MUC	MUR	KE9	Code	Land Use
1	RESIDENTIAL					004	
1.1	Residential	*	√	√	<u>√</u>	201	Residential Flats / Appartments
2	COMMERCIAL						
1.2	Convenience	√	✓	√	✓		Food, Beverage & Groceries Shop
1.3	Comparison/Speciality	√	√	√	×		General Merchandise Store
1.4		√	√	√	*		Pharmacy Floring / Floring / Open to Ober
1.5		√	√	√	*		Electrical / Electronics / Computer Shop
1.6	Food and Deverage	<u>√</u>	<u>√</u>	<u>√</u>	× ✓		Apparel and Accessories Shop Restaurant
1.7 1.8	Food and Beverage	√	√	√	√		Bakery
1.9		✓	· ✓	✓	· ✓		Café
	Shopping Malls	<u>√</u>	<u>·</u>	*	*		Shopping Mall
1.11	Services/Offices	✓	✓	✓	×	401	Personal Services
1.12		✓	✓	✓	×		Financial Services and Real Estate
1.13		✓	\checkmark	✓	×		Professional Services
	Petrol stations	✓	×	×	×		Petrol Station
3	HOSPITALITY						
3.1	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
3.2		✓	✓	✓	×		Hotel / Resort
4	COMMUNITY FACILITIES						
4.1	Educational	×	√	√	√	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2	Ladoutional	✓	✓	✓	×		Technical Training / Vocational / Language School / Centers
4.3		×	\checkmark	\checkmark	×	1021	Boys Qur'anic School / Madrasa / Markaz
4.4		×	✓	✓	×		Girls Qur'anic School
4.5	Health	✓	✓	✓	×		Primary Health Center
4.6		\checkmark	\checkmark	\checkmark	×	1103	Private Medical Clinic
4.7		\checkmark	\checkmark	×	×		Private Hospital/Polyclinic
4.8		✓	✓.	✓	✓		Ambulance Station
4.9		✓	√	×	×		Medical Laboratory / Diagnostic Center
4.10	Governmental	×	√	*	*		
4.11		× ✓	√	*	×		Municipality Post Office
4.12 4.13		∨	∨	∨ ✓	~		Library
4.14	Cultural	<u> </u>	<u>√</u>	<u> </u>	<u>×</u>		Community Center / Services
4.15	Cultural	√	√	✓	×		Welfare / Charity Facility
4.16		√	√	×	×	1303	Convention / Exhibition Center
4.17		✓	✓	✓	✓		Art / Cultural Centers
	Religious	✓	✓	✓	×		Islamic / Dawa Center
5	SPORTS AND ENTERTAINM	IENT					
5.1	Open Space & Recreation	<u>√</u>	✓	√	✓		Park - Pocket Park
5.2	- Lan alana en regignation	✓	✓	×	×	1504	Theatre / Cinema
5.3		✓	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
5.4		\checkmark	\checkmark	\checkmark	\checkmark		Green ways / Corridirs
5.5	Sports	×	✓	✓	×	1607	Tennis / Squash Complex
5.6		×	\checkmark	\checkmark	\checkmark	1609	Basketball / Handball / Volleyball Courts
5.7		×	✓	✓	✓		Small Football Fields
5.8		×	✓	√	√		Jogging / Cycling Track
5.9		√	√	√	√		Youth Centre
5.10		× √	√	√	x ✓	1612	Sports Hall / Complex (Indoor)
5.11 5.12		∨	∨	∨ ✓	∨	1612	Private Fitness Sports (Indoor) Swimming Pool
	OTUED					1013	Owininity 1 001
6	OTHER Special Use	√	√	40	4-	0407	Instruction / Decement Office
6.1 6.2	Special Use	✓	✓	×	×		Immigration / Passport Office Customs Office
6.3	Tourism	<u>√</u>	<u>√</u>	<u> </u>	<u> </u>		Museum
0.5	100113111	-	<u> </u>			2203	MINOCUIII



USE REGULATIONS



GENERAL USE MIX					
Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
	Zoning Code	СОМ	MUC	MUR	RES
Minimum re	equired number of use type*	1	2	2	1
	Commercial Retail, Office	*	7	✓	*
Use Type per	Residential Flats, Apartments	*	✓	✓ *	V
Zoning Category	Hospitality Hotels, Serviced Apartments	√ *	✓	√ *	✓
	Complementary (See Permitted Uses Table)	✓	✓	✓	✓
	Examples		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

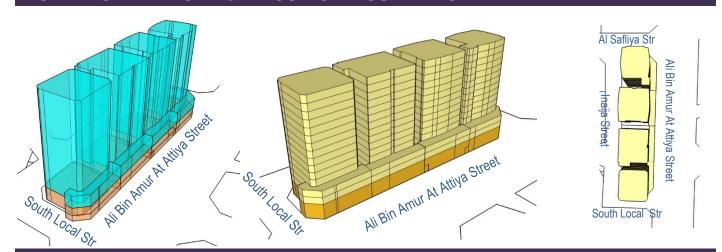
USE SPLIT					
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split		
Commercial (retail/office)	✓ *	All	51 % min		
Residential	✓	Tower level	49% max		
Hospitality	✓	All	-		
Complementary (community facilities, sport, etc)	✓	Podium level	20% max		

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

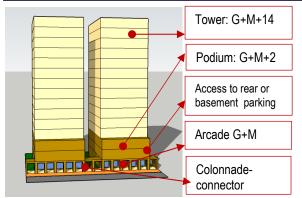
SPECIFIC USE REGULATIONS				
Permitted uses	See Permitted Uses Table (page 4)			
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area			
Not permitted uses	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 max 2/3 plot depth (up to max 15 m) LEGEND: Policy plan plot Cadastral plot G+M+14 Mixed Use Commercial 8.6 Existing Setback for main building Existing Setback for main building upper floors G+M+14 Active frontage 8.2 Pedestrian access Main vehicular entrance G+M+14 8.2 G+M+14 8.6 Podium Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)

BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



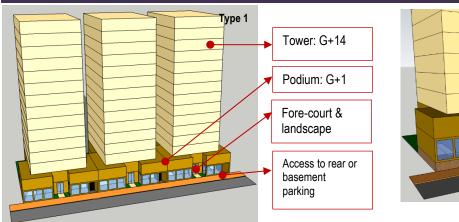
Ali Bin Amur At Attiya Street (Collector Street)

BULK REGULATIONS	BULK REGULATIONS				
Uses (as per Zoning Plan)	MUC: Mixed Use Commercia	l			
Height (max)	Ali Bin Amur At Attiya 57.2 m (max)				
	• G+M+14 (Podium G+M+2)				
	Al Safliya & Inaija & South 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)			
Building Coverage (max)	75%				
MAIN BUILDINGS					
Typology	Attached-Podium and Tov	ver			
Building Placement	Setbacks as per block plan:				
	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 (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)	Ali Bin Amur At Attiya Street (Collector street): 100% of 0m front setback Al Safliya Street: 90% of 0m front setback Inaija& 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; 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	Ali Bin Amur At Attiya Strande/ Colonnade: 2.5 m minimum width G+M maximum height Located as per drawing	eet:			

	Al 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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p> 	
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 frontpart 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



Fore-court & Staircase

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

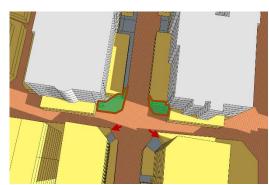
LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION





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

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



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

RECOMMENDED ARCHITECTURE STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





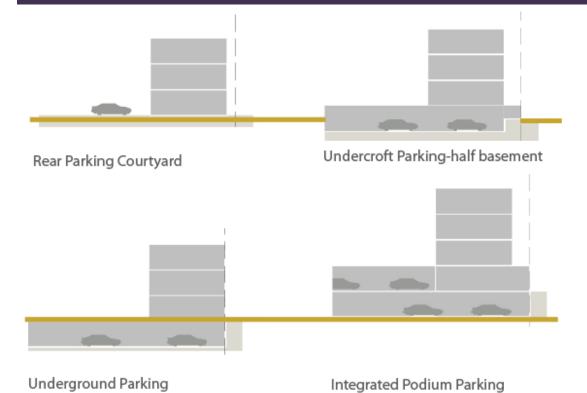
STANDARDS

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 corniche 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 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	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	 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	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.	
Cornice to mark podium	PROPERTY 1 PROPERTY 1	



PARKING FORM & LOCATION OPTION



INCENTIVE

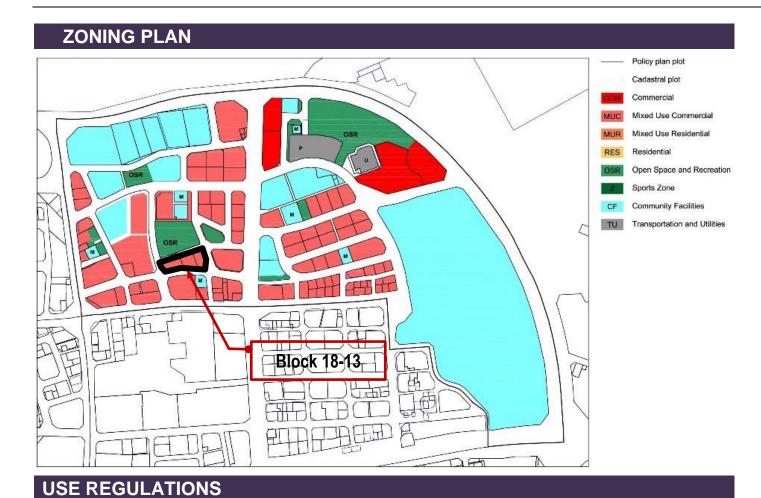
Incentive Scheme

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

Ty	pe and category	COM	MUC	MUR	RES	Code	Land Use
	SIDENTIAL						
	sidential	×	✓	✓	✓	201	Residential Flats / Appartments
CC	OMMERCIAL					_	-
	nvenience	✓	√	✓	√	301	Food, Beverage & Groceries Shop
	mparison/Speciality	✓	√	√	×		General Merchandise Store
4		✓	✓	✓	×		Pharmacy
5		✓	✓	✓	×		Electrical / Electronics / Computer Shop
6		✓	\checkmark	\checkmark	×		Apparel and Accessories Shop
	od and Beverage	✓	√	√	√	311	
8		✓	✓	✓	✓		Bakery
9		✓	✓	✓	✓		Café
	opping Malls	✓	✓	×	×		Shopping Mall
	rvices/Offices	✓	√	√	×	401	Personal Services
12		✓	✓	✓	×		Financial Services and Real Estate
13		✓	✓	✓	×		Professional Services
	trol stations	✓	×	×	×		Petrol Station
	DSPITALITY						
	spitality accommodation	√	√	√	×	2201	Serviced Apartments
2	spitality accommodation	√	√	√	×		Hotel / Resort
	NAME IN UTIL OF THE OWNER O		<u> </u>	<u> </u>		2202	Tioter/ Neson
	OMMUNITY FACILITIES					4000	D: + 16: 1
	lucational	×	√	√	✓		Private Kindergarten / Nurseries / Child Care Centers
2		\checkmark	√	√	×		Technical Training / Vocational / Language School / Centers
3		×	✓	√	×	1021	Boys Qur'anic School / Madrasa / Markaz
4	•	<u>*</u>	√	√	×		Girls Qur'anic School
	alth	√	✓	✓	×		Primary Health Center
6		√	√	✓	×		Private Medical Clinic
7		√	√	×	×		Private Hospital/Polyclinic
8		√	✓	✓	✓		Ambulance Station
9		✓	<u>√</u>	×	×		Medical Laboratory / Diagnostic Center
	overnmental	×	✓	×	×	1201	
11		×	✓	×	×		Municipality
12		√	✓	✓.	×		Post Office
13		√	√	✓	✓		Library
	ıltural	✓.	✓	✓.	×		Community Center / Services
15		√	✓	\checkmark	×		Welfare / Charity Facility
16		√	√	×	×		Convention / Exhibition Center
17		√	√	√	✓		Art / Cultural Centers
	ligious	✓	✓	✓	*	1406	Islamic / Dawa Center
	PORTS AND ENTERTAINM	IENT					
	en Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
2		\checkmark	\checkmark	×	×	1504	Theatre / Cinema
3		\checkmark	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
4		✓	✓	✓	✓		Green ways / Corridirs
5 Sp	orts	×	✓	✓	×	1607	Tennis / Squash Complex
6		×	✓	\checkmark	✓	1609	Basketball / Handball / Volleyball Courts
7		×	\checkmark	✓	✓		Small Football Fields
8		×	\checkmark	\checkmark	\checkmark		Jogging / Cycling Track
9		\checkmark	\checkmark	\checkmark	\checkmark	1611	Youth Centre
10		×	\checkmark	✓	×	1612	Sports Hall / Complex (Indoor)
11		\checkmark	\checkmark	\checkmark	\checkmark		Private Fitness Sports (Indoor)
12		\checkmark	\checkmark	\checkmark	\checkmark	1613	Swimming Pool
	THER						
	ecial Use	✓	✓	×	×	2107	Immigration / Passport Office
2		✓	√	×	×		Customs Office
	urism		· /	*	*		Museum



LEGEND: Policy plan plot Cadastral plot Mixed Use Commercial Build to line Sikka Setback for main building ---- Setback for main building upper floors G+14 18090019 Active frontage Pedestrian access G+14 18090018 Main vehicular entrance Existing building Al Aaliya Main Building Podium Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)

GENERAL	GENERAL USE MIX								
Zo	Zoning Category		Mixed Use Commercial	Mixed Use Residential	Residential				
	Zoning Code		MUC	MUR	RES				
Minimum re	equired number of use type*	1	2	2	1				
	Commercial Retail, Office	*	7	✓	*				
Use Type per	Residential Flats, Apartments	*	✓	*					
Zoning Category	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

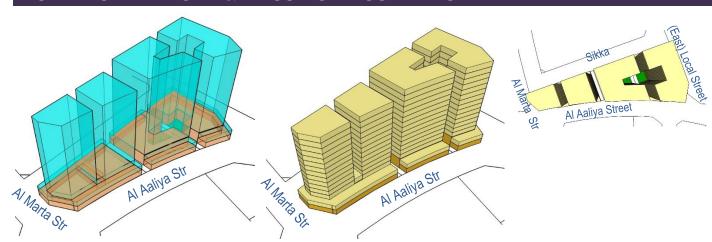
USE SPLIT								
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split					
Commercial (retail/office)	✓ *	All	51 % min					
Residential	✓	Tower level	49% max					
Hospitality	✓	All	-					
Complementary (community facilities, sport, etc)	✓	Podium level	20% max					

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

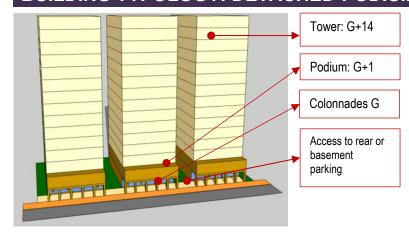
SPECIFIC USE REGULATIONS					
Permitted uses	See Permitted Uses Table (page 4)				
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area				
Not permitted 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				

ELEGEND: Policy plan plot Cadastral plot Mixed Use Commercial Build to line Setback for main building upper floors Active frontage Act

BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: DETACHED-PODIUM AND TOWER



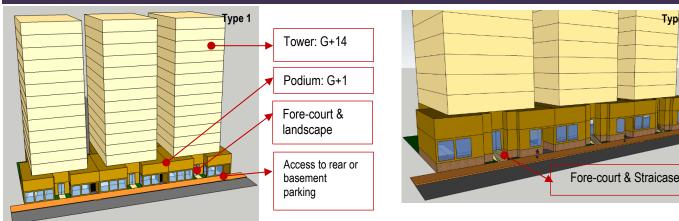
Al Aaliya Street (Local Street - Primary Pedestrian Link)

BULK REGULATIONS				
Uses (as per Zoning Plan)	MUC: Mixed Use Commercia	I		
	Al Aaliya & Al Marta & East Local Street	55.7 m (max)		
	• G+14 (Podium G+1)			
FAR (max)	7.70 (along Al Aaliya & Al (+ 5 % for corner lots)			
Building Coverage (max)	75%			
MAIN BUILDINGS				
Typology	Detached-Podium and Tov	wer		
Building Placement	Setbacks as per block plan:			
	Al Aaliya & Al Marta & East Local Street: Podium: 0 m front; 3 m side setback 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 Aaliya Street: 90% of 0m front setback Al 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; 30 m maximum building length; or Create 'a height break in (e.g. insert 1-2 storey po between, variety fasade on modular approach) ev of 30 m, if the building is long	npression' dium in design based very interval		
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)	Allowed 0 m setbacks 0.5 m maximum height fr level (undercroft)	om street		

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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
Open Space (min)	5%
ACCESSIBILITY AND CO	NNECTIVITY
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 frontpart 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 halfbasement)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION

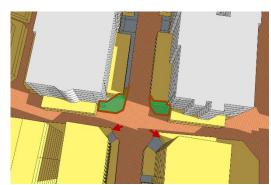




Provision of green terrace roof garden (min. 50% of the area)



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



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

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





STANDARDS

Type 2

Fore-court & Straicase

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)						
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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 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	 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 STANDAR	RD			
Pedestrian access	 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	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.			
Cornice to mark	PROPERTY 1 PROPERTY 2			

to mark podium



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

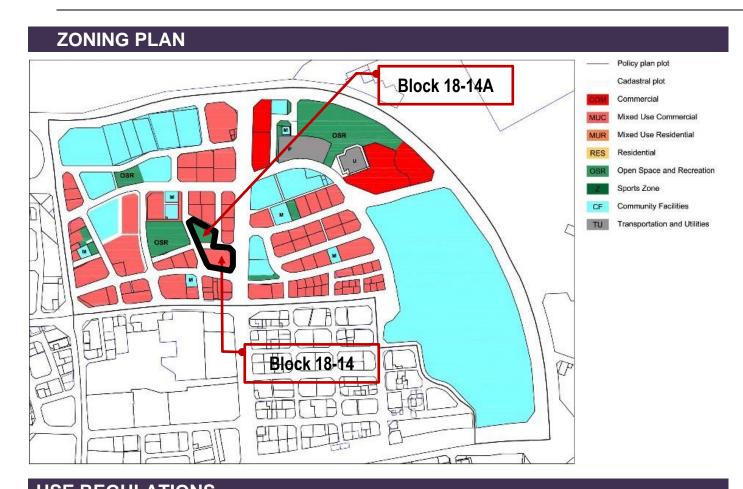
Incentive Scheme

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

	Type and category	COM	MUC	MIID	DES	Code	Land Use
_	Type and category RESIDENTIAL	COIVI	IVIUC	WICK	KLS	Coue	Lanu Ose
 .1	Residential	×	√	✓	✓	201	Desidential Flate / Appartments
						201	Residential Flats / Appartments
2	COMMERCIAL	√				204	Fred Decree & Oracic Ober
.2	Convenience	<u>√</u>	✓ ✓	<u>√</u>	✓ ×	301	Food, Beverage & Groceries Shop
.3 .4	Comparison/Speciality	∨ ✓	∨	∨	×		General Merchandise Store Pharmacy
. 4 .5		,	↓	↓	×		Electrical / Electronics / Computer Shop
.6		· /	✓	✓	×		Apparel and Accessories Shop
.7	Food and Beverage	√	√	√	√		Restaurant
.8	. coa ana zoro.ago	✓	✓	✓	✓		Bakery
.9		\checkmark	\checkmark	\checkmark	\checkmark		Café
.10	Shopping Malls	✓	✓	×	×		Shopping Mall
.11	Services/Offices	✓	✓	✓	×	401	Personal Services
.12		\checkmark	\checkmark	\checkmark	×	402	Financial Services and Real Estate
.13		✓	✓	✓	×		Professional Services
14	Petrol stations	✓	×	×	×	307	Petrol Station
	HOSPITALITY						
1	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
2		\checkmark	\checkmark	\checkmark	×	2202	Hotel / Resort
	COMMUNITY FACILITIES						
1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
2		\checkmark	✓	\checkmark	×		Technical Training / Vocational / Language School / Centers
3		×	\checkmark	\checkmark	×	1021	Boys Qur'anic School / Madrasa / Markaz
4		×	✓	✓	×		Girls Qur'anic School
5	Health	✓	✓	✓	×		Primary Health Center
6		✓	✓	\checkmark	×		Private Medical Clinic
7		√	✓	×	×		Private Hospital/Polyclinic
8		√	√	✓	✓		Ambulance Station
9	0	√	√	*	*		Medical Laboratory / Diagnostic Center
10	Governmental	*	∨	×	×		Ministry / Government Agency / Authority
11 12		x ✓	∨	× ✓	×		Municipality Post Office
13		√	√	√	~		Library
14	Cultural	<u>,</u>	<u> </u>	<u> </u>	<u> </u>		Community Center / Services
15	Cultural	· /	·	✓	×		Welfare / Charity Facility
16		✓	✓	×	×		Convention / Exhibition Center
17		✓	✓	✓	✓		Art / Cultural Centers
	Religious	✓	✓	✓	×		Islamic / Dawa Center
	SPORTS AND ENTERTAINM	IENT					
1	Open Space & Recreation	<u>√</u>	✓	√	✓		Park - Pocket Park
2	Le alle de entresissament	✓	\checkmark	×	×	1504	Theatre / Cinema
3		\checkmark	\checkmark	\checkmark	\checkmark		Civic Space - Public Plaza and Public Open Space
4		\checkmark	✓	\checkmark	\checkmark		Green ways / Corridirs
5	Sports	×	✓	✓	×	1607	
6		×	✓	✓.	✓	1609	Basketball / Handball / Volleyball Courts
7		×	✓	✓.	✓		Small Football Fields
8		×	✓	√	✓		Jogging / Cycling Track
9		√	√	√	✓		Youth Centre
10		×	√	√	×	1612	Sports Hall / Complex (Indoor)
11		√	√	√	√	4040	Private Fitness Sports (Indoor)
12		<u>√</u>	√	<u>√</u>	√	1613	Swimming Pool
	OTHER						
1	Special Use	√	√	×	×	2107	
2		√	√	*	*		Customs Office
3	Tourism	✓	✓	×	×	2203	Museum



USE REGULATIONS		
maja		LEGEND: Policy plan plot Cadastral plot MUC Mixed Use Commercial Build to line Setback for main building Setback for main building upper floors Active frontage Pedestrian access
MIXED USE INTEGRATED WITH MSCP G+10 18090167	G+M+14 Ali Bin Amur Al Attiyo	

GENERAL	GENERAL USE MIX							
Z	Zoning Category		Mixed Use Commercial	Mixed Use Residential	Residential			
	Zoning Code		MUC	MUR	RES			
Minimum re	equired number of use type*	1	2	2	1			
	Commercial Retail, Office	*	$\overline{\mathbf{V}}$	✓	*			
Use Type per	Residential Flats, Apartments	*	✓	*	V			
Zoning Category	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

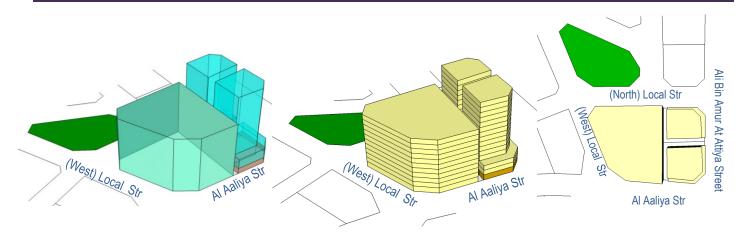
USE SPLIT								
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split					
Commercial (retail/office)	✓ *	All	51 % min					
Residential	✓	Tower level	49% max					
Hospitality	✓	All	-					
Complementary (community facilities, sport, etc)	✓	Podium level	20% max					

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

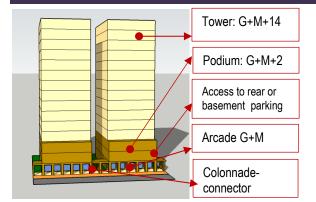
SPECIFIC USE REGULATIONS			
Permitted uses	See Permitted Uses Table (page 4)		
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area		
Not permitted uses	All 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 LEGEND: Policy plan plot Cadastral plot Mixed Use Commercial Build to line Setback for main building ---- Setback for main building upper floors Active frontage (North) Local Str Main vehicular entrance G+M+2 Pedestrian connection Integrated with G+M+14 8.6 MSCP Existing building G+M+2 G+10 7.7 ₩₩₩ Arcade Main Building G+M+14 Note: If there is discrepancy,use Policy Plan plot G+M+2 8.6 (not cadastral plot) Al Aaliya ΔΔ

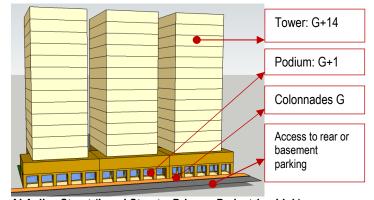
BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER







Al Aaliya Street (Local Street – Primary Pedestrian Link)

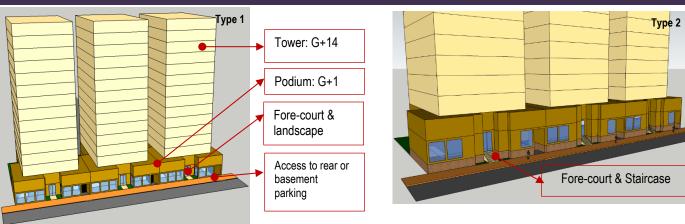
BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Ali Bin Amur At Attiya Street	57.2 m (max)
	• G+M+14 (Podium G+M+2)	
	Al Aaliya & West & North Local Street	55.7 m (max)
	• G+14 (Podium G+1)	
FAR (max)	8.20 (along Ali Bin Amur At Attiya Street)	(+ 5 % for corner lots)
	7.70 (along Al Aaliya & West & North Local Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tov	ver
Building Placement	Setbacks as per block plan:	
	Ali Bin Amur At Attiya Street Podium: 0 m front; 0 m of to 3 m (depth of tower see for the remaining 1/3 plotents and the set of the remaining 1/3 plotents are set of the rema	on sides, up et back) & 3 m t depth;
Build to Line	Ali Bin Amur At Attiya Street (Collector street): 100% of 0m front setback Al Aaliya Street: 90% of 0m front setback West & 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; 30 m maximum building length; or Create 'a height break in (e.g. insert 1-2 storey po between, variety fasade on modular approach) er of 30 m, if the building is long	npression' dium in design based very interval
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Ali Bin Amur At Attiya Stro Arcade/ Colonnade: 2.5 m minimum width	eet:
	Z.5 III IIIIIIIIIIIIII WIUUI	

	 G+M maximum height Located as per drawing Al Aaliya Street: Colonnades West & North Local Street: Fore-court; cantilever/overhang on the ground floor
Basement; Half- Basement (undercroft)	 Allowed Om setbacks 0.5m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	• Sides: 0 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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
Open Space (min)	5%
ACCESSIBILITY AND CO	NNECTIVITY
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

• Primary fasade should orientate to the

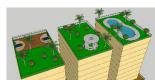
FRONTAGE PROFILES



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

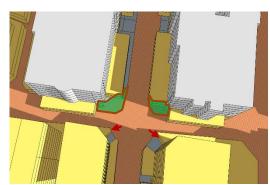




Provision of green terrace roof garden (min. 50% of the area)



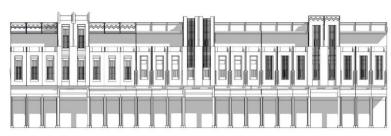
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





PCHITECTLIDAL STA

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

	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	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 STANDAR	RD	
Pedestrian access	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	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 fasade without background.	
	PROPERTY 1	

Cornice to mark podium



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

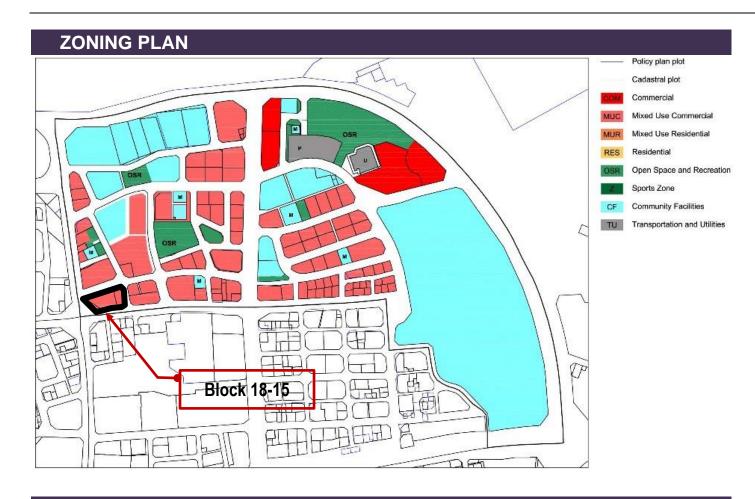
Incentive Scheme

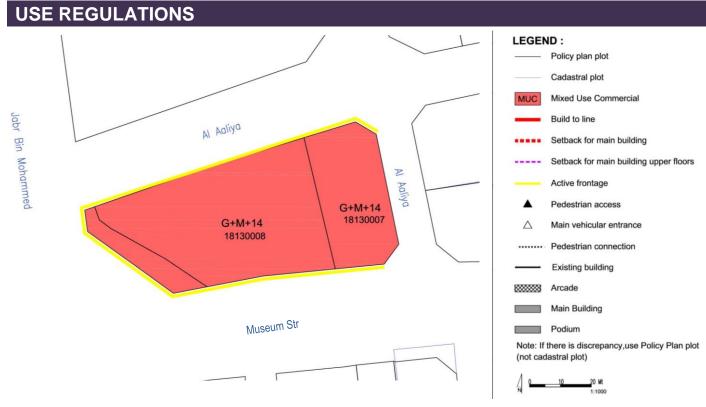
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

						•	
	Type and category	COM	MUC	MUR	RES	Code	Land Use
1	RESIDENTIAL						
1.1	Residential	×	✓	✓	✓	201	Residential Flats / Appartments
2	COMMERCIAL		_		_		
1.2	Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
1.3	Comparison/Speciality	\checkmark	\checkmark	\checkmark	×		General Merchandise Store
1.4		✓	✓	✓	×		Pharmacy
1.5		√	✓	√	×		Electrical / Electronics / Computer Shop
1.6		<u>√</u>	√	<u>√</u>	x ✓		Apparel and Accessories Shop
1.7	Food and Beverage	√	√	∨	∨		Restaurant
1.8 1.9		∨	∨	∨ ✓	∨		Bakery Café
1.10	Shopping Malls	<u>√</u>	<u>√</u>	×	<u> </u>	314	
1.11	Services/Offices	<u> </u>	<u>·</u>	<u>√</u>	×	401	Personal Services
1.12	oci vides/offices	✓	✓	✓	×		Financial Services and Real Estate
1.13		✓	\checkmark	\checkmark	×		Professional Services
	Petrol stations	✓	×	×	×		Petrol Station
3	HOSPITALITY						
3.1	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
3.2	,	✓	✓	\checkmark	×		Hotel / Resort
4	COMMUNITY FACILITIES						
4.1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2		✓	\checkmark	\checkmark	×		Technical Training / Vocational / Language School / Centers
4.3		×	\checkmark	\checkmark	×		Boys Qur'anic School / Madrasa / Markaz
4.4		×	\checkmark	\checkmark	×	1022	Girls Qur'anic School
	Health	✓	✓	✓	×		Primary Health Center
4.6		\checkmark	✓	\checkmark	×		Private Medical Clinic
4.7		√	✓	×	×		Private Hospital/Polyclinic
4.8		√	√	√	√		Ambulance Station
4.9 4.10	Carramantal	×	<u>√</u>	×	×		Medical Laboratory / Diagnostic Center
4.10	Governmental	×	∨	×	×		Ministry / Government Agency / Authority Municipality
4.11		~ ~	*	<i></i>	×		Post Office
4.13		✓	✓	✓	✓		Library
4.14	Cultural	✓	✓	✓	×		Community Center / Services
4.15		✓	✓	\checkmark	×		Welfare / Charity Facility
4.16		\checkmark	\checkmark	×	×		Convention / Exhibition Center
4.17		✓	✓	✓	✓	1304	Art / Cultural Centers
4.18	Religious	✓	✓	✓	×	1406	Islamic / Dawa Center
5	SPORTS AND ENTERTAINM	IENT					
5.1	Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2		✓	✓.	×	×	1504	Theatre / Cinema
5.3		√	✓	√	✓		Civic Space - Public Plaza and Public Open Space
5.4	• .	√	√	√	√	100=	Green ways / Corridirs
5.5	Sports	×	√	√	×		Tennis / Squash Complex
5.6		×	√	√	√	1609	Basketball / Handball / Volleyball Courts Small Football Fields
5.7 5.8		× ×	∨	∨ ✓	∨ ✓	1610	Jogging / Cycling Track
5.9		~	∨	∨ ✓	∨		Youth Centre
5.10		×	, ✓	√	×		Sports Hall / Complex (Indoor)
5.11		✓	✓	✓	✓		Private Fitness Sports (Indoor)
5.12		\checkmark	\checkmark	✓	\checkmark	1613	Swimming Pool
6	OTHER						· · · · · · · · · · · · · · · · · · ·
6.1	Special Use	✓	✓	*	×	2107	Immigration / Passport Office
6.2	-p-2:m:	✓	✓	×	×		
	Tourism	✓	✓	×	×		





GENERAL	GENERAL USE MIX				
Z	oning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
	Zoning Code	СОМ	MUC	MUR	RES
Minimum re	equired number of use type*	1	2	2	1
	Commercial Retail, Office	*	$\overline{\mathbf{V}}$	✓	*
Use Type per	Residential Flats, Apartments	*	✓	*	V
Zoning Category	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

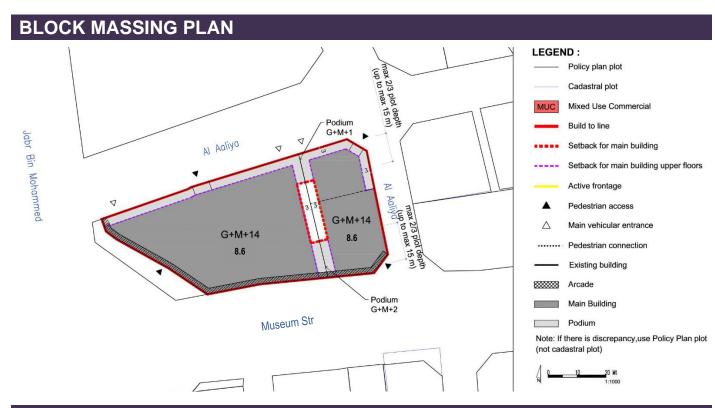
Uses mix: ☑ Required; ✓ Allowed; ➤ Not allowed * Allow to be substituted with Hospitality Use Type

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

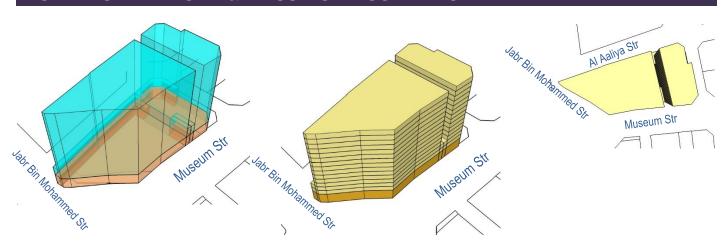
* Allow to be substituted with Hospitality Use Type

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		



BUILDING ENVELOPE & MASSING ILLUSTRATION

Jabr Bin Mohammed Street



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER Tower: G+M+14 Tower: G+M+14 Tower: G+14 Podium: G+M+2 Podium: G+M+2 Podium: G+1 Arcade G+M Arcade G+M Colonnades G Access to rear or Access to rear or basement basement Access to rear or basement IN CHUMN Colonnadeconnector

Museum (Collector Streets)

Al Aaliya Street (Local Street - Primary

Pedestrian Link)

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercia	I
Height (max)	Jabr Bin Mohammed & Museum Street	57.2 m (max)
	• G+M+14 (Podium G+M+2)	
	Al Aaliya Street	55.7 m
	• G+14 (Podium G+1)	(max)
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:	
	Podium: 0m front; 0 m on plot depth (max.15 m) & 3 r remaining 1/3 plot depth Tower: 0 m front setback; 3	sides, up to 2/3 m for the
	Al Aaliya Street:	
	 <u>Podium</u>: 0 m front; 0 m on a plot depth (max.15 m) & 3 r remaining 1/3 plot depth <u>Tower</u>: 3 m front setback; 3 	n for the
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)	Jabr Bin Mohammed & Mi (Collector streets): 100% of setback Al Aaliya Street: 90% of 0	of 0m front
Building Depth (max)	10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrated p depth minimum 45 m)	arking, for plot
Commercial Depth (max)	15 m	
Building Size	Fine grain; 30 m maximum building wie Create 'a height break imprinsert 1-2 storey podium in variety fasade design base approach) every interval of building is stretched too lor	ression' (e.g. between, d on modular 30 m, if the
Primary Active Frontage	As indicated in the plan	

Frontage Profile Basement; Half-Basement (undercroft)	Jabr Bin Mohammed Street: Arcade/ Colonnade:	
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)	7.5 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 CO	NNECTIVITY	
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 Type 1 Podium: G+1 Fore-court & landscape Access to rear or basement parking Fore-court & Straicase

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

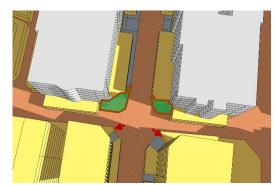
LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION





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

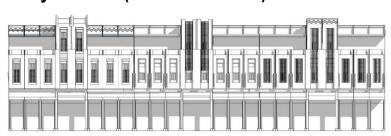
Provision of 'green' on the podium & landscaped forecourt (local streets)

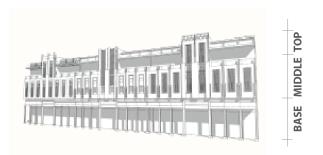


Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

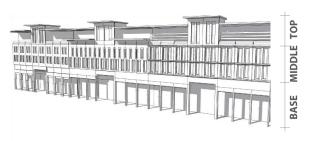
Early Modern (Doha - Art Deco)*





Qatari Contemporary*





STANDARDS

ARCHITECTURAL STANDA	ARD
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 corniche 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 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	 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 STANDAR	RD.			
Pedestrian access	 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	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.			
Cornice	PROPERTY 1			

to mark podium



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

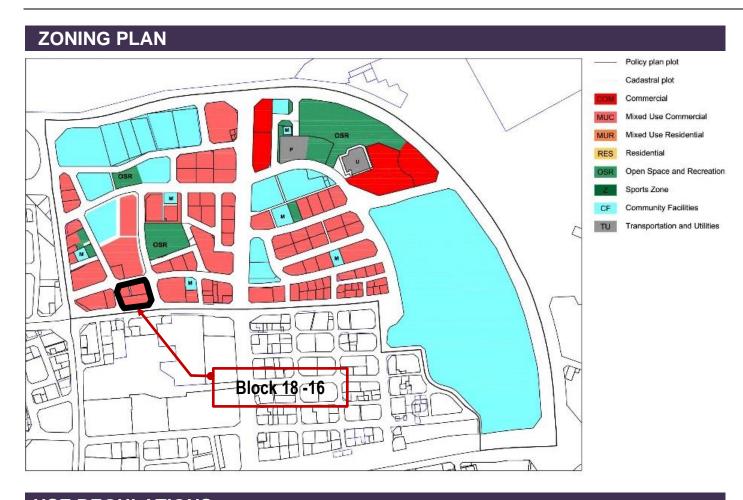
Incentive Scheme

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

Type and category	COM	MUC	MUR	RES	Code	Land Use
RESIDENTIAL						
1 Residential	×	✓	✓	✓	201	Residential Flats / Appartments
COMMERCIAL	-		-	_	-	
2 Convenience	✓	√	✓	√	301	Food, Beverage & Groceries Shop
3 Comparison/Speciality	√	√	√	×		General Merchandise Store
4	✓	✓	✓	×		Pharmacy
5	✓	✓	✓	×		Electrical / Electronics / Computer Shop
6	✓	✓	✓	×		Apparel and Accessories Shop
Food and Beverage	✓	√	√	√	311	
8	✓	✓	✓	✓		Bakery
9	✓	✓	✓	✓		Café
10 Shopping Malls	✓	✓	×	×		Shopping Mall
11 Services/Offices	√	√	√	×	401	Personal Services
12	✓	✓	✓	×		Financial Services and Real Estate
13	✓	✓	✓	×		Professional Services
14 Petrol stations	✓	×	×	×		Petrol Station
HOSPITALITY						
1 Hospitality accommodation	on ✓	√	√	*	2201	Serviced Appartments
2	ν	√	√	×		Hotel / Resort
		<u> </u>	<u> </u>		2202	Tioter/ Neson
COMMUNITY FACILITIES					4000	D: + 16: 1
1 Educational	×	√	√	✓		Private Kindergarten / Nurseries / Child Care Centers
2	√	√	√	*		Technical Training / Vocational / Language School / Centers
3	*	√	√	×	1021	Boys Qur'anic School / Madrasa / Markaz
4	<u> </u>	√	√	×		Girls Qur'anic School
5 Health	√	√	√	×		Primary Health Center
6	✓	√	✓	×		Private Medical Clinic
7	✓	√	×	×		Private Hospital/Polyclinic
8	✓	√	✓	✓		Ambulance Station
9	✓	√	×	×		Medical Laboratory / Diagnostic Center
10 Governmental	×	✓	×	×	1201	
11	×	√	×	*		Municipality
12	✓	√	√	×		Post Office
13	<u>√</u>	<u>√</u>	<u>√</u>	✓		Library
14 Cultural	√			×		Community Center / Services
15	✓	√	√	*		Welfare / Charity Facility
16	√	✓	× ✓	× ✓		Convention / Exhibition Center
17 B.						Art / Cultural Centers
18 Religious	✓	✓	✓	×	1406	Islamic / Dawa Center
SPORTS AND ENTERTA						
Open Space & Recreation		✓	\checkmark	✓		Park - Pocket Park
2	✓	✓	×	×	1504	Theatre / Cinema
3	✓.	✓	✓	✓.		Civic Space - Public Plaza and Public Open Space
4	✓	✓	√	✓		Green ways / Corridirs
5 Sports	×	✓	✓	×		Tennis / Squash Complex
3	×	✓	✓.	✓.	1609	Basketball / Handball / Volleyball Courts
7	×	✓	✓	✓.		Small Football Fields
8	×	✓	✓	✓.		Jogging / Cycling Track
9	✓	✓	✓	✓		Youth Centre
10	×	✓.	✓.	×	1612	Sports Hall / Complex (Indoor)
11	✓	✓	√	✓		Private Fitness Sports (Indoor)
12		✓	√	<u>√</u>	1613	Swimming Pool
OTHER						
Special Use	✓	✓	×	×	2107	Immigration / Passport Office
2	✓	\checkmark	×	×		Customs Office
3 Tourism	✓	✓	×	×		Museum



USE REGULATIONS		
		LEGEND : Policy plan plot
		Cadastral plot
Al Aliya		MUC Mixed Use Commercial
		Build to line
		Setback for main building
G+14	Ali Bin Amur Al Attiva	Setback for main building upper floors
G+13	June	Active frontage
o	A /	▲ Pedestrian access
RA Aliva	. B	△ Main vehicular entrance
G+M+14	4	Pedestrian connection
		Existing building
		Arcade
		Main Building
Museum Street		Podium Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)
		N 0 10 20 Mt 1:1000

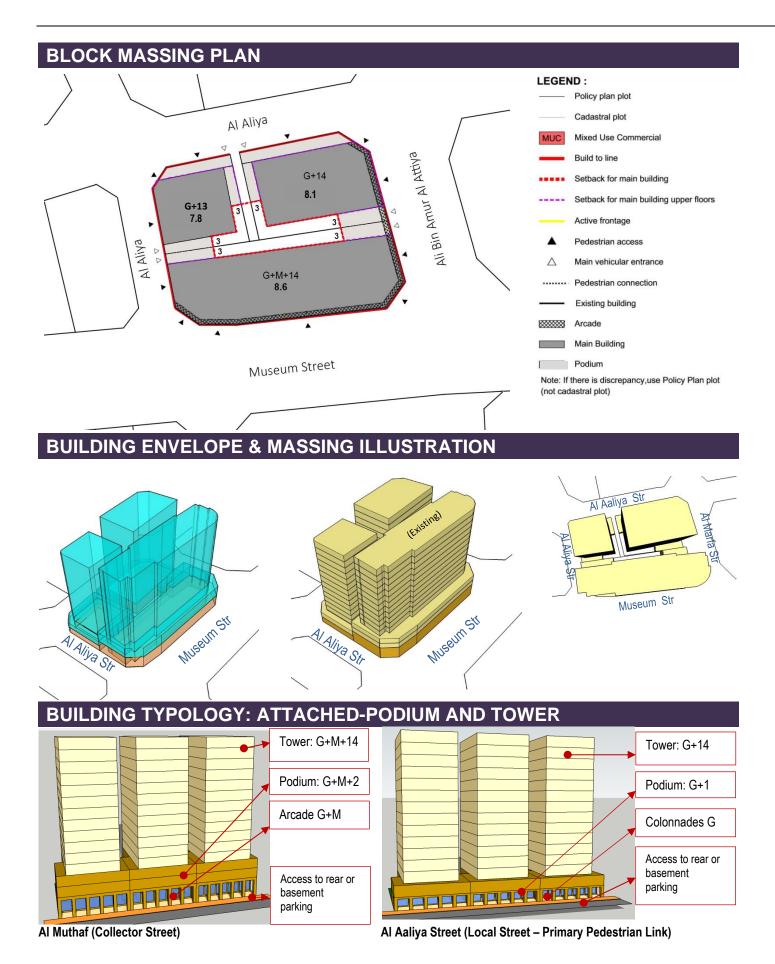
GENERAL USE MIX							
Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential		
	Zoning Code	СОМ	MUC	MUR	RES		
Minimum re	equired number of use type*	1	2	2	1		
	Commercial Retail, Office	*	$\overline{\mathbf{V}}$	✓	*		
Use Type per	Residential Flats, Apartments	*	✓	*	$\overline{\mathbf{V}}$		
Zoning Category	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				



BULK REGULATIONS					
Uses (as per Zoning Plan)	MUC: Mixed Use Commercia	I			
Height (max)	Museum Street	57.2 m			
	• G+M+14 (Podium G+M+2)	(max)			
	Al Aaliya &Al Hiikma & Al Marfa Str	55.7 m (max)			
	• G+14 (Podium G+1)				
FAR (max)	8.20 (along Museum Street)	(+ 5 % for			
	7.70 (along Al Aaliya& Al Hiikma & Al Marfa Street)	corner lots)			
Building Coverage (max)	75%				
MAIN BUILDINGS					
Typology	Attached-Podium and Towe	er			
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 N	Marfa Street:			
	Podium: 0m front; 0 m or 2/3 plot depth (max.15 m) remaining 1/3 plot depth; 3 Tower: 3-5 m front setback back of the existing buildir sides; 3 m rear	& 3 m for the 3 m rear k (as per set			
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)	Museum Street (Collector 100% of 0m front setback Al Aaliya Street: 90% of 0 setback & Al Hiikma & Al Marfa S 0m front setback	Om front			
Building Depth (max)	10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrated plot depth minimum 45 m)	parking, for			
Commercial Depth (max)	15 m				
Building Size	Fine grain; 30 m maximum building width Create 'a height break impresinsert 1-2 storey podium in befasade design based on modevery interval of 30 m, if the bastretched too long	ssion' (e.g. etween, variety ular approach)			

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 Marfa 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 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 CO	ONNECTIVITY
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 Type 2 Tower: G+14 Podium: G+1 Fore-court & landscape Access to rear or basement Fore-court & Straicase parking

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





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



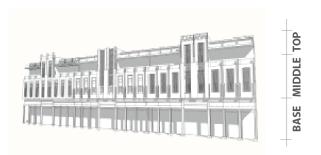
Provision of 'green' on the podium & landscaped forecourt (local streets)

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

RECOMMENDED ARCHITECTURAL STYLES

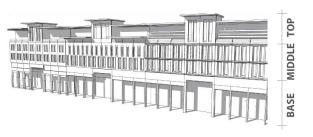
Early Modern (Doha - Art Deco)*





Qatari Contemporary*





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 corniche 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 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	 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 STANDAR	RD.			
Pedestrian access	 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	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.			
Comica	PROPERTY 1 PROPERTY 2			

to mark podium



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

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

	Type and category	COM	MUC	MIID	DES	Code	Land Use
	Type and category RESIDENTIAL	COIVI	IVIUC	WICK	KLS	Coue	Lallu Ose
	Residential	×	√	✓	✓	201	Desidential Flate / Appartments
						201	Residential Flats / Appartments
	COMMERCIAL					204	Fred Decree & Occasion Ober
	Convenience	√	✓ ✓	<u>√</u>	✓ ×	301	Food, Beverage & Groceries Shop
.3 .4	Comparison/Speciality	∨ ✓	∨	∨	×		General Merchandise Store Pharmacy
.5		,	↓	↓	×		Electrical / Electronics / Computer Shop
.6		· /	✓	✓	×		Apparel and Accessories Shop
_	Food and Beverage	√	√	√	√		Restaurant
.8	. oou and Bovorago	✓	✓	✓	✓		Bakery
.9		\checkmark	\checkmark	\checkmark	\checkmark		Café
	Shopping Malls	✓	✓	×	×	314	Shopping Mall
	Services/Offices	✓	✓	✓	×	401	Personal Services
.12		\checkmark	\checkmark	\checkmark	×	402	Financial Services and Real Estate
.13		✓	✓	✓	×		Professional Services
14	Petrol stations	✓	×	×	×	307	Petrol Station
	HOSPITALITY						
	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
2	•	\checkmark	\checkmark	\checkmark	×	2202	Hotel / Resort
	COMMUNITY FACILITIES						
1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
2		\checkmark	✓	\checkmark	×		Technical Training / Vocational / Language School / Centers
3		×	\checkmark	\checkmark	×	1021	Boys Qur'anic School / Madrasa / Markaz
4		×	✓	✓	×		Girls Qur'anic School
	Health	✓	✓	✓	×		Primary Health Center
6		✓	✓	\checkmark	×		Private Medical Clinic
7		√	✓	×	×		Private Hospital/Polyclinic
8		√	√	✓	✓		Ambulance Station
9	0	√	√	*	*		Medical Laboratory / Diagnostic Center
	Governmental	*	∨	×	×		Ministry / Government Agency / Authority
11 12		x ✓	∨	× ✓	×		Municipality Post Office
13		√	√	√	~		Library
-	Cultural	<u>,</u>	<u> </u>	<u> </u>	<u> </u>		Community Center / Services
15	Cultural	· /	✓	✓	×		Welfare / Charity Facility
16		✓	✓	×	×		Convention / Exhibition Center
17		✓	✓	✓	✓		Art / Cultural Centers
	Religious	✓	✓	✓	×		Islamic / Dawa Center
	SPORTS AND ENTERTAINM	IENT					
-	Open Space & Recreation	<u>√</u>	√	√	√		Park - Pocket Park
2	- h vii - h ii - a i i - a i a a a a a a a a a a a	✓	✓	×	×	1504	Theatre / Cinema
3		\checkmark	\checkmark	\checkmark	\checkmark		Civic Space - Public Plaza and Public Open Space
4		\checkmark	\checkmark	\checkmark	✓		Green ways / Corridirs
	Sports	×	✓	✓	×	1607	
6	-	×	\checkmark	\checkmark	\checkmark	1609	Basketball / Handball / Volleyball Courts
7		×	\checkmark	✓	\checkmark		Small Football Fields
8		×	✓	✓.	✓		Jogging / Cycling Track
9		\checkmark	✓	✓	\checkmark		Youth Centre
10		×	✓	√	×	1612	Sports Hall / Complex (Indoor)
11		√	✓	√	√	46.5	Private Fitness Sports (Indoor)
12		✓	✓	<u>√</u>	<u>√</u>	1613	Swimming Pool
	OTHER						
	Special Use	✓.	✓	×	×	2107	
2		✓	✓	×	×		Customs Office
3	Tourism	✓	✓	×	×	2203	Museum

Policy plan plot Cadastral plot Commercial MUC Mixed Use Commercial MUR Mixed Use Residential RES Residential RES Poen Space and Recreation CF Community Facilities Tul Transportation and Utilities

USE REGULA	TIONS			
	Al Aaliya Street			LEGEND: Policy plan plot Cadastral plot Muc Mixed Use Commercial
		MOSQUE 18110007	A Andivo	Build to line Setback for main building Setback for main building upper floors Active frontage
Al Morto	G+M+14 18110011	G+M+14 18110010		
	Museum Street			Podium Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)

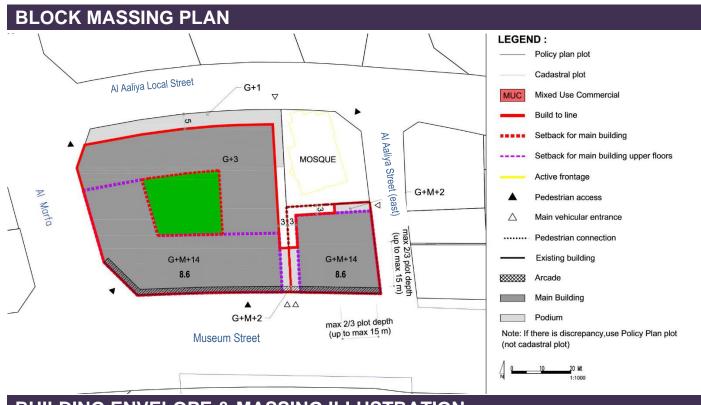
GENERAL USE MIX					
Z	oning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
	Zoning Code	СОМ	MUC	MUR	RES
Minimum re	equired number of use type*	1	2	2	1
	Commercial Retail, Office	*	V	✓	*
Use Type per Zoning Category	Residential Flats, Apartments	*	✓	*	V
	Hospitality Hotels, 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

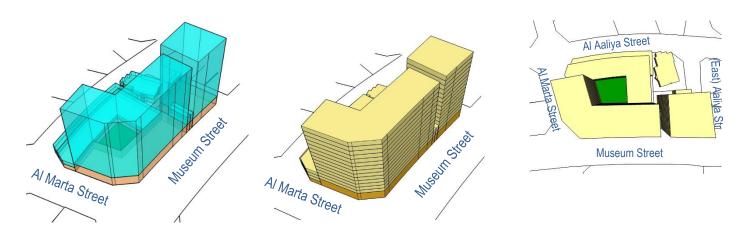
USE SPLIT					
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split		
Commercial (retail/office)	✓ *	All	51 % min		
Residential	✓	Tower level	49% max		
Hospitality	✓	All	-		
Complementary (community facilities, sport, etc)	✓	Podium level	20% max		

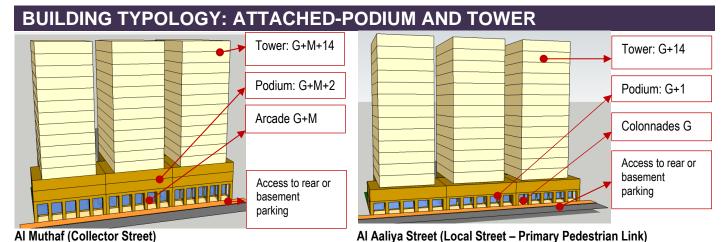
Uses mix: ☑ Required; ✓ Allowed; ➤ Not allowed * Allow to be substituted with Hospitality Use Type

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		



BUILDING ENVELOPE & MASSING ILLUSTRATION





BULK REGULATIONS	INIO NE LUI O			
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 & East Al Aaliya & Al Marta Street	55.7 m (max)		
	• G+14 (Podium G+1)			
FAR (max)	8.20 (along Museum Street)	(+ 5 % for		
	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:	Setbacks as per block plan:		
	Museum Street:			
	Podium: 0m front; 0 m on si plot depth (max.15 m) & 3 m remaining 1/3 plot depth; Tower: 0 m front setback; 3 n	for the		
	Al Marta & Al Aaliya East 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 Tower: 3m front setback; 3m sides;			
	Al Aaliya Street			
	Podium: 0m front; 0 m on siplot depth (max.15 m) & 3 m remaining 1/3 plot depth Tower: 5 m front setback; 3m	for the		
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)	Museum Street (Collector street): 100% of 0m front setback Al Aaliya Street: 90% of 0m front setback East 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; 30 m maximum building widtl Create 'a height break impresinsert 1-2 storey podium in bufasade design based on modevery interval of 30 m, if the bastretched too long	ssion' (e.g. etween, variety lular approach)		

Primary Active Frontage	As indicated in the plan
Frontage Profile	Museum Street: Arcade/ Colonnade:
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 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	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 CO	DNNECTIVITY
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

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

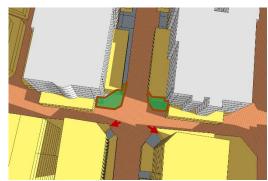




Provision of green terrace roof garden (min. 50% of the area)



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

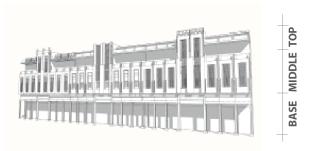


Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

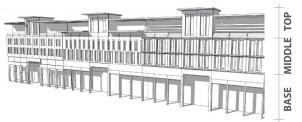
Early Modern (Doha - Art Deco)*





Qatari Contemporary*





STANDARDS

ARCHITECTURAL STANDA	ARD
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 corniche 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 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	 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 STANDAR	RD		
Pedestrian access	 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	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.		
	PROPERTY 1		

Cornice to mark



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

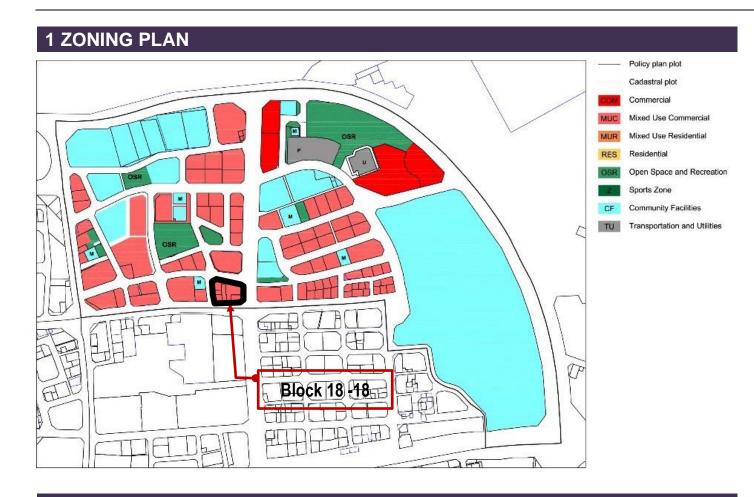
Incentive Scheme

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

	Type and category	COM	MUC	MIID	DES	Code	Land Use
	Type and category RESIDENTIAL	COIVI	IVIUC	WICK	KLS	Coue	Lanu Ose
	Residential	×	√	✓	✓	201	Desidential Flate / Appartments
						201	Residential Flats / Appartments
	COMMERCIAL					204	Fred Decree & Occasion Ober
	Convenience	√	✓ ✓	<u>√</u>	✓ ×	301	Food, Beverage & Groceries Shop
.3 .4	Comparison/Speciality	∨ ✓	∨	∨	×		General Merchandise Store Pharmacy
.5		,	↓	↓	×		Electrical / Electronics / Computer Shop
.6		· /	✓	✓	×		Apparel and Accessories Shop
_	Food and Beverage	√	√	√	√		Restaurant
.8	. oou and Bovorago	✓	✓	✓	✓		Bakery
.9		\checkmark	\checkmark	\checkmark	\checkmark		Café
	Shopping Malls	✓	✓	×	×	314	Shopping Mall
	Services/Offices	✓	✓	✓	×	401	Personal Services
.12		\checkmark	\checkmark	\checkmark	×	402	Financial Services and Real Estate
.13		✓	✓	✓	×		Professional Services
14	Petrol stations	✓	×	×	×	307	Petrol Station
	HOSPITALITY						
	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
2	•	\checkmark	\checkmark	\checkmark	×	2202	Hotel / Resort
	COMMUNITY FACILITIES						
1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
2		\checkmark	\checkmark	\checkmark	×		Technical Training / Vocational / Language School / Centers
3		×	\checkmark	\checkmark	×	1021	Boys Qur'anic School / Madrasa / Markaz
4		×	✓	✓	×		Girls Qur'anic School
	Health	✓	✓	✓	×		Primary Health Center
6		✓	✓	\checkmark	×		Private Medical Clinic
7		√	✓	×	×		Private Hospital/Polyclinic
8		√	√	✓	✓		Ambulance Station
9	0	√	√	*	*		Medical Laboratory / Diagnostic Center
	Governmental	*	∨	×	×		Ministry / Government Agency / Authority
11 12		x ✓	∨	× ✓	×		Municipality Post Office
13		√	√	√	~		Library
-	Cultural	<u>,</u>	<u> </u>	<u> </u>	<u> </u>		Community Center / Services
15	Cultural	· /	✓	✓	×		Welfare / Charity Facility
16		✓	✓	×	×		Convention / Exhibition Center
17		✓	✓	✓	✓		Art / Cultural Centers
	Religious	✓	✓	✓	×		Islamic / Dawa Center
	SPORTS AND ENTERTAINM	IENT					
-	Open Space & Recreation	<u>√</u>	√	√	√		Park - Pocket Park
2	- h vii - h ii - a i i - a i a a a a a a a a a a a	✓	✓	×	×	1504	Theatre / Cinema
3		\checkmark	\checkmark	\checkmark	\checkmark		Civic Space - Public Plaza and Public Open Space
4		\checkmark	\checkmark	\checkmark	✓		Green ways / Corridirs
	Sports	×	✓	✓	×	1607	
6	-	×	\checkmark	\checkmark	\checkmark	1609	Basketball / Handball / Volleyball Courts
7		×	\checkmark	✓	\checkmark		Small Football Fields
8		×	✓	✓.	✓		Jogging / Cycling Track
9		\checkmark	✓	✓	\checkmark		Youth Centre
10		×	✓	√	×	1612	Sports Hall / Complex (Indoor)
11		√	✓	√	√	46.5	Private Fitness Sports (Indoor)
12		✓	✓	<u>√</u>	<u>√</u>	1613	Swimming Pool
	OTHER						
	Special Use	✓.	✓	×	×	2107	
2		✓	✓	×	×		Customs Office
3	Tourism	✓	✓	×	×	2203	Museum



USE REGULA	ATIONS				
				LEGEN	ID : Policy plan plot
	G+M+13 18110015 G+4 18110016 18110027 G+M+8 18110027	G+M+14 18110022	Al Milaha	мис 	Cadastral plot Mixed Use Commercial Build to line Setback for main building Setback for main building upper floors Active frontage Pedestrian access Main vehicular entrance
	Mus	eeum Str	Al Meena		Podium there is discrepancy,use Policy Plan plot astral plot) 10 20 Mt 1:1000

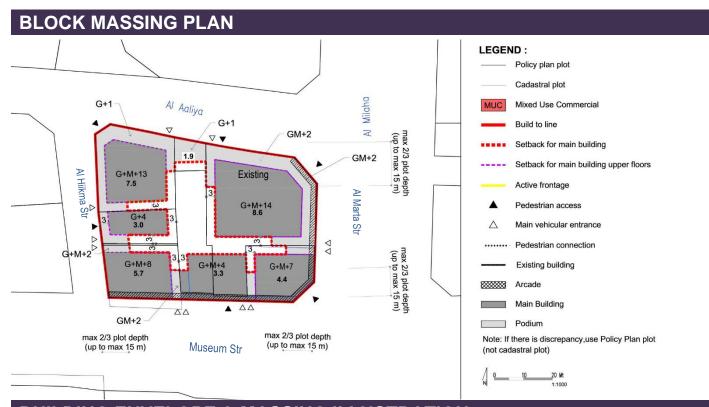
GENERAL	GENERAL USE MIX					
Zo	Zoning Category		Mixed Use Commercial	Mixed Use Residential	Residential	
	Zoning Code	СОМ	MUC	MUR	RES	
Minimum re	equired number of use type*	1	2	2	1	
	Commercial Retail, Office	*	7	✓	*	
Use Type per	Residential Flats, Apartments	*	✓	*	V	
Zoning Category	Hospitality Hotels, Serviced Apartments	√ *	✓	√ *	✓	
	Complementary (See Permitted Uses Table)	✓	✓	✓	✓	
	Examples		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		

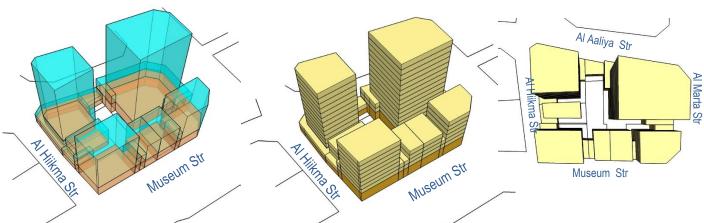
Uses mix: ☑ Required; ✓ Allowed; ➤ Not allowed * Allow to be substituted with Hospitality Use Type

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		



BUILDING ENVELOPE & MASSING ILLUSTRATION

Al Muthaf (Collector Street)



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER Tower: G+M+14 Podium: G+M+2 Arcade G+M Access to rear or basement parking

Al Aaliya Street (Local Street - Primary Pedestrian Link)

BULK REGULATIONS				
Uses (as per Zoning Plan)	MUC: Mixed Use Commercia	ıl		
Height (max)	Museum Street	57.2 m		
	• G+M+14 (Podium G+M+2)	(max)		
	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:	Setbacks as per block plan:		
	Museum Street:			
	Podium: 0m front; 0 m on plot depth (max.15 m) & 3 r remaining 1/3 plot depth; 3 Tower: 0 m front setback; 3 rear	n for the m rear		
	Al Aaliya & Al Hiikma & Al M	arta Street:		
	Podium: 0m front; 0 m on plot depth (max.15 m) & 3 r remaining 1/3 plot depth; 3 Tower: 3-5 m front setback back of the existing building 3 m rear	n for the m rear (as per set		
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)	Museum Street (Collector of 0m front setback Al Aaliya Street: 90% of 0r & Al Hiikma & Al Marta St Om front setback	n 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 p	parking, for plot		
Commercial Depth (max)	15 m			
Building Size	Fine grain; 30 m maximum building wi Create 'a height break imprinsert 1-2 storey podium in variety fasade design base approach) every interval of building is stretched too lor	ression' (e.g. between, d on modular 30 m, if the		

	T	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Museum Street: Arcade/ Colonnade:	
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 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 CO	NNECTIVITY	
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

• Primary fasade should orientate to the

BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER Tower: G+14 Podium: G+1 Fore-court & landscape Access to rear or basement parking Fore-court & Straicase

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





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

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

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

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





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

	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	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 STANDAR	RD
Pedestrian access	 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	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.
Cornice	PROPERTY 1 PROPERTY 2

to mark podium



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

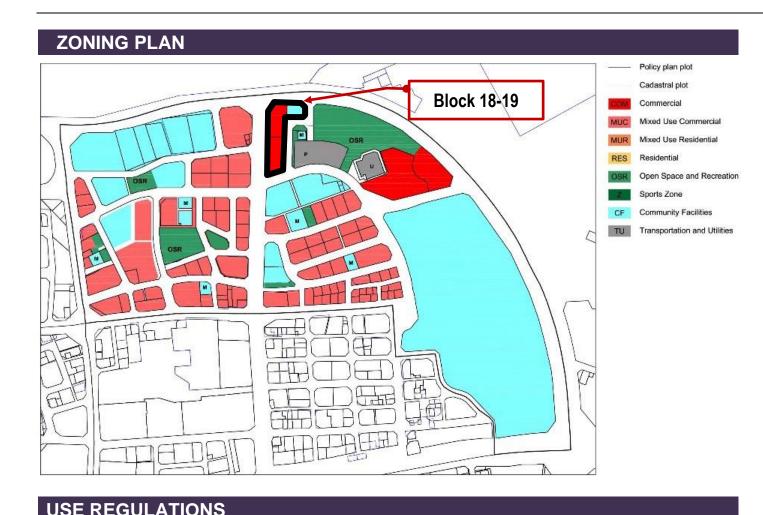
Incentive Scheme

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

						<u> </u>	
	Type and category	COM	MUC	MUR	RES	Code	Land Use
1	RESIDENTIAL						
1.1	Residential	×	✓	✓	✓	201	Residential Flats / Appartments
2	COMMERCIAL						
1.2	Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
1.3	Comparison/Speciality	✓	✓	✓	×		General Merchandise Store
1.4		✓	✓	✓.	×		Pharmacy
1.5		√	√	✓	×		Electrical / Electronics / Computer Shop
1.6		<u>√</u>	√	<u>√</u>	*		Apparel and Accessories Shop
1.7	Food and Beverage	√	√	∨	√		Restaurant
1.8 1.9		∨	∨	∨	∨		Bakery Café
1.10	Shopping Malls	<u>√</u>	<u>√</u>	<u> </u>	<u> </u>	314	
1.11	Services/Offices	<u> </u>	<u> </u>	<u>~</u>	<u> </u>	401	Personal Services
1.12	del vices/offices	✓	·	· ✓	×		Financial Services and Real Estate
1.13		✓	✓	✓	×		Professional Services
	Petrol stations	✓	×	×	×		Petrol Station
3	HOSPITALITY						
3.1	Hospitality accommodation	✓	✓	√	×	2201	Serviced Apartments
3.2	accommodation	✓	✓	✓	×		Hotel / Resort
4	COMMUNITY FACILITIES						
4.1	Educational	×	✓	√	√	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2	Educational	✓	✓	✓	×		Technical Training / Vocational / Language School / Centers
4.3		×	\checkmark	\checkmark	×		Boys Qur'anic School / Madrasa / Markaz
4.4		×	✓	\checkmark	×		Girls Qur'anic School
	Health	✓	✓	✓	×		Primary Health Center
4.6		\checkmark	\checkmark	\checkmark	×	1103	Private Medical Clinic
4.7		\checkmark	\checkmark	×	×		Private Hospital/Polyclinic
4.8		✓.	✓.	\checkmark	\checkmark		Ambulance Station
4.9		√	√	*	*		Medical Laboratory / Diagnostic Center
4.10	Governmental	*	√	×	*		Ministry / Government Agency / Authority
4.11 4.12		× ✓	∨	×	×		Municipality Post Office
4.12		√	√	✓	~		Library
4.14	Cultural	<u> </u>	<u> </u>	<u> </u>	<u> </u>		Community Center / Services
4.15	Guitarai	✓	✓	✓	*		Welfare / Charity Facility
4.16		✓	\checkmark	×	×		Convention / Exhibition Center
4.17		✓	\checkmark	\checkmark	\checkmark		Art / Cultural Centers
4.18	Religious	✓	✓	✓	×	1406	Islamic / Dawa Center
5	SPORTS AND ENTERTAINM	IENT					
5.1	Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2		\checkmark	\checkmark	×	×	1504	Theatre / Cinema
5.3		\checkmark	\checkmark	\checkmark	\checkmark		Civic Space - Public Plaza and Public Open Space
5.4		✓	✓	✓	✓		Green ways / Corridirs
5.5	Sports	×	\checkmark	\checkmark	×		Tennis / Squash Complex
5.6		×	✓	✓	✓	1609	Basketball / Handball / Volleyball Courts
5.7		*	√	√	√	1010	Small Football Fields
5.8		× ✓	√	√	√		Jogging / Cycling Track
5.9		✓	✓	√	√		Youth Centre
5.10 5.11		× √	∨ ✓	∨ ✓	x ✓	1012	Sports Hall / Complex (Indoor) Private Fitness Sports (Indoor)
5.12		√	√	✓	√	1613	Swimming Pool
	OTHER			-		- 1010	
6 6.1	Special Use	√	√	×	*	2107	Immigration / Passport Office
6.2	opecial USE	√	√	×	×		Customs Office
	Tourism	<u>, </u>	<u>,</u>	<u> </u>	<u> </u>		
0.5	100113111		-			2203	INIOSCUIII



USE REGU	CLATIONS	
	_	LEGEND:
LANDMARK	Al Corniche	——— Policy plan plot
BUILDING		Cadastral plot
	G+M+14 EXISTING	COM Commercial
	18060009 18060002 18060023	CF Community Facilities
		TU Transportation and Utilities
		OSR Open Space and Recreation
		Build to line
	EX. MOSQUE 18060006 G	Setback for main building
AI BI	G	Setback for main building upper floors
Ali Bin Amur Al Atiyo		Active frontage
Al Attij	EXISTING MSCP G+M+14 18060004 G+10	▲ Pedestrian access
\		△ Main vehicular entrance
		······ Pedestrian connection
		Existing building
	Museum Pork	Arcade
V	Muss	Main Building
		Podium
		Note: If there is discrepancy, use Policy Plan plot (not cadastral plot)
		/ 0_51530 Mt

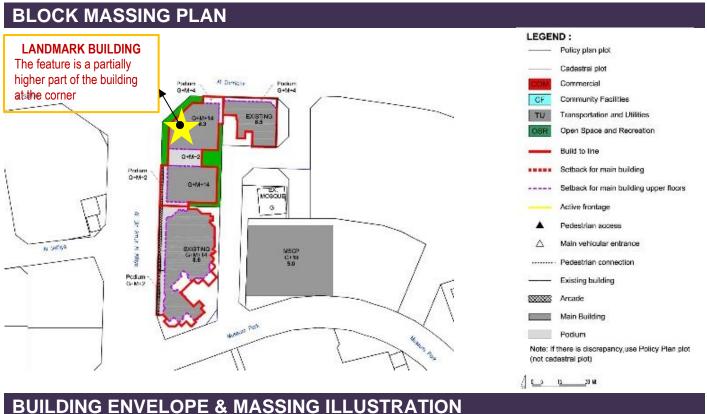
GENERAL	GENERAL USE MIX				
Z	oning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
	Zoning Code	COM	MUC	MUR	RES
Minimum re	equired number of use type*	1	2	2	1
	Commercial Retail, Office	✓ *	$\overline{\mathbf{Z}}$	✓	*
Use Type per	Residential Flats, Apartments	*	✓	*	$\overline{\mathbf{V}}$
Zoning Category	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

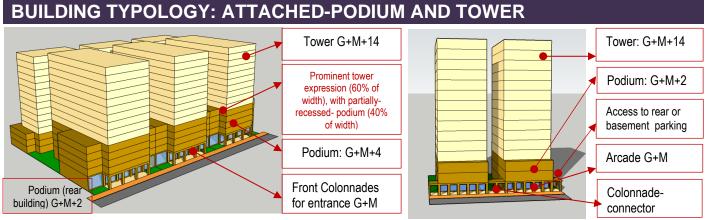
USE SPLIT				
COM: Commercial	Use	Allowed Floor Location	GFA split	
Commercial (retail/office)	✓ *	All	80 % min	
Residential	*	-	-	
Hospitality	✓	All	-	
Complementary (community facilities, sport, etc)	✓	Podium level	20% max	

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	







Corniche Street (Arterial Street)

Ali Bin Amur At Attiya & Museum Park Str (Collector Streets)

Uses (as per Zoning Plan)	MUC: Mixed Use Commercia	al	
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	
	• G+14 (Podium G+1)	(max)	
	Corniche Street	57.2 m	
	• G+M+14 (Podium G+M+4)	(max)	
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)	75%		
MAIN BUILDINGS			
Typology	Attached-Podium and To	wer	
Building Placement	Setbacks as per block plan:		
	Corniche & Ali Bin Amur Museum Park Street: Podium: 0 m front; 0 m	on sides, up	
	to 2/3 plot depth (max.1: the remaining 1/3 plot do • Tower: 3 m front setbac	epth;	
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)	the remaining 1/3 plot do	epth; k; 3m sides; ial street): & Museum streets):	
(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 remaining 1/3 plot do Tower: 3 m front setbace Corniche Street (Arteri 60% of 0m front setback Ali Bin Amur At Attiya Park Street (Collector) 	epth; k; 3m sides; ial street): & Museum streets): ck (mandatory)	
(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)	the remaining 1/3 plot do Tower: 3 m front setbace Corniche Street (Arteria 60% of 0m front setbace Ali Bin Amur At Attiya Park Street (Collector 100% of 0m front setbace) 10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrate	epth; k; 3m sides; ial street): & Museum streets): ck (mandatory)	
(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line) Building Depth (max)	the remaining 1/3 plot de Tower: 3 m front setbace Corniche Street (Arteri 60% of 0m front setbace Ali Bin Amur At Attiya Park Street (Collector 100% of 0m front setbace 10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrate plot depth minimum 45 m)	epth; k; 3m sides; ial street): & Museum streets): ck (mandatory) ed parking, for	
(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line) Building Depth (max) Commercial Depth (max)	the remaining 1/3 plot de Tower: 3 m front setbace Corniche Street (Arteri 60% of 0m front setbace Ali Bin Amur At Attiya Park Street (Collector 100% of 0m front setbace) 10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrate plot depth minimum 45 m) 15 m Fine grain; 30 m maximum	epth; k; 3m sides; ial street): & Museum streets): ck (mandatory) ed parking, for	

 3 m minimum width (Corniche Stree 2.5 m minimum width (Ali Bin Amur 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)	
Setbacks • Sides: 0 m, up to 2/3 plot depth (max.15 m) & 3 m for the remaining 1 plot depth; • Rear: 6 m	/3
Building Depth (max) 7.5m	
SITE PLANNING	
Plot Size for Subdivision Minimum 800 sqm	
Minimum plot size of 800 sqm will allot 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	w
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 n/a Access on Private Plot	
PARKING	
Location Courtyard, rear ground floor, undercroft, basement, integrated with building	
Required Number of Spaces As per general MSDP Car Parking Regulations	
Parking Waiver3 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

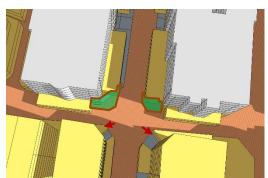
Front setbacks should be landscaped or a forecourt with landscaping (local streets)



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



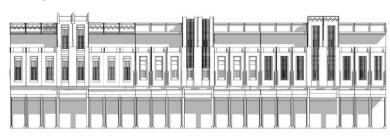
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*



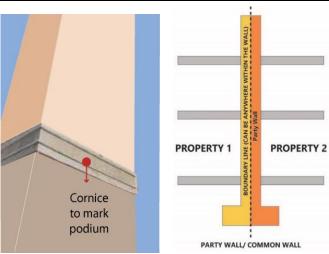


(illustration)

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 corniche 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: 3.50m			
Building Orientation	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.			

	Г		
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	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 STANDAR	RD		
Pedestrian access	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	Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.		
SIGNAGE			
Style	Signage should be an integral part of the building fasade without background.		





PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

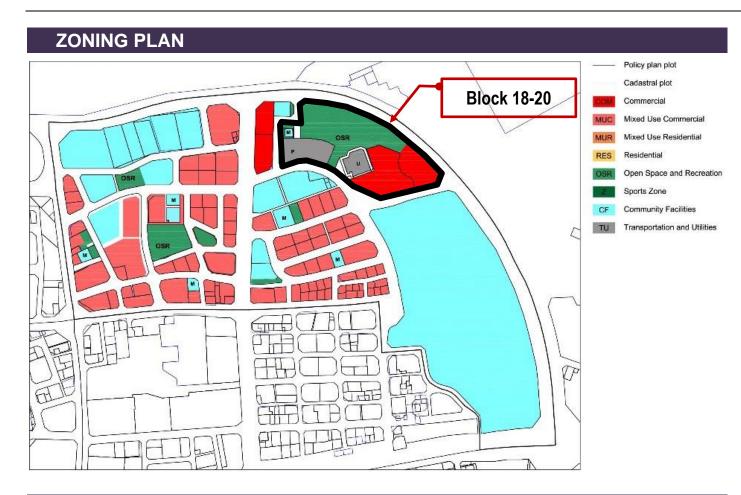
Incentive Scheme

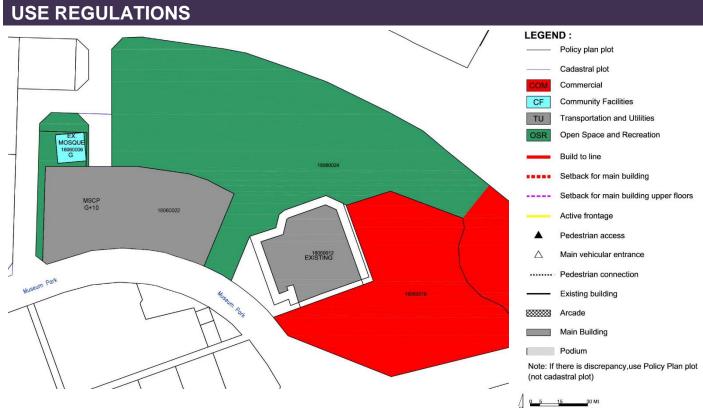
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

	Type and category	COM	MUC	MLIR	RES	Code	Land Use
	RESIDENTIAL	COIVI	MICC	MUK	KLS	Coue	Lanu Ose
	Residential	×	✓	✓	✓	201	Posidential Flate / Appartments
						201	Residential Flats / Appartments
	COMMERCIAL					004	F + D
	Convenience	<u>√</u>	<u>√</u>	<u>√</u>	✓		; -
	Comparison/Speciality	∨	√	√	*		General Merchandise Store
1.4 1.5		√	∨	∨ ✓	×		Pharmacy Electrical / Electronics / Computer Shop
1.6		✓	√	√	×		Apparel and Accessories Shop
_	Food and Beverage	<u> </u>	<u>,</u> ∕	<u> </u>	<u>√</u>		Restaurant
.8	l cou una beverage	✓	✓	√	√		Bakery
.9		✓	✓	✓	✓		Café
	Shopping Malls	✓	✓	×	×		Shopping Mall
	Services/Offices	✓	✓	✓	×	401	Personal Services
.12		\checkmark	✓	✓	×		Financial Services and Real Estate
.13		✓	✓	✓	×	403	Professional Services
.14	Petrol stations	✓	×	×	×	307	Petrol Station
	HOSPITALITY						
	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Appartments
.2		\checkmark	\checkmark	\checkmark	×		Hotel / Resort
	COMMUNITY FACILITIES						
	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
.2		\checkmark	✓	\checkmark	×		Technical Training / Vocational / Language School / Centers
3		×	\checkmark	\checkmark	×	1021	Boys Qur'anic School / Madrasa / Markaz
.4		×	✓	✓	×		Girls Qur'anic School
	Health	✓	✓	✓	×		Primary Health Center
6		✓.	✓.	✓	×		Private Medical Clinic
.7		√	√	×	×		Private Hospital/Polyclinic
8.		√	√	√	√		Ambulance Station
.9 _	0	√	√	*	*		Medical Laboratory / Diagnostic Center
	Governmental	*	∨	×	*		Ministry / Government Agency / Authority
.11 .12		x ✓	∨ ✓	× /	×		Municipality Post Office
.12		✓	√	√	~		Library
_	Cultural	<u>,</u>	<u> </u>	<u> </u>	<u> </u>		Community Center / Services
15	Guiturai	· ✓	✓	√	×		Welfare / Charity Facility
.16		✓	✓	×	×		Convention / Exhibition Center
.17		✓	✓	✓	✓		Art / Cultural Centers
	Religious	✓	✓	✓	×		Islamic / Dawa Center
	SPORTS AND ENTERTAINM	/FNT					
_	Open Space & Recreation	<u>√</u>	√	√	√		Park - Pocket Park
2	Span space a recordation	· ✓	√	×	×	1504	Theatre / Cinema
3		✓	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
4		✓	✓	✓	✓		Green ways / Corridirs
	Sports	×	✓	✓	×	1607	
.6	-	×	\checkmark	\checkmark	\checkmark	1609	Basketball / Handball / Volleyball Courts
.7		×	\checkmark	✓	\checkmark		Small Football Fields
.8		×	\checkmark	✓	\checkmark		Jogging / Cycling Track
.9		\checkmark	✓	✓	\checkmark		Youth Centre
.10		×	✓	✓	×	1612	Sports Hall / Complex (Indoor)
.11		√	✓	✓	√		Private Fitness Sports (Indoor)
.12		✓	✓	√	<u>√</u>	1613	Swimming Pool
	OTHER						
	Special Use	✓.	✓	×	×	2107	
.2		√	✓	×	×		Customs Office
.3	Tourism	✓	✓	×	×	2203	Museum





GENERAL	GENERAL USE MIX						
Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential		
	Zoning Code		MUC	MUR	RES		
Minimum re	equired number of use type*	1	2	2	1		
	Commercial Retail, Office	*	$\overline{\mathbf{Z}}$	✓	*		
Use Type per	Residential Flats, Apartments	*	✓	*	$\overline{\mathbf{V}}$		
Zoning Category	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		

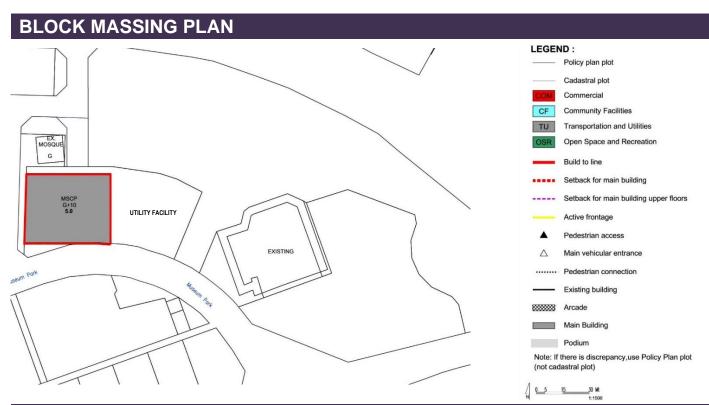
Uses mix: ☑ Required; ✓ Allowed; ➤ Not allowed * Allow to be substituted with Hospitality Use Type

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				

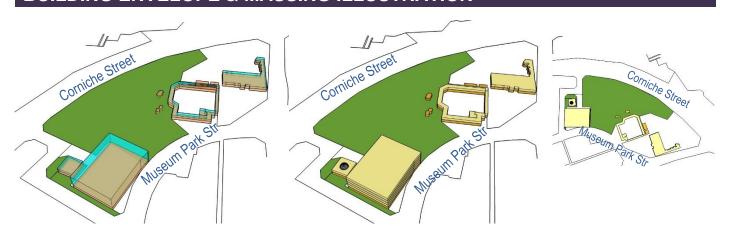
Uses mix: ☑ Required; ✓ Allowed; ➤ Not allowed

* Allow to be substituted with Hospitality Use Type

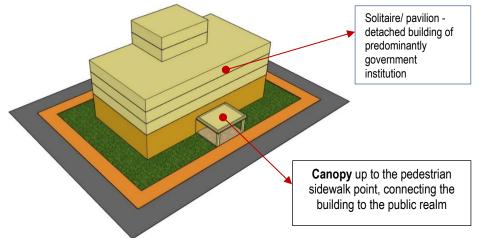
SPECIFIC USE REGULATIONS					
Permitted uses	See Permitted Uses Table (page 4)				
Recommended Uses	Type of commercial in COM: Establishments with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area				
Not permitted uses	All other 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				

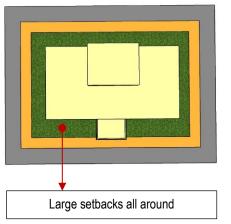


BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: DETACHED PAVILION BUILDING



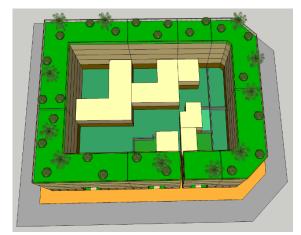


BULK REGULATIONS	T				
Uses (as per Zoning Plan)	COM: Commercial				
	G+M+1	11.7 m (max)			
FAR (max)	0.70	(+ 5 % for corner lots)			
Building Coverage (max)	30% corner				
MAIN BUILDINGS					
Typology	Detached Pavilion Buildin	g			
Building Placement	Setbacks as per block plan:				
	Corniche 5 m front; 5 m sides; 5 m	rear			
	Museum Park Street: • 3 m front; 5 m sides; 5 m	rear			
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	Corniche Street (Arterial street): 100% of 0m front setback (mandator) 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; • 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 & Museum Park Street: Arcade/ Colonnade: 3 m minimum width (Corniche Street) 2.5 m minimum width (Museum Park Str.) G+M maximum height				
Basement; Half- Basement (undercroft)	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	 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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
Open Space (min)	5%
ACCESSIBILITY AND CO	NNECTIVITY
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

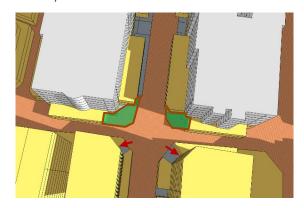
LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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



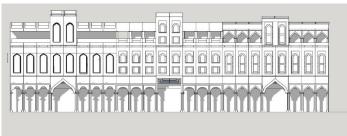
Provision of 'green' on the landscaped forecourt (local streets) and court-yard (ie.central/sides/rear court-yard)

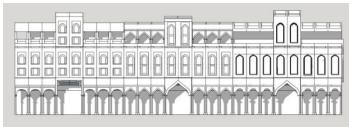


Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

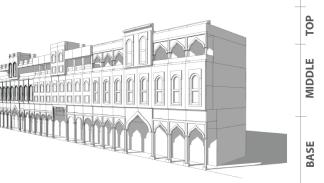
Qatari Vernacular Contemporary*







(Illustration)



STANDARDS

ARCHITECTURAL STAND	ARD
Architectural Theme/ Style	General: Qatari Vernacular Contemporary
	(* Refer the details to the <u>Townscape</u> & Architectural Guidelines for Main <u>Streets in Qatar</u>)
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 corniche 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: 3.50m
Building Orientation	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	 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 STANDAR	RD .
Pedestrian access	 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	 Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building fasade without background.



PARKING FORM & LOCATION OPTION



Rear Parking Courtyard

INCENTIVE

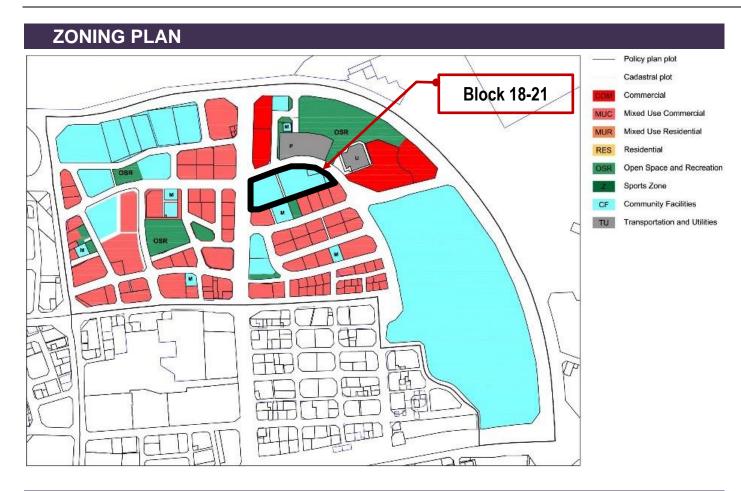
Incentive Scheme

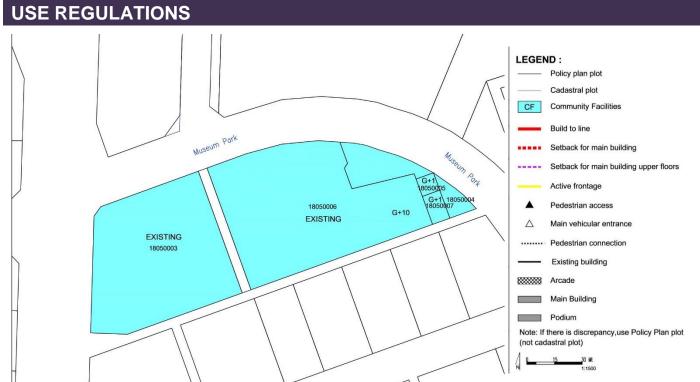
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1m2 provision, up to maximum 10% of total GFA

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

	I ERMITTED GGEG TABLE									
	Type and category	COM	MUC	MIIR	RES	Code	Land Use			
4	RESIDENTIAL	COM	MOO	MOIX	ILLO	Oouc	Land 030			
1 1.1	Residential	×	✓	✓	✓	201	Desidential Flats / Apartments			
						201	Residential Flats / Apartments			
2	COMMERCIAL	√				004	F + D			
1.2	Convenience	<u>√</u>	√	<u>√</u>	√	301	Food, Beverage & Groceries Shop			
1.3	Comparison/Speciality	√	√	√	×		General Merchandise Store			
1.4 1.5		∨	∨	∨ ✓	×		Pharmacy Electrical / Electronics / Computer Shop			
1.6		√	∨	∨	×		Apparel and Accessories Shop			
1.7	Food and Poverege	<u> </u>	<u>√</u>		<u> </u>		Restaurant			
1.8	Food and Beverage	√	√	√	√		Bakery			
1.9		√	√	√	√		Café			
1.10	Shopping Malls	<u> </u>	<u>√</u>	×	<u> </u>		Shopping Mall			
1.11	Services/Offices	<u> </u>	<u> </u>	<u>~</u>	<u> </u>		Personal Services			
1.12	Services/Offices	· ✓	√	✓	×		Financial Services and Real Estate			
1.12		· ✓	√	√	×		Professional Services			
1.14	Petrol stations	<u>,</u> ✓	×	×	×		Petrol Station			
		<u> </u>	••	<u> </u>	••	301	1 Citol Otation			
3	HOSPITALITY Hospitality accommodation	✓	√	√	×	2204	Convined Apartments			
3.1	Hospitality accommodation	∨	∨	∨	×		Serviced Apartments Hotel / Resort			
			<u> </u>			2202	noter / Resort			
4	COMMUNITY FACILITIES					1000				
4.1	Educational	×	✓	√	✓		Private Kindergarten / Nurseries / Child Care Centers			
4.2		✓	√	√	*		Technical Training / Vocational / Language School / Centers			
4.3		*	√	√	*		Boys Qur'anic School / Madrasa / Markaz			
4.4	1110.	× ✓	✓ ✓	✓ ✓	*	1022	Girls Qur'anic School			
4.5	Health		√	√	*		Primary Health Center			
4.6		√	∨		×		Private Medical Clinic			
4.7 4.8		∨	∨	× ✓	x ✓		Private Hospital/Polyclinic			
4.0		∨	∨	×			Ambulance Station			
4.10	Covernmental	×	<u>√</u>	<u> </u>	×		Medical Laboratory / Diagnostic Center			
4.10	Governmental	×	∨	×	×		Ministry / Government Agency / Authority Municipality			
4.11		~ ~	√	~ ~	×		Post Office			
4.13		√	√	✓	~		Library			
	Cultural	<u> </u>	<u> </u>	<u> </u>	*		Community Center / Services			
4.15	Cultural	✓	✓	√	*		Welfare / Charity Facility			
4.16		✓	✓	×	×		Convention / Exhibition Center			
4.17		✓	✓	✓	✓		Art / Cultural Centers			
	Religious	√	√	✓	×		Islamic / Dawa Center			
5	SPORTS AND ENTERTAIN	//ENT				1100				
5.1	Open Space & Recreation	<u>√</u>	√	√	√		Park - Pocket Park			
5.1	open opace a necreation	√	∨	*	×	1504	Theatre / Cinema			
5.3		· ✓	√	~	~	1304	Civic Space - Public Plaza and Public Open Space			
5.4		✓	✓	√	√		Green ways / Corridirs			
5.5	Sports	*	<u> </u>	<u>√</u>	*	1607	Tennis / Squash Complex			
5.6	Oports	×	✓	✓	✓	1607	Basketball / Handball / Volleyball Courts			
5.7		×	✓	√	✓	1003	Small Football Fields			
5.8		×	1	✓	✓	1610	Jogging / Cycling Track			
5.9		✓	✓	✓	✓		Youth Centre			
5.10		×	✓	✓	×		Sports Hall / Complex (Indoor)			
5.11		✓	✓	✓	✓		Private Fitness Sports (Indoor)			
5.12		✓	✓	✓	✓	1613	Swimming Pool			
6	OTHER						· · · ·			
6.1	Special Use	√	√	×	×	2107	Immigration / Passport Office			
6.2	-P-0/8/ 000	√	✓	×	×		Customs Office			
6.3	Tourism	√	√	×	*		Museum			
0.0										





GENERAL	GENERAL USE MIX							
Z	Zoning Category		Zoning Category Commerc		Mixed Use Commercial	Mixed Use Residential	Residential	
	Zoning Code		MUC	MUR	RES			
Minimum re	Minimum required number of use type*		2	2	1			
	Commercial Retail, Office	*	V	✓	*			
Use Type per	Residential Flats, Apartments	*	✓	✓ *	V			
Zoning Category	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

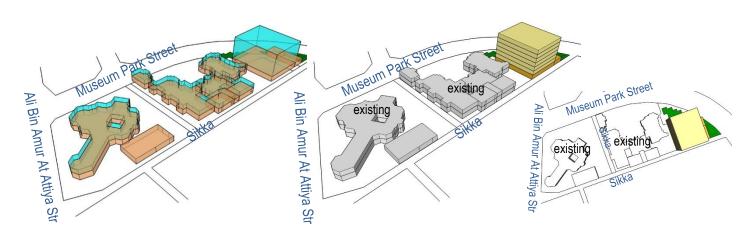
USE SPLIT							
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split				
Commercial (retail/office)	✓ *	All	51 % min				
Residential	✓	Tower level	49% max				
Hospitality	✓	All	-				
Complementary (community facilities, sport, etc)	✓	Podium level	20% max				

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

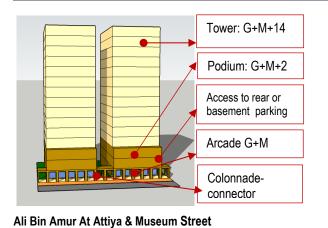
SPECIFIC USE REGULATIONS		
Permitted uses	See Permitted Uses Table (page 4)	
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area	
Not permitted uses	All 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	

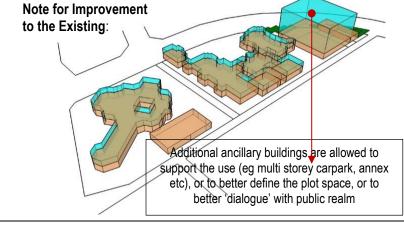
BLOCK MASSING PLAN LEGEND: Policy plan plot Cadastral plot Community Facilities Build to line Setback for main building Setback for main building upper floors Ali Bin Amur At Attiya Str Active frontage MSCP G+10 Pedestrian access EXISTING Main vehicular entrance Existing building Podium Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)

BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED PODIUM TOWER (FUTURE REDEVELOPMENT)



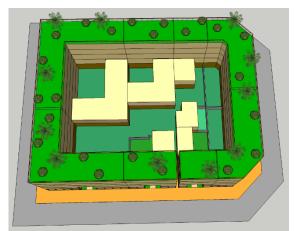


Uses (as per Zoning Plan)	Government Institution	
Height (max)	Ali Bin Amur At Attiya Str	57.2 m (max)
	• G+M+14 (Podium G+M+2)	
	Museum Park Street	55.7 m
	• G+M+14 (Podium G+1)	(max)
FAR (max)	8.20 (along Ali Bin Amur At Attiya & Museum Park Street)	(+ 5 % for corner lots)
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology (for future redevelopment scenario)	Attached-Podium and Tov	wer
Building Placement	Setbacks as per block plan:	
	 Podium: 0 m front; 0 m to 3 m (depth of tower s m for the remaining 1/3 6m rear Tower: 3m front setback 6m rear 	et back) & 3 plot depth;
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)	Ali Bin Amur At Attiya & N Street (Collector streets): 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 or length	building width
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Ali Bin Amur At Attiya & N Street: Arcade/ Colonnade: • 2.5 m minimum width (A Attiya & Museum Park S • G+M maximum height • Located as per drawing	li Bin Amur At

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 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	 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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p> 	
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 frontpart of the building (eg. light structure podium) as per indicated set back and build-to-line (which is zero setback) in the plan

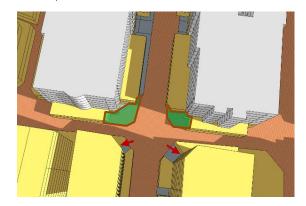
LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION



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



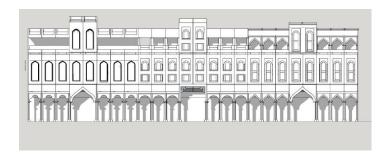
Provision of 'green' on the landscaped forecourt (local streets) and court-yard (ie.central/sides/rear court-yard)



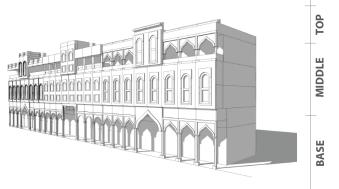
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular Contemporary*



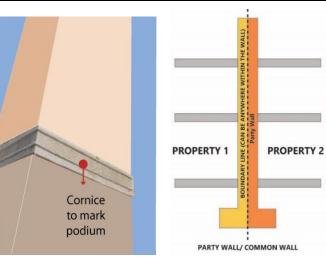




STANDARDS

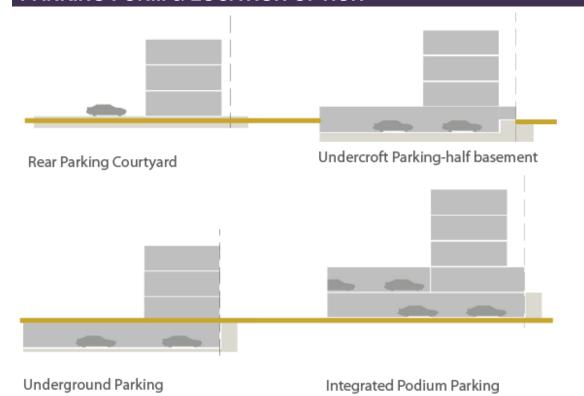
ARCHITECTURAL STANDARD		
Architectural Theme/ Style	General: Qatari Vernacular Contemporary	
	(* Refer the details to the <u>Townscape</u> & Architectural <u>Guidelines for Main</u> <u>Streets in Qatar</u>	
Exterior expression	Clear building expression of a base, a middle and a top	
	The Base Part (podium): should clearly be expressed (eg. with architrave or corniche 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: 3.50m	
Building Orientation	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	 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	 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	 Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints. 		
SIGNAGE			
Style	Signage should be an integral part of the building fasade without background.		
	!		





PARKING FORM & LOCATION OPTION



INCENTIVE

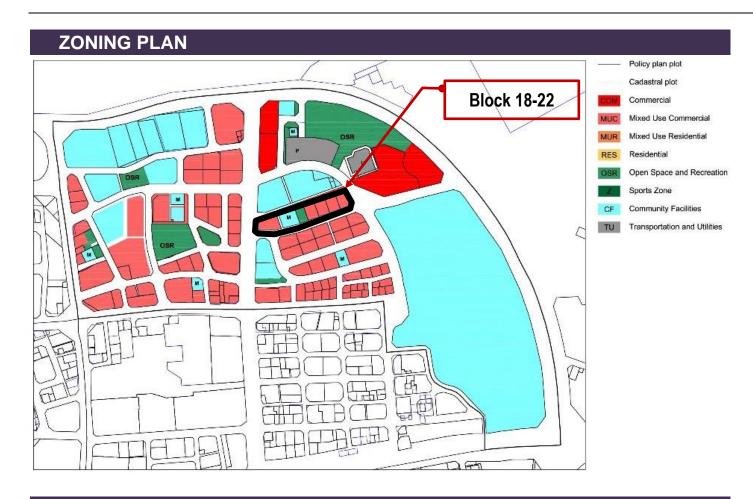
Incentive Scheme

Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 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

Type and category	COM	MUC	MUR	RES	Code	Land Use
RESIDENTIAL						
Residential	×	✓	✓	✓	201	Residential Flats / Appartments
COMMERCIAL	_					-
Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
Comparison/Speciality	✓	✓	✓	×		General Merchandise Store
	✓	✓	✓	×		Pharmacy
	✓.	✓	✓.	×		Electrical / Electronics / Computer Shop
	√	√	√	×		Apparel and Accessories Shop
Food and Beverage	√	√	√	√	311	
	√	√	√	√		Bakery
Chamina Malla	<u>√</u>	✓ ✓	√	√		Café
Shopping Malls	<u>√</u>	<u>√</u>	× ✓	×		Shopping Mall
Services/Offices	∨ ✓	∨	∨	×	401	Personal Services
	∨ ✓	∨	∨ ✓	×		Financial Services and Real Estate Professional Services
Petrol stations		×	×	×		Petrol Station
HOSPITALITY	•			-	307	I GUOI OLGUOTI
Hospitality accommodation	✓	√	√	×	2204	Serviced Apartments
nospitality accommodation	∨ ✓	∨	∨	×		Hotel / Resort
	<u> </u>		<u> </u>		2202	Tioter / Nesort
COMMUNITY FACILITIES		√	√		1002	Driveto Kindergerten / Nerseries / Child Care Centers
Educational	x ✓	∨	∨ ✓	√ ×		Private Kindergarten / Nurseries / Child Care Centers
	×	v	√	×	1020	Technical Training / Vocational / Language School / Centers Boys Qur'anic School / Madrasa / Markaz
	×	√	√	×		Girls Qur'anic School
Health	<u>√</u>	<u> </u>	<u>√</u>	×		Primary Health Center
Troutin	✓	1	√	×		Private Medical Clinic
	✓	✓	×	×		Private Hospital/Polyclinic
	✓	\checkmark	✓	✓		Ambulance Station
	✓	✓	×	×	1106	Medical Laboratory / Diagnostic Center
Governmental	×	✓	×	×		Ministry / Government Agency / Authority
	×	✓	×	×		Municipality
	✓.	✓	✓	×		Post Office
	√	√	√	✓		Library
Cultural	√	√	✓	×		Community Center / Services
	√	√	√	×		Welfare / Charity Facility
	v	√	× ✓	×		Convention / Exhibition Center
Religious	./	<u>√</u>	<u>√</u>	×		Art / Cultural Centers Islamic / Dawa Center
	AENT	•	<u> </u>		1400	ISIGNIIIO / DAWA CENTEI
SPORTS AND ENTERTAINM	<u>/IENI</u>	√	√	√		Park - Pocket Park
Open Space & Recreation	∨	√			1504	Theatre / Cinema
	∨ ✓	∨	× ✓	x ✓	1504	Civic Space - Public Plaza and Public Open Space
	√	√	✓	√		Green ways / Corridirs
Sports	×	<u>·</u>	<u>·</u>	×	1607	
- Porto	×	√	√	√		Basketball / Handball / Volleyball Courts
	×	✓	✓	✓	.000	Small Football Fields
	×	✓	✓	✓	1610	Jogging / Cycling Track
	✓	✓	✓	✓		Youth Centre
	×	\checkmark	✓	×		Sports Hall / Complex (Indoor)
	\checkmark	\checkmark	✓	\checkmark		Private Fitness Sports (Indoor)
	\checkmark	\checkmark	\checkmark	\checkmark	1613	Swimming Pool .
OTHER						
Special Use	✓	✓	×	×	2107	Immigration / Passport Office
·	\checkmark	\checkmark	×	×		Customs Office
Tourism			×	×		Museum



USE REGULATIONS	
G+M+14 18040021	LEGEND: Policy plan plot Cadastral plot Muc Mixed Use Commercial OSR Open Space and Recreation CF Community Facilities Build to line Setback for main building Active frontage
All Bin Amur At Attliyah Str Boulth Local Street (soluth)	Active frontage Pedestrian access Main vehicular entrance Pedestrian connection Existing building Arcade Main Building Podium Note: If there is discrepancy,use Policy Plan plot
	(not cadastral plot) N 15 30 Mt 1:1500

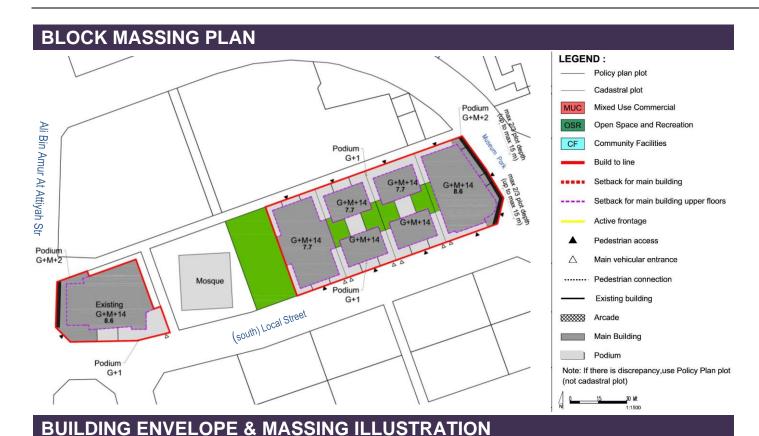
GENERAL USE MIX								
Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential			
	Zoning Code	СОМ	MUC	MUR	RES			
Minimum re	equired number of use type*	1	2	2	1			
	Commercial Retail, Office	✓ *		✓	*			
Use Type per	Residential Flats, Apartments	*	✓	*	$\overline{\mathbf{V}}$			
Zoning Category	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

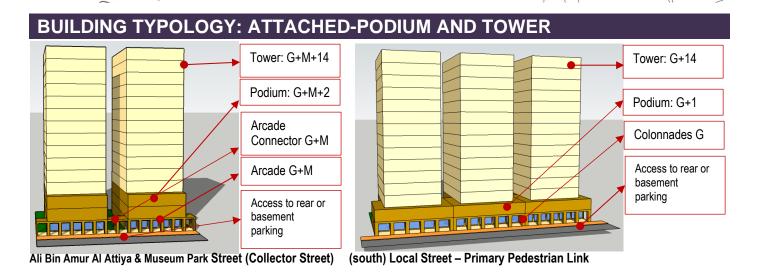
USE SPLIT								
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split					
Commercial (retail/office)	✓ *	All	51 % min					
Residential	✓	Tower level	49% max					
Hospitality	✓	All	-					
Complementary (community facilities, sport, etc)	✓	Podium level	20% max					

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					



Ali Bin Amur At Attiyan Sikka Southi Local Street



Uses (as per Zoning Plan)	MUC: Mixed Use Commercial					
Height (max)	Ali Bin Amur At Attiya Str	57.2 m				
	• G+M+14 (Podium G+M+2)	(max)				
	Museum Park & South Local Street	55.7 m (max)				
	• G+14 (Podium G+1)					
	Sikka	55.7 m				
	• G+14	(max)				
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 Towe	er				
Building Placement	Setbacks as per block plan:					
	Street:					
	Podium: 0 m front; 0 m to 3 m (depth of tower sem for the remaining 1/3 Tower: 3m front setback	et back) & 3 plot depth;				
	Podium: 0 m front; 0 m to 3 m (depth of tower se m for the remaining 1/3)	et back) & 3 plot depth; ; 3m sides; on sides, up 5 m) & 3 m for				
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)	 Podium: 0 m front; 0 m to 3 m (depth of tower sem for the remaining 1/3) Tower: 3m front setback Podium: 0 m front; 0 m to 2/3 plot depth (max.15 the remaining 1/3 plot depth remaini	et back) & 3 plot depth; ; 3m sides; on sides, up 5 m) & 3 m for epth ack; 3 m Museum reets): 100% datory) 90% of				
(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	 Podium: 0 m front; 0 m to 3 m (depth of tower sem for the remaining 1/3) Tower: 3m front setback South Local Street: Podium: 0 m front; 0 m to 2/3 plot depth (max.15 the remaining 1/3 plot demonstrates asides; Ali Bin Amur At Attiya & Park Street (Collector stof 0 m front setback (manes South Local Street: min.4) 	et back) & 3 plot depth; ; 3m sides; on sides, up 5 m) & 3 m for epth ack; 3 m Museum reets): 100% datory) 90% of block plan				
(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)	Podium: 0 m front; 0 m to 3 m (depth of tower sem for the remaining 1/3) Tower: 3m front setback South Local Street: Podium: 0 m front; 0 m to 2/3 plot depth (max.15 the remaining 1/3 plot details the sides; Ali Bin Amur At Attiya & Park Street (Collector stof 0 m front setback (manus South Local Street: min. indicated frontage at the building the sides of the provided frontage at the building the sides of the provided frontage at the building the sides of the provided frontage at the building the sides of the provided frontage at the building the sides of the provided frontage at the building the	et back) & 3 plot depth; ; 3m sides; on sides, up 5 m) & 3 m for epth ack; 3 m Museum reets): 100% datory) 90% of block plan				
(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line) Building Depth (max)	Podium: 0 m front; 0 m to 3 m (depth of tower sem for the remaining 1/3) Tower: 3m front setback South Local Street: Podium: 0 m front; 0 m to 2/3 plot depth (max.15) the remaining 1/3 plot determining 1/3 m front setback (manus 1/4 street (Collector stong 1/4 street	et back) & 3 plot depth; ; 3m sides; on sides, up o m) & 3 m for epth ack; 3 m Museum reets): 100% datory) 90% of elock 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 • Allowed
Basement; Half- Basement (undercroft)	Niloweu O m setbacks O.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	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	 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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
Open Space (min)	5%
ACCESSIBILITY AND CO	ONNECTIVITY
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

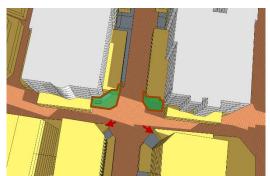




Provision of green terrace roof garden (min. 50% of the



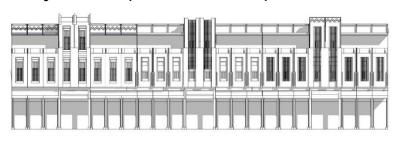
Provision of 'green' on the podium & landscaped forecourt (local streets)

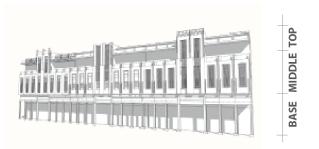


Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





(illustration)

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 corniche 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 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	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 STANDAR	RD				
Pedestrian access	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	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.				
Cornice to mark	PROPERTY 1 PROPERTY 1 PROPERTY 2				



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

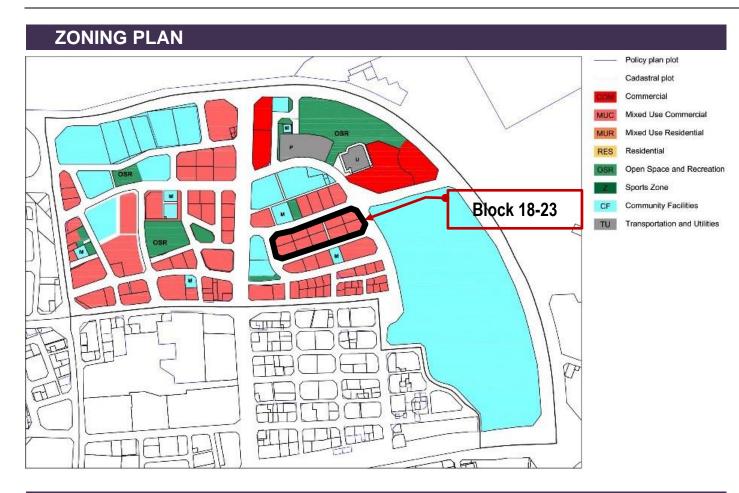
Incentive Scheme

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

	Type and category	COM	MUC	MIID	DES	Code	Land Use
_	Type and category RESIDENTIAL	COIVI	IVIUC	WICK	KLS	Coue	Lanu Ose
 .1	Residential	×	√	✓	✓	201	Desidential Flate / Appartments
						201	Residential Flats / Appartments
!	COMMERCIAL					004	F + D
.2	Convenience	√	✓ ✓	<u>√</u>	√	301	Food, Beverage & Groceries Shop
.3	Comparison/Speciality	√	√	√	×		General Merchandise Store
.4 .5		∨ ✓	∨	∨	×		Pharmacy Electrical / Electronics / Computer Shop
.6		✓	√	√	×		Apparel and Accessories Shop
.7	Food and Beverage	<u>·</u> ✓	<u>·</u> ✓	<u> </u>	<u>√</u>		Restaurant
.8	1 ood und Develuge	√	1	√	✓		Bakery
.9		✓	✓	✓	✓		Café
.10	Shopping Malls	✓	✓	×	×		Shopping Mall
.11	Services/Offices	✓	✓	✓	×	401	Personal Services
.12		\checkmark	\checkmark	\checkmark	×	402	Financial Services and Real Estate
.13		✓	✓	✓	×	403	Professional Services
.14	Petrol stations	✓	×	×	×	307	Petrol Station
	HOSPITALITY						
1	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
2	. ,	\checkmark	\checkmark	\checkmark	×	2202	Hotel / Resort
	COMMUNITY FACILITIES						
1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
2		\checkmark	✓	\checkmark	×		Technical Training / Vocational / Language School / Centers
3		×	\checkmark	\checkmark	×	1021	Boys Qur'anic School / Madrasa / Markaz
4		×	✓	✓	×		Girls Qur'anic School
5	Health	✓	✓	✓	×		Primary Health Center
6		✓.	√	\checkmark	×		Private Medical Clinic
7		√	✓	×	×		Private Hospital/Polyclinic
8		√	√	✓	✓		Ambulance Station
9	0	√	√	*	*		Medical Laboratory / Diagnostic Center
10	Governmental	*	∨	×	×		Ministry / Government Agency / Authority
11 12		x ✓	∨	× ✓	×		Municipality Post Office
13		√	√	√	~		Library
14	Cultural	<u>,</u>	<u> </u>	<u> </u>	<u> </u>		Community Center / Services
15	Cultural	· /	✓	✓	×		Welfare / Charity Facility
16		✓	✓	×	×		Convention / Exhibition Center
17		✓	✓	✓	✓		Art / Cultural Centers
	Religious	✓	✓	✓	×		Islamic / Dawa Center
	SPORTS AND ENTERTAINM	IENT					
1	Open Space & Recreation	<u>√</u>	✓	√	✓		Park - Pocket Park
2	Le alle de encreasement	✓	\checkmark	×	×	1504	Theatre / Cinema
3		\checkmark	\checkmark	\checkmark	\checkmark		Civic Space - Public Plaza and Public Open Space
4		✓	✓	✓	✓		Green ways / Corridirs
5	Sports	×	✓	✓	×	1607	Tennis / Squash Complex
6		×	✓	✓.	✓	1609	Basketball / Handball / Volleyball Courts
7		×	✓	✓.	✓		Small Football Fields
8		×	✓	√	✓		Jogging / Cycling Track
9		√	√	√	✓		Youth Centre
10		×	√	√	×	1612	Sports Hall / Complex (Indoor)
11		√	√	√	√	4040	Private Fitness Sports (Indoor)
12		<u>√</u>	√	<u>√</u>	√	1613	Swimming Pool
	OTHER						
1	Special Use	√	√	×	×	2107	
2		√	√	*	*		Customs Office
3	Tourism	✓	✓	×	×	2203	Museum



GENERAL	USE MIX					
Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential	
	Zoning Code	СОМ	MUC	MUR	RES	
Minimum re	equired number of use type*	1	2	2	1	
	Commercial Retail, Office	*	$\overline{\mathbf{V}}$	✓	*	
Use Type per	Residential Flats, Apartments	*	✓	*	V	
Zoning Category	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

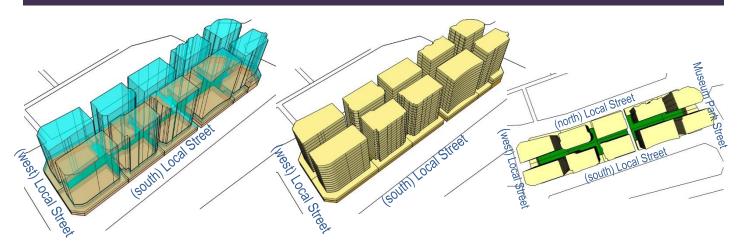
USE SPLIT					
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split		
Commercial (retail/office)	✓ *	All	51 % min		
Residential	✓	Tower level	49% max		
Hospitality	✓	All	-		
Complementary (community facilities, sport, etc)	✓	Podium level	20% max		

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

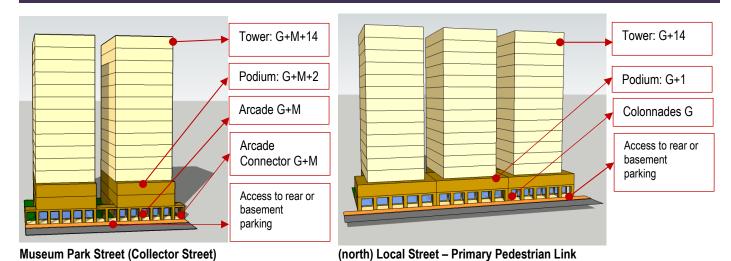
SPECIFIC USE REGULATIONS				
Permitted uses	See Permitted Uses Table (page 4)			
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area			
Not permitted uses	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 LEGEND: Policy plan plot Cadastral plot Muco Use Commercial Build to line Setback for main building upper floors Active frontage A Pedestrian access Active frontage A Pedestrian access A Main vehicular entrance Catalage A Pedestrian access A Pedestrian access A Main vehicular entrance Catalage A Pedestrian access A Pedestrian access A Main vehicular entrance Catalage Catalage A Pedestrian access A Pedes

BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM & TOWER

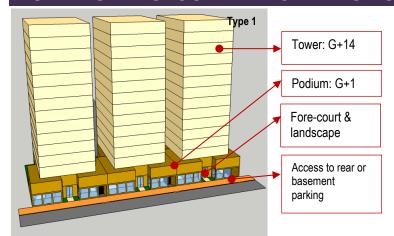


BULK REGULATIONS			
Uses (as per Zoning Plan)	MUC: Mixed Use Commercia	I	
Height (max)	Museum Park Str	57.2 m	
	• G+M+14 (Podium G+M+2)	(max)	
	North, South & West Local Street	55.7 m (max)	
	• G+14 (Podium G+1)		
FAR (max)	8.20 (along Museum Park Street)	(+ 5 % for corner lots)	
	7.70 (along North, South & West Local Street)		
Building Coverage (max)	75%		
MAIN BUILDINGS			
Typology	Attached-Podium and Towe	er	
Building Placement	Setbacks as per block plan:		
	 Museum Park 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 m front setback; 3 m sides; 		
	North, South & West 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; 3 m rear • Tower: 5 m front setback (existing); 3 m sides; 3m rear		
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)	Museum Park Str (Collector street): 100% of 0 m front setback (mandatory) South & West Local Street: min. 60% of frontage indicated at block plan North 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 or length		
Primary Active Frontage	As indicated in the plan		
Frontage Profile	Museum Park Street: Arcade/ Colonnade:		

	North Local Street: Colonnades
	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: 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 m2: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
Open Space (min)	5%
ACCESSIBILITY AND CO	DNNECTIVITY
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

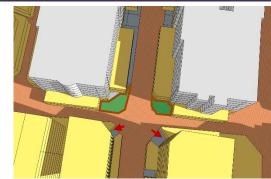




Provision of green terrace root garden (min. 50% of the area)



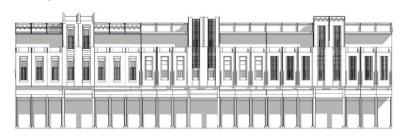


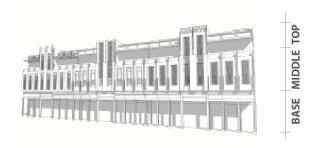


Activate chamter-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





(illustration)

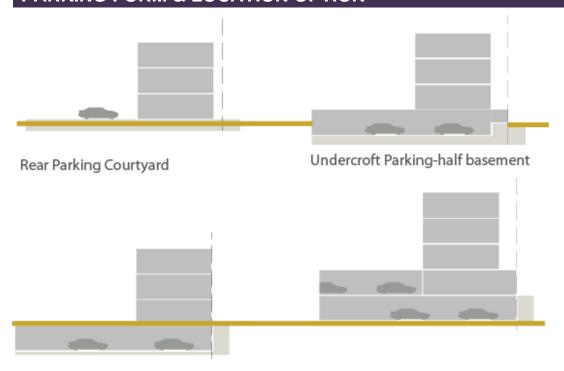
STANDARDS

ARCHITECTURAL STANDA	ARD
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 corniche 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 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	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 STANDA	RD		
Pedestrian access	 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	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 fasade without background.		
Cornice to mark podium	PROPERTY 1 PROPERTY 2		



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

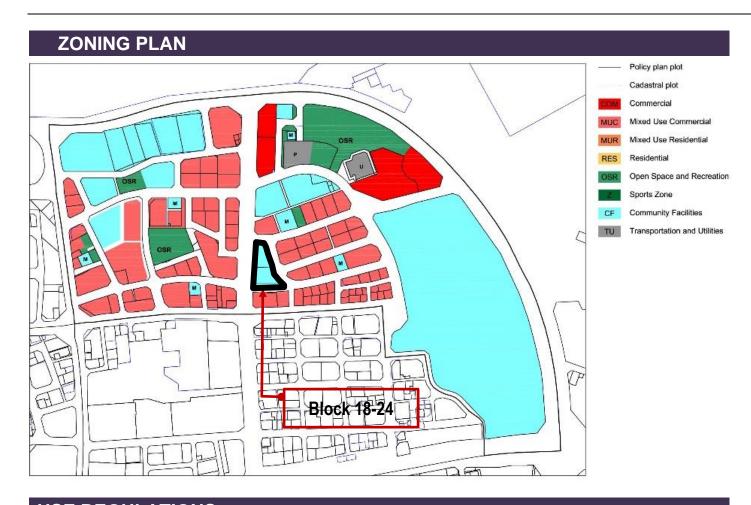
Incentive Scheme

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

	True and astenant	COM	MUC	MUD	DEC	Cada	Landllan
	Type and category	COM	MUC	MUK	KE9	Code	Land Use
1	RESIDENTIAL	4.0	√	√		004	Decide did Field / Acceptance
1.1	Residential	*	<u> </u>		√	201	Residential Flats / Appartments
2	COMMERCIAL						
1.2	Convenience	√	√	√	✓		Food, Beverage & Groceries Shop
1.3	Comparison/Speciality	√	√	√	*		General Merchandise Store
1.4		√	√	√	×		Pharmacy Floatring / Computer Shop
1.5 1.6		∨ ✓	∨	∨ ✓	×		Electrical / Electronics / Computer Shop Apparel and Accessories Shop
1.7	Food and Beverage	<u>√</u>	<u>√</u>	<u>√</u>	<u> </u>		Restaurant
1.8	Food and Beverage	√	√	✓	√		Bakery
1.9		✓	· ✓	· ✓	· ✓		Café
	Shopping Malls	<u>√</u>	<u>·</u>	*	*		Shopping Mall
1.11	Services/Offices	<u>√</u>	√	√	*	401	Personal Services
1.12		✓	\checkmark	✓	×		Financial Services and Real Estate
1.13		✓	✓	\checkmark	×		Professional Services
	Petrol stations	✓	×	×	×		Petrol Station
3	HOSPITALITY						
3.1	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
3.2		✓	\checkmark	✓	×		Hotel / Resort
4	COMMUNITY FACILITIES						
4.1	Educational	×	✓	√	√	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2	Ladoutional	√	✓	✓	×		Technical Training / Vocational / Language School / Centers
4.3		×	✓	✓	×	1021	Boys Qur'anic School / Madrasa / Markaz
4.4		×	\checkmark	\checkmark	×		Girls Qur'anic School
4.5	Health	✓	✓	✓	×		Primary Health Center
4.6		✓	✓	\checkmark	×		Private Medical Clinic
4.7		\checkmark	\checkmark	×	×	1104	Private Hospital/Polyclinic
4.8		✓	\checkmark	\checkmark	✓		Ambulance Station
4.9		✓	✓	×	×		Medical Laboratory / Diagnostic Center
4.10	Governmental	×	\checkmark	×	×		
4.11		×	✓.	×	×		Municipality
4.12		✓	√	✓	×		Post Office
4.13		<u>√</u>	✓ ✓	√	✓		Library
4.14	Cultural	√		√	*		Community Center / Services
4.15		√	√	√ ×	*	1302	Welfare / Charity Facility
4.16 4.17		∨ ✓	∨ ✓	x ✓	x ✓		Convention / Exhibition Center Art / Cultural Centers
	Religious	<u> </u>	<u>√</u>	<u> </u>	×		Islamic / Dawa Center
						1400	Islamic / Dawa Center
5	SPORTS AND ENTERTAINM			√			Deale Dealest Deale
5.1 5.2	Open Space & Recreation	√	√	×	√ ×	1504	Park - Pocket Park Theatre / Cinema
5.3		∨ ✓	∨ ✓	x ✓	x ✓	1504	Civic Space - Public Plaza and Public Open Space
5.4		√	√	√	√		Green ways / Corridirs
	Sports	×	<u>·</u> ✓	<u>·</u> ✓	<u> </u>	1607	Tennis / Squash Complex
5.6	opoito	×	· ✓	· ✓	√		Basketball / Handball / Volleyball Courts
5.7		×	✓	\checkmark	✓	.000	Small Football Fields
5.8		×	\checkmark	\checkmark	✓	1610	Jogging / Cycling Track
5.9		✓	\checkmark	\checkmark	\checkmark		Youth Centre
5.10		×	\checkmark	\checkmark	×		Sports Hall / Complex (Indoor)
5.11		\checkmark	\checkmark	\checkmark	\checkmark		Private Fitness Sports (Indoor)
5.12		✓	✓	✓	✓	1613	Swimming Pool
6	OTHER						
6.1	Special Use	✓	✓	×	×	2107	Immigration / Passport Office
6.2	•	✓	✓	×	×	2108	Customs Office
6.3	Tourism	✓	✓	×	×	2203	Museum



USE	E REGU	LATIONS	
			LEGEND:
			——— Policy plan plot
			Cadastral plot
			CF Community Facilities
			Build to line
ŕ			Setback for main building
	≥	Emrair Str	Setback for main building upper floors
	i Bir	St	Active frontage
	1 Amu	a la	▲ Pedestrian access
	r At		△ Main vehicular entrance
	Ali Bin Amur At Attiya Str		······ Pedestrian connection
	Str		Existing building
	•		Arcade
			Main Building
			Podium
		Al Aliya Str	Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)

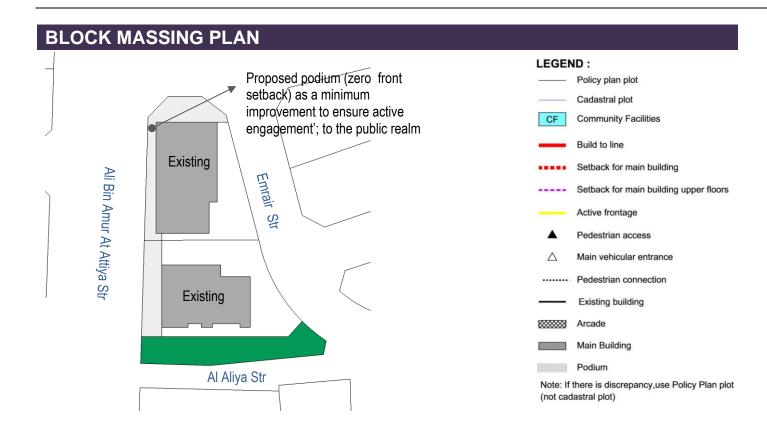
GENERAL USE MIX							
Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential		
	Zoning Code	СОМ	MUC	MUR	RES		
Minimum r	equired number of use type*	1	2	2	1		
	Commercial Retail, Office	✓ *	$\overline{\mathbf{Z}}$	✓	*		
Use Type per	Residential Flats, Apartments	*	✓	*	$\overline{\mathbf{V}}$		
Zoning Category	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

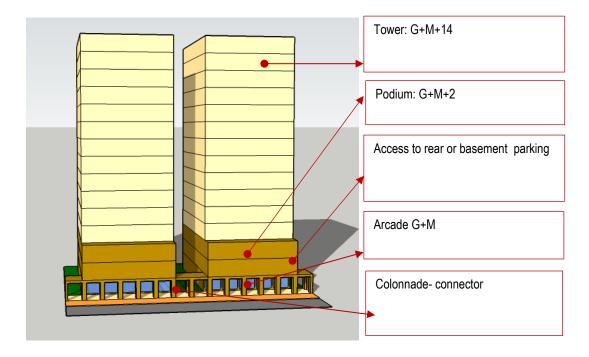
USE SPLIT					
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split		
Commercial (retail/office)	✓ *	All	51 % min		
Residential	✓	Tower level	49% max		
Hospitality	✓	All	-		
Complementary (community facilities, sport, etc)	✓	Podium level	20% max		

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		



BUILDING TYPOLOGY: ATTACHED PODIUM TOWER (FUTURE REDEVELOPMENT)



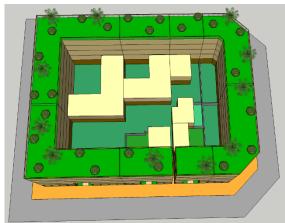
Ali Bin Amur At Attiya & Museum Street

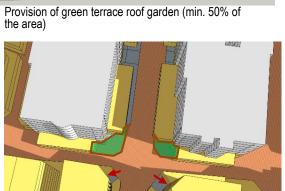
BULK REGULATIONS			
Uses (as per Zoning Plan)	Government Institution		
Height (max)	Ali Bin Amur At Attiya 57.2 m (max)		
	• G+M+14 (Podium G+M+2)		
	Museum Park Street	55.7 m	
	• G+M+14 (Podium G+1)	(max)	
FAR (max)	8.20 (along Ali Bin Amur At Attiya & Museum Park Street)	(+ 5 % for corner lots)	
Building Coverage (max)	75%		
MAIN BUILDINGS			
Typology (for future redevelopment scenario)	Attached-Podium and Tov	ver	
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 (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)	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 lor length	building width	
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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
Open Space (min)	5%
ACCESSIBILITY AND CO	DNNECTIVITY
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 frontpart of the building (eg. light structure podium) as per indicated set back and build-to-line (which is zero setback) in the plan

LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION





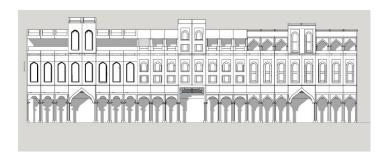


Provision of 'green' on the landscaped forecourt (local streets) and court-yard (ie.central/sides/rear court-yard)

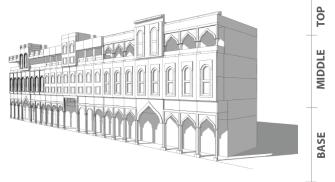
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular Contemporary*



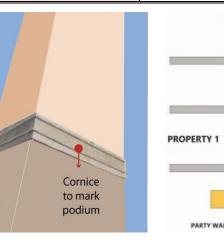


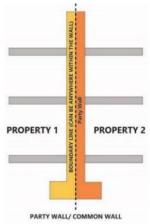


STANDARDS

ARCHITECTURAL STANDA	ARD
Architectural Theme/ Style	General: Qatari Vernacular Contemporary
	(* Refer the details to the <u>Townscape</u> & Architectural Guidelines for Main <u>Streets in Qatar</u>
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 corniche 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: 3.50m
Building Orientation	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	 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 STANDAR	RD .
Pedestrian access	 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	 Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building fasade without background.
	_







PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

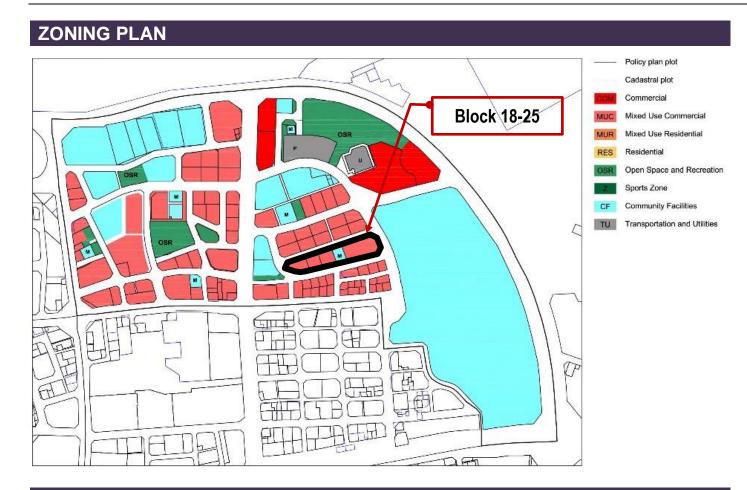
Incentive Scheme

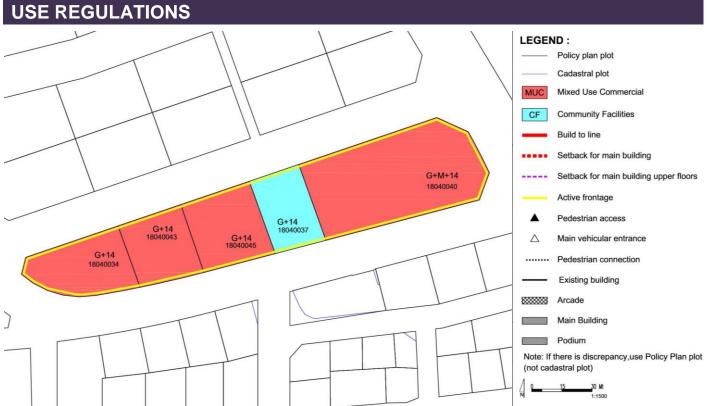
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1m2 provision, up to maximum 10% of total GFA

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

	Type and category	COM	MUC	MIID	DES	Code	Land Use
_	Type and category RESIDENTIAL	COIVI	IVIUC	WICK	KLS	Coue	Lanu Ose
 .1	Residential	×	√	✓	✓	201	Desidential Flate / Appartments
						201	Residential Flats / Appartments
!	COMMERCIAL					004	F + D
.2	Convenience	√	✓ ✓	<u>√</u>	√	301	Food, Beverage & Groceries Shop
.3	Comparison/Speciality	√	√	√	×		General Merchandise Store
.4 .5		∨ ✓	∨	∨	×		Pharmacy Electrical / Electronics / Computer Shop
.6		✓	√	√	×		Apparel and Accessories Shop
.7	Food and Beverage	<u>·</u> ✓	<u>·</u> ✓	<u> </u>	<u>√</u>		Restaurant
.8	1 ood und Develuge	√	1	✓	✓		Bakery
.9		✓	✓	✓	✓		Café
.10	Shopping Malls	✓	✓	×	×		Shopping Mall
.11	Services/Offices	✓	✓	✓	×	401	Personal Services
.12		\checkmark	\checkmark	\checkmark	×	402	Financial Services and Real Estate
.13		✓	✓	✓	×	403	Professional Services
.14	Petrol stations	✓	×	×	×	307	Petrol Station
	HOSPITALITY						
1	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
2	. ,	\checkmark	\checkmark	\checkmark	×	2202	Hotel / Resort
	COMMUNITY FACILITIES						
1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
2		\checkmark	\checkmark	\checkmark	×		Technical Training / Vocational / Language School / Centers
3		×	\checkmark	\checkmark	×	1021	Boys Qur'anic School / Madrasa / Markaz
4		×	✓	✓	×		Girls Qur'anic School
5	Health	✓	✓	✓	×		Primary Health Center
6		✓.	√	\checkmark	×		Private Medical Clinic
7		√	✓	×	×		Private Hospital/Polyclinic
8		√	√	✓	✓		Ambulance Station
9	0	√	√	*	*		Medical Laboratory / Diagnostic Center
10	Governmental	*	∨	×	×		Ministry / Government Agency / Authority
11 12		x ✓	∨	× ✓	×		Municipality Post Office
13		√	√	√	~		Library
14	Cultural	<u>,</u>	<u> </u>	<u> </u>	<u> </u>		Community Center / Services
15	Cultural	· /	✓	✓	×		Welfare / Charity Facility
16		✓	✓	×	×		Convention / Exhibition Center
17		✓	✓	✓	✓		Art / Cultural Centers
	Religious	✓	✓	✓	×		Islamic / Dawa Center
	SPORTS AND ENTERTAINM	IENT					
1	Open Space & Recreation	<u>√</u>	✓	√	✓		Park - Pocket Park
2	Le alle de encreasement	✓	\checkmark	×	×	1504	Theatre / Cinema
3		\checkmark	\checkmark	\checkmark	\checkmark		Civic Space - Public Plaza and Public Open Space
4		✓	✓	✓	✓		Green ways / Corridirs
5	Sports	×	✓	✓	×	1607	Tennis / Squash Complex
6		×	✓	✓.	✓	1609	Basketball / Handball / Volleyball Courts
7		×	✓	✓.	✓		Small Football Fields
8		×	✓	√	✓		Jogging / Cycling Track
9		√	√	√	✓		Youth Centre
10		×	√	√	×	1612	Sports Hall / Complex (Indoor)
11		√	√	√	√	4040	Private Fitness Sports (Indoor)
12		<u>√</u>	√	<u>√</u>	√	1613	Swimming Pool
	OTHER						
1	Special Use	√	√	×	×	2107	
2		√	√	*	*		Customs Office
3	Tourism	✓	✓	×	×	2203	Museum





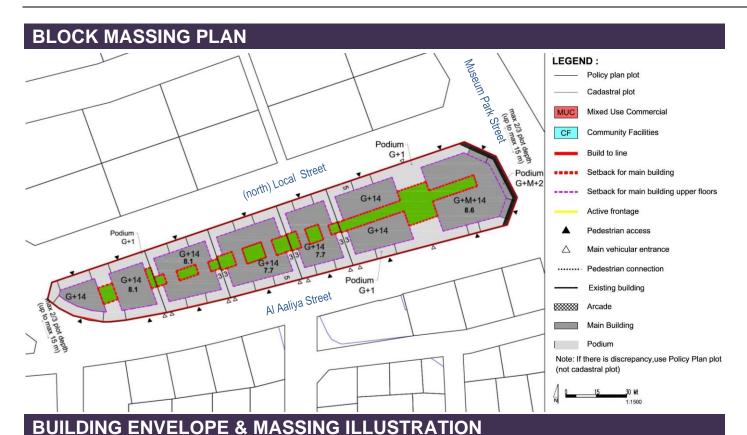
GENERAL	SENERAL USE MIX					
Zoning Category		Commercial	Commercial Mixed Use Commercial		Residential	
Zoning Code		СОМ	MUC	MUR	RES	
Minimum re	equired number of use type*	1	2	2	1	
	Commercial Retail, Office	*	$\overline{\mathbf{Z}}$	✓	*	
Use Type per	Residential Flats, Apartments	*	✓	*	$\overline{\mathbf{V}}$	
Zoning Category	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	

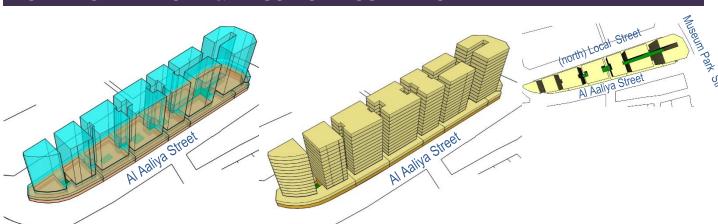
Uses mix: ☑ Required; ✓ Allowed; ➤ Not allowed; * Allow to be substituted with Hospitality Use Type

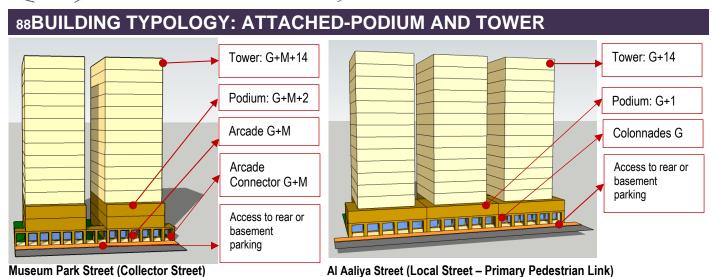
USE SPLIT			
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	✓ *	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max

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 citywide (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			







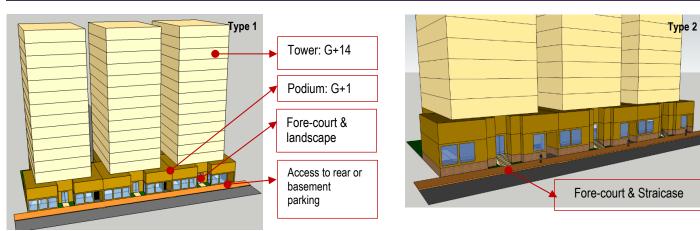
BULK REGULATIONS			
Uses (as per Zoning Plan)	MUC: Mixed Use Commerc	ial	
Height (max)	Museum Park Street	57.2 m	
	• G+M+14 (Podium G+M+2)	(max)	
	Al Aaliya & North + West Local Street	55.7 m (max)	
	• G+14 (Podium G+1)		
FAR (max)	8.20 (along Museum Park Street)	(+ 5 % for corner lots)	
	7.70 (along Al Aaliya & North+ West Local Street)		
Building Coverage (max)	75%		
MAIN BUILDINGS			
Typology	Attached-Podium and Tov	ver	
Building Placement	Setbacks as per block plan:		
	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; Al Aaliya & North+ West Local Street		
	Street: • Podium: 0 m front; 0 m to 2/3 plot depth (max.15 the remaining 1/3 plot de • Tower: 5 m front setback	on sides, up 5 m) & 3 m for pth;	
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)	Museum Park Str (Colle 100% of 0m front setbac Al Aaliya Street: min.90 indicated frontage at the North+ West Local Strestreets): min. 60% of fro indicated at block plan	k (mandatory) % of block plan et (Local	
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 or length	building width	
Primary Active Frontage	As indicated in the plan		
Frontage Profile	Museum Park Street.: Arcade/ Colonnade: 2.5 m minimum width		

	G+M maximum height Located as per drawing
	Al Aaliya Street: Colonnades North & 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: 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	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 CO	ONNECTIVITY
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

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FRONTAGE PROFILES



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

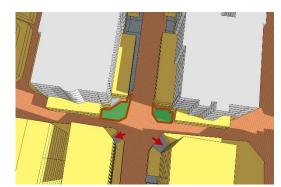
LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION





garden (min. 50% of the area)

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



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

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





(illustration)

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) **Content of the Country of Content			
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 corniche 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 contruction 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 fasade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.			

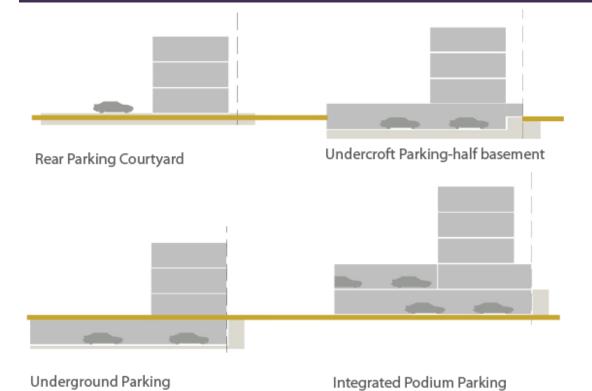
	Primary fasade should orientate to the highway /expressway/ collector/ arterial streets.		
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc		
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc		
Building Material	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 STANDAR	RD.		
Pedestrian access	 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	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.		
Cornice to mark	PROPERTY 1 PROPERTY 2		

to mark

podium



PARKING FORM & LOCATION OPTION



INCENTIVE

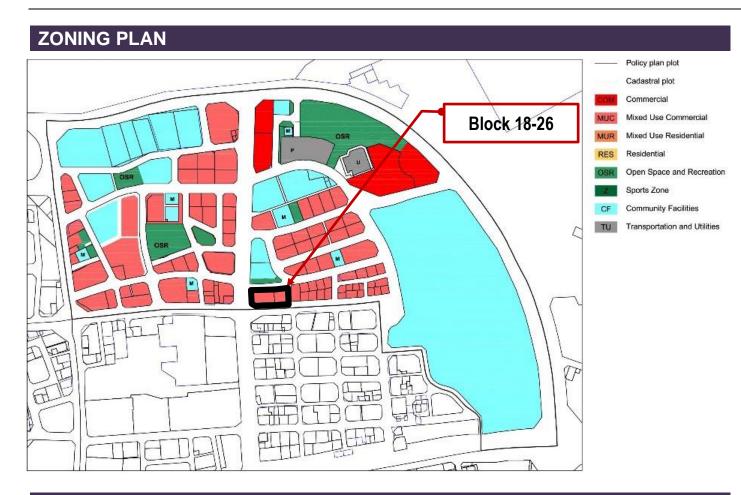
Incentive Scheme

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

	Type and category	COM	MUC	MUR	RES	Code	Land Use
	RESIDENTIAL						
1	Residential	×	✓	✓	✓	201	Residential Flats / Appartments
•	COMMERCIAL	_					- Troolsonian Fato / Apparationto
2	Convenience	√	✓	√	✓	301	Food, Beverage & Groceries Shop
3	Comparison/Speciality	<u>·</u> ✓	<u> </u>	<u> </u>	<u> </u>	302	General Merchandise Store
4	Companison/Opecianty	√ ·	✓	✓	×		Pharmacy
5		√	✓	√	×		Electrical / Electronics / Computer Shop
6		✓	✓	✓	×		Apparel and Accessories Shop
7	Food and Beverage	✓	✓	✓	✓		Restaurant
8		\checkmark	\checkmark	\checkmark	\checkmark		Bakery
9		\checkmark	\checkmark	\checkmark	\checkmark		Café
10	Shopping Malls	✓	✓	×	×	314	Shopping Mall
11	Services/Offices	✓	✓	✓	×	401	Personal Services
12		\checkmark	\checkmark	\checkmark	×	402	Financial Services and Real Estate
13		✓	✓	✓	×		Professional Services
14	Petrol stations	✓	×	×	×	307	Petrol Station
	HOSPITALITY						
1	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
2		✓	✓	✓	×		Hotel / Resort
	COMMUNITY FACILITIES						
1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
2		\checkmark	\checkmark	\checkmark	×	1020	Technical Training / Vocational / Language School / Centers
3		×	\checkmark	\checkmark	×	1021	
1		×	✓	✓	×		Girls Qur'anic School
5	Health	\checkmark	\checkmark	\checkmark	×		Primary Health Center
3		✓	✓	\checkmark	×		Private Medical Clinic
7		✓	✓	×	×		Private Hospital/Polyclinic
3		✓.	√	\checkmark	\checkmark		Ambulance Station
9		✓	√	×	×		Medical Laboratory / Diagnostic Center
10	Governmental	×	√	×	×	1201	Ministry / Government Agency / Authority
11		×	√	x ✓	*		Municipality
12		√			×		Post Office
13	0.16	<u>√</u>	<u>√</u>	<u>√</u>	√		Library
14	Cultural	√	√	√	×		Community Center / Services
15 16		∨	∨	×	×		Welfare / Charity Facility Convention / Exhibition Center
16 17		∨	∨	x ✓	<i>~</i>		Art / Cultural Centers
	Religious	<u> </u>	<u>√</u>	<u>√</u>	×	1406	Islamic / Dawa Center
. 0	SPORTS AND ENTERTAINN		•	•		1-100	ISIGNID / DUWG CONTO
1	Open Space & Recreation	IEN I	√	√	√		Park - Pocket Park
2	open opace a necreation	√	√	×	×	150 <i>4</i>	Theatre / Cinema
3		· /	√	~ ✓	~	1004	Civic Space - Public Plaza and Public Open Space
4		· ✓	√	✓	✓		Green ways / Corridirs
5	Sports	*	<u>√</u>	<u>✓</u>	*	1607	Tennis / Squash Complex
3	-p•	×	✓	✓	✓		Basketball / Handball / Volleyball Courts
7		×	✓	✓	✓	. 300	Small Football Fields
3		×	\checkmark	✓	\checkmark	1610	Jogging / Cycling Track
9		\checkmark	✓	\checkmark	\checkmark		Youth Centre
10		×	\checkmark	\checkmark	×		Sports Hall / Complex (Indoor)
11		\checkmark	\checkmark	\checkmark	\checkmark		Private Fitness Sports (Indoor)
12		✓	✓	✓	✓	<u>1</u> 613	Swimming Pool
	OTHER						
1	Special Use	✓	✓	×	×	2107	Immigration / Passport Office
2		✓	✓	×	×	2108	Customs Office
3	Tourism	✓	✓	×	×	2203	Museum



USE REGU	LATIONS		
		λ	LEGEND:
		_/ \	Policy plan plot
			Cadastral plot
	Al Aglina		MUC Mixed Use Commercial
Ali	Al Aaliya		Build to line
B. in		G+M+14	Setback for main building
		8.6 18110028	Setback for main building upper floors
Amur Al Attiyo	G+M+14 8.6		Active frontage
Att	18110003		▲ Pedestrian access
iya			△ Main vehicular entrance
			····· Pedestrian connection
		Museum Street	Existing building
		Mass	Arcade
			Main Building
			Podium
			Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)
	-		0 10 20 Mt 1:1000

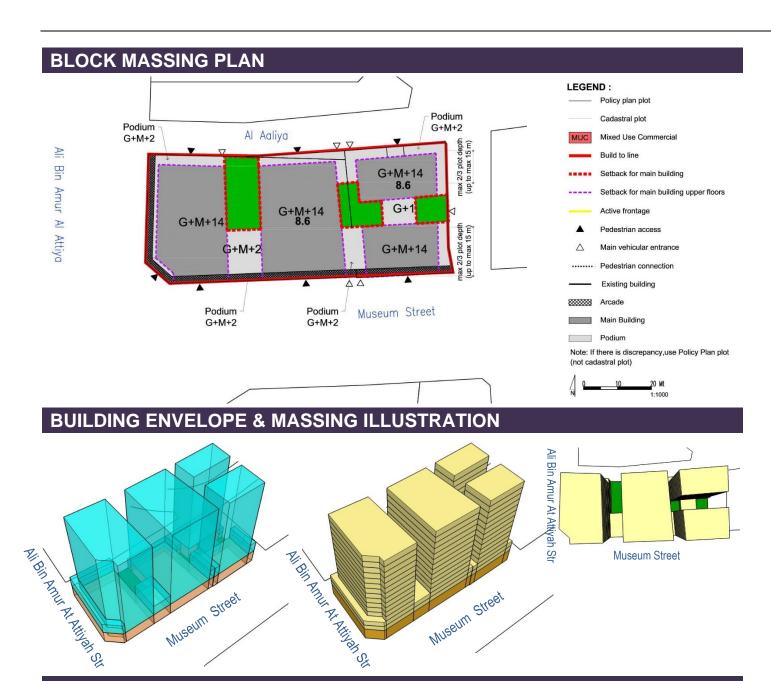
GENERAL USE MIX							
Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential		
	Zoning Code	COM	MUC	MUR	RES		
Minimum re	equired number of use type*	1	2	2	1		
	Commercial Retail, Office	*	V	✓	*		
Use Type per	Residential Flats, Apartments	*	✓	*	V		
Zoning Category	Hospitality 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

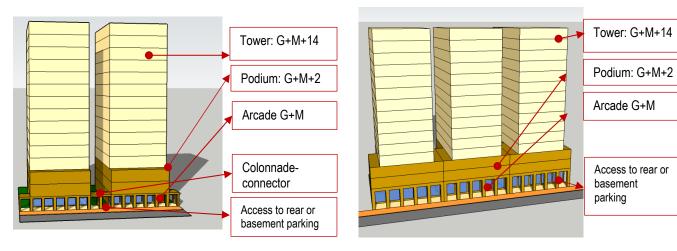
USE SPLIT								
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split					
Commercial (retail/office)	✓ *	All	51 % min					
Residential	✓	Tower level	49% max					
Hospitality	✓	All	-					
Complementary (community facilities, sport, etc)	✓	Podium level	20% max					

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 citywide (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, hairdresser, 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					



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



Ali Bin Amur At Attiyah Street

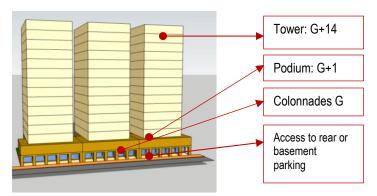
Museum Street

Uses (as per Zoning	MUC: Mixed Use Commerc	ial			
Plan) Height (max)	Museum & Ali Bin Amur	57.2 m			
3 ()	At Attiya Street	(max)			
	• G+M+14 (Podium G+M+2)				
	Al Aaliya Local Street 55.7m				
	• G+14 (Podium G+1)	(max)			
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 Tov	ver			
Building Placement	Setbacks as per block plan:				
	Ali Bin Amur At Attiya: 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 • Podium: 0 m front; 0 m on sides to 2/3 plot depth (max.15 m) & 3 r the remaining 1/3 plot depth; • Tower: 0 m front setback; 3m side Al Aaliya Street: • Podium: 0 m front; 0 m on sides to 2/3 plot depth (max.15 m) & 3 r the remaining 1/3 plot depth; • Tower: 3 m front setback; 3m side				
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	Museum Str & Ali Bin A Attiya Str (Collector str Om front setback (manda Al Aaliya Street: min.90 indicated frontage at the	reet): 100% of atory) % of			
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 l	building width			

Museum Street: Arcade/ Colonnade:
Al Aaliya Street : Colonnades
 Allowed 0 m setbacks 0.5 m maximum height from street level (undercroft)
G
Sides:0 m on sides, up to 3 m (depth of tower set back) & 3 m for the remaining 1/3 plot depth;
7.5 m
Minimum 800 sqm
 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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
5%
NNECTIVITY
As indicated in the plan
As indicated in the plan
n/a
Courtyard, rear ground floor, undercroft, basement, integrated with building
As per general MSDP Car Parking Regulations
30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

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

BUILDING TYPOLOGY



Al Aaliya Street (Local Street - Primary Pedestrian Link)

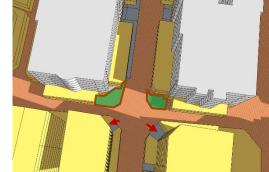
LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION





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



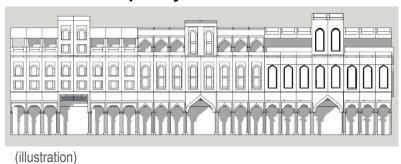
RECOMMENDED ARCHITECTURAL STYLES

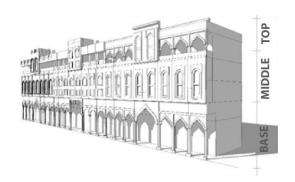
Early Modern (Doha - Art Deco)*





Qatari Contemporary Vernacular*





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 corniche 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 contruction 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 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	 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 STANDAR	RD.				
Pedestrian access	 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	 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.				
	THEIR THE WALL				



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

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

	Type and category	СОМ	MUC	MUR	RES	Code	Land Use
1	RESIDENTIAL				0	000.0	
1.1	Residential	×	✓	✓	✓	201	Residential Flats / Appartments
2	COMMERCIAL	-			•		- Tresidential Flate / Apparationts
1.2	Convenience	√	√	✓	√	301	Food, Beverage & Groceries Shop
1.3	Comparison/Speciality	<u> </u>	<u>,</u>	<u> </u>	×		General Merchandise Store
1.4	Companison/Opecianty	· ✓	√	√	×		Pharmacy
1.5		✓	✓	✓	×		Electrical / Electronics / Computer Shop
1.6		\checkmark	✓	✓	×		Apparel and Accessories Shop
1.7	Food and Beverage	✓	✓	✓	✓		Restaurant
1.8	Ğ	\checkmark	\checkmark	\checkmark	\checkmark	312	Bakery
1.9		\checkmark	\checkmark	\checkmark	\checkmark		Café
1.10	Shopping Malls	✓	✓	×	×	314	Shopping Mall
1.11	Services/Offices	✓	✓	✓	×	401	Personal Services
1.12		\checkmark	\checkmark	\checkmark	×		Financial Services and Real Estate
1.13		✓	✓	✓	×		Professional Services
1.14	Petrol stations	✓	×	*	×	307	Petrol Station
3	HOSPITALITY						
3.1	Hospitality accommodation	✓	✓	✓	×		Serviced Apartments
3.2		✓	✓	✓	×	2202	Hotel / Resort
4	COMMUNITY FACILITIES						
4.1	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2		\checkmark	\checkmark	\checkmark	×		Technical Training / Vocational / Language School / Centers
4.3		×	\checkmark	\checkmark	×		Boys Qur'anic School / Madrasa / Markaz
4.4		×	✓	✓	×		Girls Qur'anic School
4.5	Health	✓	✓.	✓.	×		Primary Health Center
4.6		√	√	✓	×		Private Medical Clinic
4.7		√	√	×	×		Private Hospital/Polyclinic
4.8		√	√	√	√		Ambulance Station
4.9	Cavamamantal	×	<u>√</u>	×	×		Medical Laboratory / Diagnostic Center
4.10 4.11	Governmental	×	∨	×	×		Ministry / Government Agency / Authority Municipality
4.11		~ <	∨	~ ~	×		Post Office
4.13		· /	√	✓	~		Library
11	Cultural	<u>·</u>		<u> </u>	*		Community Center / Services
4.15	Guitarai	✓	✓	√	×		Welfare / Charity Facility
4.16		\checkmark	✓	×	×		Convention / Exhibition Center
4.17		\checkmark	\checkmark	\checkmark	\checkmark		Art / Cultural Centers
	Religious	✓	✓	✓	×		Islamic / Dawa Center
5	SPORTS AND ENTERTAINM	IENT					
5.1	Open Space & Recreation	<u>√</u>	√	✓	✓		Park - Pocket Park
5.2	- Lam alamas en respisation	✓	✓	×	×	1504	Theatre / Cinema
5.3		✓	\checkmark	✓	✓		Civic Space - Public Plaza and Public Open Space
5.4		\checkmark	\checkmark	✓	\checkmark		Green ways / Corridirs
5.5	Sports	×	✓	✓	×	1607	Tennis / Squash Complex
5.6	-	×	✓	\checkmark	✓		Basketball / Handball / Volleyball Courts
5.7		×	\checkmark	✓	\checkmark		Small Football Fields
5.8		×	\checkmark	✓	\checkmark		Jogging / Cycling Track
5.9		\checkmark	✓	✓	\checkmark		Youth Centre
5.10		×	✓	✓	×	1612	Sports Hall / Complex (Indoor)
5.11		√	✓	✓	✓		Private Fitness Sports (Indoor)
5.12		√	✓	√	<u>√</u>	1613	Swimming Pool
6	OTHER						
6.1	Special Use	✓	✓	×	×		Immigration / Passport Office
6.2		✓	✓	×	×		Customs Office
6.3	Tourism	✓	✓	×	×	2203	Museum

Policy plan plot Cadastral plot Commercial Mulc Mixed Use Commercial Mulc Mixed Use Residential RES Residential OSR Open Space and Recreation 2 Sports Zone CF Community Facilities Tu Transportation and Utilities

USE REGULATIONS										
									LEGI	END : Policy plan plot Cadastral plot
λ				Al Aaliya					MUC	Mixed Use Commercial
				G+8 18030026	G+8 18030013	G+8 18030003	pha	L		 Build to line Setback for main building Setback for main building upper floors
	Aaliya	G+M+14 18030033	G+8	16030028			Al Siyaha		_	Active frontage Pedestrian access
	Al Ao		G+M+8 18030015	G+M+8 18030014	G+M+8 18030008	G+M+8 18030005			<u> </u>	Main vehicular entrance Pedestrian connection
										Existing building Arcade
			N	Museum Stree	et					Main Building Podium
							\			If there is discrepancy,use Policy Plan plot adastral plot)
							1		<u> </u>	10 20 Mt 1:1000

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GENERAL	GENERAL USE MIX							
Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential			
	Zoning Code	СОМ	MUC	MUR	RES			
Minimum re	equired number of use type*	1	2	2	1			
	Commercial Retail, Office	✓ *	7	✓	×			
Use Type per	Residential Flats, Apartments	*	✓	✓ *	▼			
Zoning Category	Hospitality Hotels, Serviced Apartments	√ *	✓	√ *	✓			
	Complementary (See Permitted Uses Table)	✓	✓	✓	✓			
	Examples		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 citywide (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		



BUILDING ENVELOPE & MASSING ILLUSTRATION Museum Street Massing of the street of the

Tower: G+M+14 Podium: G+M+2 Arcade G+M Access to rear or basement parking Podium: G+M+2 Access to rear or basement parking

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

Uses (as per Zoning Plan)	MUC: Mixed Use Commerc	ial
Height (max)	Museum Street	58.7m
	• G+M+14 (Podium G+M+2)	(max)
	Al Aaliya Local Street	55.7m
	• G+14 (Podium G+1)	(max)
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 Tov	ver
Building Placement	Setbacks as per block plan:	
	Podium: 0 m front; 0 m or to 2/3 plot depth (max.15 the remaining 1/3 plot de Tower: 0m front setback; 5m rear	m) & 3 m for pth; 5 m rear
	Al Aaliya Local Street Podium: 0 m front; 0 m or to 2/3 plot depth (max.15) the remaining 1/3 plot de Tower: 3m front setback; 3m rear	m) & 3 m for pth; 3 m rear
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)	Museum Street (Collect 100% of 0m front setbact Al Aaliya Street: min.90 indicated frontage at the	k (mandatory) % of
Building Depth (max)	10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrate plot depth minimum 45 m)	d parking, for
Commercial Depth (max)	15 m	
Building Size	Fine grain; 30 m maximum l or length	ouilding width
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Museum Street: Arcade/ Colonnade: 2.5 m minimum width	

	G+M maximum height Located as per drawing
	Al Aaliya Street : Colonnades
Basement; Half- Basement (undercroft)	Allowed 0 m setbacks 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	Sides: 0 m 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	 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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
Open Space (min)	5%
ACCESSIBILITY AND CO	DNNECTIVITY
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





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



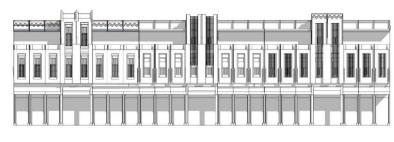
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





(illustration)

STANDARDS

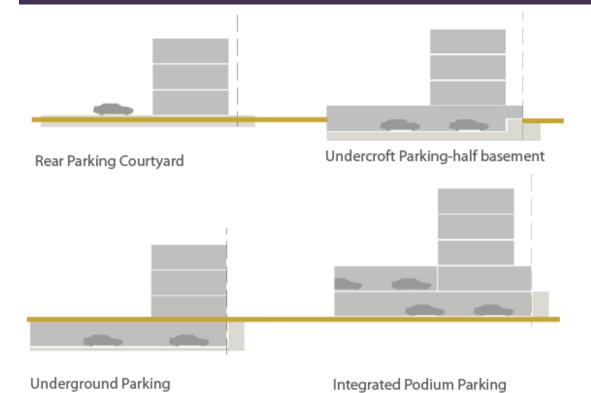
ARCHITECTURAL STANDARD				
Architectural Theme/ Style	General: Qatari Contemporary Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); 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 corniche ornament, should there is no required setback for tower that can distinguish it from the podium) The Base Part (podium): should be expressed in the sho			
	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 contruction 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 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 smal landscaped area with public facilities such as benches, public art, small lawn area, etc		
Building Material	 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 STANDAR	RD		
Pedestrian access	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	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.		
Cornice to mark	PROPERTY 1 PROPERTY 2		

podium



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

	-	0014	MILO	MUD	DEA	<u> </u>	
	Type and category	COM	MUC	MUR	RES	Code	Land Use
1	RESIDENTIAL						
1.1	Residential	×	✓	✓	✓	201	Residential Flats / Appartments
2	COMMERCIAL						
	Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
	Comparison/Speciality	✓	√	✓	×		General Merchandise Store
1.4	, , , , , , , , , , , , , , , , , , , ,	\checkmark	✓	\checkmark	×		Pharmacy
1.5		\checkmark	\checkmark	\checkmark	×		Electrical / Electronics / Computer Shop
1.6		\checkmark	\checkmark	✓	×		Apparel and Accessories Shop
1.7	Food and Beverage	✓	✓	✓	✓		Restaurant
1.8	_	\checkmark	\checkmark	\checkmark	\checkmark	312	Bakery
1.9		\checkmark	✓	\checkmark	\checkmark	313	Café
1.10	Shopping Malls	✓	✓	×	×	314	Shopping Mall
1.11	Services/Offices	✓	✓	✓	×	401	Personal Services
1.12		\checkmark	\checkmark	\checkmark	×	402	Financial Services and Real Estate
1.13		\checkmark	\checkmark	\checkmark	×	403	Professional Services
1.14	Petrol stations	✓	×	×	×	307	Petrol Station
3	HOSPITALITY						
	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
3.2	, , ,	✓	\checkmark	✓	×		Hotel / Resort
4	COMMUNITY FACILITIES						
	Educational	×	√	√	√	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2	Laddational	✓	✓	✓	×		Technical Training / Vocational / Language School / Centers
4.3		×	1	✓	×		Boys Qur'anic School / Madrasa / Markaz
4.4		×	✓	✓	×	1021	Girls Qur'anic School
	Health	✓	✓	✓	×	1102	Primary Health Center
4.6		✓	✓	✓	×		Private Medical Clinic
4.7		✓	✓	×	×		Private Hospital/Polyclinic
4.8		✓	✓	✓	✓		Ambulance Station
4.9		\checkmark	✓	×	×		Medical Laboratory / Diagnostic Center
-	Governmental	×	✓	×	×		Ministry / Government Agency / Authority
4.11		×	✓	×	×		Municipality
4.12		\checkmark	\checkmark	✓	×		Post Office
4.13		\checkmark	\checkmark	✓	✓	1209	Library
4.14	Cultural	✓	✓	✓	×	1301	Community Center / Services
4.15		\checkmark	\checkmark	\checkmark	×		Welfare / Charity Facility
4.16		\checkmark	\checkmark	×	×	1303	Convention / Exhibition Center
4.17		✓	✓	✓	✓	1304	Art / Cultural Centers
4.18	Religious	✓	✓	✓	×	1406	Islamic / Dawa Center
5	SPORTS AND ENTERTAINN	MENT					
	Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2		\checkmark	✓	×	×	1504	Theatre / Cinema
5.3		\checkmark	\checkmark	✓	✓		Civic Space - Public Plaza and Public Open Space
5.4		\checkmark	\checkmark	✓	✓		Green ways / Corridirs
5.5	Sports	×	✓	✓	×	1607	Tennis / Squash Complex
5.6	•	×	\checkmark	\checkmark	\checkmark		Basketball / Handball / Volleyball Courts
5.7		×	\checkmark	\checkmark	\checkmark		Small Football Fields
5.8		×	\checkmark	\checkmark	\checkmark		Jogging / Cycling Track
5.9		\checkmark	\checkmark	\checkmark	✓		Youth Centre
5.10		×	\checkmark	\checkmark	×	1612	Sports Hall / Complex (Indoor)
		\checkmark	✓	✓	\checkmark		Private Fitness Sports (Indoor)
5.11			/	/	\checkmark	1610	Curimming Dool
5.11 5.12		✓	✓	✓	<u> </u>	1013	Swimming Pool
5.11 5.12	OTHER	√	<u> </u>			1013	Swiffining Pool
5.11 5.12 6	OTHER Special Use	✓ ✓	√	*	×		Immigration / Passport Office
5.11 5.12 6		-		-	-	2107	

Policy plan plot Cadestral plot Cade

- DAT

USE REGULATIONS	
	LEGEND:
3	——— Policy plan plot
Juseum	Cadastral plot
Park	MUC Mixed Use Commercial
Al Aaliya Street	Build to line
All	Setback for main building
G+M+9 18030009	Setback for main building upper floors
G+11 18030002	Active frontage
G+11 G+11 18030022	▲ Pedestrian access
18030031	△ Main vehicular entrance
Al Siyaha	Pedestrian connection
	Existing building
	Arcade
	Main Building
	Podium
	Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)
	0 10 20 Mt 1:1000

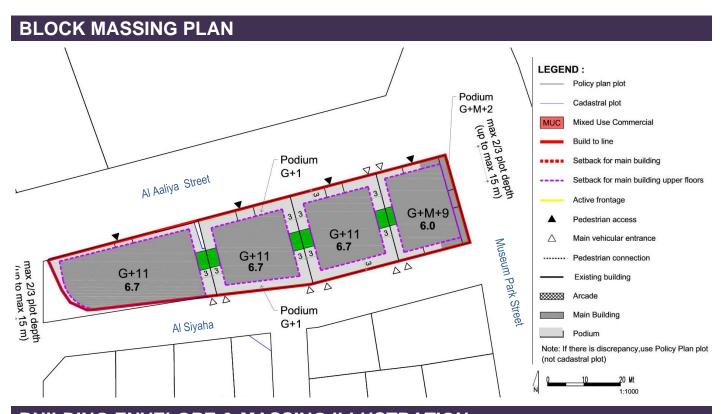
GENERAL USE MIX					
Z	oning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
	Zoning Code	СОМ	MUC	MUR	RES
Minimum re	equired number of use type*	1	2	2	1
Į.	Commercial Retail, Office	*	$\overline{\mathbf{V}}$	✓	*
Use Type per Zoning Category	Residential Flats, Apartments	*	✓	*	$\overline{\mathbf{V}}$
	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

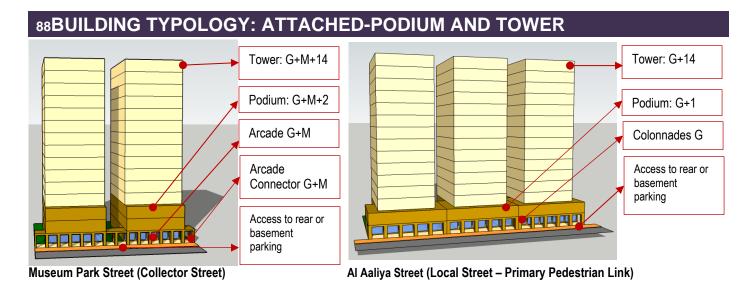
USE SPLIT				
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split	
Commercial (retail/office)	✓ *	All	51 % min	
Residential	✓	Tower level	49% max	
Hospitality	✓	All	-	
Complementary (community facilities, sport, etc)	✓	Podium level	20% max	

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 citywide (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 indusetc)			
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			



BUILDING ENVELOPE & MASSING ILLUSTRATION Al Aaliya Street Al Aaliya Street Al Siyaha Street Al Siyaha Street Al Siyaha Street Al Siyaha Street

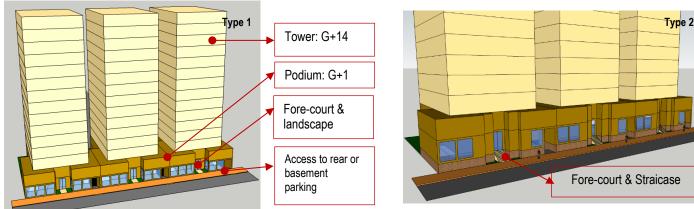


BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commerc	ial
Height (max)	Museum Park Street	57.2 m
	• G+M+14 (Podium G+M+2)	(max)
	Al Aaliya & Al Siyaha Street	55.7 m (max)
	• G+14 (Podium G+1)	
FAR (max)	8.20 (along Museum Park Street)	(+ 5 % for corner lots)
	7.70 (along Al Aaliya & Al Siyaha Street)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tov	ver
Building Placement	Setbacks as per block plan:	
	Podium: 0 m front; 0 m to 2/3 plot depth (max.15 the remaining 1/3 plot de Tower: 3 m front setback	om) & 3 m for epth; c; 3m 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)	Museum Park Str (Collector street): 100% of 0m front setback (mandatory) Al Aaliya Street: min.90% of indicated frontage at the block plan Al 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	Museum Park Street.: Arcade/ Colonnade: 2.5 m minimum width G+M maximum height Located as per drawir	
	Al Aaliya Street : Colonnades Al Siyaha 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 m2: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
Open Space (min)	5%
ACCESSIBILITY AND CO	ONNECTIVITY
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)

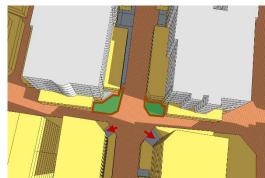
LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION





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

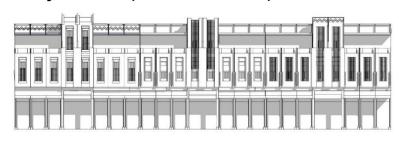
Provision of 'green' on the podium & landscaped forecourt (local streets)

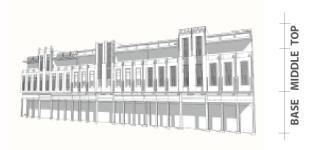


Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*





(illustration)

STANDARDS

Type 2

Fore-court & Straicase

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 corniche 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 contruction 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 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	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 STANDAR	RD
Pedestrian access	 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	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.
Cornice	PROPERTY 1 PROPERTY 2

to mark

podium



PARKING FORM & LOCATION OPTION



Underground Parking

Integrated Podium Parking

INCENTIVE

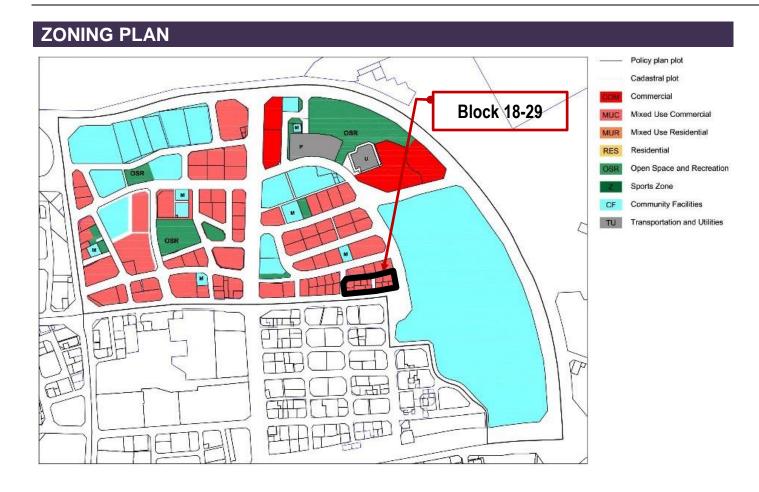
Incentive Scheme

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

	Type and category	COM	MUC	MUR	RES	Code	Land Use
1	RESIDENTIAL						
1.1	Residential	×	✓	✓	✓	201	Residential Flats / Appartments
2	COMMERCIAL						
1.2	Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
1.3	Comparison/Speciality	\checkmark	\checkmark	\checkmark	×		General Merchandise Store
1.4		✓	✓	✓	×		Pharmacy
1.5		√	√	✓	×		Electrical / Electronics / Computer Shop
1.6		<u>√</u>	√	<u>√</u>	x ✓		Apparel and Accessories Shop
1.7	Food and Beverage	√	√	∨	∨		Restaurant
1.8 1.9		∨	∨	∨ ✓	∨		Bakery Café
	Shopping Malls	<u>√</u>	<u>√</u>	×	<u> </u>	314	
1.11	Services/Offices	<u> </u>	<u>·</u>	<u>√</u>	×	401	Personal Services
1.12	der vices/offices	✓	✓	✓	×		Financial Services and Real Estate
1.13		✓	✓	✓	×		Professional Services
	Petrol stations	✓	×	×	×		Petrol Station
3	HOSPITALITY						
	Hospitality accommodation	✓	✓	✓	×	2201	Serviced Apartments
3.2	,	✓	✓	\checkmark	×		Hotel / Resort
4	COMMUNITY FACILITIES						
	Educational	×	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2		✓	\checkmark	\checkmark	×		Technical Training / Vocational / Language School / Centers
4.3		×	\checkmark	\checkmark	×		Boys Qur'anic School / Madrasa / Markaz
4.4		×	\checkmark	\checkmark	×		Girls Qur'anic School
	Health	✓	✓	✓	×		Primary Health Center
4.6		\checkmark	✓	\checkmark	×		Private Medical Clinic
4.7		√	✓	×	×		Private Hospital/Polyclinic
4.8		√	√	√	√		Ambulance Station
4.9 4.10	Carramantal	×	<u>√</u>	×	×		Medical Laboratory / Diagnostic Center
4.10	Governmental	×	∨	×	×		Ministry / Government Agency / Authority Municipality
4.12		<i>~</i>	*	<i></i>	×		Post Office
4.13		✓	✓	✓	✓		Library
	Cultural	✓	✓	✓	×		Community Center / Services
4.15		✓	✓	\checkmark	×		Welfare / Charity Facility
4.16		\checkmark	\checkmark	×	×		Convention / Exhibition Center
4.17		✓	✓	✓	✓	1304	Art / Cultural Centers
4.18	Religious	✓	✓	✓	×	1406	Islamic / Dawa Center
5	SPORTS AND ENTERTAINM	IENT					
5.1	Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2		✓	✓.	×	×	1504	Theatre / Cinema
5.3		√	✓	√	✓		Civic Space - Public Plaza and Public Open Space
5.4	• .	√	√	√	√	100=	Green ways / Corridirs
	Sports	×	√	√	×		Tennis / Squash Complex
5.6		×	∨	∨ ✓	√	1609	Basketball / Handball / Volleyball Courts Small Football Fields
5.7 5.8		×	∨	∨ ✓	∨ ✓	1610	Jogging / Cycling Track
5.9		~	∨	∨ ✓	∨		Youth Centre
5.10		×	√	✓	×		Sports Hall / Complex (Indoor)
5.11		✓	· ✓	√	✓	1012	Private Fitness Sports (Indoor)
5.12		✓	✓	\checkmark	✓	1613	Swimming Pool
6	OTHER						
	Special Use	✓	✓	*	×	2107	Immigration / Passport Office
6.2	-p-2:m:	✓	✓	×	×		Customs Office
	Tourism	√	√	×	×		



US	SE REGU	LATIONS			
Al Siyaha	G+5 18030032	G+M+8		G+M+14 18030019 G+M+5 18030007 G+M+5 18030001 G+M+6 18030001	LEGEND: — Policy plan plot — Cadastral plot MUC Mixed Use Commercial — Build to line Setback for main building Setback for main building upper floors Active frontage ▲ Pedestrian access △ Main vehicular entrance
	18030004	18030028			Pedestrian connection Existing building
					Arcade
		Museum S	treet		Main Building
					Podium
					Note: If there is discrepancy,use Policy Plan plot (not cadastral plot)
					0 10 20 Mt 1:1000

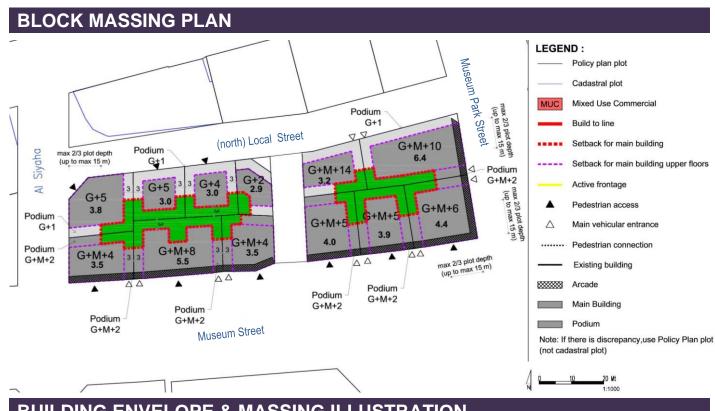
GENERAL	GENERAL USE MIX					
Zoning Category		Commercial	Commercial Mixed Use Commercial		Residential	
	Zoning Code	СОМ	MUC	MUR	RES	
Minimum re	equired number of use type*	1	2	2	1	
	Commercial Retail, Office	*	7	✓	*	
Use Type per	Residential Flats, Apartments	*	✓	✓ *	V	
Zoning Category	Hospitality Hotels, 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 of 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, had 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 in 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		



BUILDING ENVELOPE & MASSING ILLUSTRATION AND STREET STREET Museum Street Museum Street

BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER

Podium: G+M+2 Arcade G+M Access to rear or basement parking

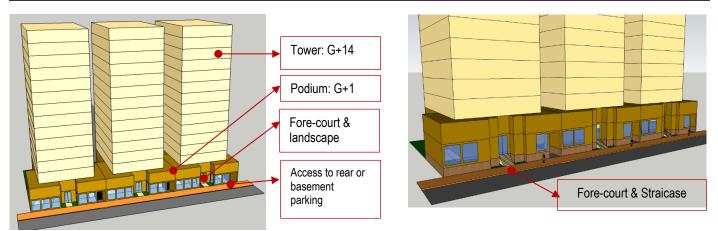
Museum & Museum Park Street (Collector Streets

BULK REGULATIONS			
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	ial	
Height (max)	Museum & Museum Park Street	57.2 m (max)	
	• G+M+14 (Podium G+M+2)		
	Al Siyaha & North Local Street	55.7 m (max)	
	• 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 Tov	ver	
Building Placement	Setbacks as per block plan:		
	Museum & Museum Park 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 m front setback; 3m sides; Al Siyaha & North 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;		
Build to Line	Tower: 3 m front setback; 3m sides; 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 b	uilding width	
Primary Active Frontage	As indicated in the plan		
Frontage Profile	Museum & Museum Pa Arcade/ Colonnade: 2.5 m minimum width G+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: <p>Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site </p>
Open Space (min)	5%
ACCESSIBILITY AND CO	NNECTIVITY
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 halfbasement)

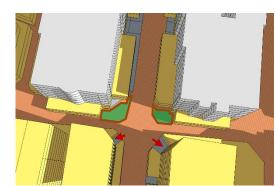
LANDSCAPE & ACTIVATE CHAMFER SIDE AT THE INTERSECTION







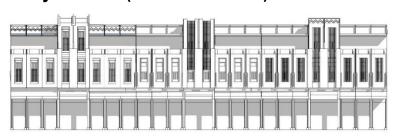
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

RECOMMENDED ARCHITECTURAL STYLES

Early Modern (Doha - Art Deco)*





Qatari Contemporary*

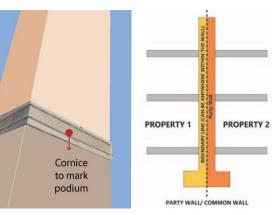




STANDARDS

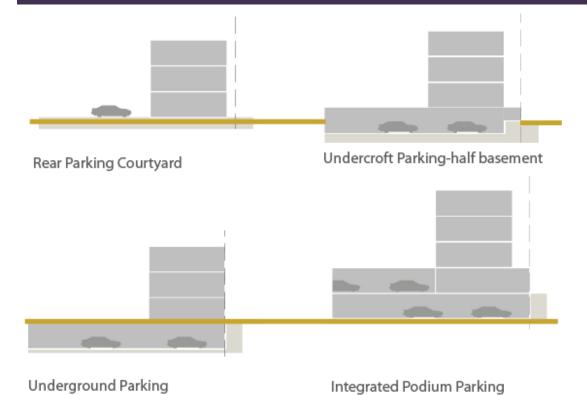
ARCHITECTURAL STANDA	ARD
Architectural Theme/ Style	General: Qatari Contemporary Recommended Early Modern (Doha Art Deco) Style for buildings along the streets of: Museum Street; partial segment of Corniche Street (between junction of Ali Bin Amur Al Attiya Str. and junction Jabr Bin Mohammed Str.); 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 corniche 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 contruction 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 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	 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 STANDAR	RD
Pedestrian access	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	Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building fasade without background.





PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

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

Provision of Shared Public Parking:

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

Type and category	COM	MUC	MUR	RES	Code	Land Use
RESIDENTIAL						
Residential	×	✓	✓	✓	201	Residential Flats / Apartments
COMMERCIAL	_		_		_	
Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
Comparison/Speciality	✓	✓	✓	×	302	General Merchandise Store
	✓	\checkmark	✓	×		Pharmacy
	\checkmark	\checkmark	\checkmark	×		Electrical / Electronics / Computer Shop
	√	√	√	×		Apparel and Accessories Shop
Food and Beverage	√	√	√	√	311	
	√	√	√	√		Bakery
Chamina Malla	<u>√</u>	✓ ✓	√	√		Café
Shopping Malls	<u>√</u>	<u>√</u>	× ✓	×		Shopping Mall
Services/Offices	∨ ✓	∨	∨	×	401	Personal Services
	∨ ✓	∨	∨	×		Financial Services and Real Estate Professional Services
Petrol stations		×	×	×		Petrol Station
HOSPITALITY	<u> </u>	—			301	- Curon Otation
Hospitality accommodation	√	√	√	×	2201	Serviced Apartments
nospitality accommodation	∨ ✓	∨	∨	×		Hotel / Resort
	<u> </u>				2202	Tioter / Nesort
COMMUNITY FACILITIES		√	√		1002	Driveto Kindergerten / Nerseries / Child Care Centers
Educational	x ✓	∨	∨	√ ×		Private Kindergarten / Nurseries / Child Care Centers Technical Training / Vocational / Language School / Centers
	×	v	↓	×	1020	
	*	√	√	×		Girls Qur'anic School
Health	<u>√</u>	<u> </u>	<u>√</u>	×		Primary Health Center
neatti	✓	✓	✓	×		Private Medical Clinic
	✓	✓	×	×		Private Hospital/Polyclinic
	✓	✓	✓	\checkmark		Ambulance Station
	\checkmark	\checkmark	×	×	1106	Medical Laboratory / Diagnostic Center
Governmental	×	✓	×	×		Ministry / Government Agency / Authority
	×	\checkmark	×	×		Municipality
	\checkmark	\checkmark	\checkmark	×		Post Office
	√	√	√	√		Library
Cultural	✓	√	√	×		Community Center / Services
	√	√	√	*		Welfare / Charity Facility
	√	√	× ✓	x		Convention / Exhibition Center
Religious	./	<u>√</u>	<u>√</u>	√ ×		Art / Cultural Centers
	AFN'T	v	V	*	1400	Islamic / Dawa Center
SPORTS AND ENTERTAINM						Dayle Daylet Dayle
Open Space & Recreation	√	√	√	√	1504	Park - Pocket Park
	∨ ✓	∨	× ✓	x ✓	1004	Theatre / Cinema Civic Space - Public Plaza and Public Open Space
	∨ ✓	∨	∨	∨ ✓		Green ways / Corridirs
Sports	×	<u>,</u>	<u>,</u> ✓	×	1607	
opoita	*	√	√	~		Basketball / Handball / Volleyball Courts
	×	✓	✓	· ✓	1000	Small Football Fields
	×	✓	√	✓	1610	Jogging / Cycling Track
	✓	✓	✓	✓		Youth Centre
	×	✓	✓	×		Sports Hall / Complex (Indoor)
	✓	\checkmark	✓	✓		Private Fitness Sports (Indoor)
	\checkmark	\checkmark	\checkmark	✓	1613	Swimming Pool
OTHER						
Special Use	✓	✓	×	×	2107	Immigration / Passport Office
•	✓	✓	×	×		Customs Office
Tourism			×	×		Museum