

LEGEND :

Zones:

- COM Commercial
- MUC Mixed Use Commercial
- MUR Mixed Use Residential
- RES Residential
- CF Community Facilities Zone
- OSR Open Space & Recreation Zone
- TU Transportation & Utilities Zone
- TC Transit Commercial
- LB Listed Building
- Proposed Building To Be Conserved
- - - Active Conservation Area

Transportation & Utilities Zone

- U Utilities Zone

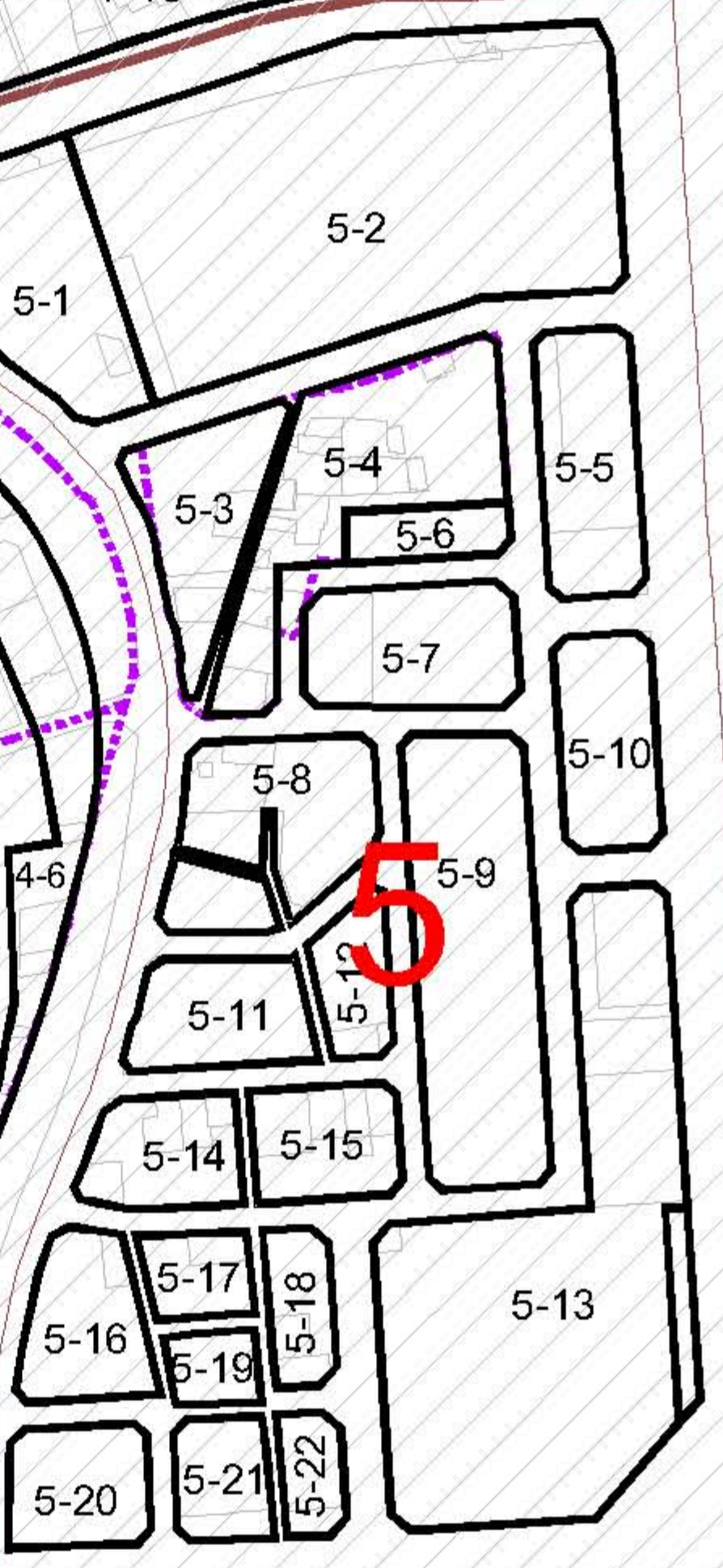
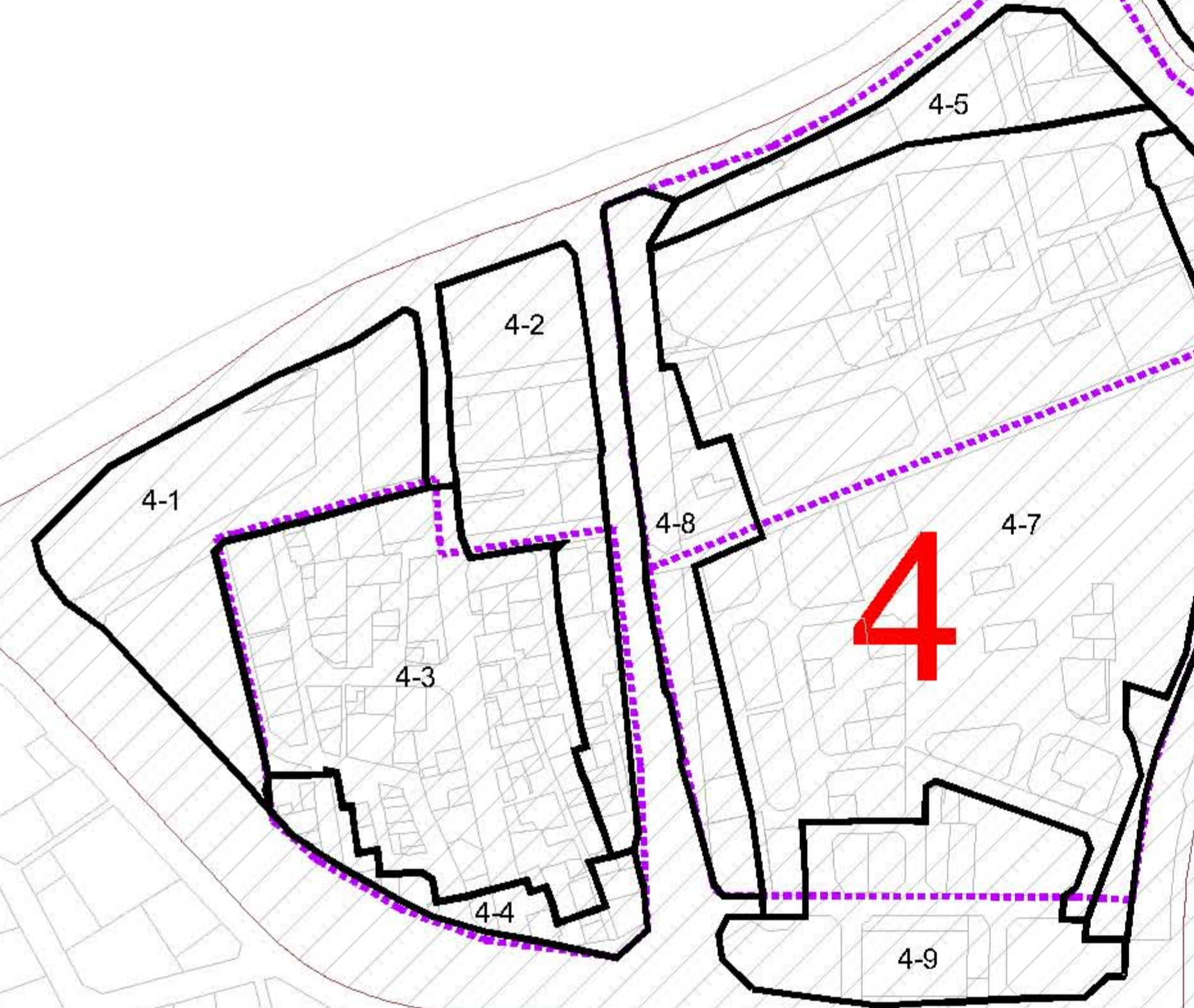
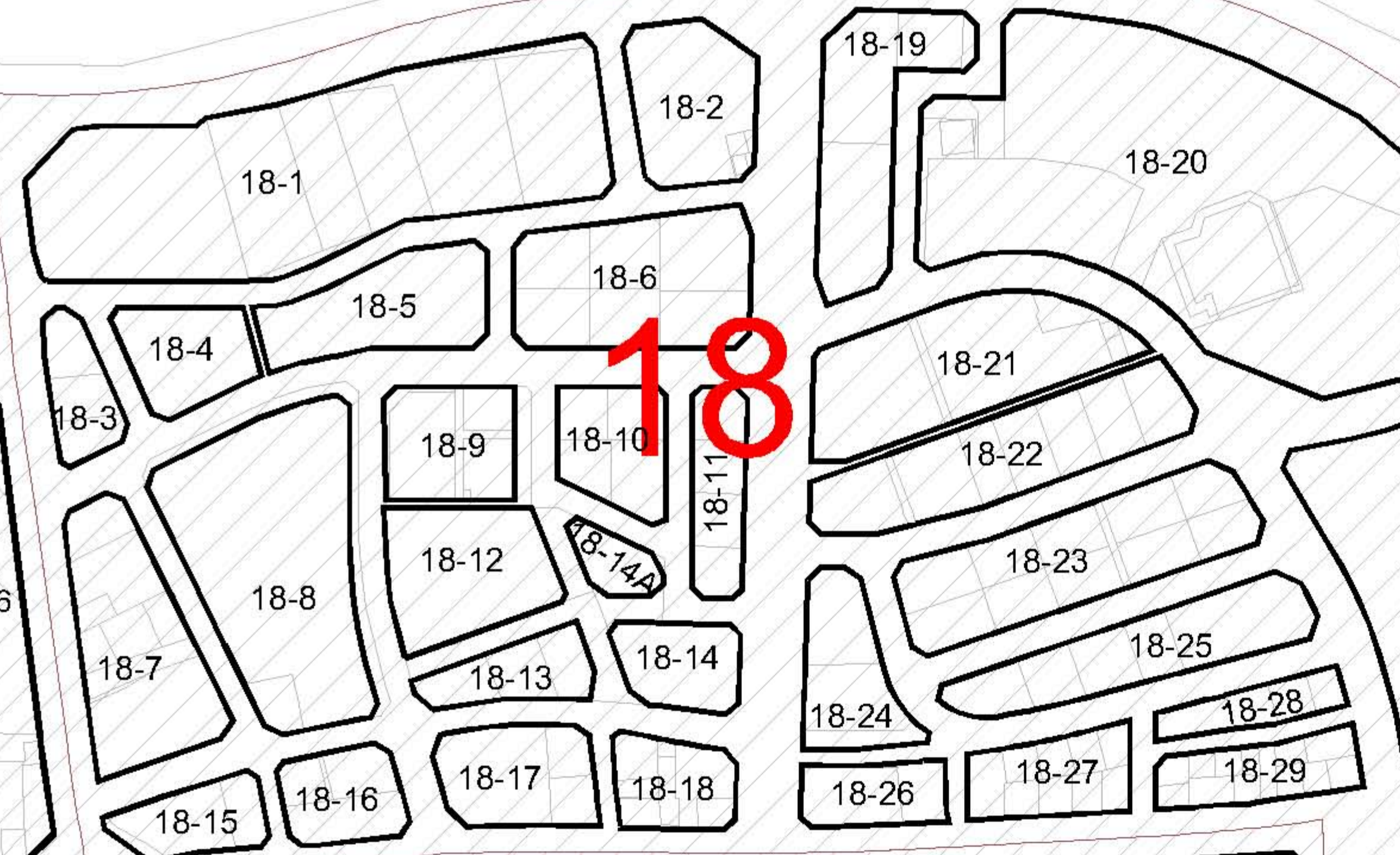
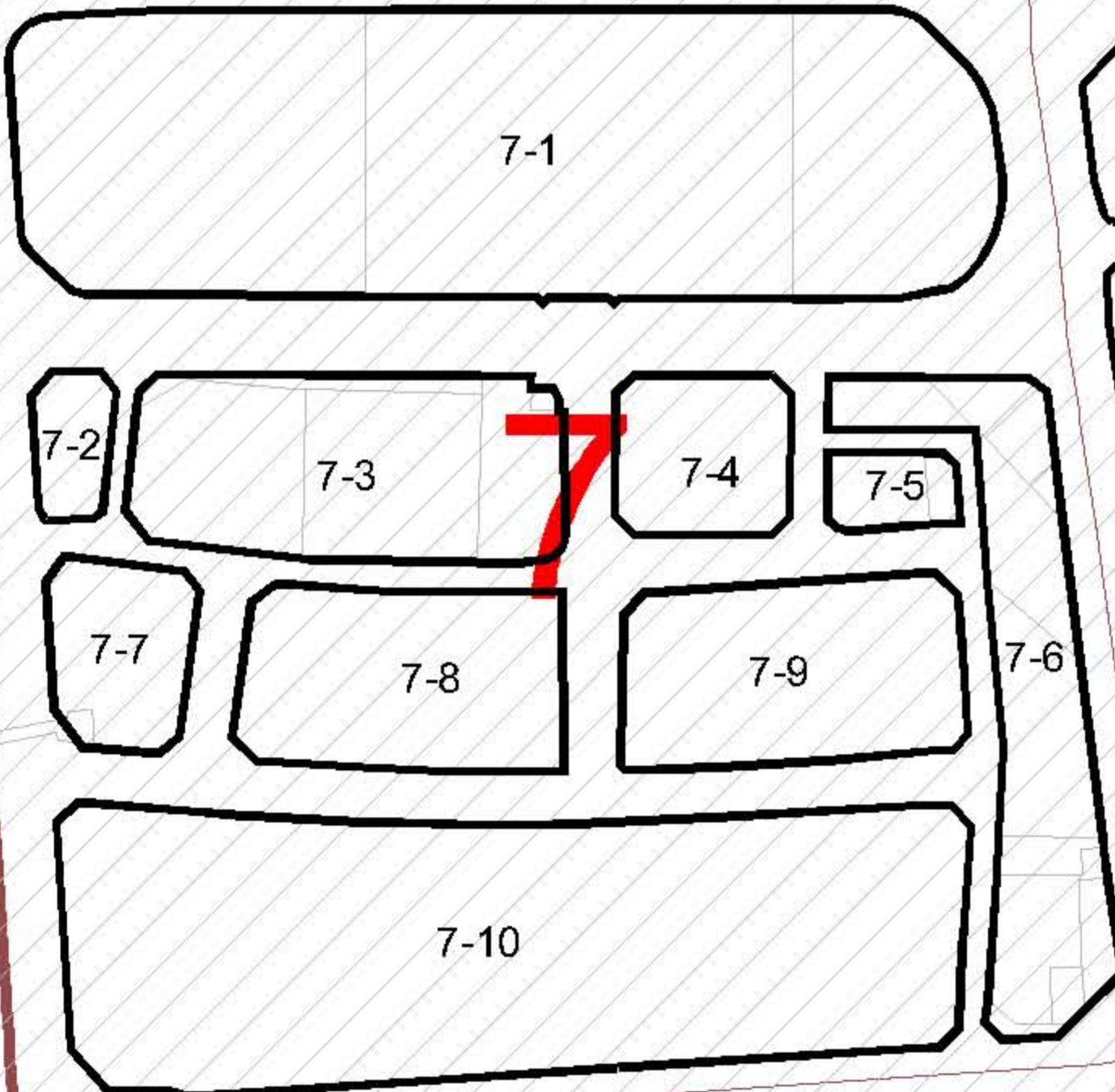
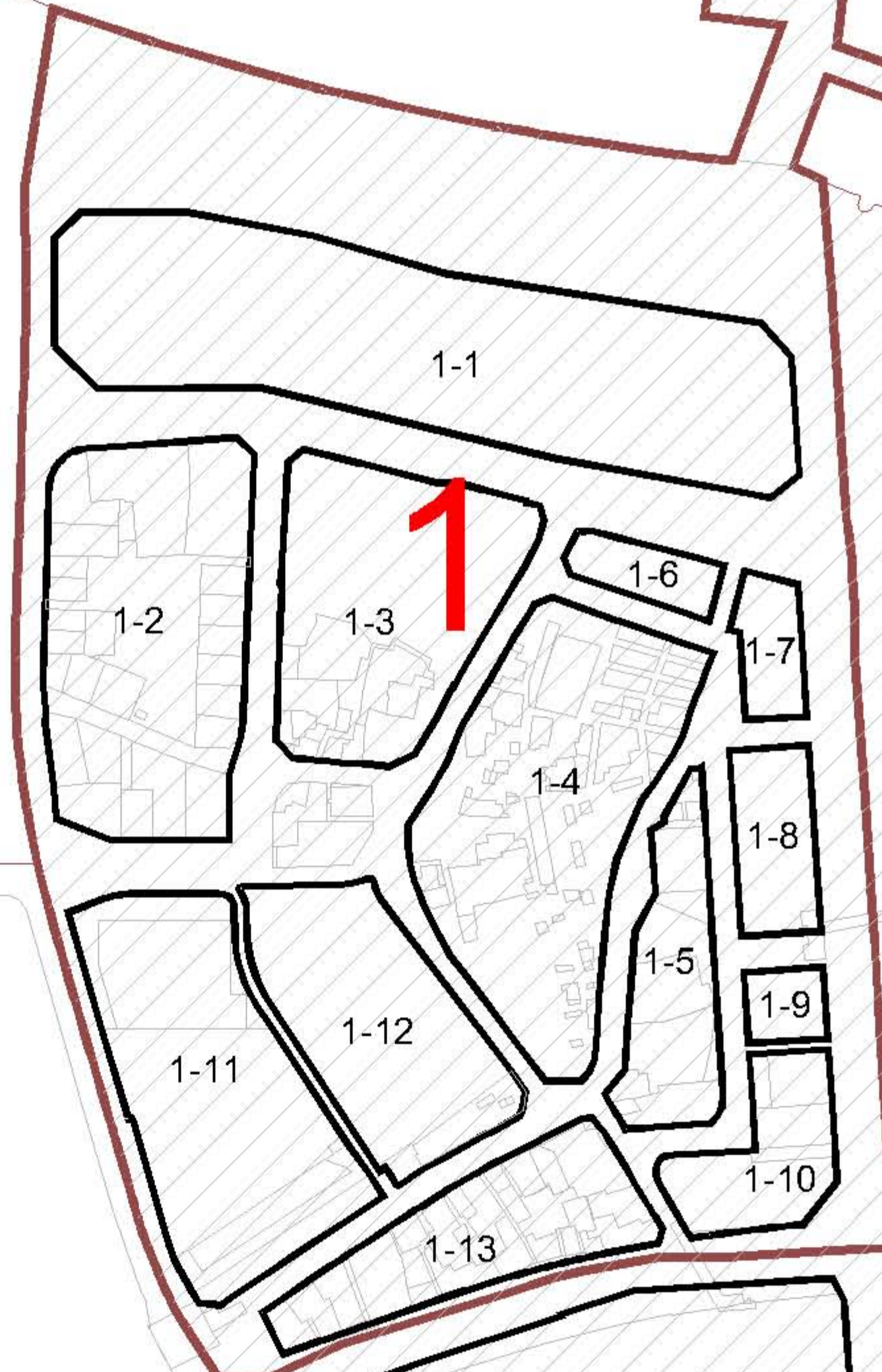
Other Information:

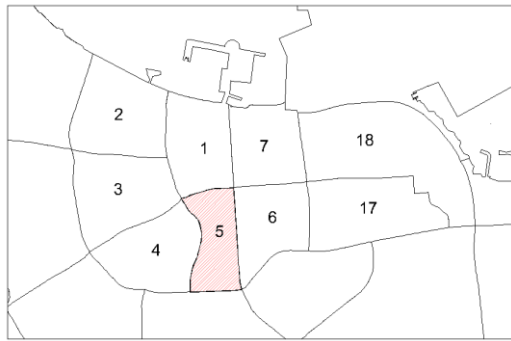
- Policy Plan Plots
- Cadastral plot
- Centre Boundary

**Ministry of Municipality and Environment
Urban Planning Department
Qatar National Master Plan**

Drawing Title: **Zoning Plan for DOHA DOWNTOWN CAPITAL CITY CENTRE**

Center Name: Doha Downtown Capital CityCentre		Zone: 1,4,5,6,7,17 &18	
Drawing : UDUR/ZP	Review: 22 April 2020	 Scale: 1: 5000 Scale bar 0 100 200 300 m	
Drawn by: SBR	Design updated by: SL		Authorized by: MEG
Date: 22 April 2020	Date: 22 April 2020		Date: 22 April 2020





Key Map

ZONING PLAN



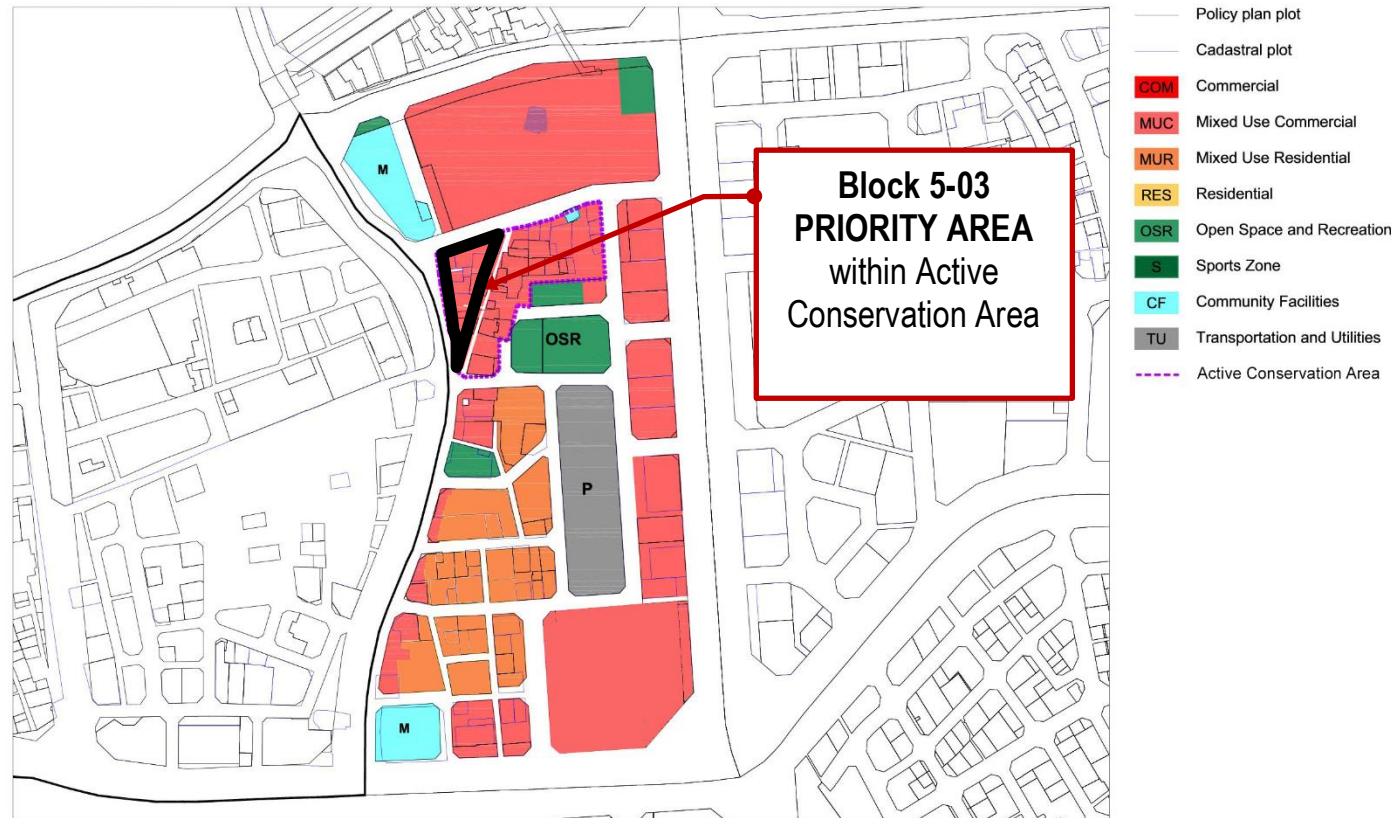
KEY MAP: BLOCK NUMBERS



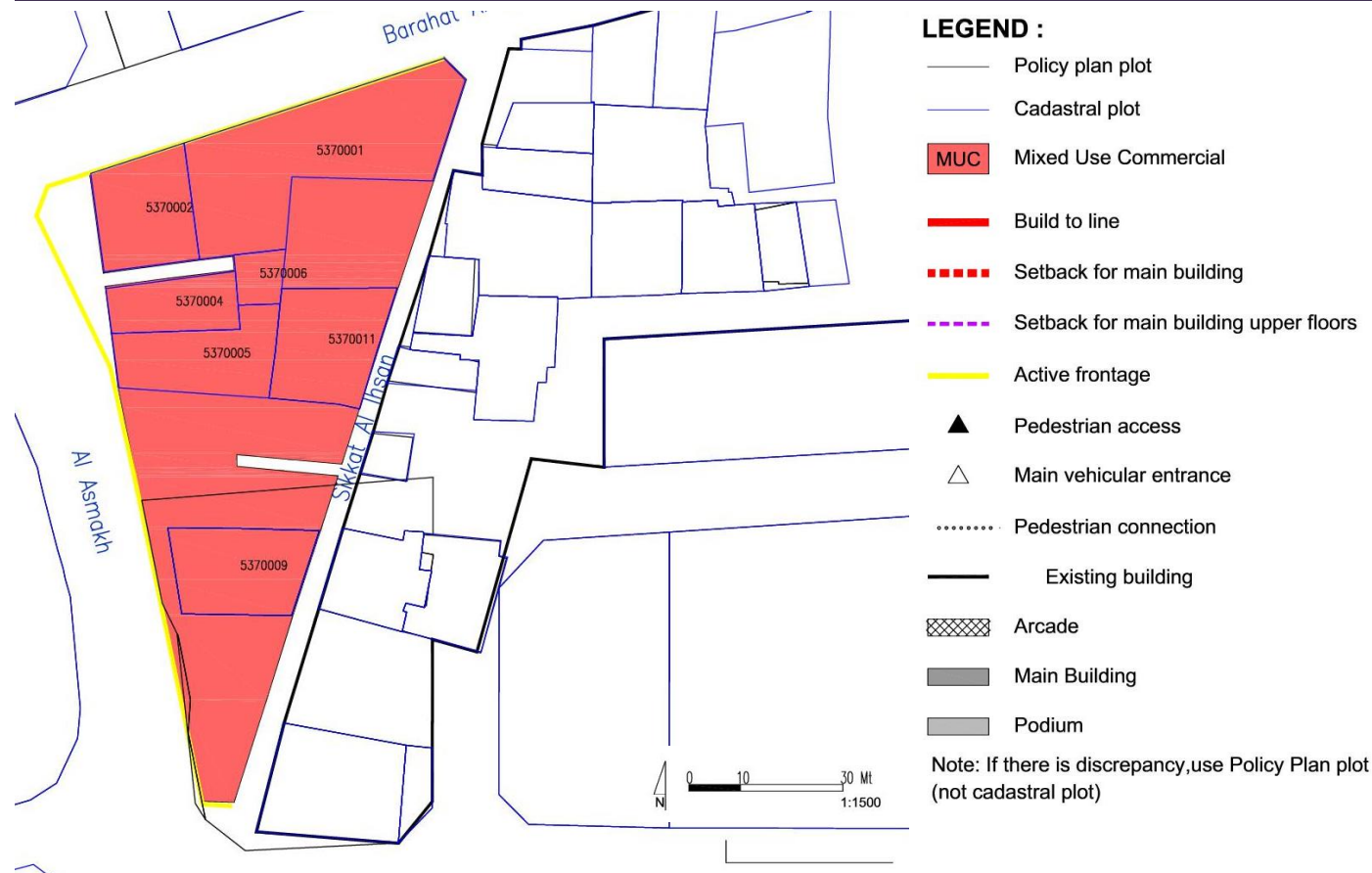
LEGEND:

- | | | |
|----------------------------------|--|--------------------------------|
| — Policy plan plot | RES Residential | TC Transit Commercial |
| — Cadastral plot | OSR Open Space and Recreation | LB Listed Building |
| COM Commercial | S Sports Zone | - - - Active Conservation Area |
| MUC Mixed Use Commercial | CF Community Facilities | |
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ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓
	Residential Flats, Apartments	✗	✓	☑*
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*
	Complementary (See Permitted Uses Table)	✓	✓	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

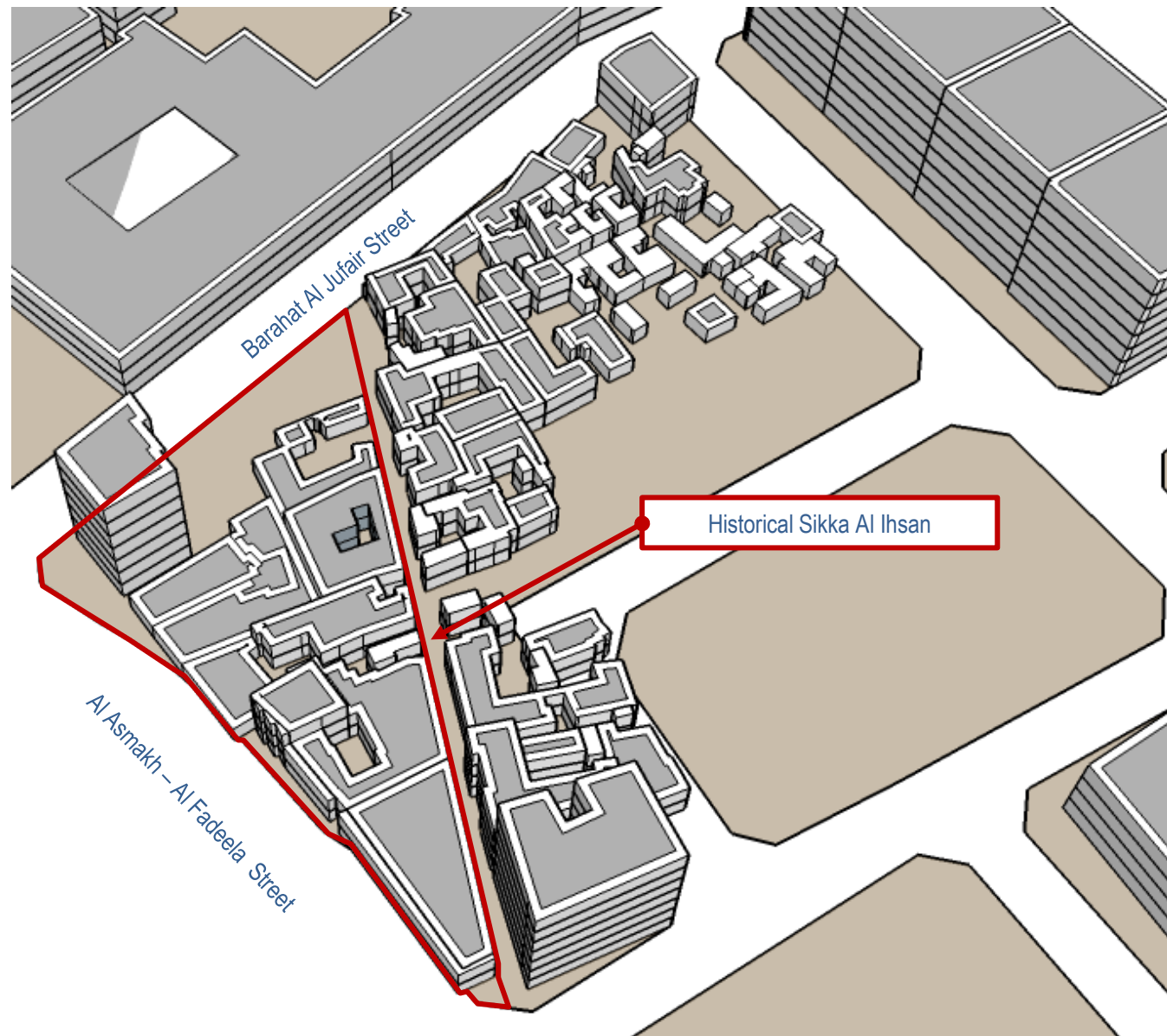
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed
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SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> Type of commercial in MUC Establishments and offices that relate to upholstery (ie living workshops) handicrafts and complementary to the cultural facilities in the Downtown area Handicraft workshops can be concentrated along Sikka Al Ikhsan (and also at the rear of each plot outside the Sikka)
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), Services, Hotels etc

BLOCK MASSING PLAN

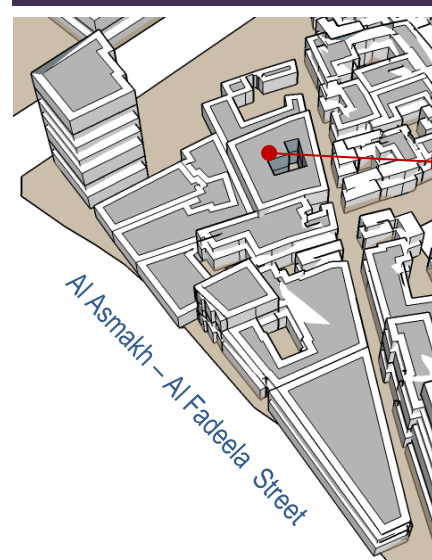


BLOCK FORM REGULATIONS

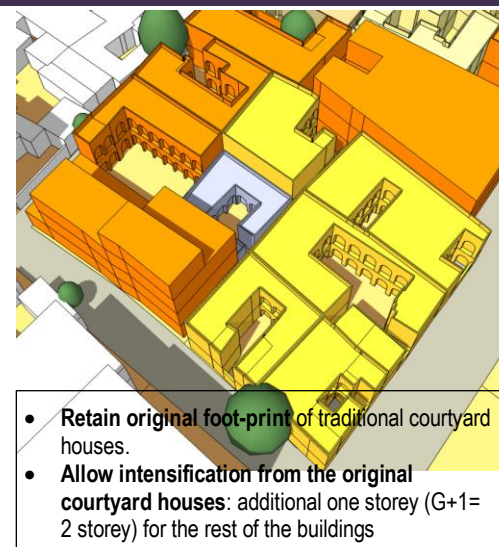
BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Al Asmakh Street G+M+4	22.2 m (max)
	Barahat Al Jufair Street G+2	13.7 m (max)
	Sikka Al Ihsan G+1	10.2 m (max)
FAR (max)	<ul style="list-style-type: none"> Al Asmakh Str: 4.00 Barahat Al Jufair Street: 1.80 Sikka Al Ihsan: 1.50 (+ 5 % for corner lots)	
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Low Rise Vernacular Courtyard	
Building Placement	Setbacks as per block plan: <ul style="list-style-type: none"> 0m front ; 0m sides; 0m rear 	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	<ul style="list-style-type: none"> Al Asmakh & Barahat Al Jufair Street: 100% of 0 m front setback (mandatory) Sikka Al Ihsan: 90% of 0m front setback, to allow creation of small baraha 	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)	
Commercial Depth (max)	15 m	
Building Size	Fine grain; <ul style="list-style-type: none"> 15 m maximum building width or length; or Create a modular external expression of facade, with maximum 15 m wide, if the building is long stretched 	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	<ul style="list-style-type: none"> Al Asmakh Str: Arcade Barahat Al Jufair Street: Colonnades Sikka Al Ihsan: more openings (doors and windows) to Sikka 	
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> Not recommended 	

ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m front 0 m side 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 200 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 200 sqm will allow to reach G+2 For plot sizes < 200 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	<ul style="list-style-type: none"> Designated main parking facility to cater this block should be in the form of communal public parking, located outside the Conservation Area or under the designated new park/open space Courtyard, where possible On street parking for short term parking
Required Number of Spaces	n/a
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

BUILDING TYPOLOGY 1: LOW RISE VERNACULAR COURTYARD



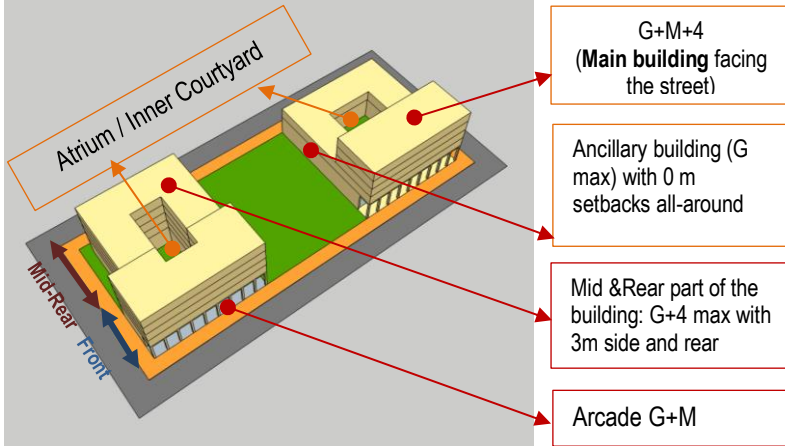
- Interventions for Priority Area**
- Retain and upgrade the original historical characteristics (morphology, scale, urban grain, courtyard typology)
 - Allow for rehabilitation, upgrading or reconstruction of buildings of no architectural- significance, but maintain the courtyard typology, by retaining as much as possible the original building's foot-print
 - Adaptive re-use



- Retain original foot-print of traditional courtyard houses.
- Allow intensification from the original courtyard houses: additional one storey (G+1= 2 storey) for the rest of the buildings

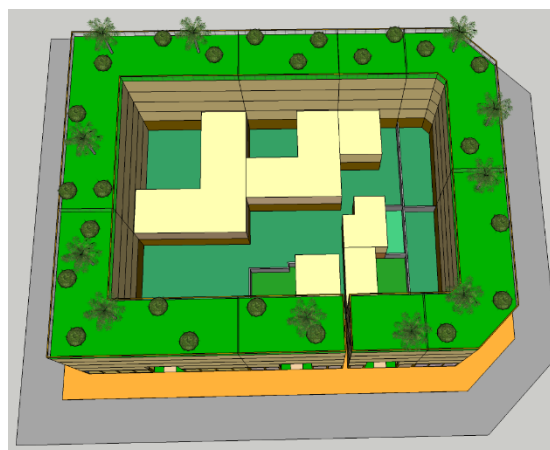
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

BUILDING TYPOLOGY (AL ASMAKH STREET): LOW RISE ATTACHED BLDG



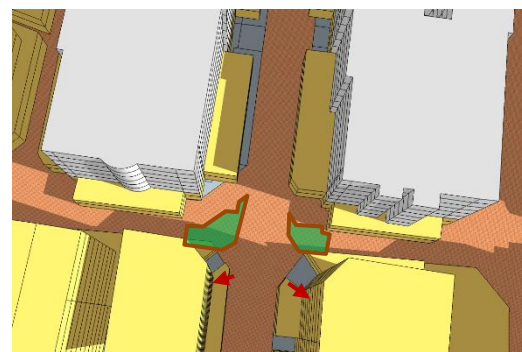
The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

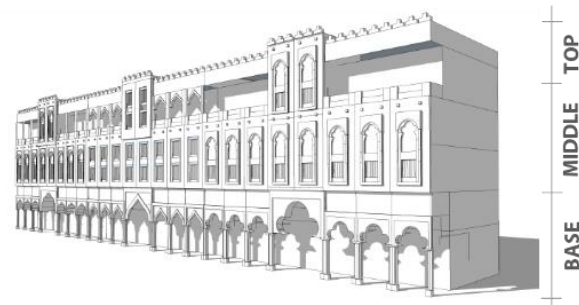
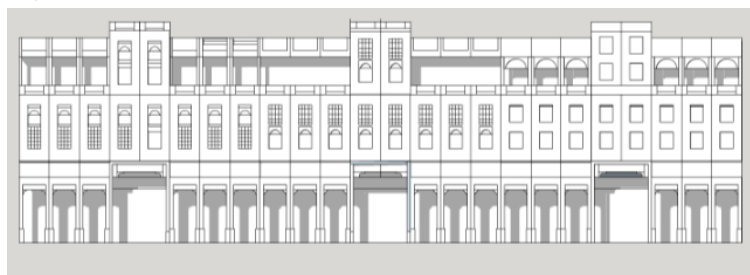
Provision of green terrace roof garden (min. 50% of the area)



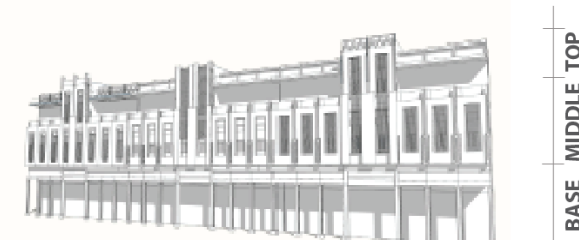
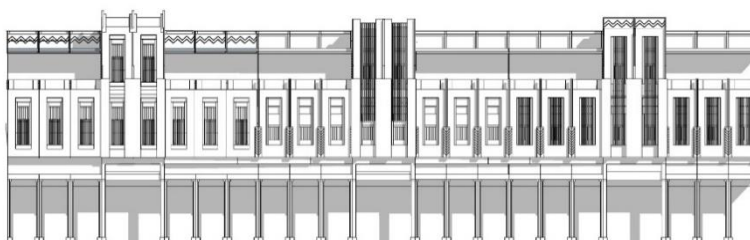
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*



Early Modern (Doha - Art Deco)*

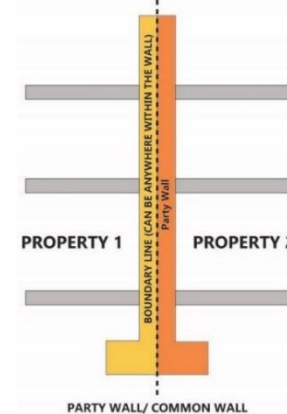


(illustration)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> • General: Qatari Vernacular • Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> • Clear building expression of a base, a middle and a top • The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) • The Middle Part: <ul style="list-style-type: none"> ○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. ○ Should reveal the external expression of each storey • The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> • 6 m between two buildings with facing non-habitable rooms • 8 m between two buildings with a facing non-habitable room and a facing habitable room • 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> • Ground floor: 5 m • Ground floor with mezzanine: 6.5 m • Typical floors (residential and other): 3.50 m • Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> • All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc

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



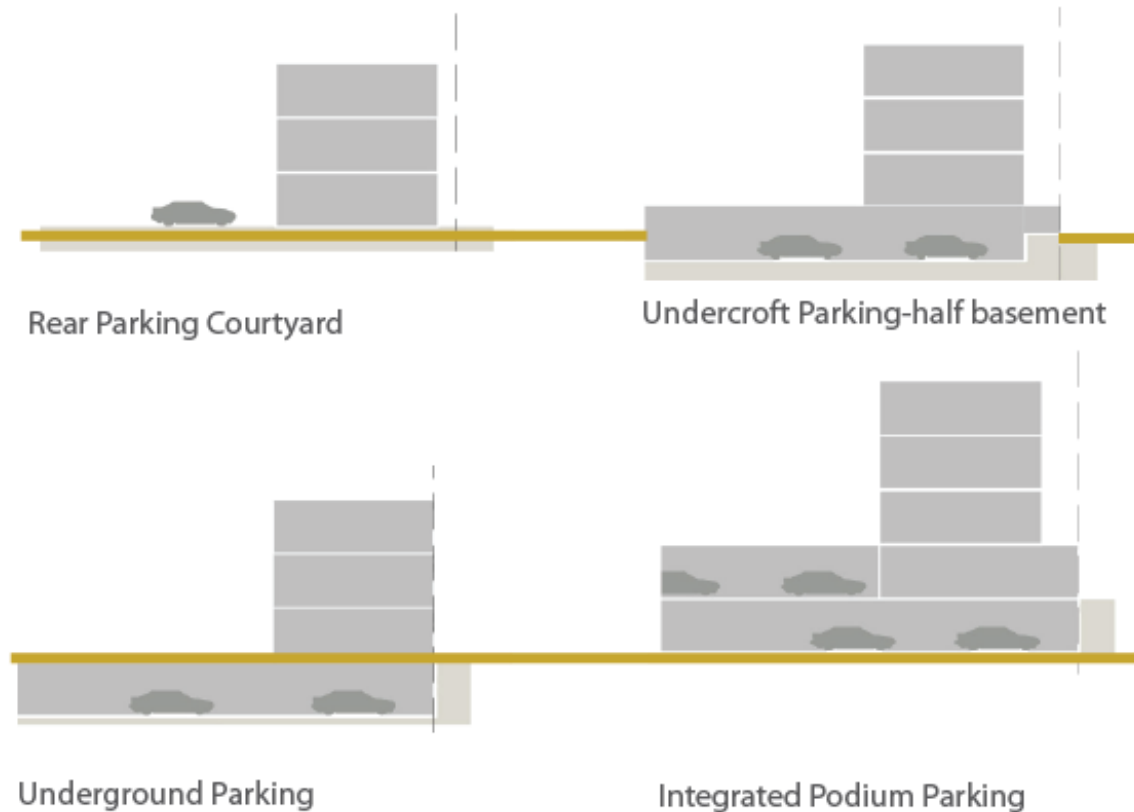
WINDOW-TO-WALL RATIOS



PERMITTED USES TABLE

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

PARKING FORM & LOCATION OPTION



INCENTIVE

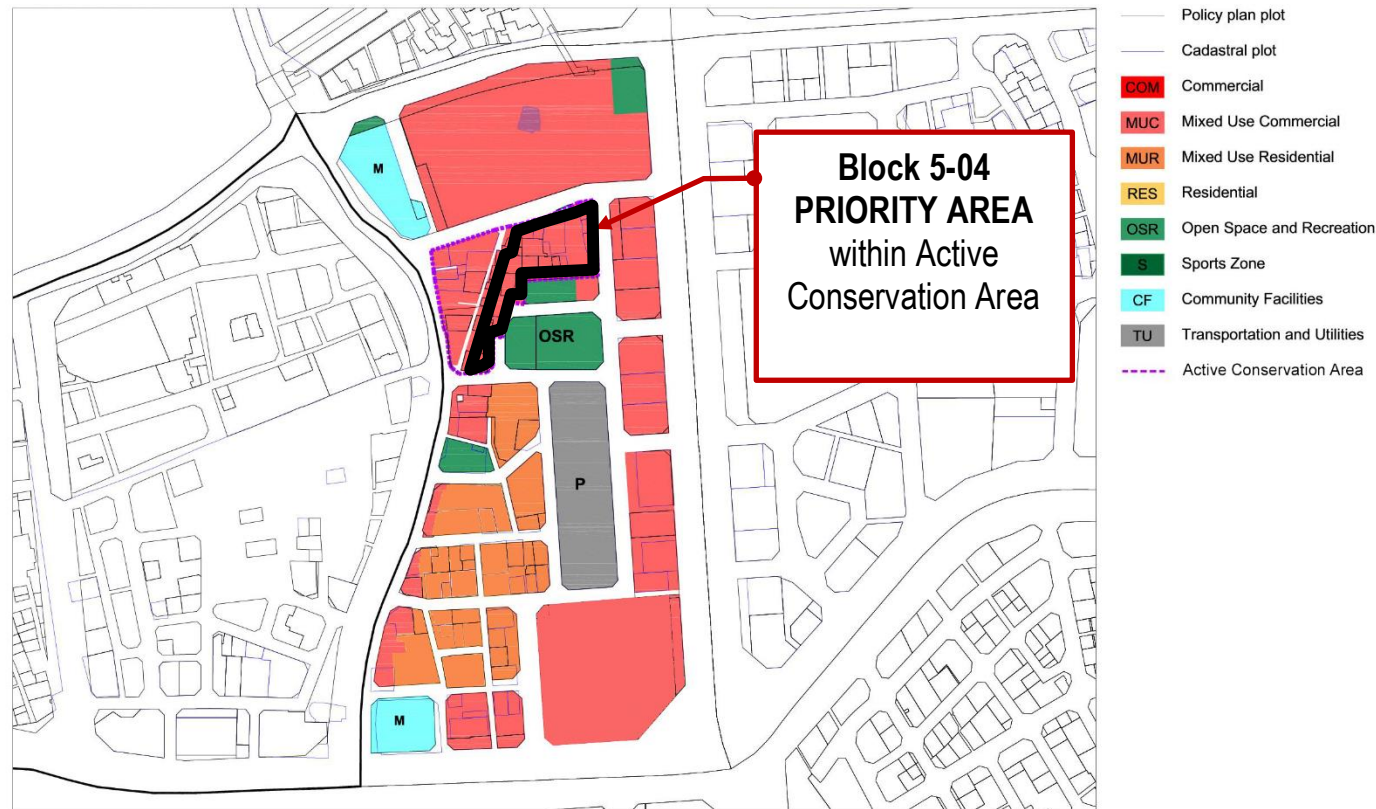
Incentive Scheme

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

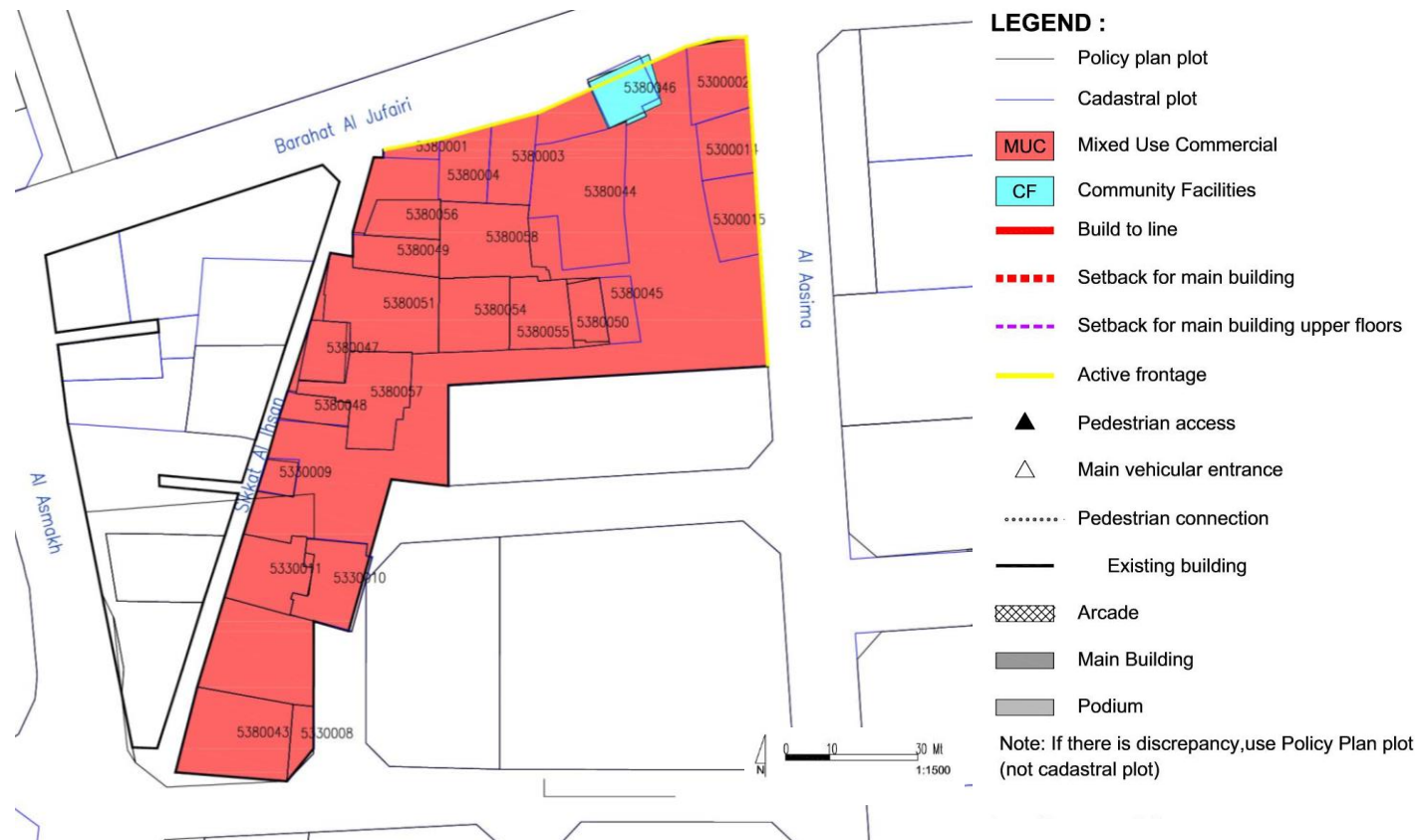
Provision of Shared Public Parking:

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
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Minimum required number of use type*	1	2	2	1
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	Hospitality Hotels, Serviced Apartments	☑*	☑	☑
	Complementary (See Permitted Uses Table)	☑	☑	☑
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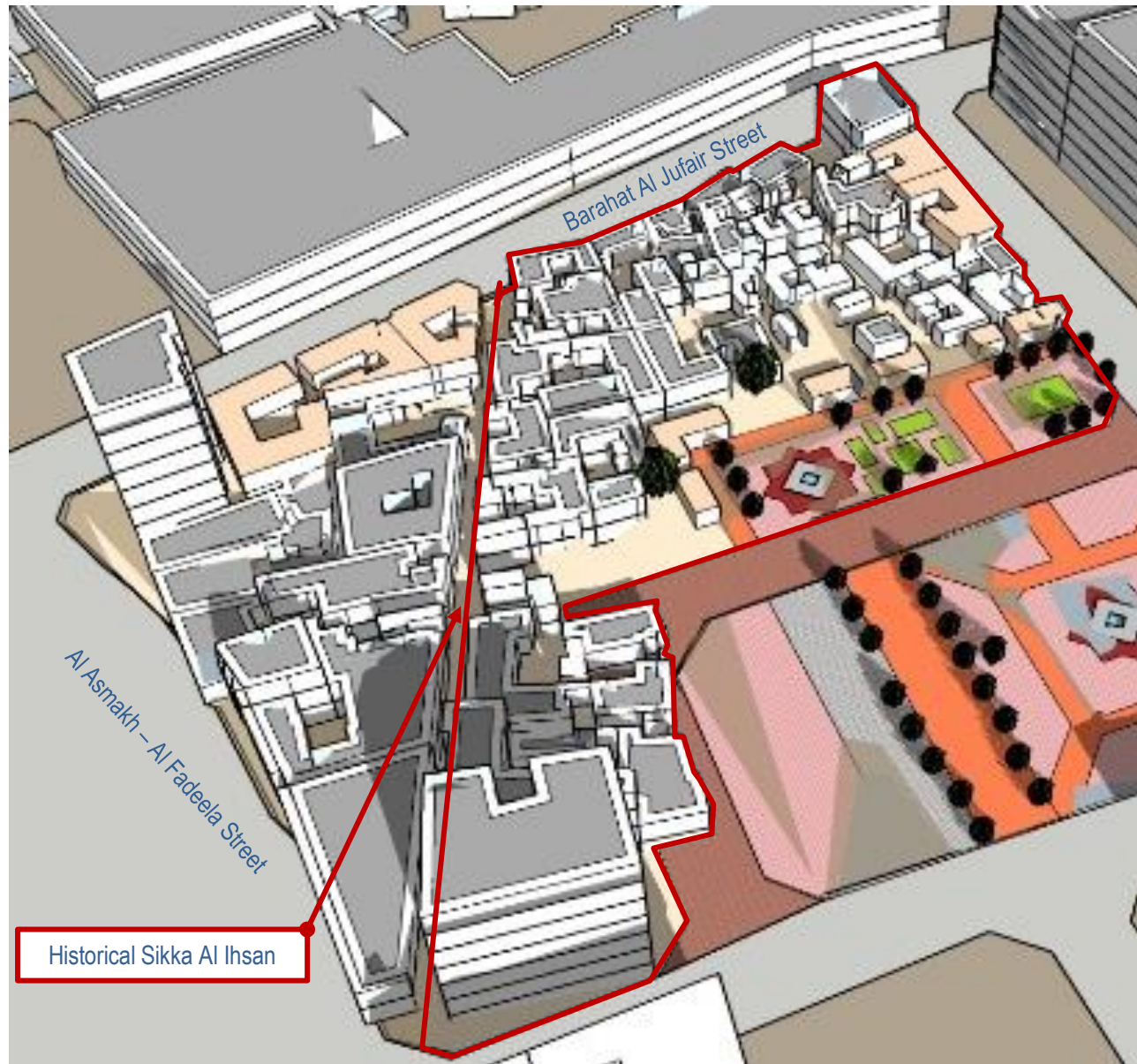
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Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	Ground floor level & Roof-Top	20% max

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BLOCK MASSING PLAN

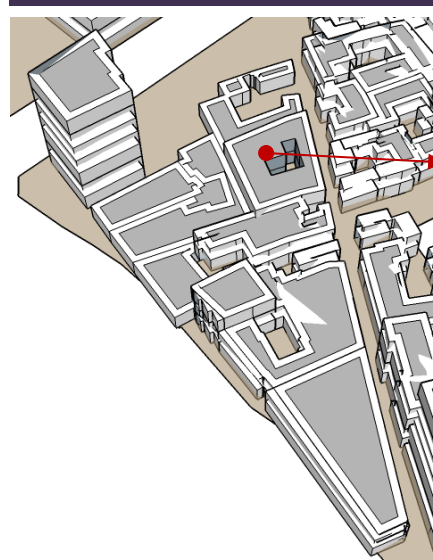


BLOCK FORM REGULATIONS

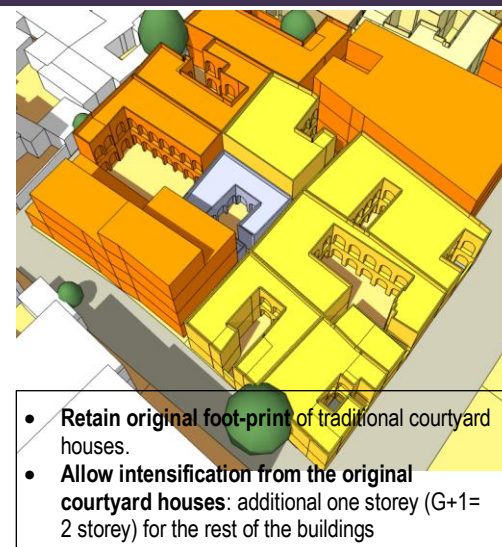
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Building Placement	Setbacks as per block plan: <ul style="list-style-type: none"> 0m front ; 0m sides; 0m rear 	
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ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	<ul style="list-style-type: none"> Designated main parking facility to cater this block should be in the form of communal public parking, located outside the Conservation Area or under the designated new park/open space Courtyard, where possible On street parking for short term parking
Required Number of Spaces	n/a
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

BUILDING TYPOLOGY: LOW RISE VERNACULAR COURTYARD



- Interventions for Priority Area**
- Retain and upgrade the original historical characteristics (morphology, scale, urban grain, courtyard typology)
 - Allow for rehabilitation, upgrading or reconstruction of buildings of no architectural-significance, but maintain the courtyard typology, by retaining as much as possible the original building's foot-print
 - Adaptive re-use



- Retain original foot-print of traditional courtyard houses.
- Allow intensification from the original courtyard houses: additional one storey (G+1= 2 storey) for the rest of the buildings

- 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 TYPOLOGY2 (BARAHAT AL JUFARI STR.):
LOW RISE ATTACHED**

The future modification/regeneration should maintain the original characters and building placement: low rise buildings, with a little front setback creating a small open space/*baraha* for displaying the upholstery goods. Shading device can be added, however should not undermine the front open space.

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION

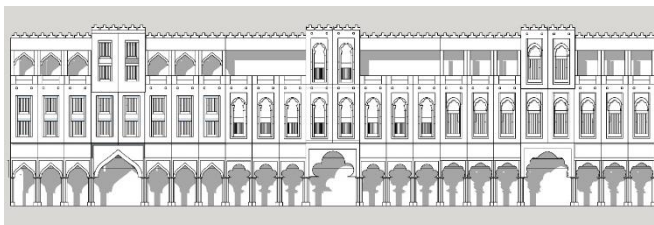
Provision of 'green' on the landscaped courtyard (ie central/sides/rear courtyard)

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

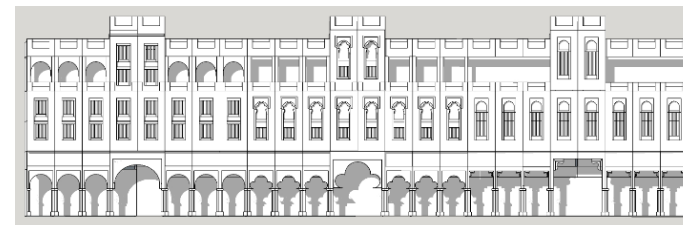
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

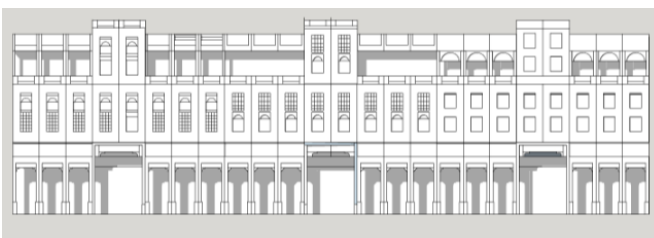
Qatari Vernacular *



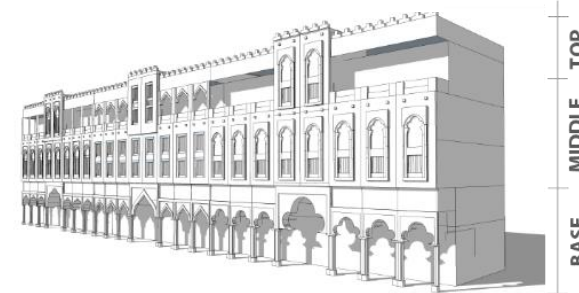
Qatari Vernacular High Ornamentation



Qatari Vernacular Medium Ornamentation



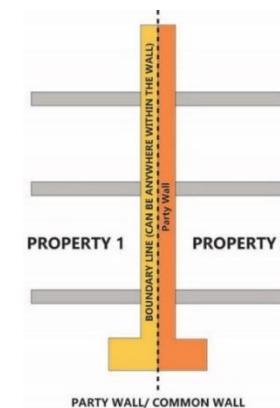
Qatari Vernacular Low Ornamentation



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> • General: Qatari Vernacular • Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> • Clear building expression of a base, a middle and a top • The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) • The Middle Part: <ul style="list-style-type: none"> ○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. ○ Should reveal the external expression of each storey • The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> • 6 m between two buildings with facing non-habitable rooms • 8 m between two buildings with a facing non-habitable room and a facing habitable room • 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> • Ground floor: 5 m • Ground floor with mezzanine: 6.5 m • Typical floors (residential and other): 3.50 m • Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> • All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc

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



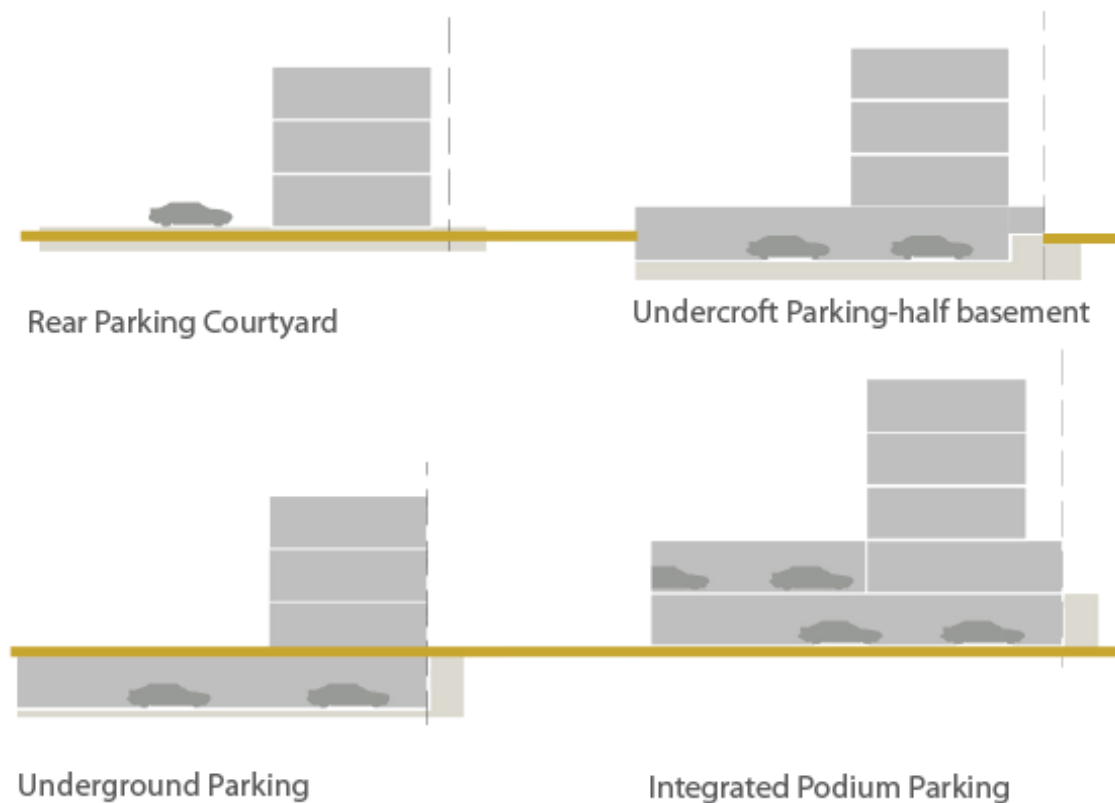
WINDOW-TO-WALL RATIOS



PERMITTED USES TABLE

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

PARKING FORM & LOCATION OPTION



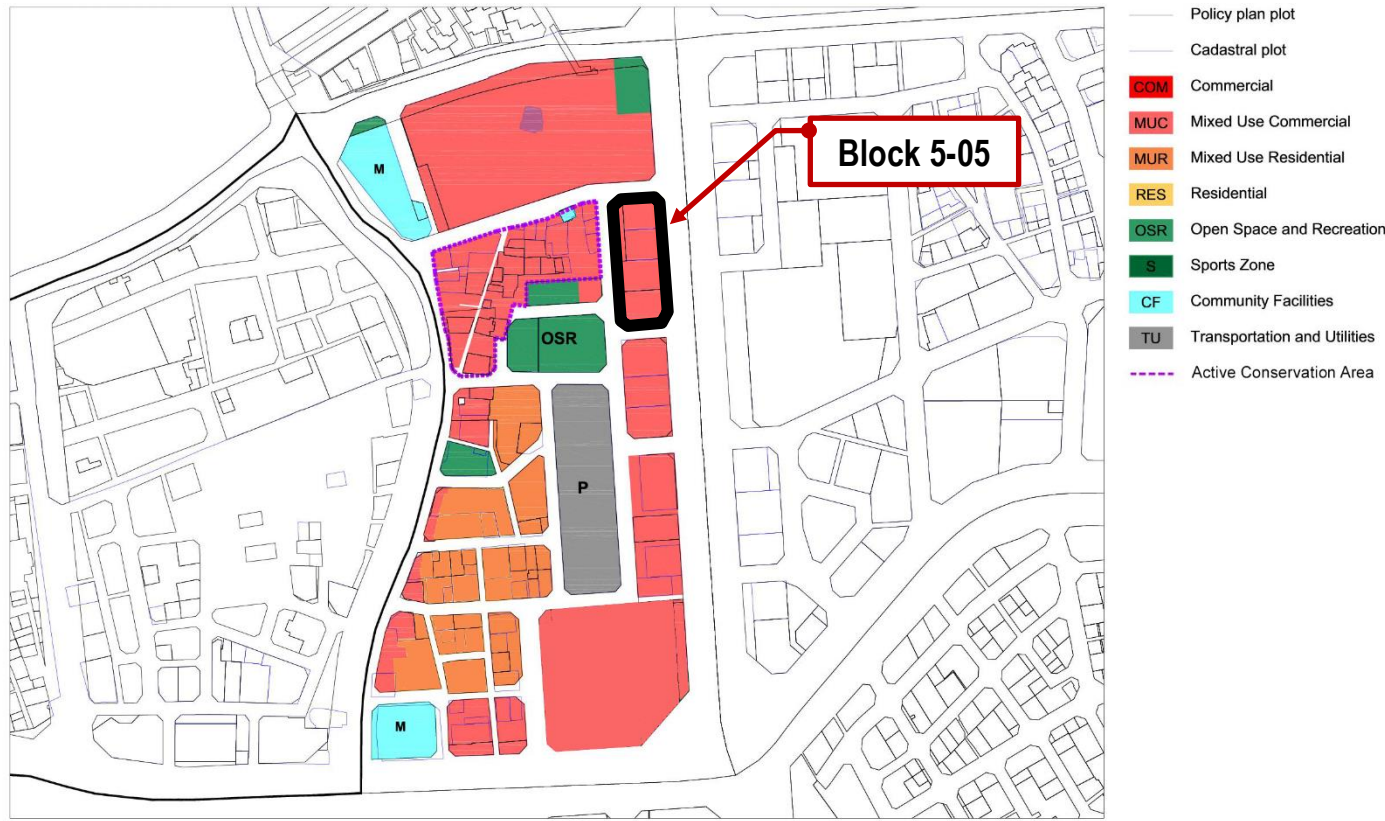
INCENTIVE

Incentive Scheme

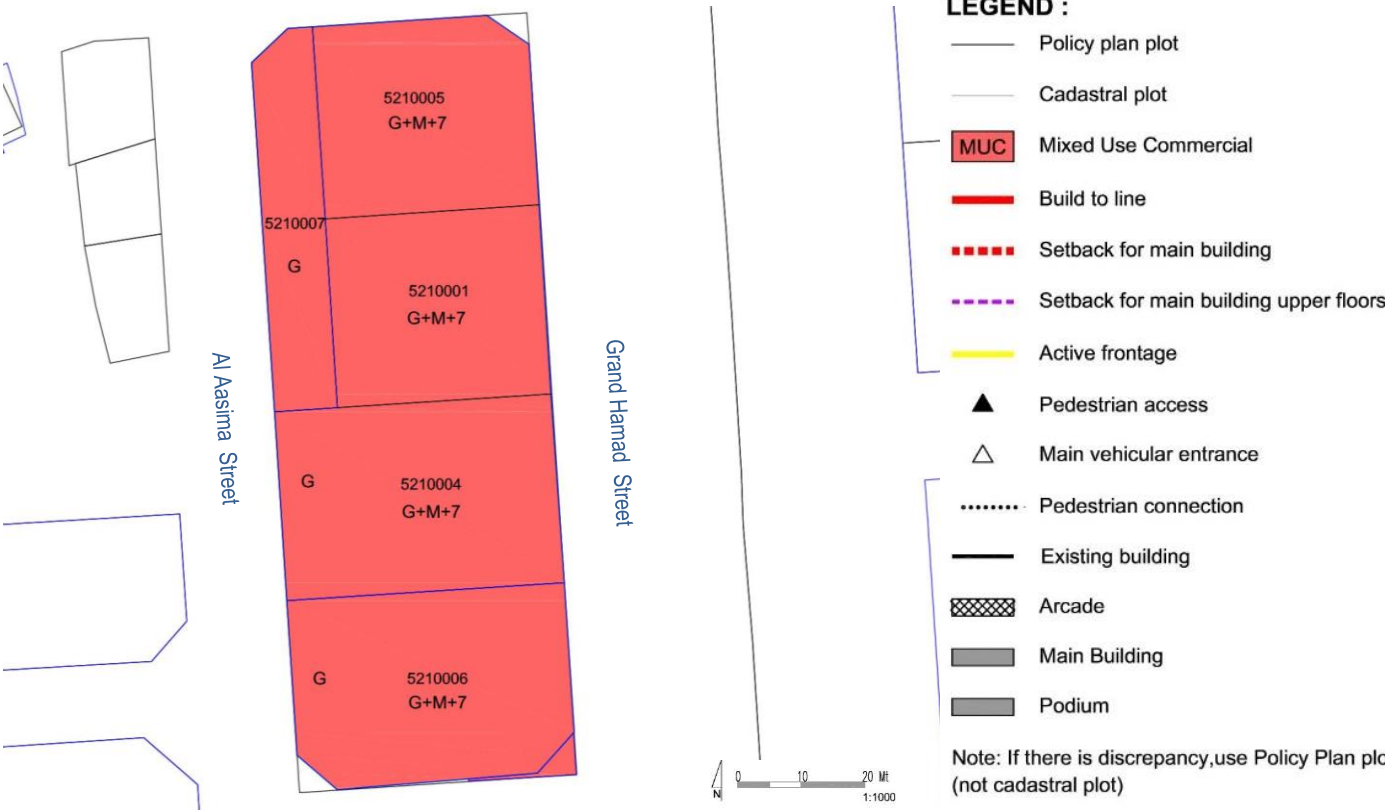
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:
 Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓
	Residential Flats, Apartments	✗	✓	☑
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*
	Complementary (See Permitted Uses Table)	✓	✓	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

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

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

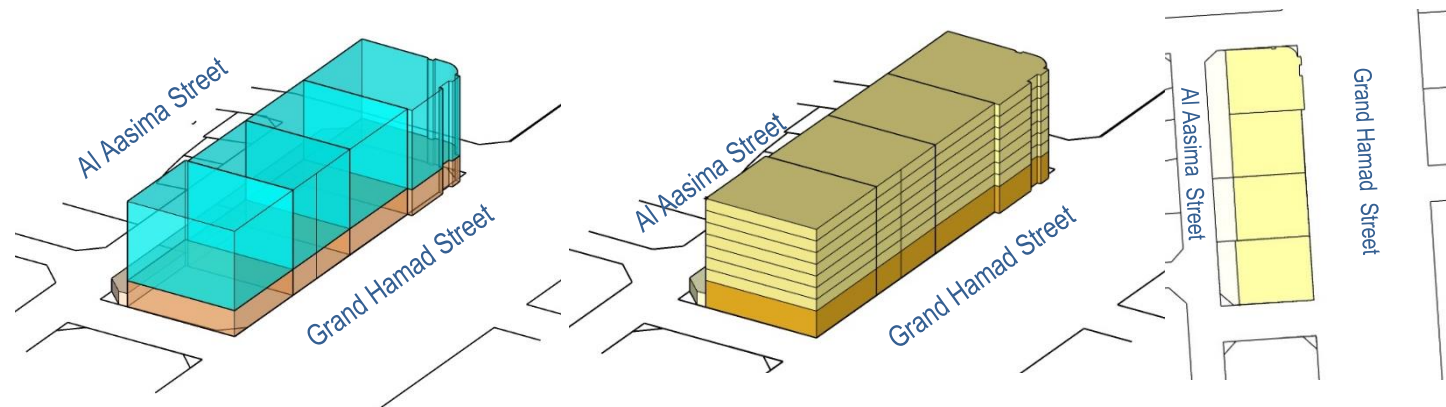
SPECIFIC USE REGULATIONS

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 Offices, Government Offices, Supporting Retail / Food and Beverages

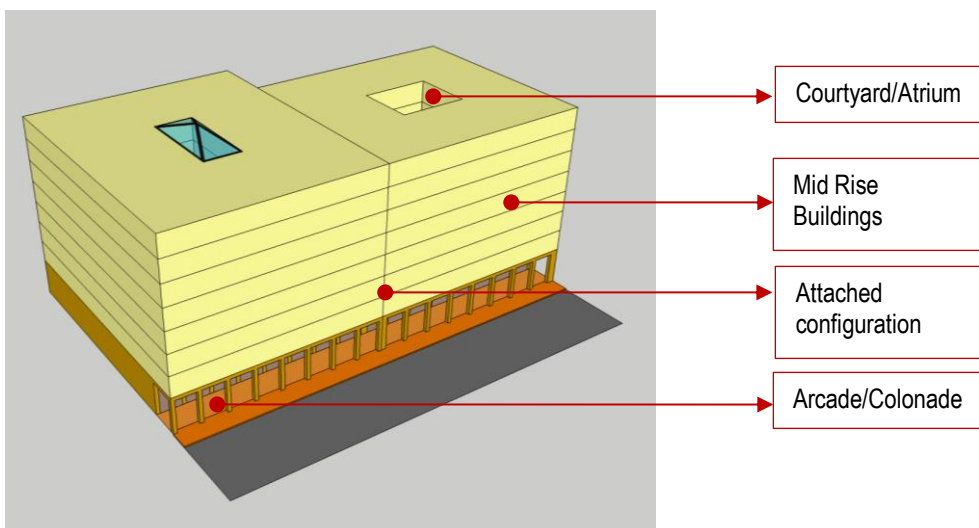
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED MID RISE BUILDING & COURTYARD/ ATRIUM



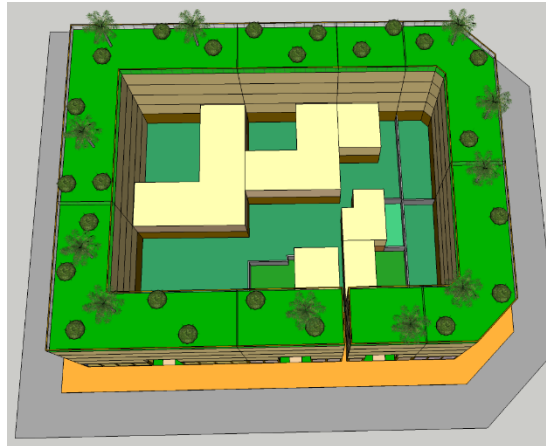
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Grand Hamad Street	32.7 m (max)
	• G+M+7	
FAR (max)	6.50 (along Grand Hamad Street)	(+ 5 % for corner lots)
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Attached-Mid Rise with Courtyard/ Atrium	
Building Placement	Setbacks as per block plan:	
	<ul style="list-style-type: none"> 0 m front 0 m sides 0 m rear 	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to-line)</i>	100% of 0 m front setback (mandatory)	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)	
Commercial Depth (max)	15 m	
Building Size	<ul style="list-style-type: none"> 30 m maximum building width or length; or Create 'a height break impression' (e.g. variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long 	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Grand Hamad Street: Arcade/ Colonnade: <ul style="list-style-type: none"> 2.5 m minimum width G+M maximum height Located as per drawing Al Aasima Street: Small Fore-court to indicate entrance	
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> Allowed 0 m setbacks 0.5 m maximum height from street level (undercroft) 	

ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none"> 0 m sides 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 400 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 400 sqm will allow to reach G+7, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 400 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

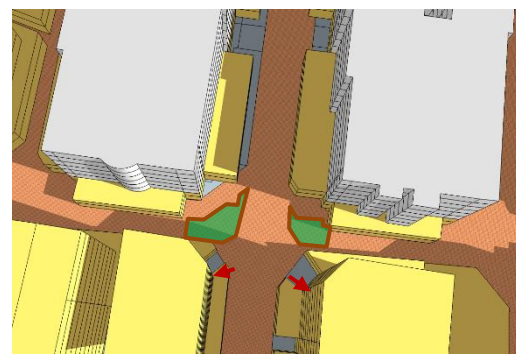
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LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

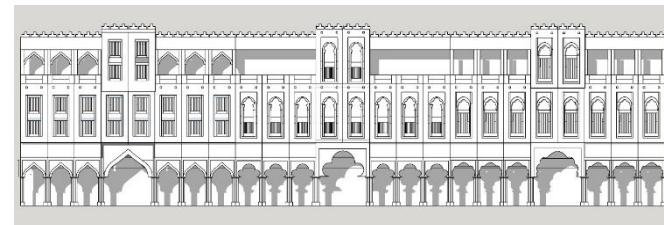
Provision of green terrace roof garden (min. 50% of the area)



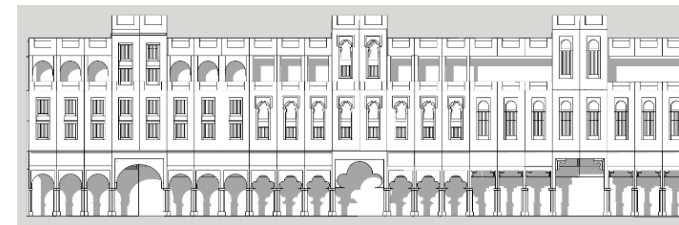
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURE STYLES

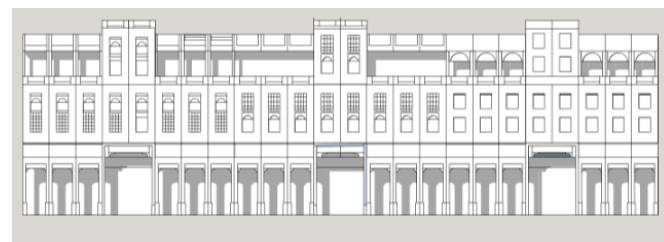
Qatari Vernacular *



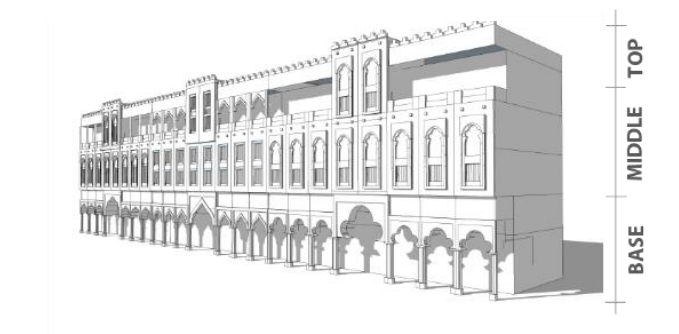
Qatari Vernacular High Ornamentation



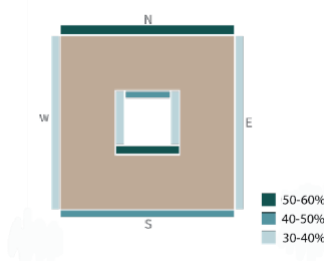
Qatari Vernacular Medium Ornamentation



Qatari Vernacular Low Ornamentation



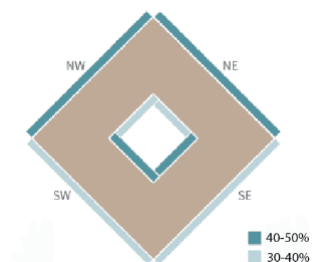
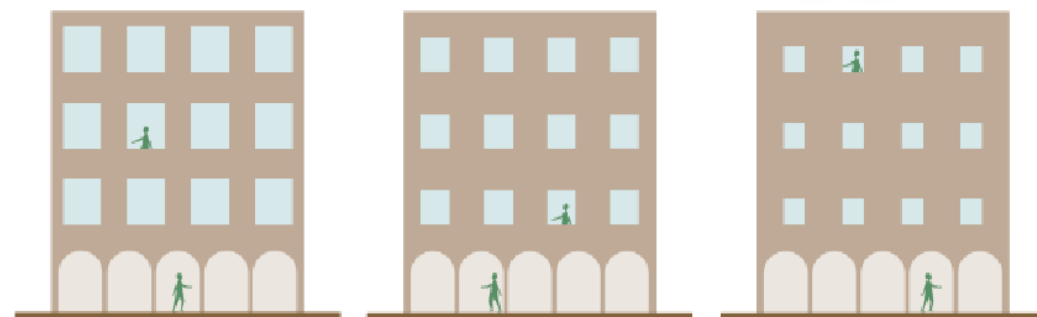
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

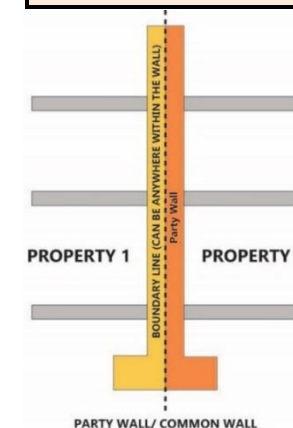
East & West : 30%-40%



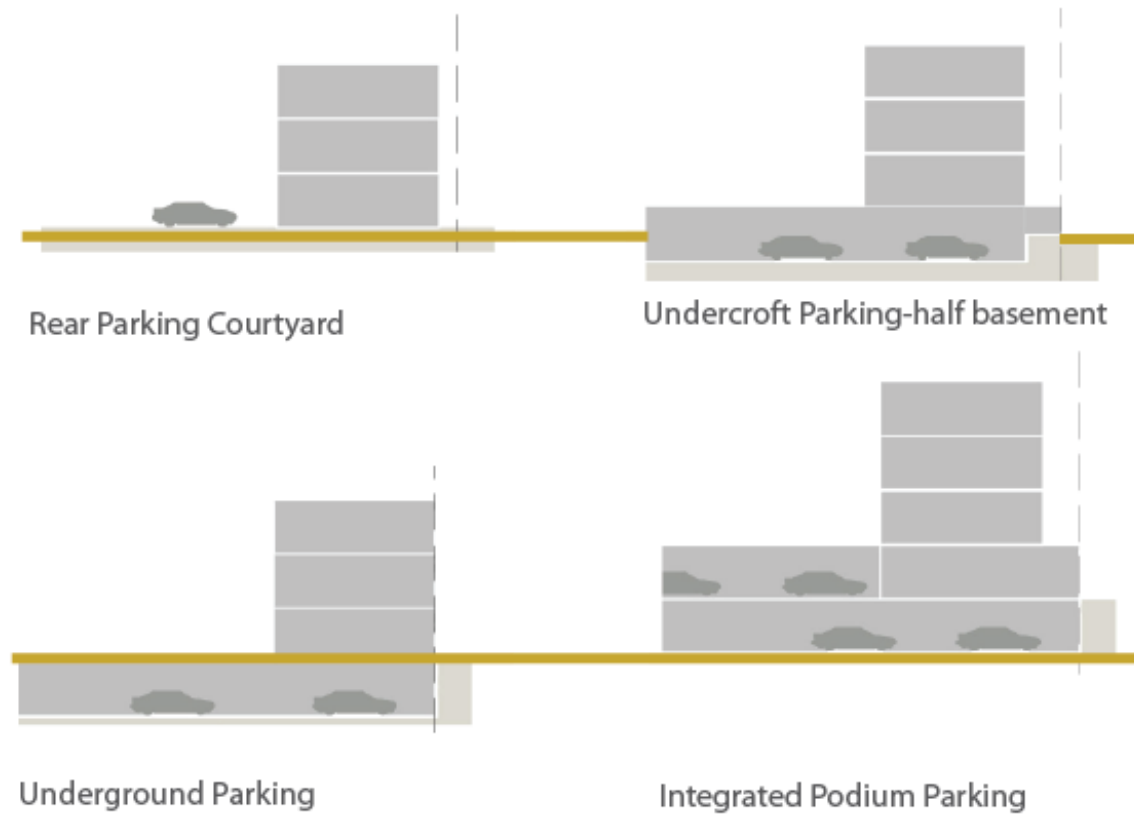
STANDARDS

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



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

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

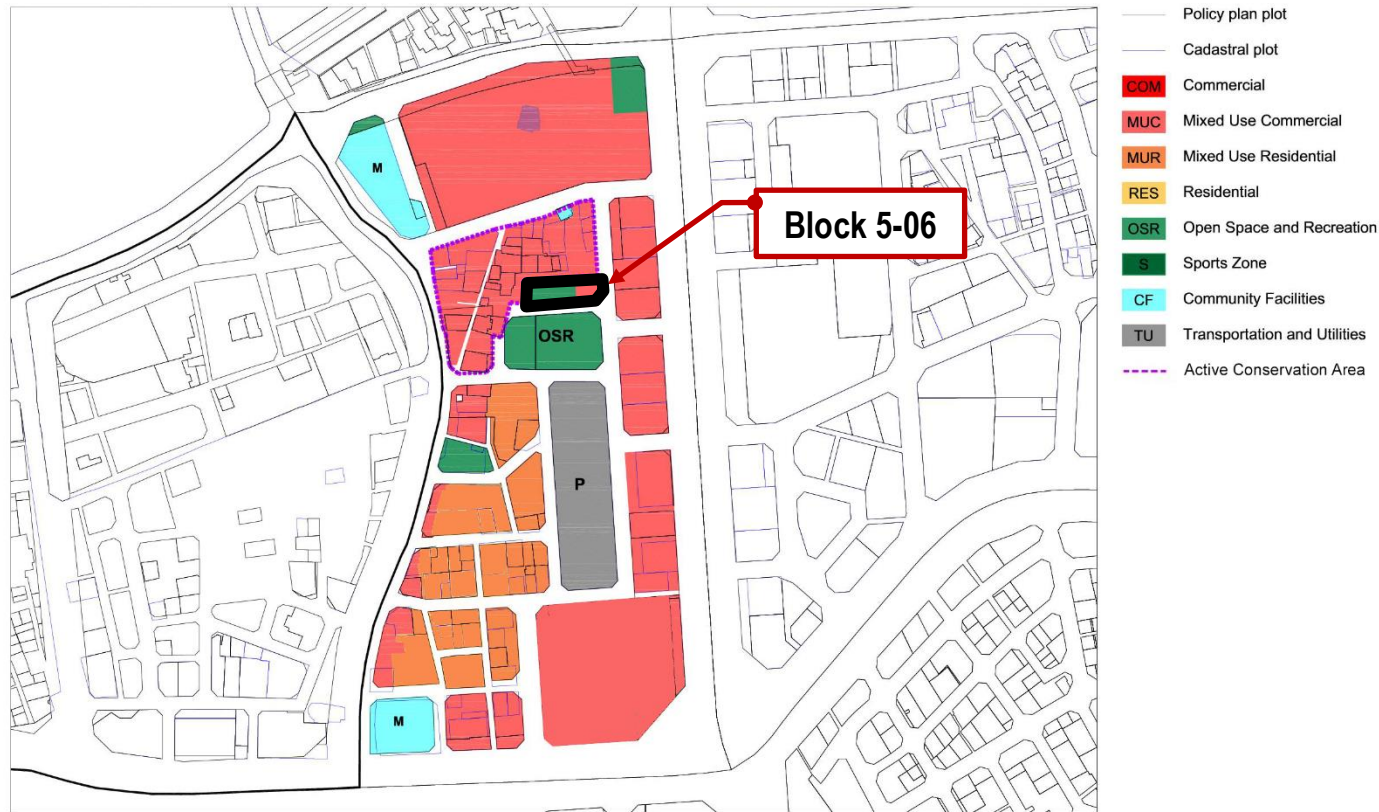
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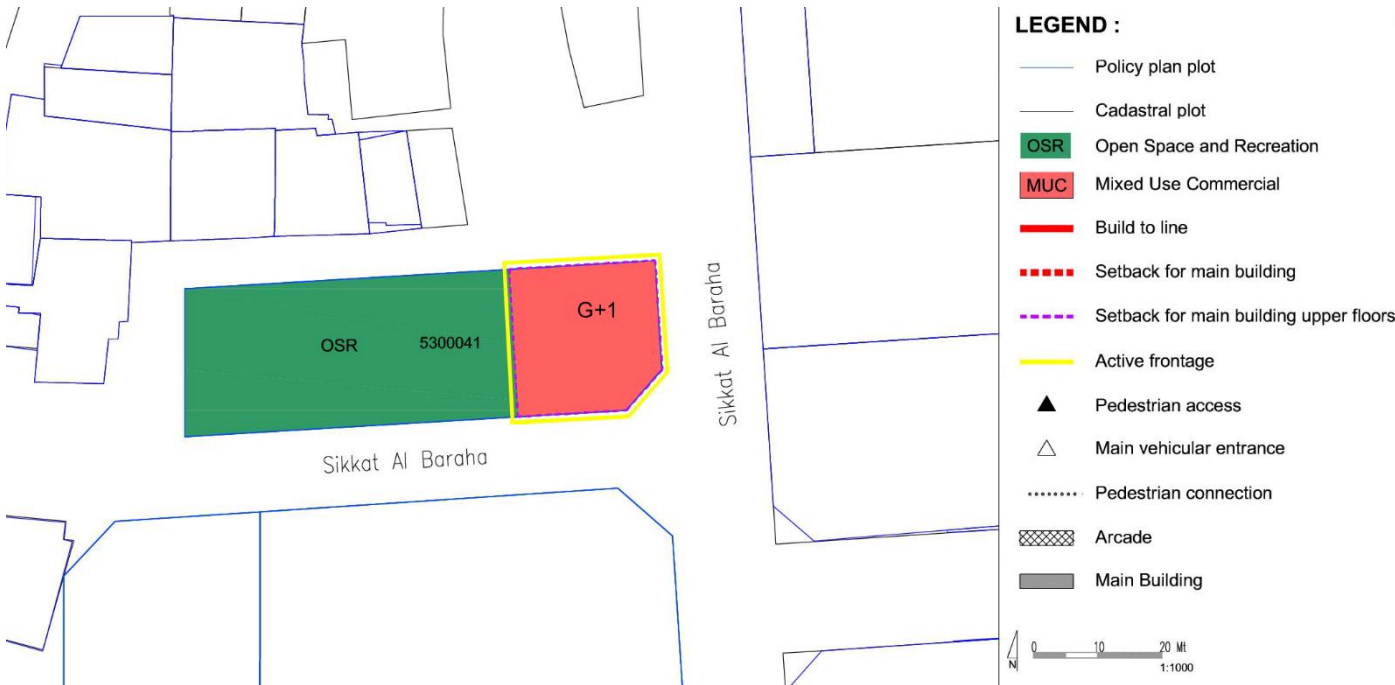
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4.7	✓	✓	x	x	1104	Private Hospital/Polyclinic
4.8	✓	✓	✓	✓	1105	Ambulance Station
4.9	✓	✓	x	x	1106	Medical Laboratory / Diagnostic Center
4.10 Governmental	x	✓	x	x	1201	Ministry / Government Agency / Authority
4.11	x	✓	x	x	1202	Municipality
4.12	✓	✓	✓	x	1203	Post Office
4.13	✓	✓	✓	✓	1209	Library
4.14 Cultural	✓	✓	✓	x	1301	Community Center / Services
4.15	✓	✓	✓	x	1302	Welfare / Charity Facility
4.16	✓	✓	x	x	1303	Convention / Exhibition Center
4.17	✓	✓	✓	✓	1304	Art / Cultural Centers
4.18 Religious	✓	✓	✓	x	1406	Islamic / Dawa Center
5 SPORTS AND ENTERTAINMENT						
5.1 Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2	✓	✓	x	x	1504	Theatre / Cinema
5.3	✓	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
5.4	✓	✓	✓	✓		Green ways / Corridors
5.5 Sports	x	✓	✓	x	1607	Tennis / Squash Complex
5.6	x	✓	✓	✓	1609	Basketball / Handball / Volleyball Courts
5.7	x	✓	✓	✓		Small Football Fields
5.8	x	✓	✓	✓	1610	Jogging / Cycling Track
5.9	✓	✓	✓	✓	1611	Youth Centre
5.10	x	✓	✓	x	1612	Sports Hall / Complex (Indoor)
5.11	✓	✓	✓	✓		Private Fitness Sports (Indoor)
5.12	✓	✓	✓	✓	1613	Swimming Pool
6 OTHER						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code		COM	MUC	MUR	RES
Minimum required number of use type*		1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓	✓
	Residential Flats, Apartments	✗	✓	☑*	☑
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*	✗
	Complementary (See Permitted Uses Table)	✓	✓	✓	✓
Examples		Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

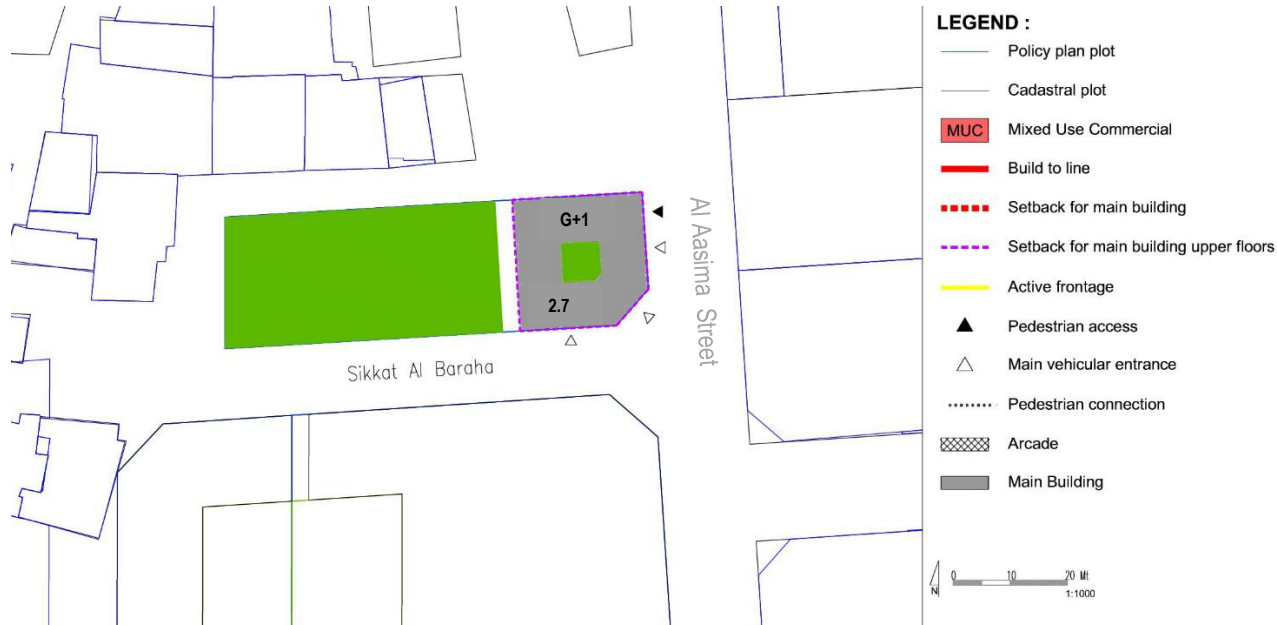
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

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

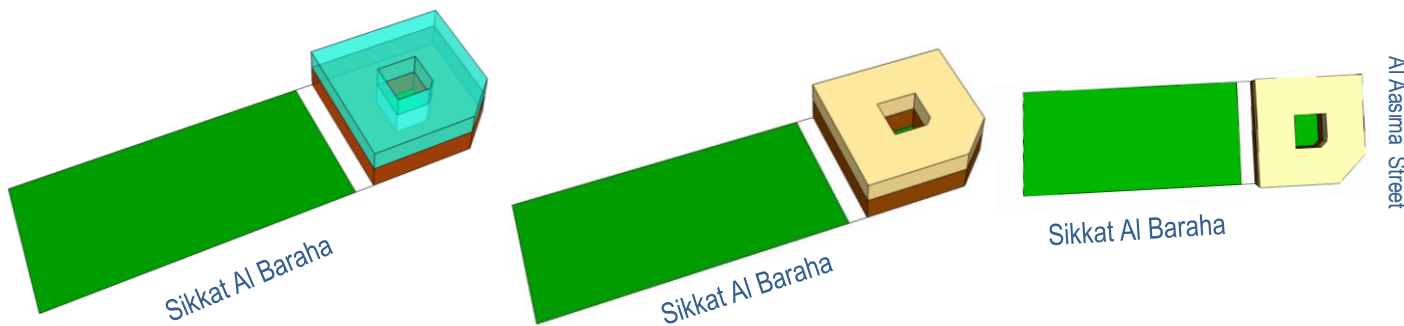
SPECIFIC USE REGULATIONS

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

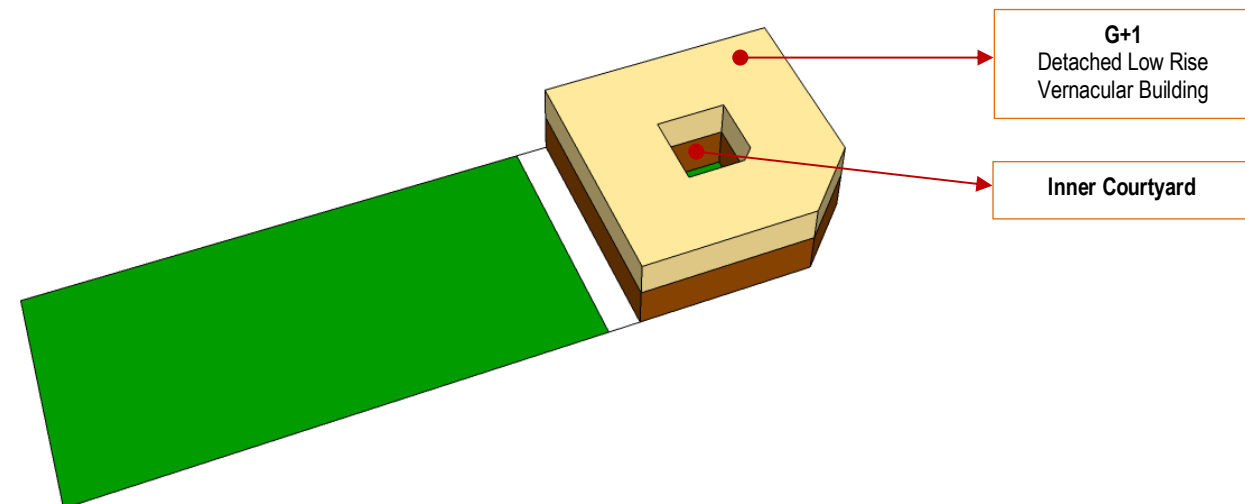
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: DETACHED LOW RISE VERNACULAR WITH COURTYARD/ ATRIUM



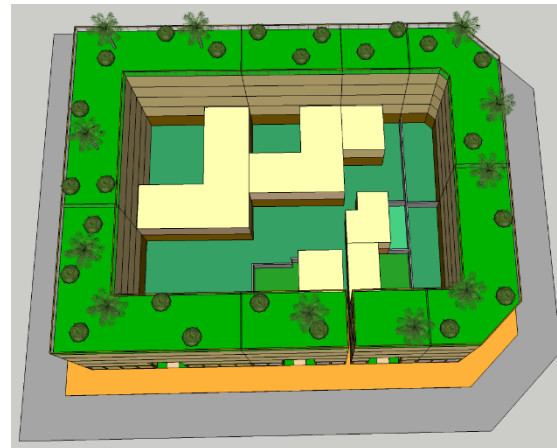
BLOCK FORM REGULATIONS

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	Sikkat Al Baraha • G+2 13.7 m (max)
FAR (max)	2.70 (+ 5 % for corner lots)
Building Coverage (max)	85%
MAIN BUILDINGS	
Typology	Detached Low Rise Vernacular with Courtyard
Building Placement	Setbacks as per block plan: • Front-part: 0m front and side setback • Configure buildings to co-locate with open space as per drawing
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0 m all around setback (mandatory)
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)
Commercial Depth (max)	15 m
Building Size	Fine grain; • 15 m maximum building width or length; or • Create a modular external expression of facade, with maximum 15 m wide, if the building is long stretched
Primary Active Frontage	As indicated in the plan
Frontage Profile	• Madkhal to indicate entrance; and • Liwan
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	n/a
Building Depth (max)	7.5 m

SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	<ul style="list-style-type: none"> Designated main parking facility to cater this block should be in the form of communal public parking, located outside the Conservation Area or under the designated new park/open space On street parking for short term parking
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirements: (block is located within 400m radius from metro entry point)

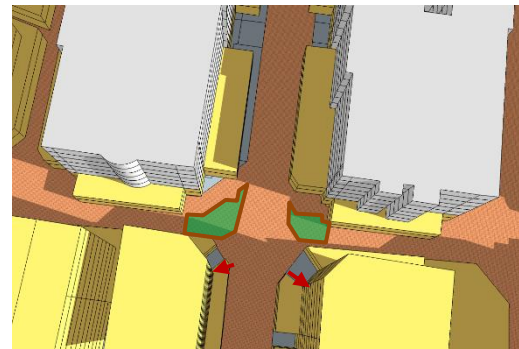
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

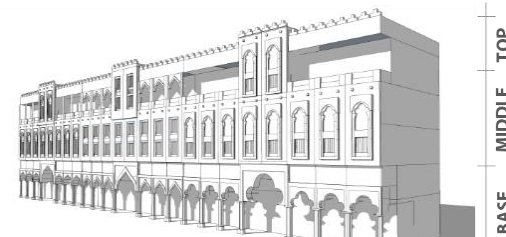
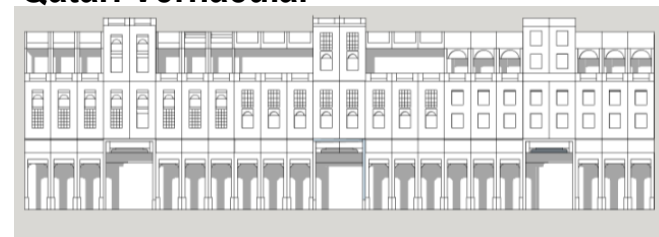
Provision of green terrace roof garden (min. 50% of the area)



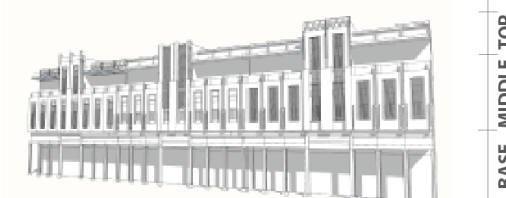
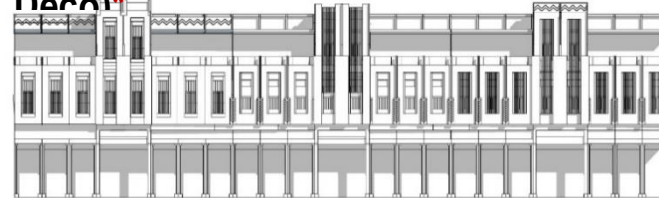
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*

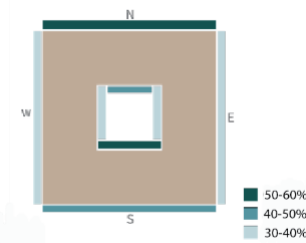


Early Modern (Doha - Art Deco)*



(illustration)

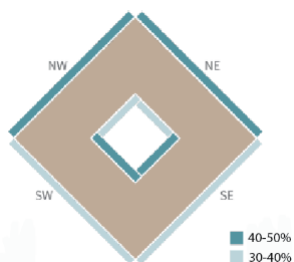
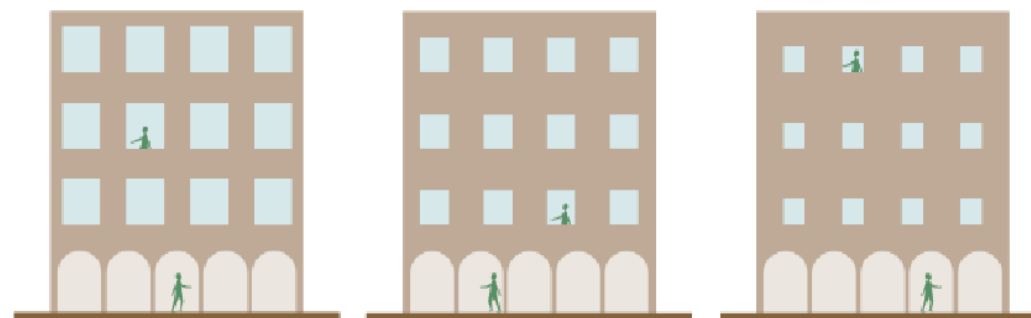
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

East & West : 30%-40%

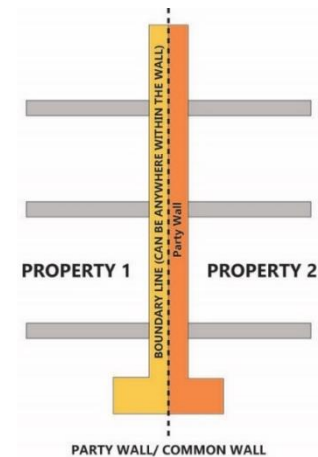


STANDARDS

ARCHITECTURAL STANDARD

Architectural Theme/ Style	<ul style="list-style-type: none"> • General: Qatari Vernacular • Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style (* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)
Exterior expression	<ul style="list-style-type: none"> • Clear building expression of a base, a middle and a top • The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) • The Middle Part: <ul style="list-style-type: none"> ○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. ○ Should reveal the external expression of each storey • The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> • 6 m between two buildings with facing non-habitable rooms • 8 m between two buildings with a facing non-habitable room and a facing habitable room • 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> • Ground floor: 5 m • Ground floor with mezzanine: 6.5 m • Typical floors (residential and other): 3.50 m • Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> • All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc

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



PARKING FORM & LOCATION OPTION



Underground 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

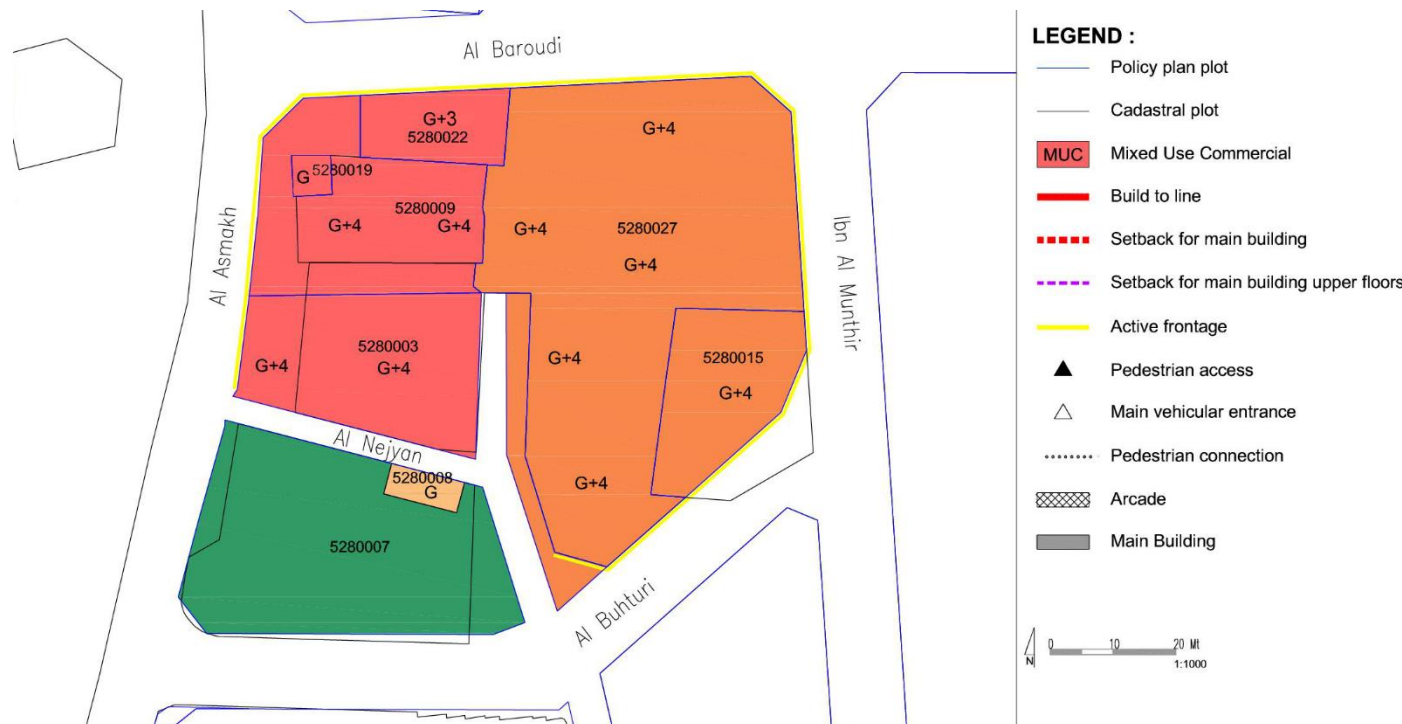
PERMITTED USES TABLE

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential	
Zoning Code	COM	MUC	MUR	RES	
Minimum required number of use type*	1	2	2	1	
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓	✗
	Residential Flats, Apartments	✗	✓	☑*	☑
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*	✓
	Complementary (See Permitted Uses Table)	✓	✓	✓	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses	

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

USE SPLIT

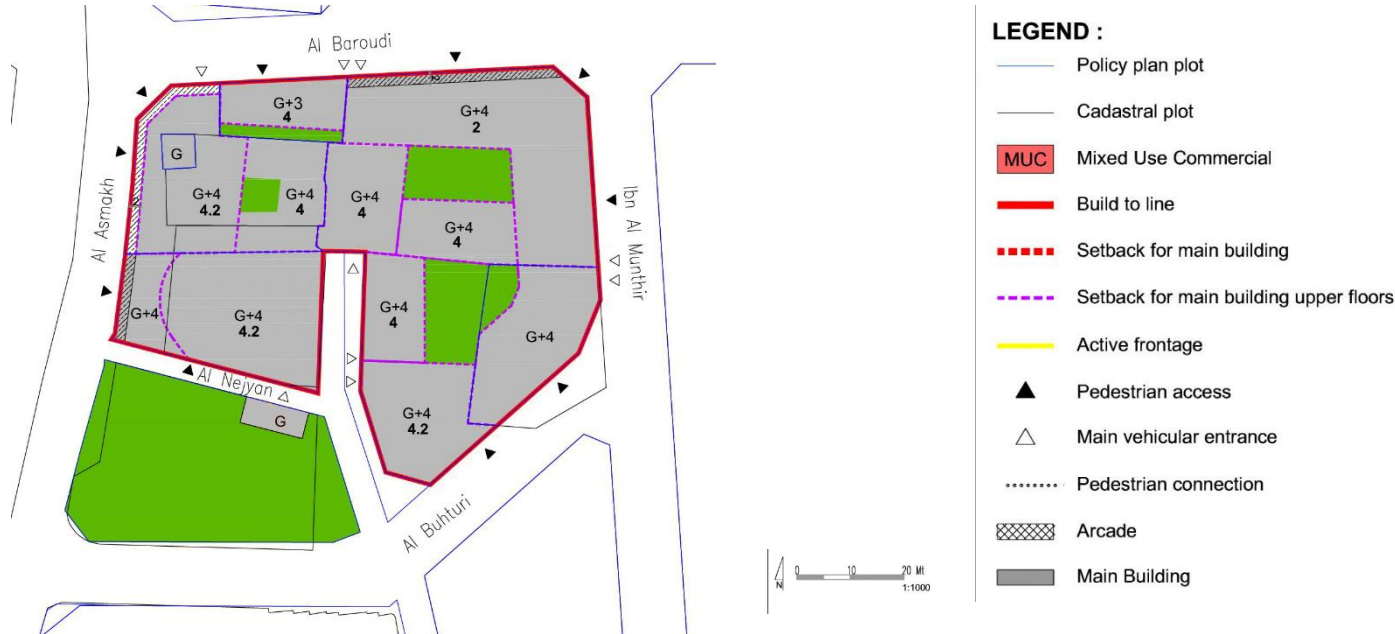
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	✓	All	77.5 % min
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	All	20 % max

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

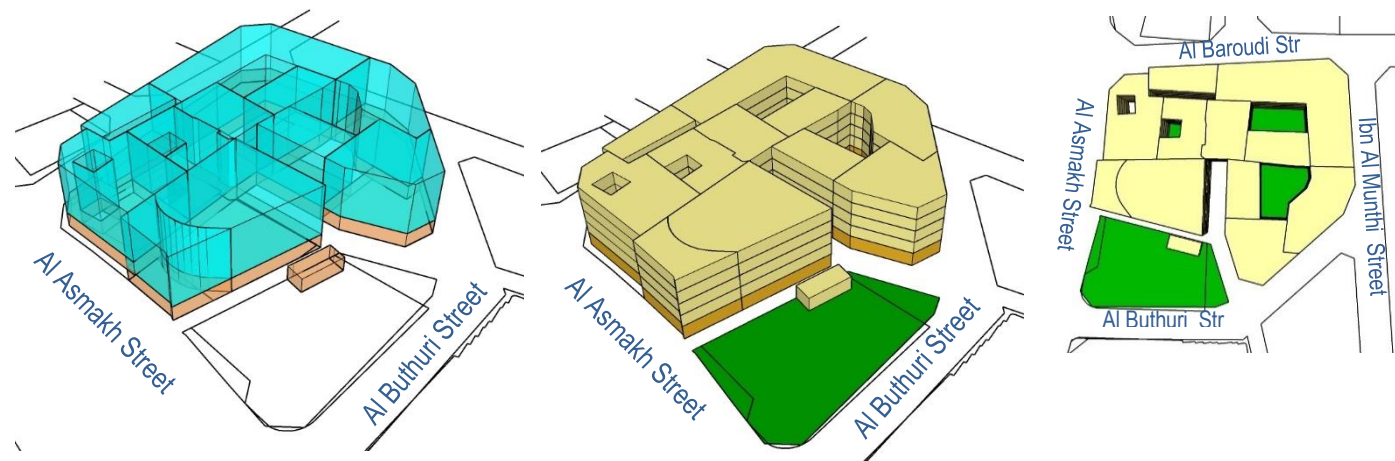
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area Type of commercial in MUR: Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Offices, Government Offices, Supporting Retail / Food and Beverages

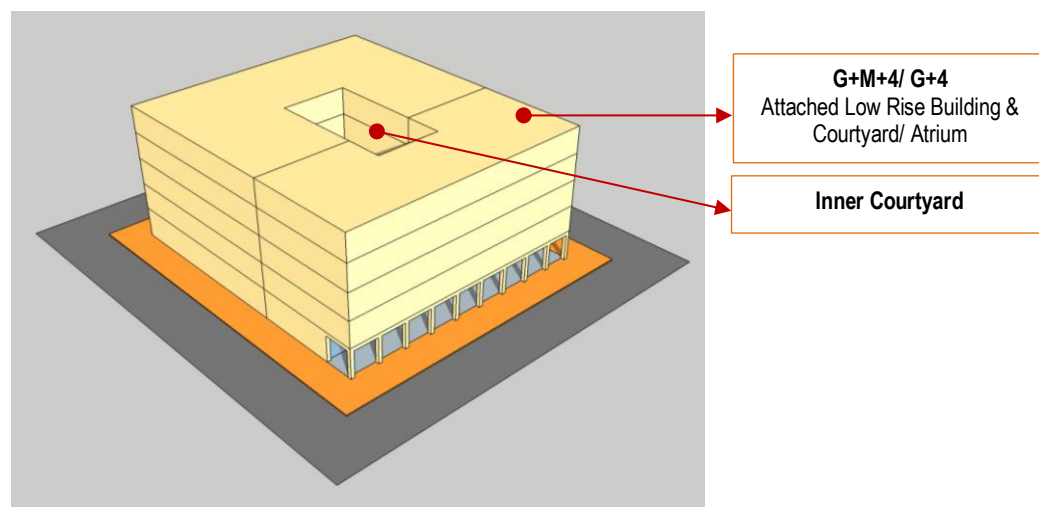
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING WITH COURTYARD/ ATRIUM



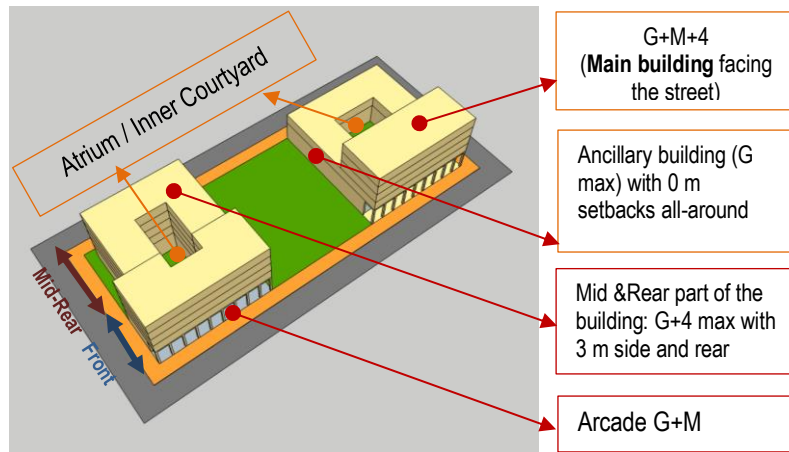
BLOCK FORM REGULATIONS

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial MUR: Mixed Use Residential
Height (max)	Al Asmakh Street G+M+4 22.2 m (max)
	Al Baroudi & Ibn Al Munthir, Al Buthuri & Al Neyjan Street G+4 20.7 m (max)
FAR (max)	4.00 (Al Asmakh Street) (+ 5 % for corner lots)
	3.80 (Al Baroudi & Ibn Al Munthir, Al Buthuri & Al Neyjan Street)
Building Coverage (max)	85%
MAIN BUILDINGS	
Typology	Attached-Low Rise with Courtyard/ Atrium
Building Placement	Setbacks as per block plan: PIN 5280022: • Front: 0 m; Side: 0 m; Rear: 3 m General: as per Block Massing Plan: • Front: 0 m; Side: 0 m; Rear: 3 m
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0 m front setback (mandatory)
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)
Commercial Depth (max)	15 m
Building Size	Fine grain; • 15 m maximum building width or length; or • Create a modular external expression of facade, with maximum 15 m wide, if the building is long stretched
Primary Active Frontage	As indicated in the plan
Frontage Profile	Al Asmakh Street : Arcade/ Colonnade: • 2.5 m minimum width • G maximum height

	Al Baroudi & Ibn Al Munthir, Al Buthuri & Al Neyjan Street: Small Fore-court to indicate entrance
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> Allowed 0 m setbacks 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m side 3 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirements: (block is located within 400m radius from metro entry point)

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

BUILDING TYPOLOGY (AL ASMAKH STREET): LOW RISE ATTACHED BLDG

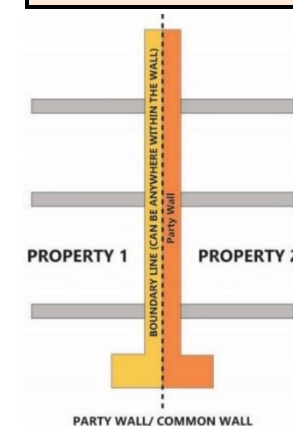


The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

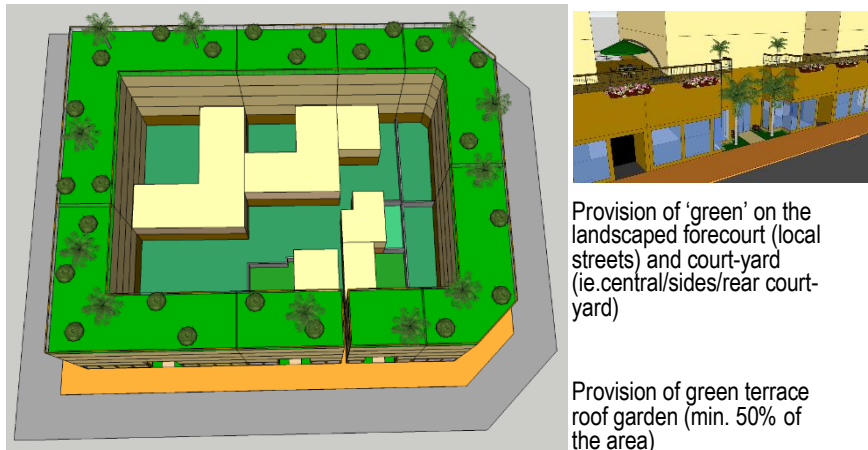
STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> General: Qatari Vernacular Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> Clear building expression of a base, a middle and a top The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) The Middle Part: <ul style="list-style-type: none"> Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. Should reveal the external expression of each storey The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> 6 m between two buildings with facing non-habitable rooms 8 m between two buildings with a facing non-habitable room and a facing habitable room 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> Ground floor: 5 m Ground floor with mezzanine: 6.5 m Typical floors (residential and other): 3.50 m Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc

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

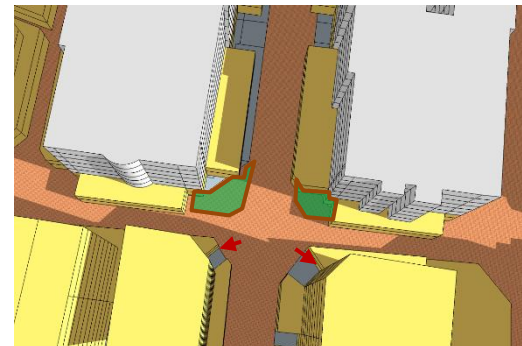


LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

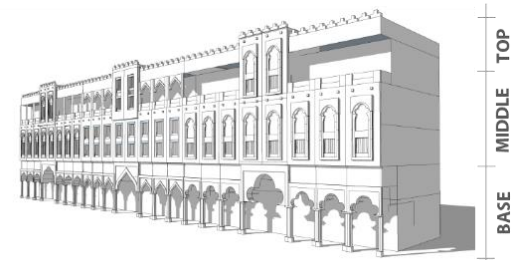
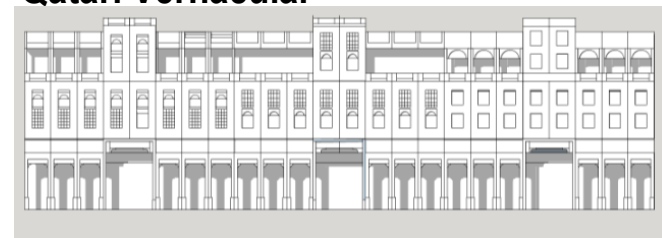
Provision of green terrace roof garden (min. 50% of the area)



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

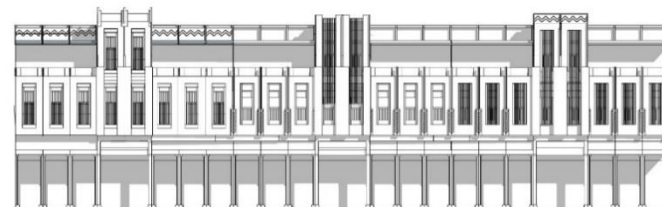
RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*

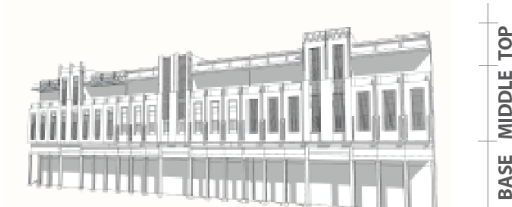


BASE MIDDLE TOP

Early Modern (Doha - Art Deco)*



(illustration)



BASE MIDDLE TOP

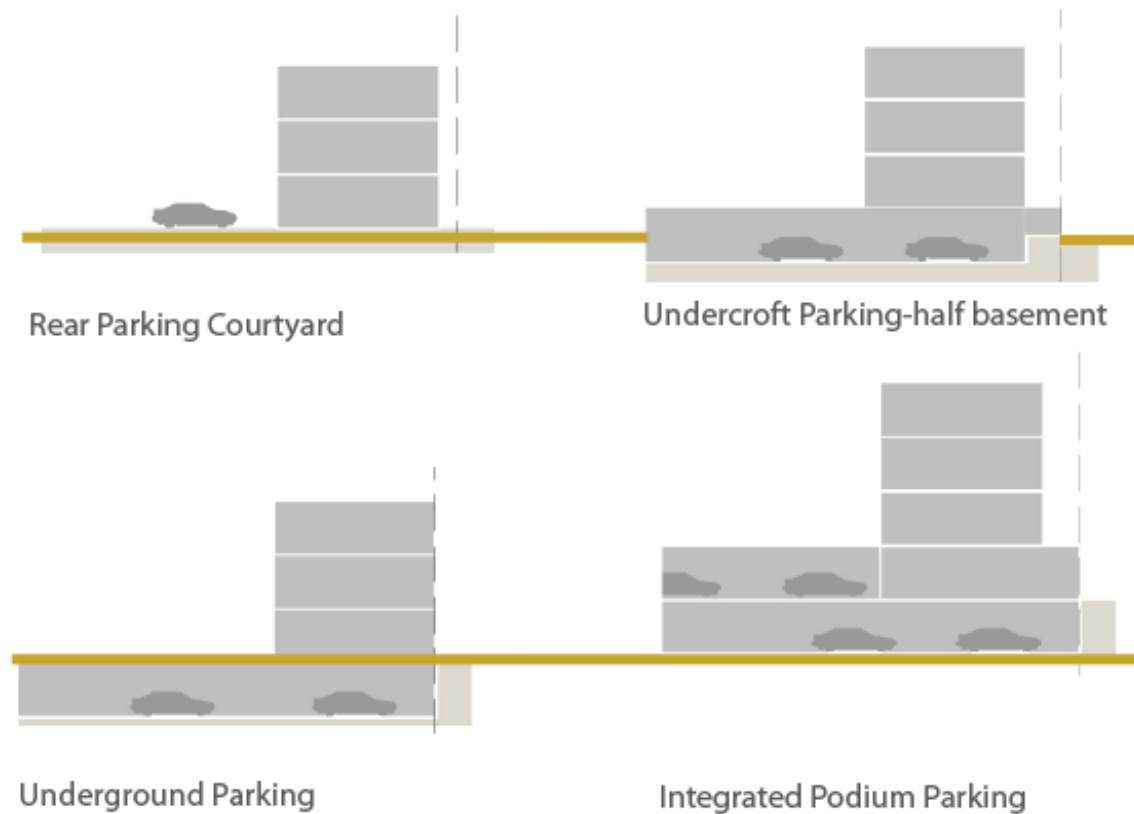
WINDOW-TO-WALL RATIOS



PERMITTED USES TABLE

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

PARKING FORM & LOCATION OPTION



INCENTIVE

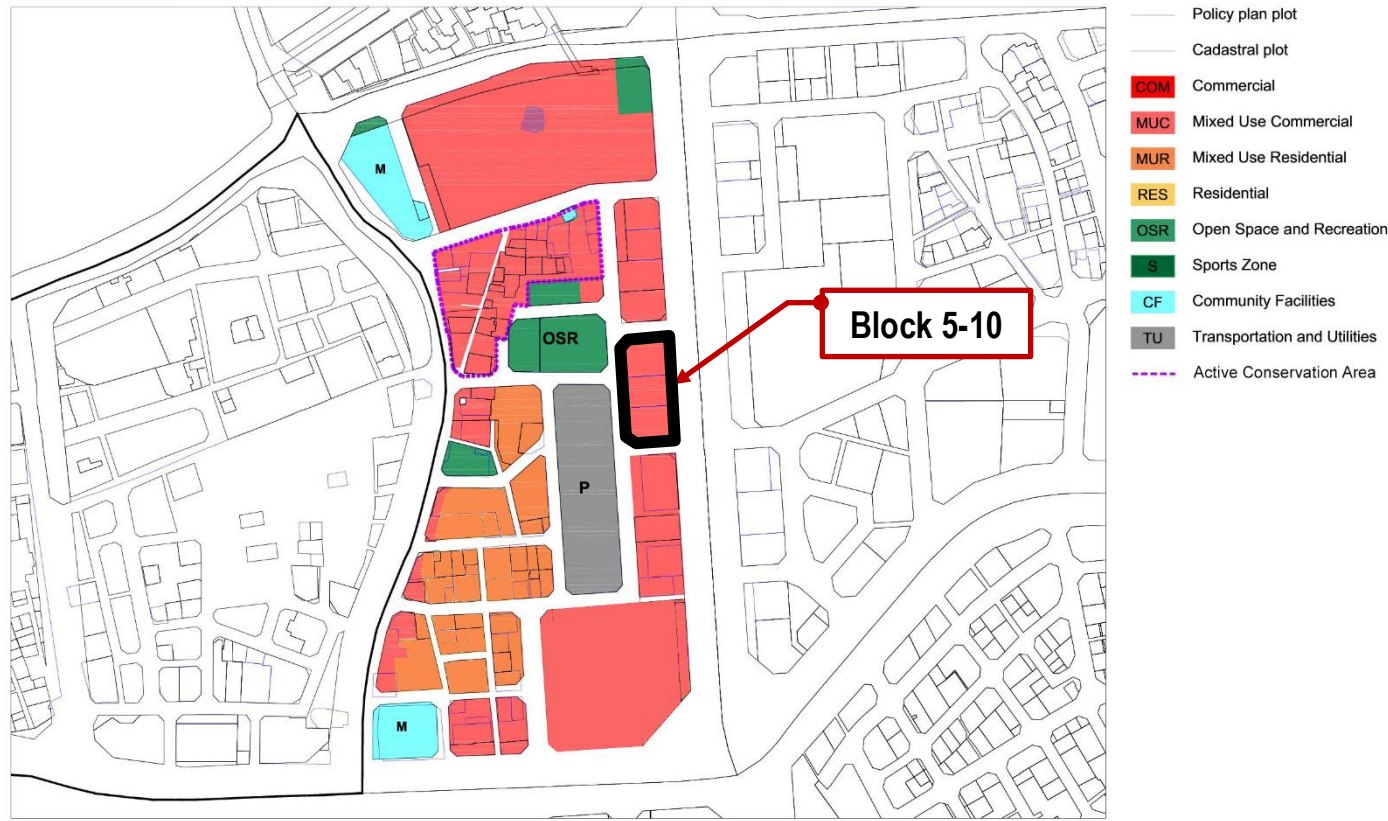
Incentive Scheme

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

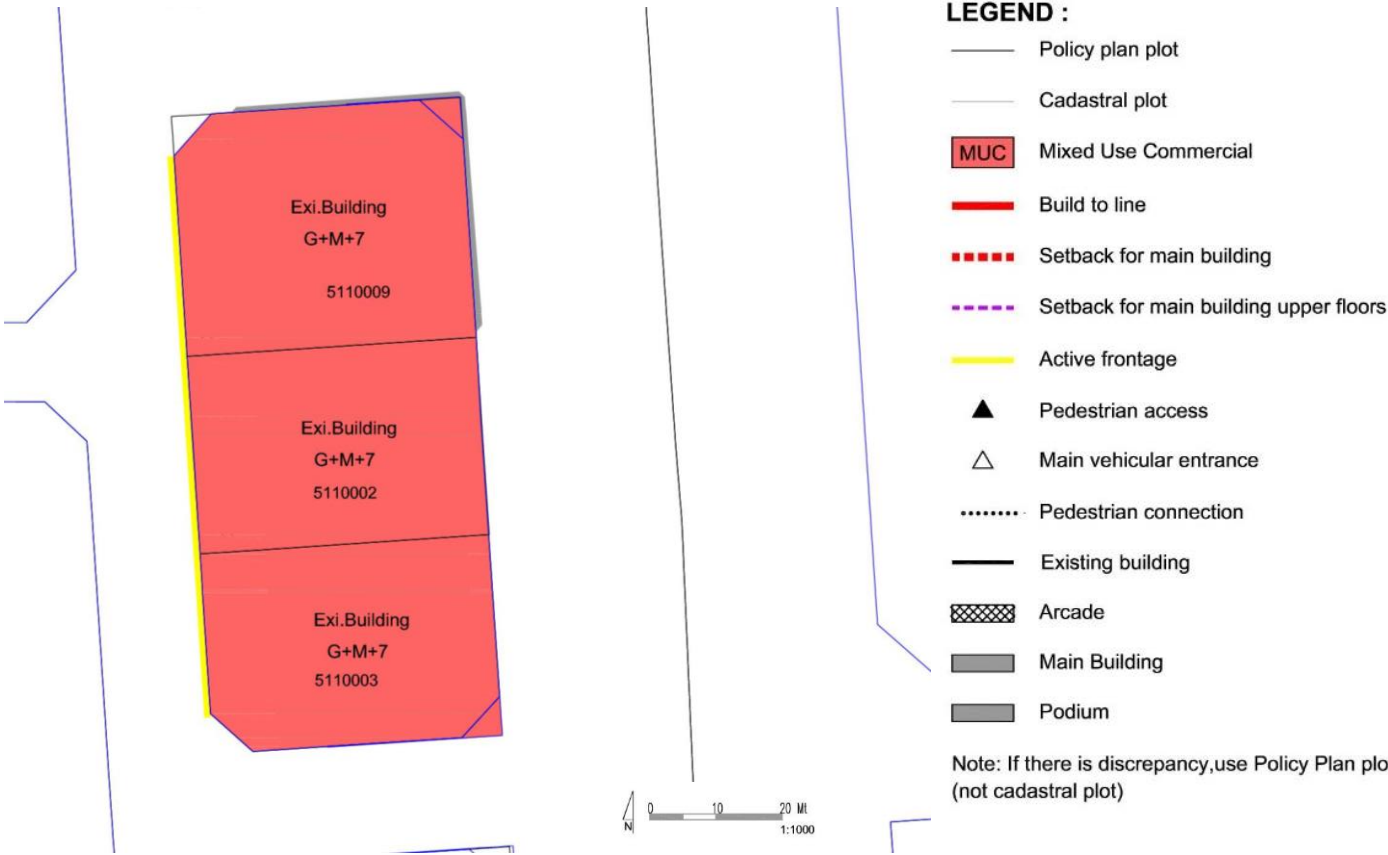
Provision of Shared Public Parking:

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓
	Residential Flats, Apartments	✗	✓	☑
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*
	Complementary (See Permitted Uses Table)	✓	✓	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

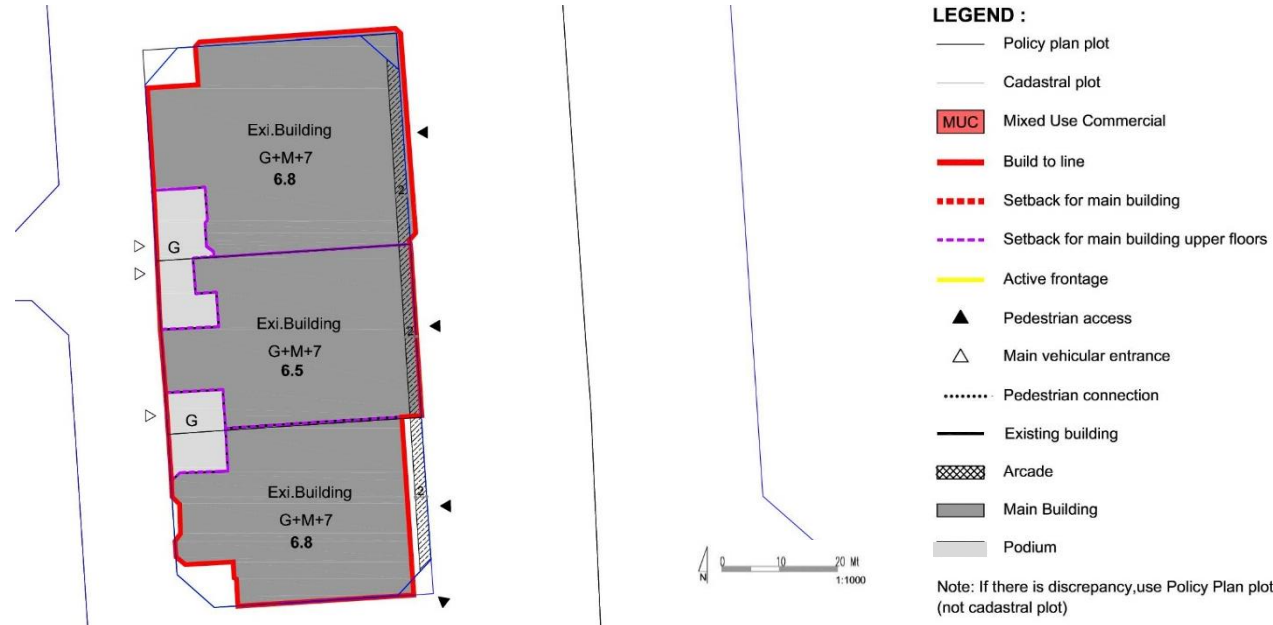
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

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

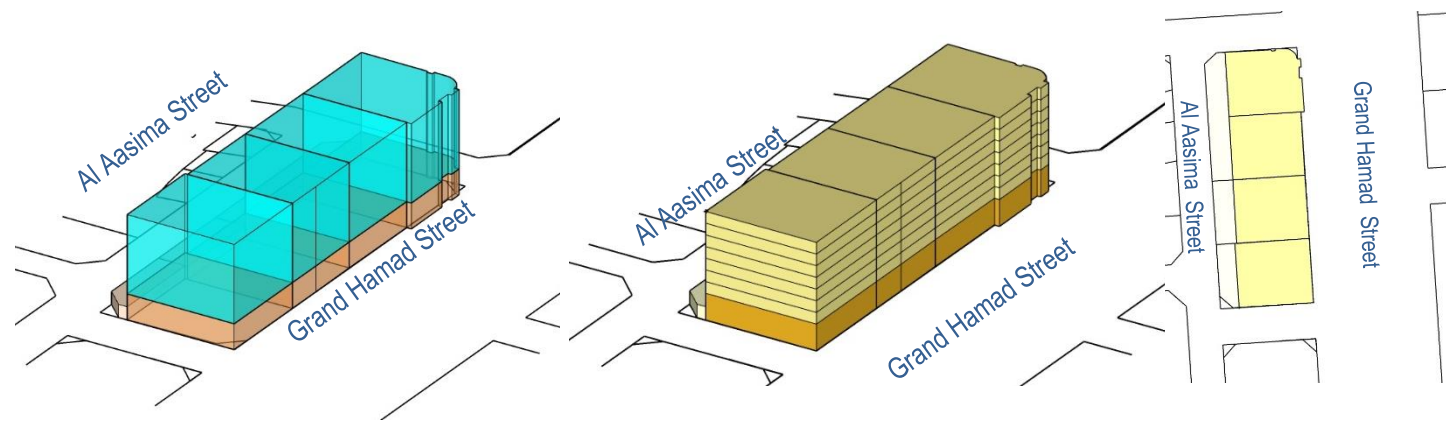
SPECIFIC USE REGULATIONS

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
	Offices, Government Offices, Supporting Retail / Food and Beverages

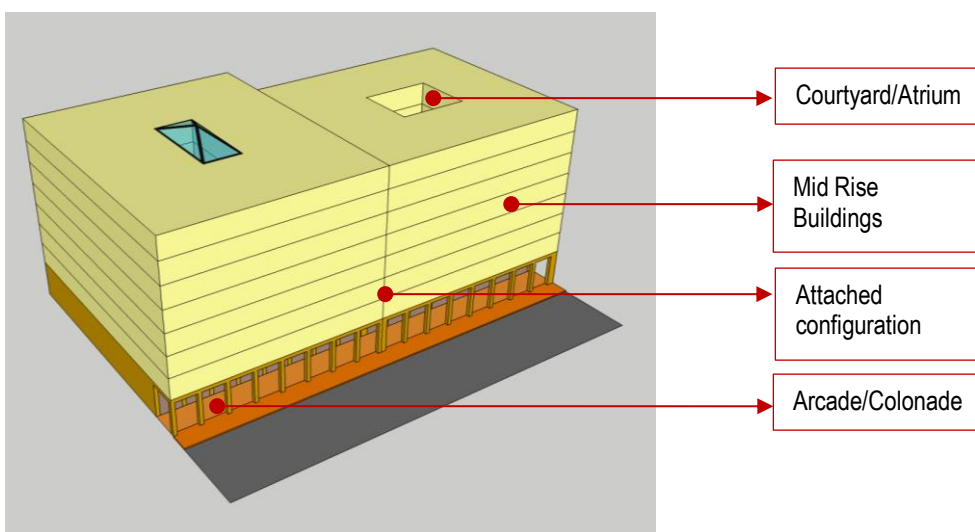
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED MID RISE BUILDING & COURTYARD/ ATRIUM



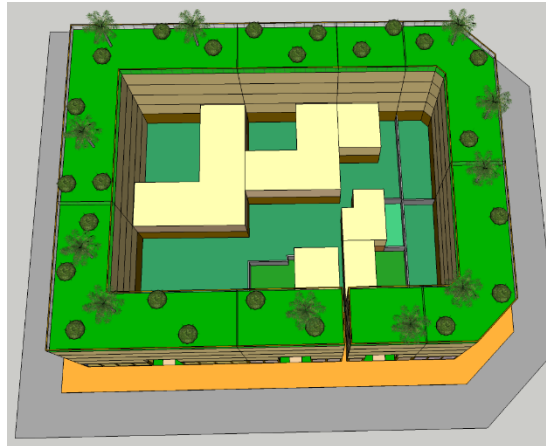
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Grand Hamad Street	32.7 m (max)
	• G+M+7	
FAR (max)	6.50 (along Grand Hamad Street)	(+ 5 % for corner lots)
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Attached-Mid Rise with Courtyard/ Atrium	
Building Placement	Setbacks as per block plan:	
	<ul style="list-style-type: none"> 0 m front 0 m sides 0 m rear 	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0 m front setback (mandatory)	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)	
Commercial Depth (max)	15 m	
Building Size	<ul style="list-style-type: none"> 30 m maximum building width or length; or Create 'a height break impression' (e.g. variety facade design based on modular approach) every interval of 30 m, if the building is stretched too long 	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Grand Hamad Street: Arcade/ Colonnade: <ul style="list-style-type: none"> 2.5 m minimum width G+M maximum height Located as per drawing Al Aasima Street: Small Fore-court to indicate entrance	
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> Allowed 0 m setbacks 0.5 m maximum height from street level (undercroft) 	

ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none"> 0 m sides 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 400 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 400 sqm will allow to reach G+7, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 400 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

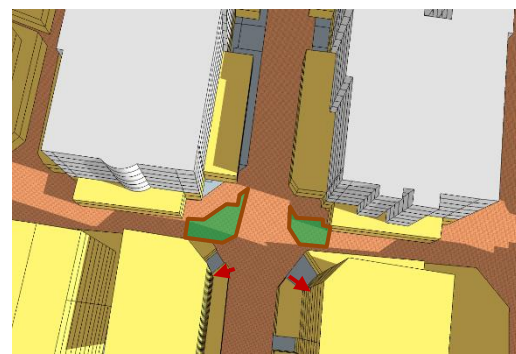
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

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)

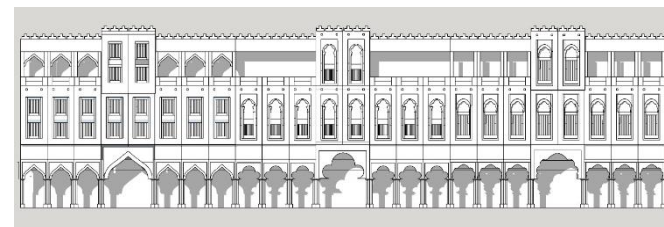
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RECOMMENDED ARCHITECTURAL STYLES

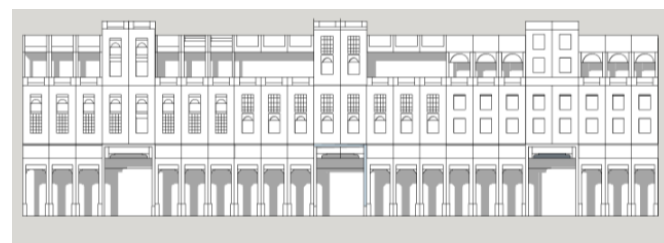
Qatari Vernacular *



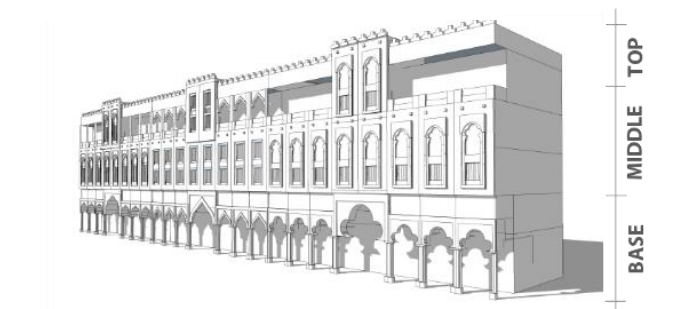
Qatari Vernacular High Ornamentation



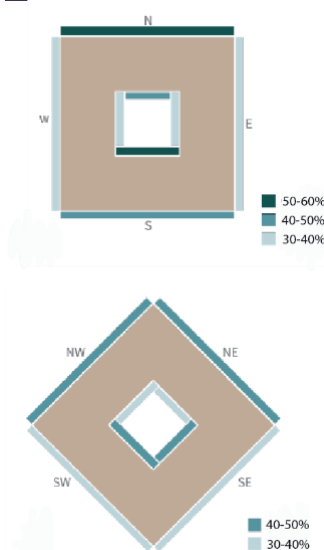
Qatari Vernacular Medium Ornamentation



Qatari Vernacular Low Ornamentation



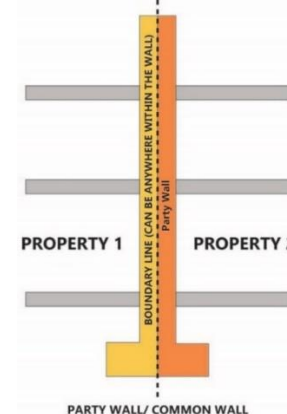
WINDOW-TO-WALL RATIOS



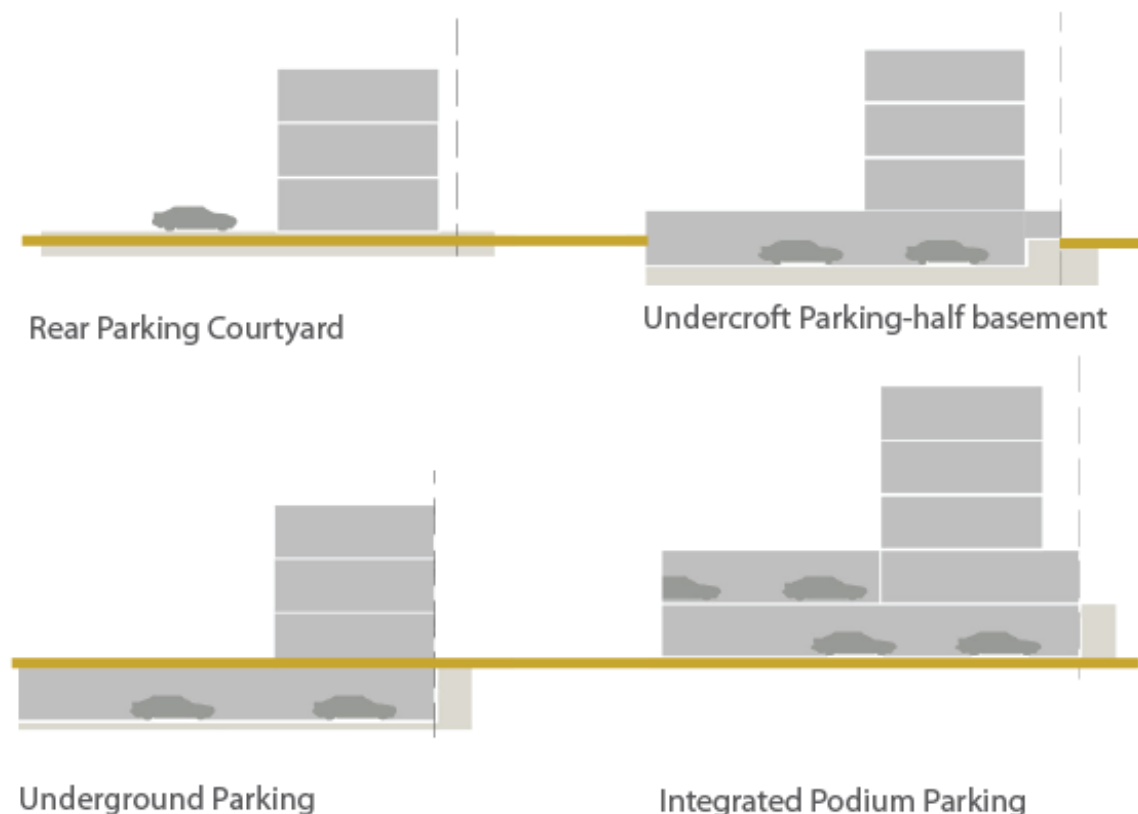
STANDARDS

ARCHITECTURAL STANDARD	
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Building Orientation	<ul style="list-style-type: none"> • All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
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PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

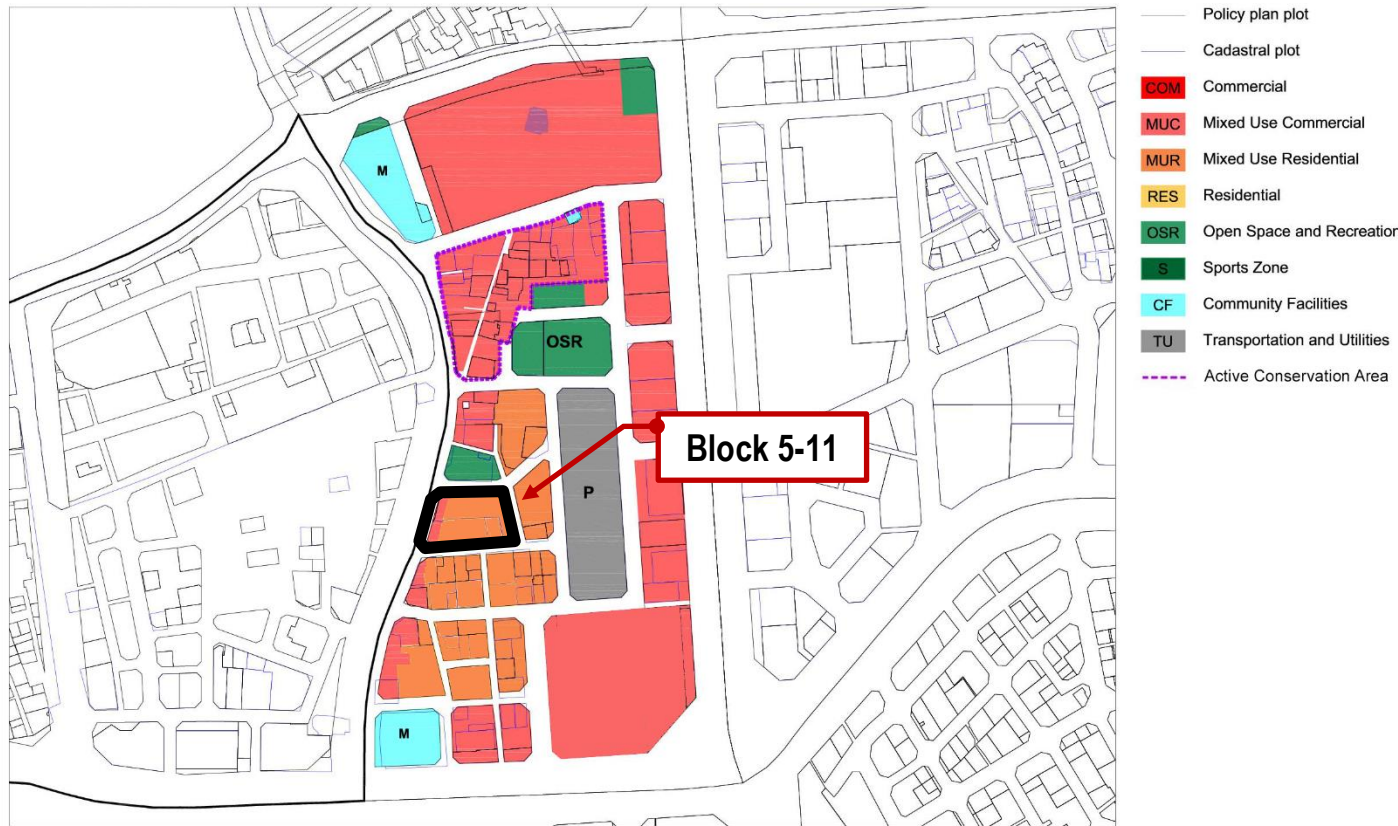
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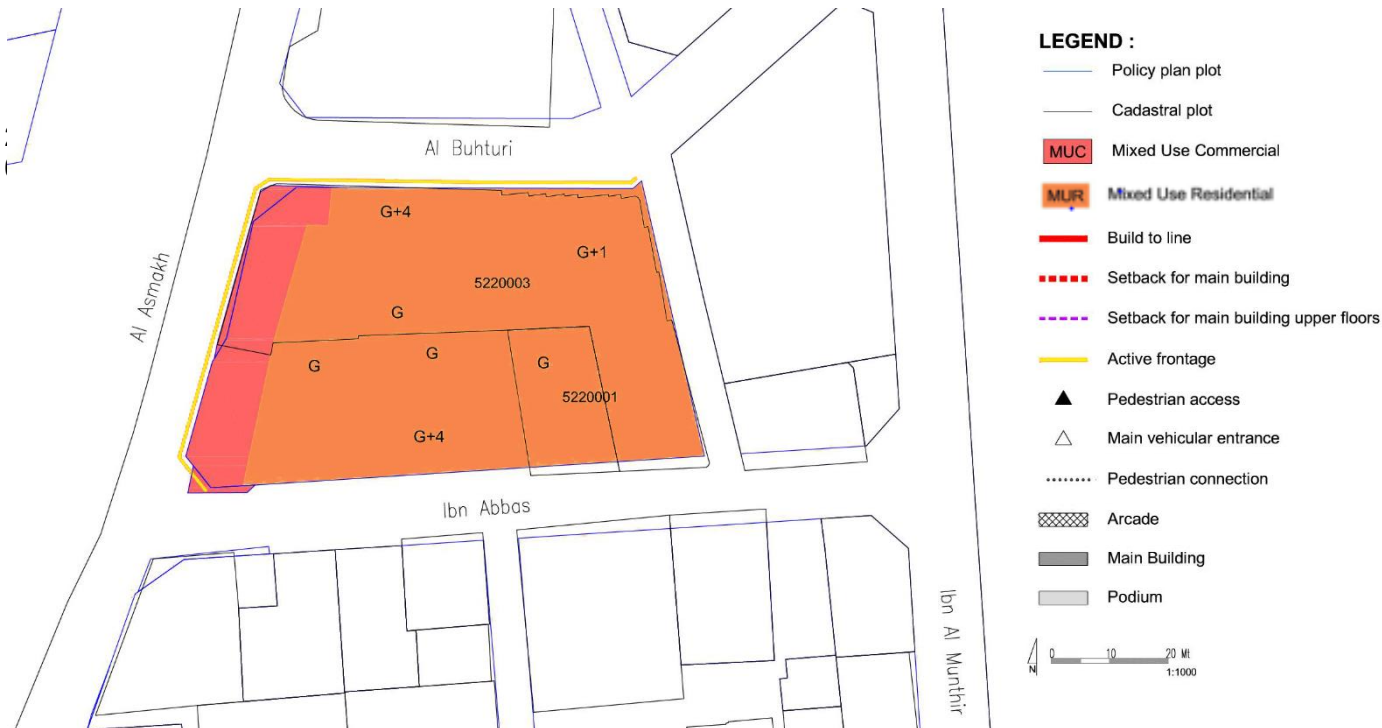
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5.8	x	✓	✓	✓	1610	Jogging / Cycling Track
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5.10	x	✓	✓	x	1612	Sports Hall / Complex (Indoor)
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ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential	
Zoning Code	COM	MUC	MUR	RES	
Minimum required number of use type*	1	2	2	1	
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓	✗
	Residential Flats, Apartments	✗	✓	☑*	☑
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*	✓
	Complementary (See Permitted Uses Table)	✓	✓	✓	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses	

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

USE SPLIT

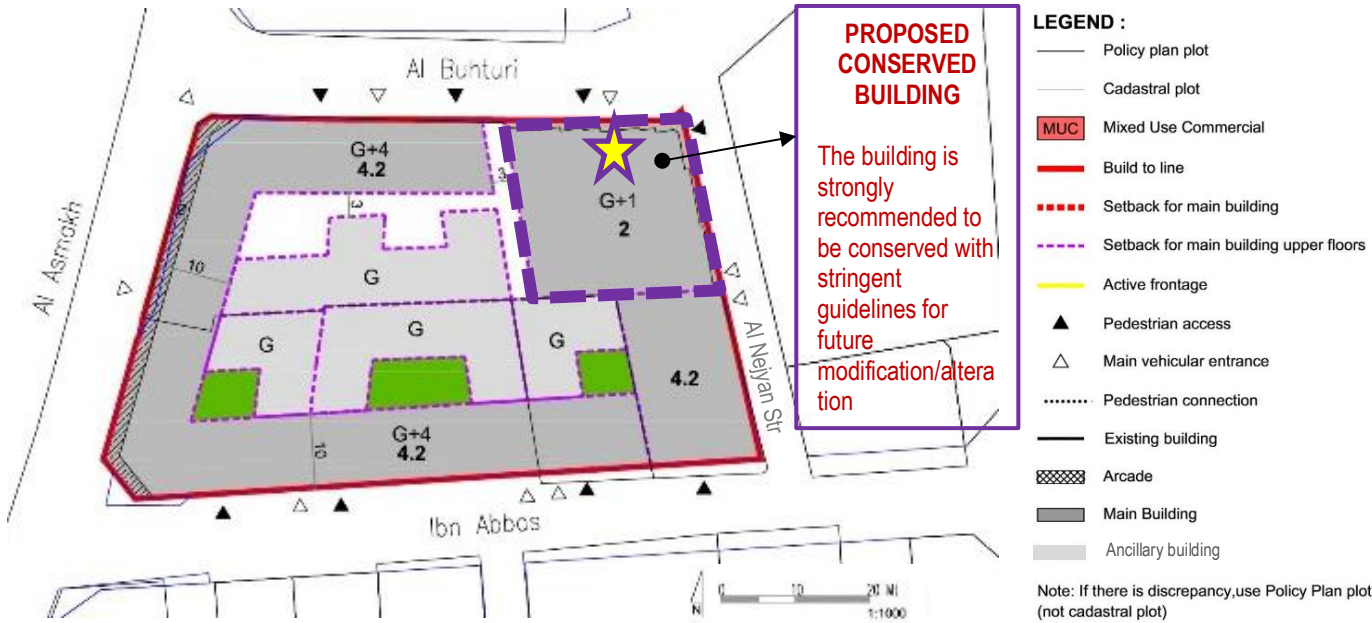
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	✓	All	77.5 % min
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	All	20 % max

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

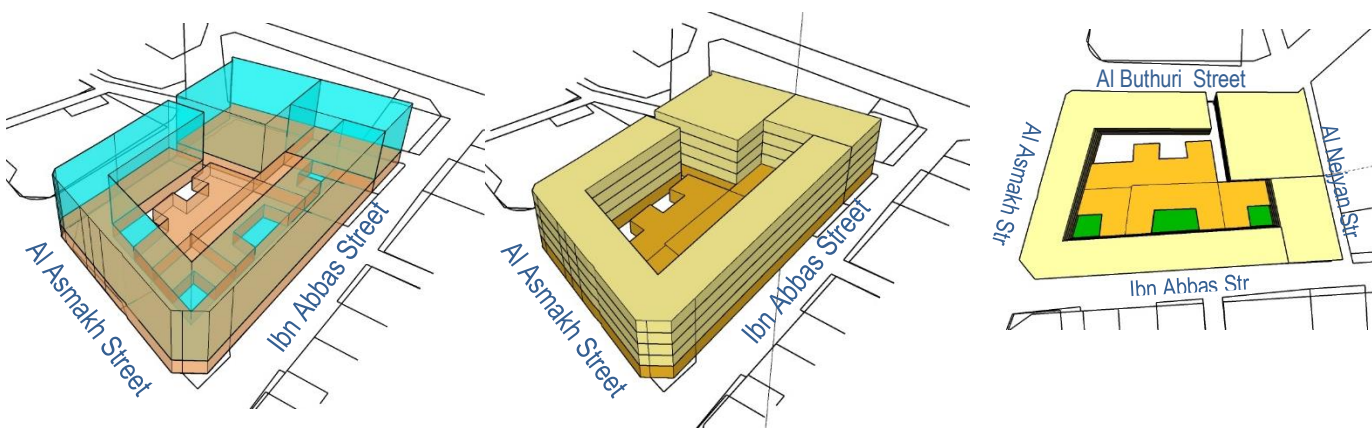
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area Type of commercial in MUR: Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Offices, Government Offices, Supporting Retail / Food and Beverages

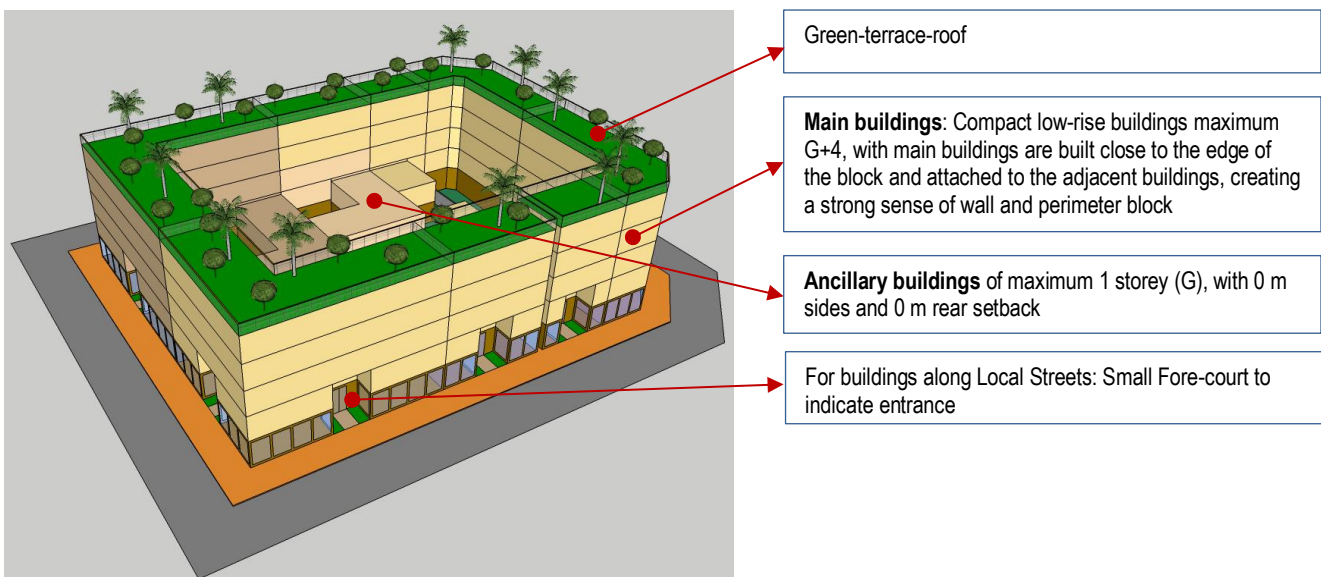
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



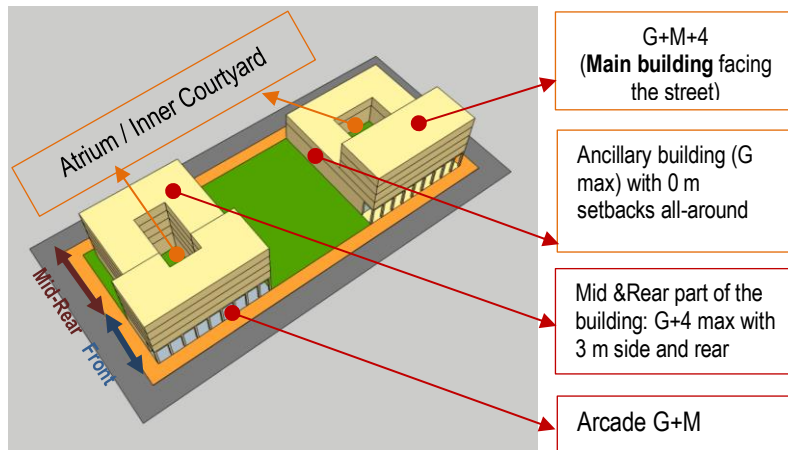
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial RES: Residential	
Height (max)	Al Asmakh Street	22.2 m (max)
	G+M+4	
	Al Buhuri & Ibn Abbas Street	20.7 m (max)
	G+4	
FAR (max)	4.00 (Al Asmakh Street)	(+ 5 % for corner lots)
	3.80 (Al Buhuri & Ibn Abbas Street)	
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Attached-Low Rise with Courtyard	
Building Placement	Setbacks as per block plan: Main buildings: • 0m front; 0 m side setback	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0 m front setback (mandatory)	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)	
Commercial Depth (max)	10 m	
Building Size	Fine grain; • 10 m maximum building width or length; or • Create a modular external expression of facade, with maximum 10 m wide, if the building is long stretched	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Al Asmakh Street : Arcade/ Colonnade: • 2.5 m minimum width • G maximum height Al Buhuri & Ibn Abbas Street: Small Fore-court to indicate entrance	

Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> Allowed 0 m setbacks 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m sides 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirements: (block is located within 400m radius from metro entry point)

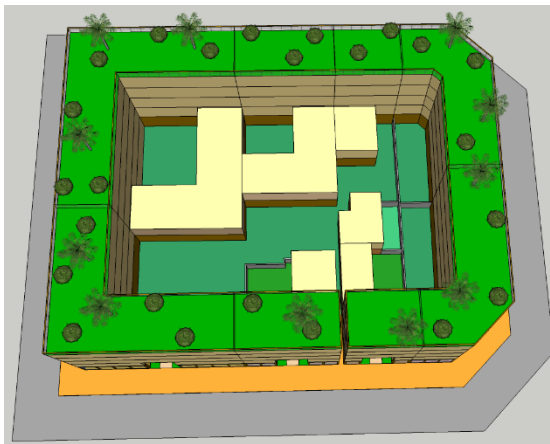
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

BUILDING TYPOLOGY (AL ASMAKH STREET): LOW RISE ATTACHED BLDG



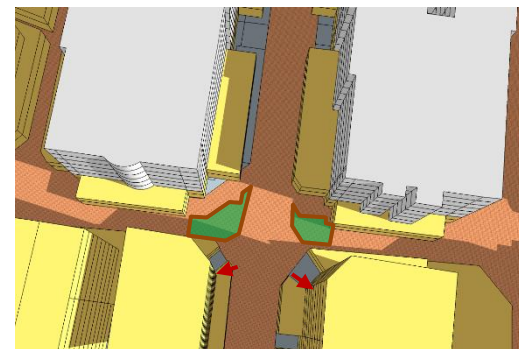
The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

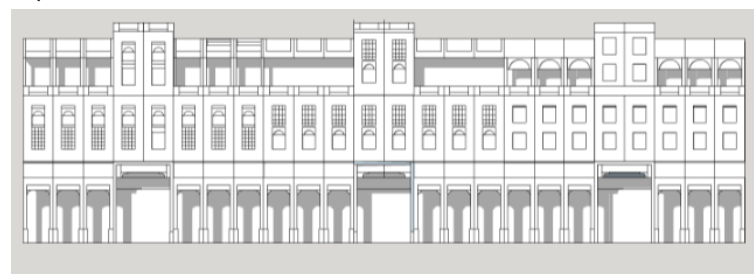
Provision of green terrace roof garden (min. 50% of the area)



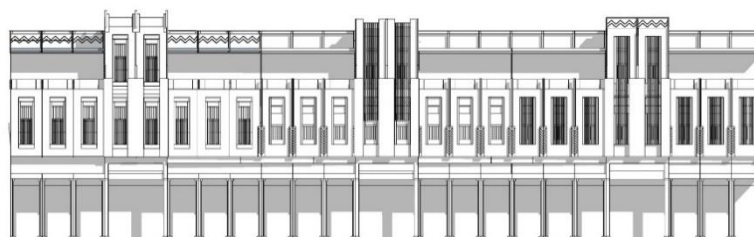
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

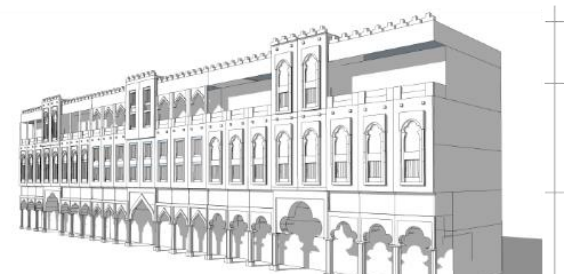
Qatari Vernacular*



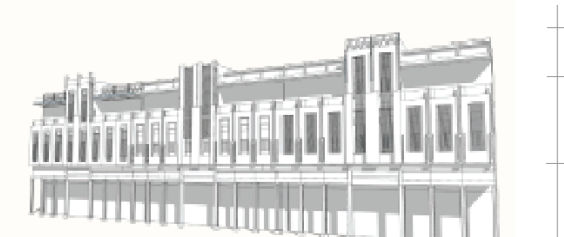
Early Modern (Doha - Art Deco)*



(illustration)



BASE MIDDLE TOP

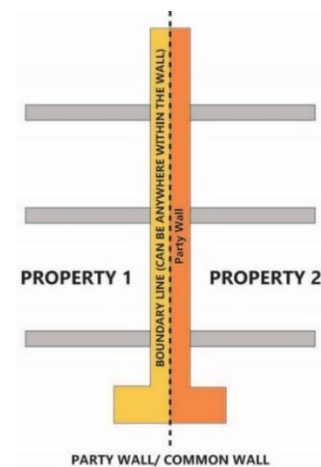


BASE MIDDLE TOP

STANDARDS

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

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



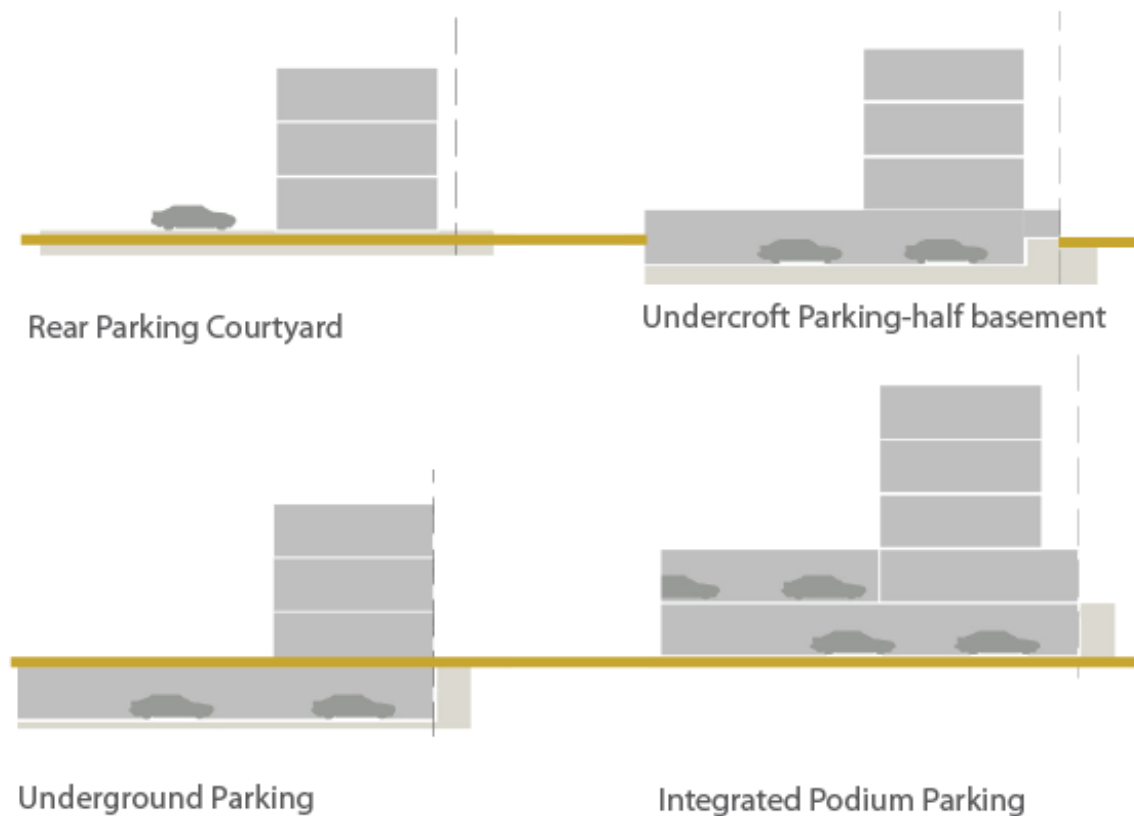
WINDOW-TO-WALL RATIOS



PERMITTED USES TABLE

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

PARKING FORM & LOCATION OPTION



INCENTIVE

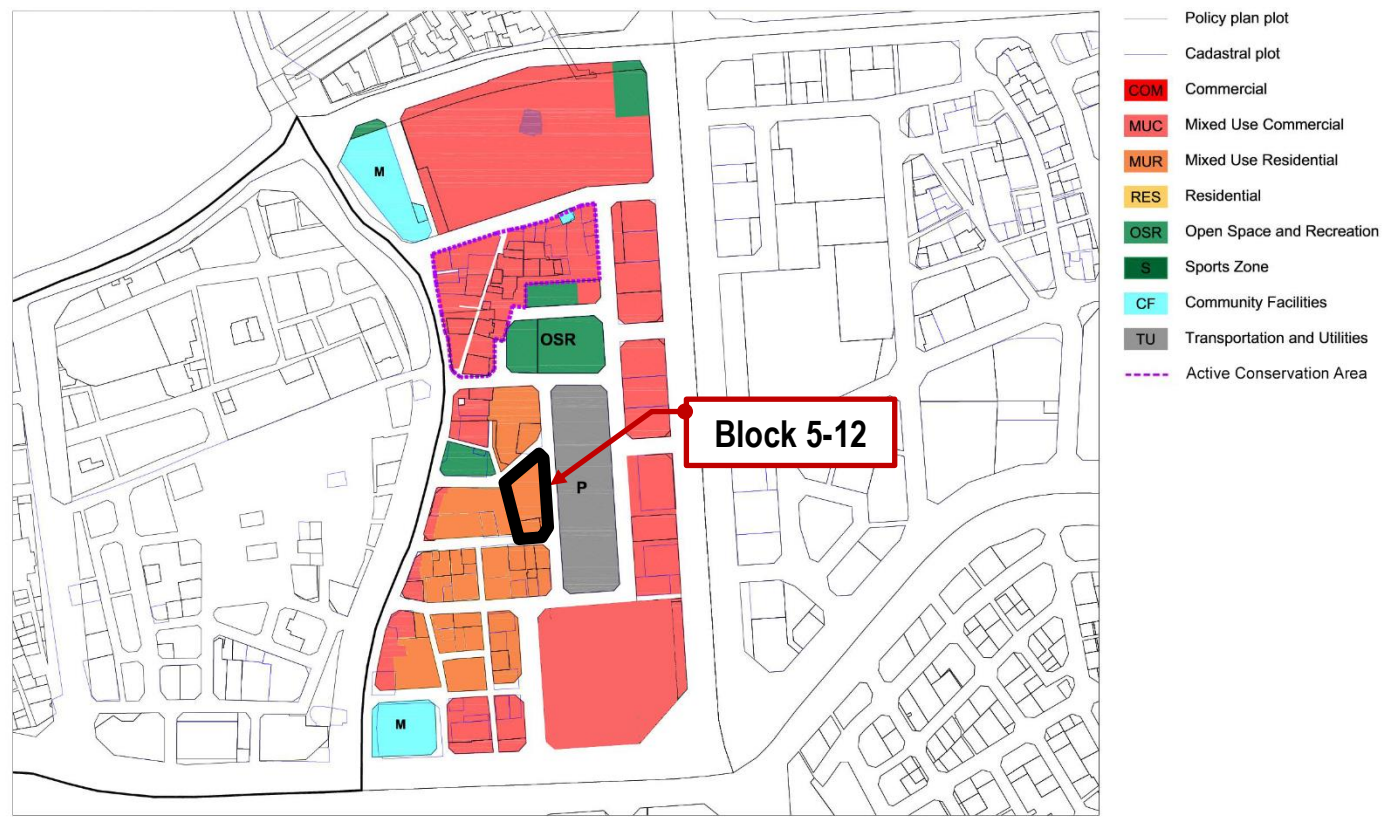
Incentive Scheme

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✗
	Residential Flats, Apartments	✗	☑	☑
	Hospitality Hotels, Serviced Apartments	☑*	☑	☑
	Complementary (See Permitted Uses Table)	☑	☑	☑
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

MUR: Mixed Use Residential

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

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

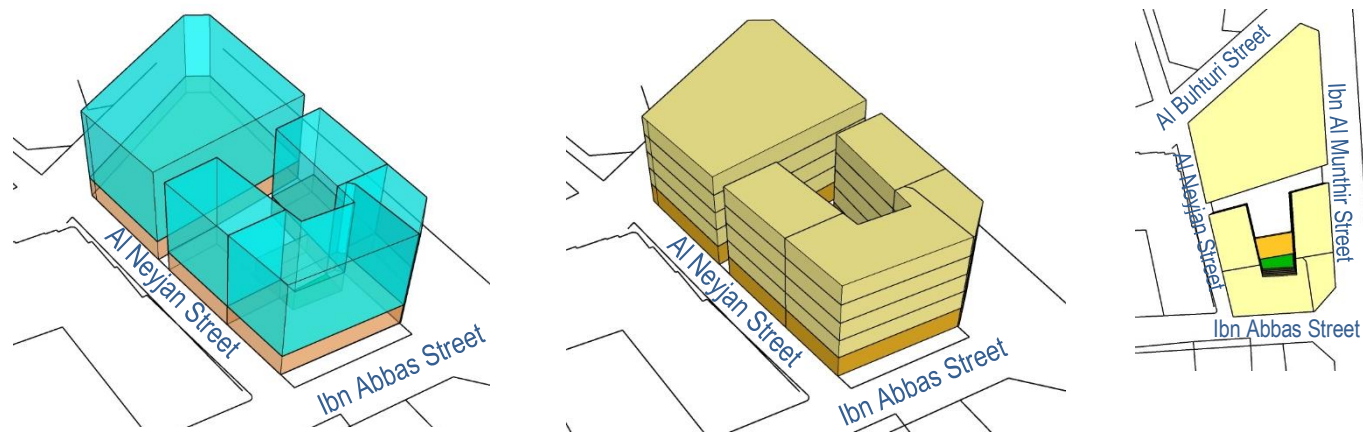
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUR: Domestic or Local Commercial- Retail (ie.convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Offices, Government Offices, Supporting Retail / Food and Beverages

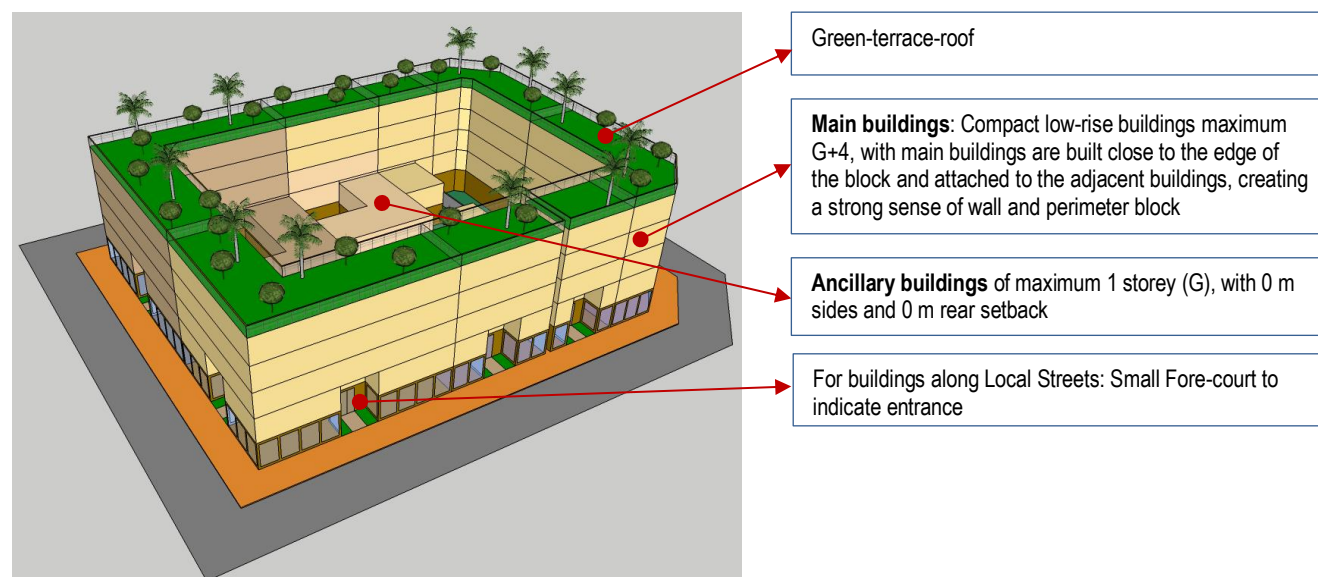
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



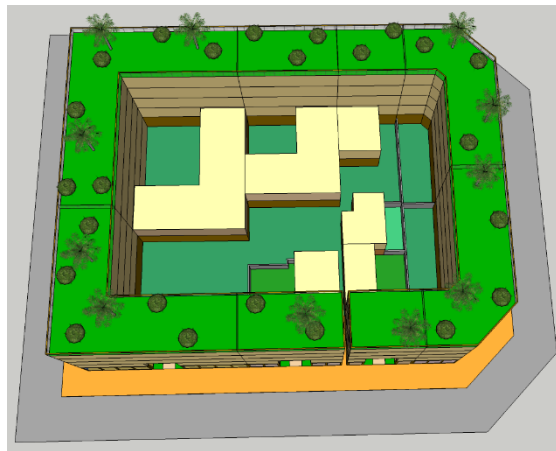
BLOCK FORM REGULATIONS

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUR: Mixed Use Residential
Height (max)	Al Buhturi & Al Neyjan & Ibn Al Munthir Street: 20.7 m (max) G+4
FAR (max)	4.00 (+ 5 % for corner lots)
Building Coverage (max)	85%
MAIN BUILDINGS	
Typology	Attached-Low Rise with Courtyard
Building Placement	Setbacks as per block plan: Main buildings: • 0m front; 0 m side setback
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0 m front setback (mandatory)
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)
Commercial Depth (max)	10 m
Building Size	Fine grain; • 10 m maximum building width or length; or • Create a modular external expression of facade, with maximum 10 m wide, if the building is long stretched
Primary Active Frontage	As indicated in the plan
Frontage Profile	Small Fore-court to indicate entrance
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m sides 0 m rear
Building Depth (max)	7.5 m

SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirements: (block is located within 400m radius from metro entry point)

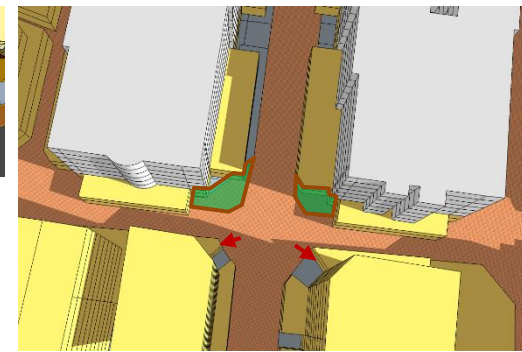
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

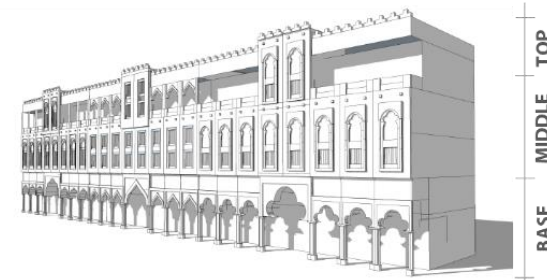
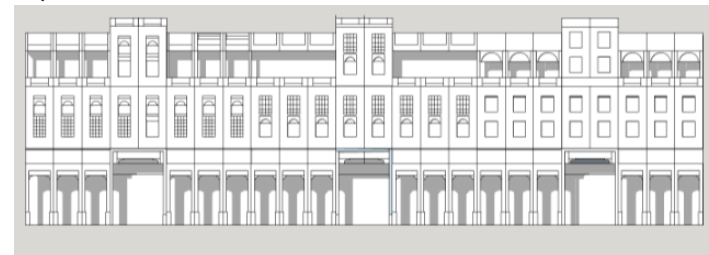
Provision of green terrace roof garden (min. 50% of the area)



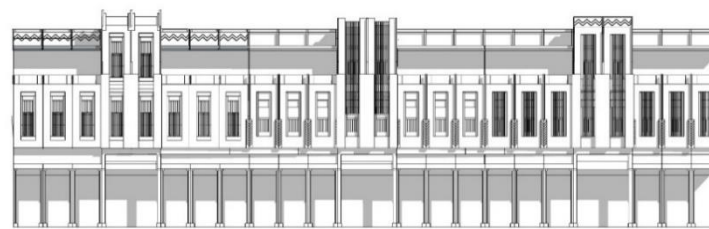
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

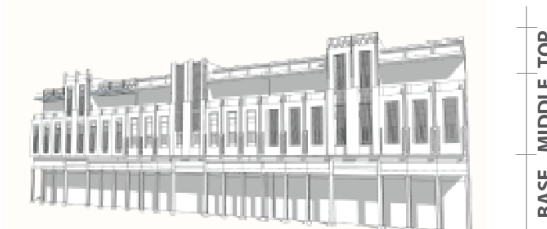
Qatari Vernacular*



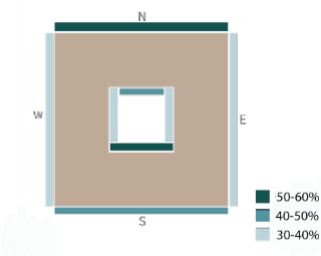
Early Modern (Doha - Art Deco)*



(illustration)



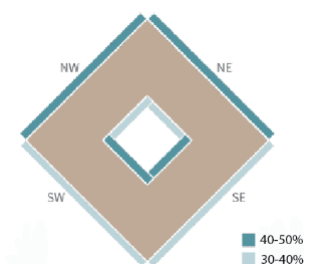
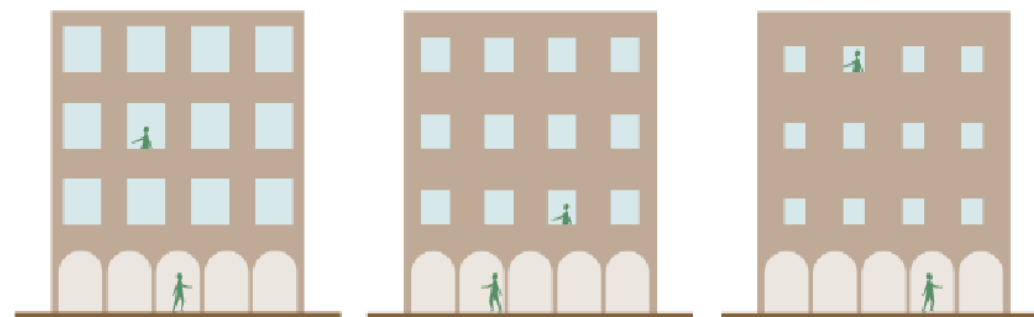
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

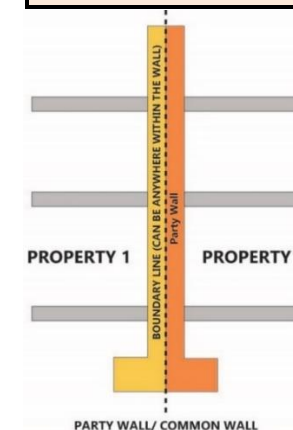
East & West : 30%-40%



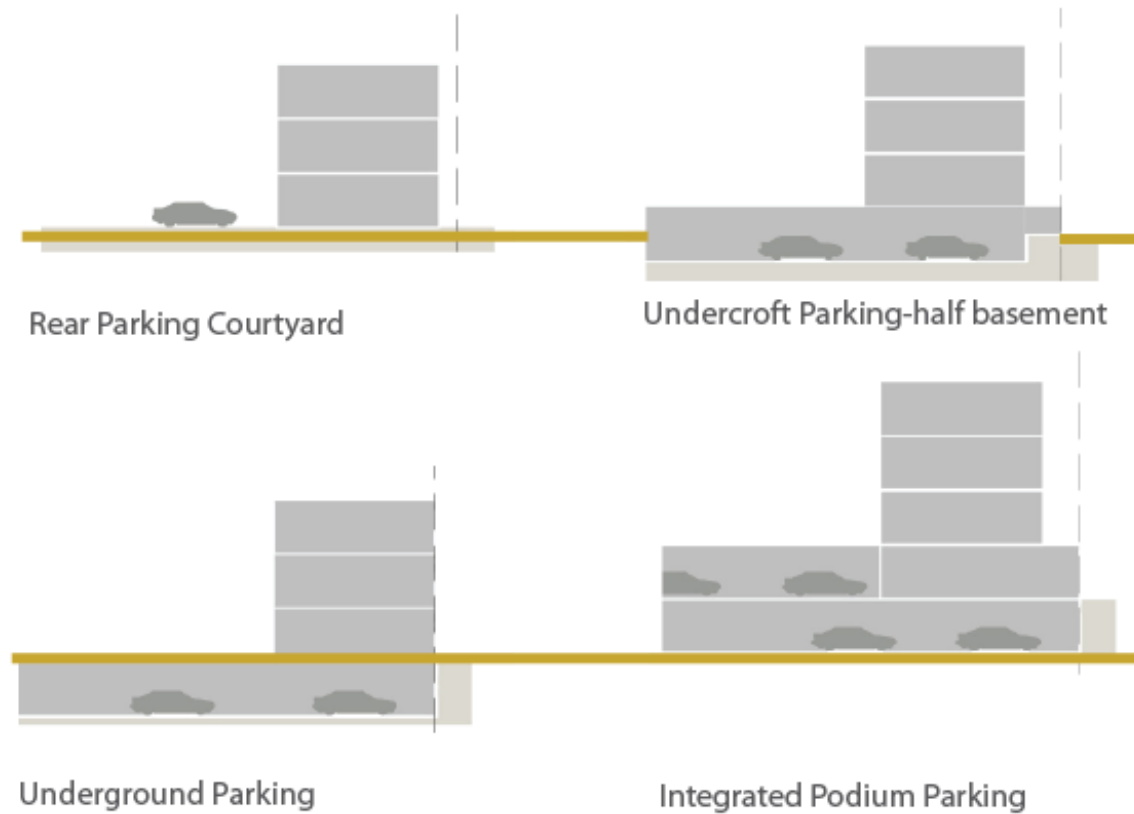
STANDARDS

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

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



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

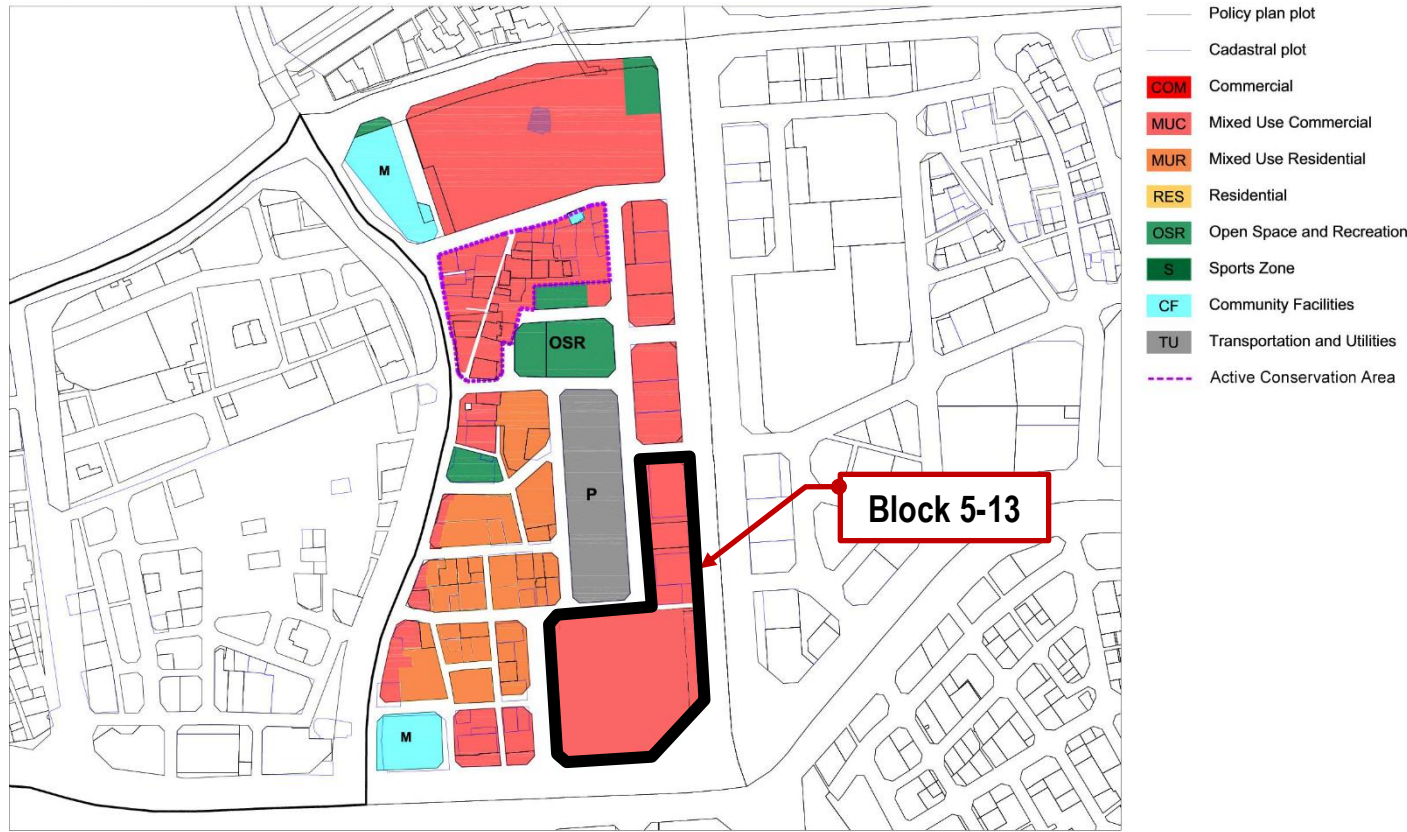
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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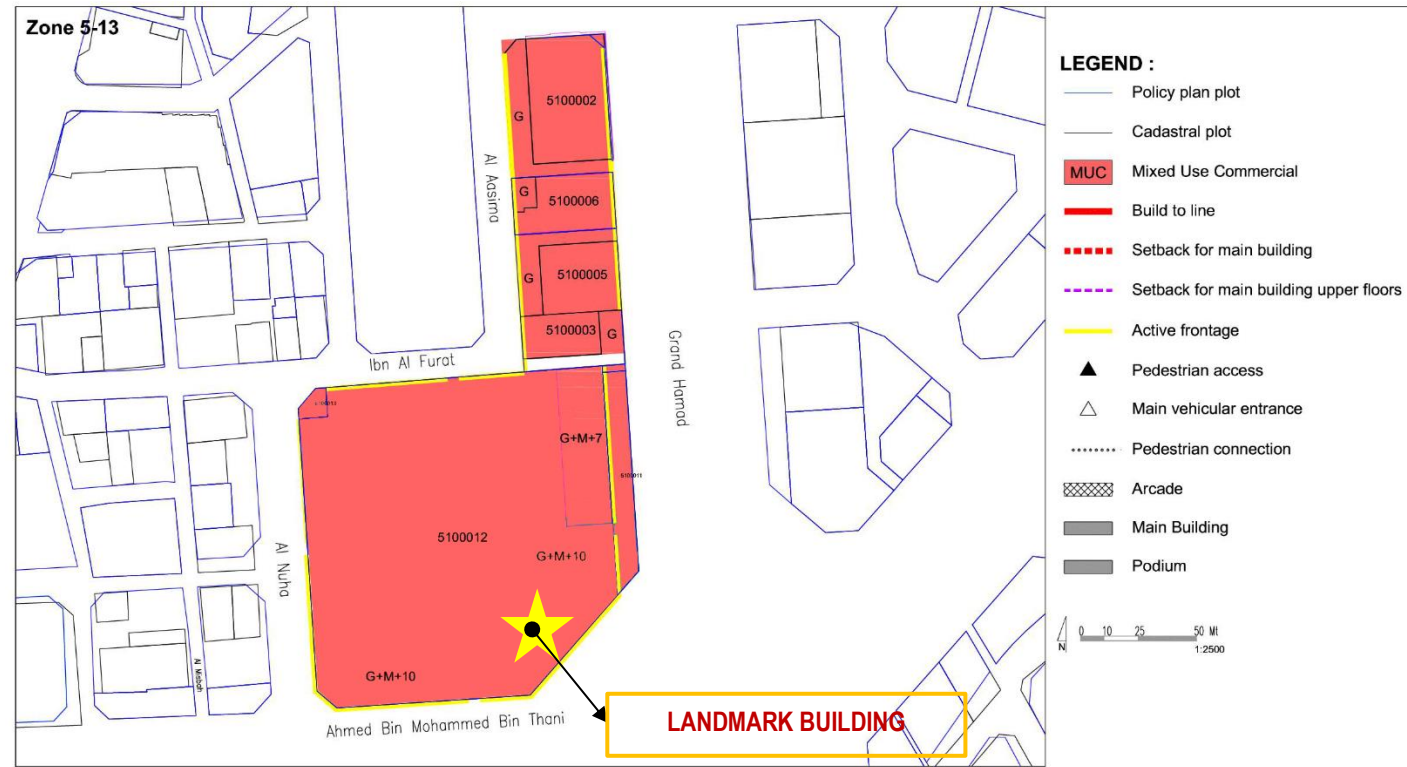
PERMITTED USES TABLE

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential	
Zoning Code	COM	MUC	MUR	RES	
Minimum required number of use type*	1	2	2	1	
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓	✗
	Residential Flats, Apartments	✗	✓	☑*	☑
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*	✓
	Complementary (See Permitted Uses Table)	✓	✓	✓	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses	

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

USE SPLIT

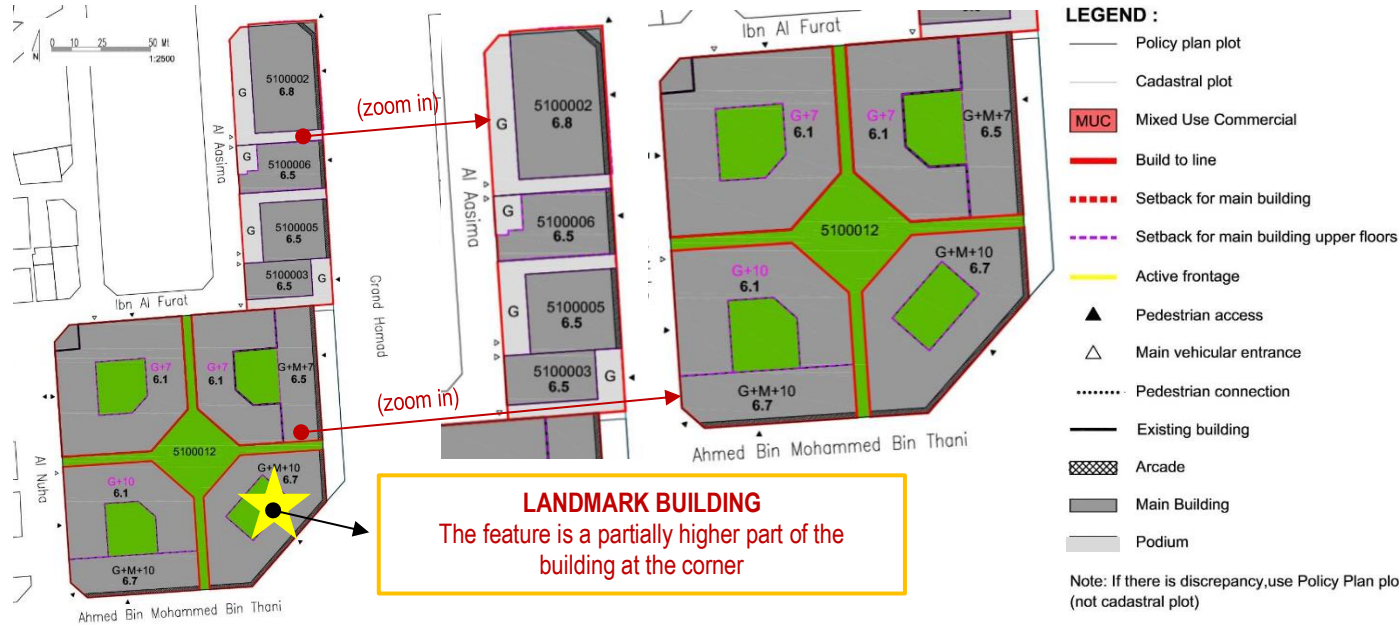
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

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

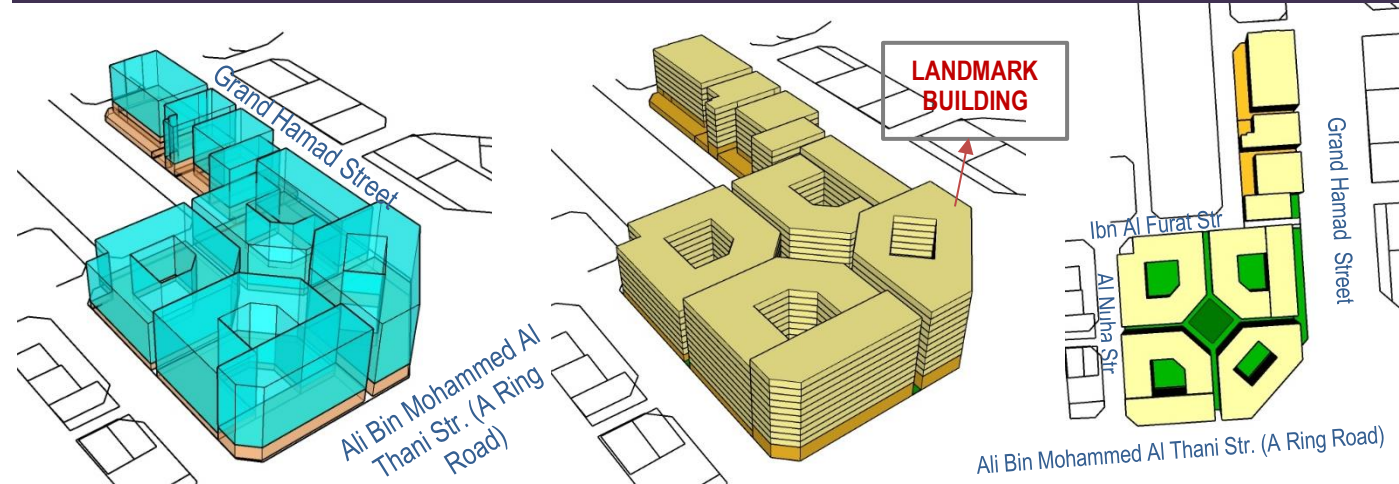
SPECIFIC USE REGULATIONS

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
	Offices, Government Offices, Supporting Retail / Food and Beverages

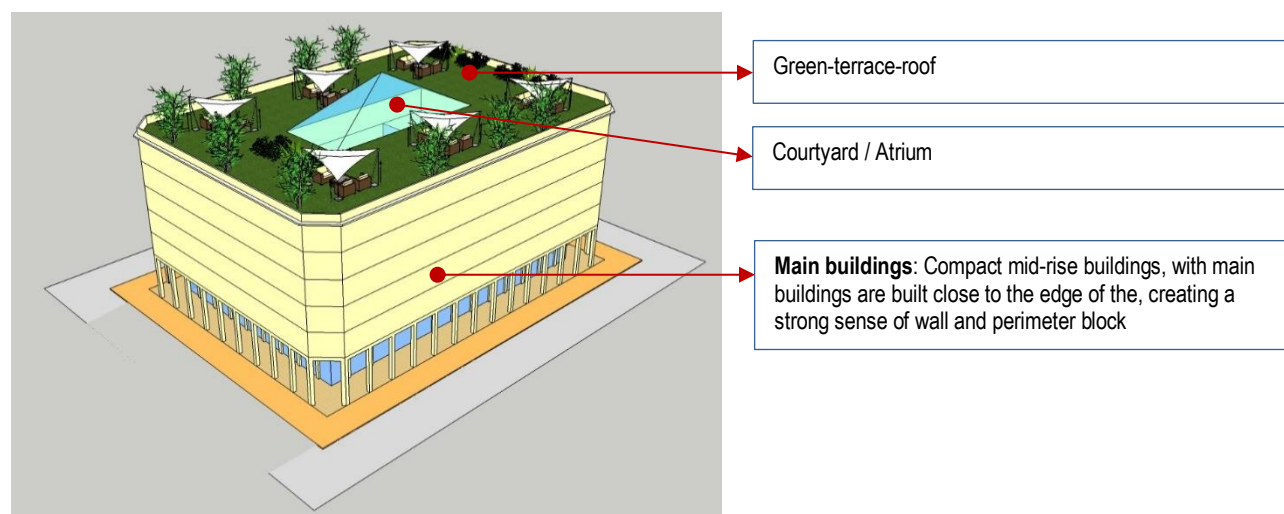
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: DETACHED MID RISE BUILDING & COURTYARD/ ATRIUM



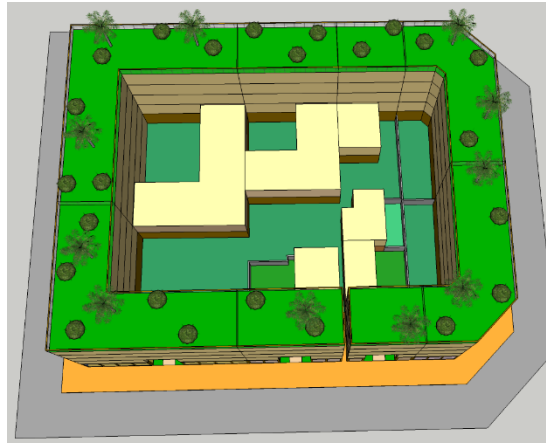
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Grand Hamad Street • G+M+7	32.7 m (max)
	Off Grand Hamad Street (Al Nuha & Ibn Al Furat Street) • G+7	31.2 m (max)
	Ali Bin Mohammed Al Thani Str. (A Ring Road) • G+M+10	43.2 m (max)
	FAR (max)	<ul style="list-style-type: none"> 6.10 (along Al Nuha & Ibn Al Furat Street) (+ 5 % for corner lots) 6.50 (along Grand Hamad Street) (+ 5 % for Landmark-corner lot, to enhance the physical feature at the corner) 7.00 (along Ali Bin Mohammed Al Thani Str. -A Ring Road-)
Building Coverage (max)	75 %	
MAIN BUILDINGS		
Typology	Attached-Mid Rise with Courtyard/ Atrium	
Building Placement	Setbacks as per block plan: 0m front; 0 m side ; 0 m rear	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0m front setback (mandatory)	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)	
Commercial Depth (max)	15 m	
Building Size	Fine grain; • 30 m maximum building width or length; or • Create a modular external expression of facade, with maximum 30 m wide, if the building is long stretched	
Primary Active Frontage	As indicated in the plan	

Frontage Profile	<p>Grand Hamad Street & Ali Bin Mohammed Al Thani Str. (A Ring Road): Arcade/ Colonnade:</p> <ul style="list-style-type: none"> 2.5 m minimum width (Grand Hamad) 3 m minimum width (a Ring Road) G+M maximum height Located as per drawing <p>Al Nuha & Ibn Al Furat Street: Small Fore-court to indicate entrance</p>
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> Allowed 0 m setbacks 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m side 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 400 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 400 sqm will allow to reach G+7, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 400 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirements: (block is located within 800m radius from metro entry point)

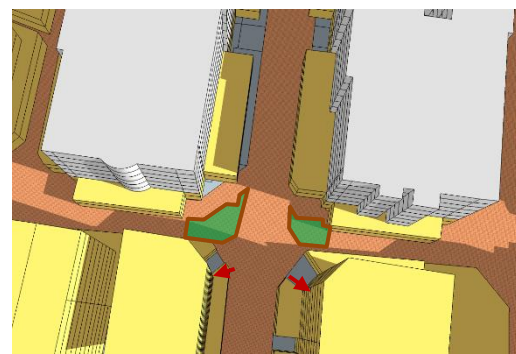
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

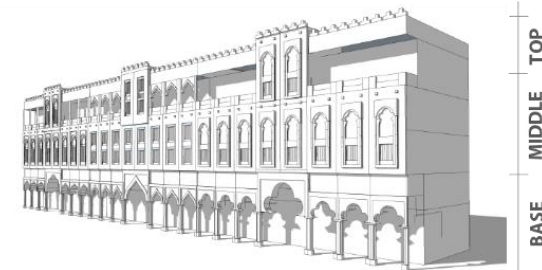
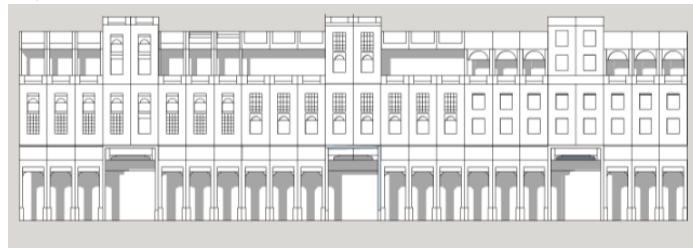
Provision of green terrace roof garden (min. 50% of the area)



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

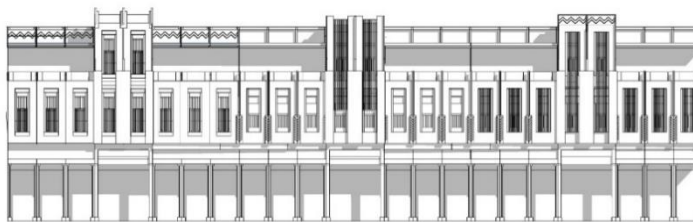
RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*

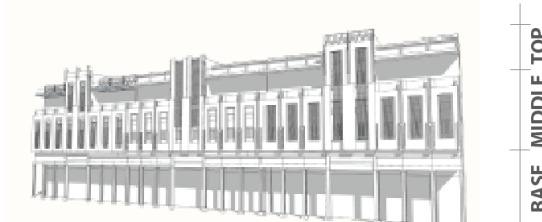


TOP
MIDDLE
BASE

Early Modern (Doha - Art Deco)*

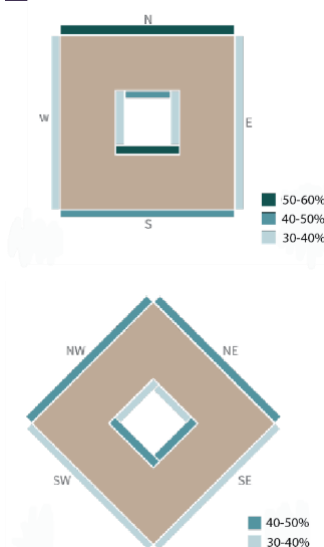


(illustration)



TOP
MIDDLE
BASE

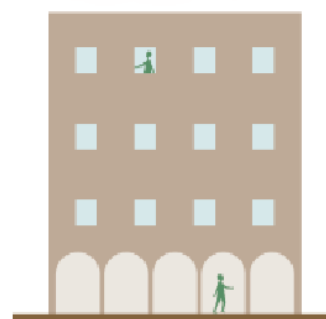
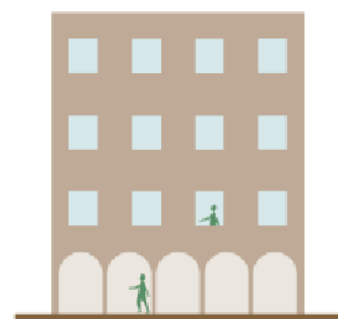
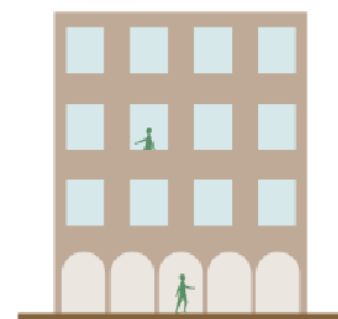
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

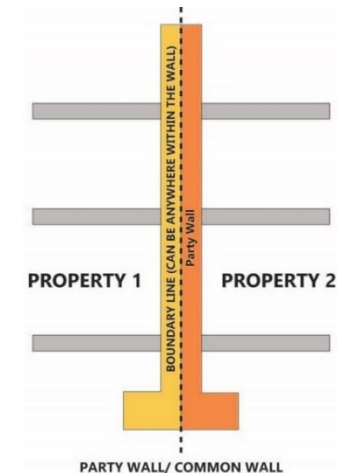
East & West : 30%-40%



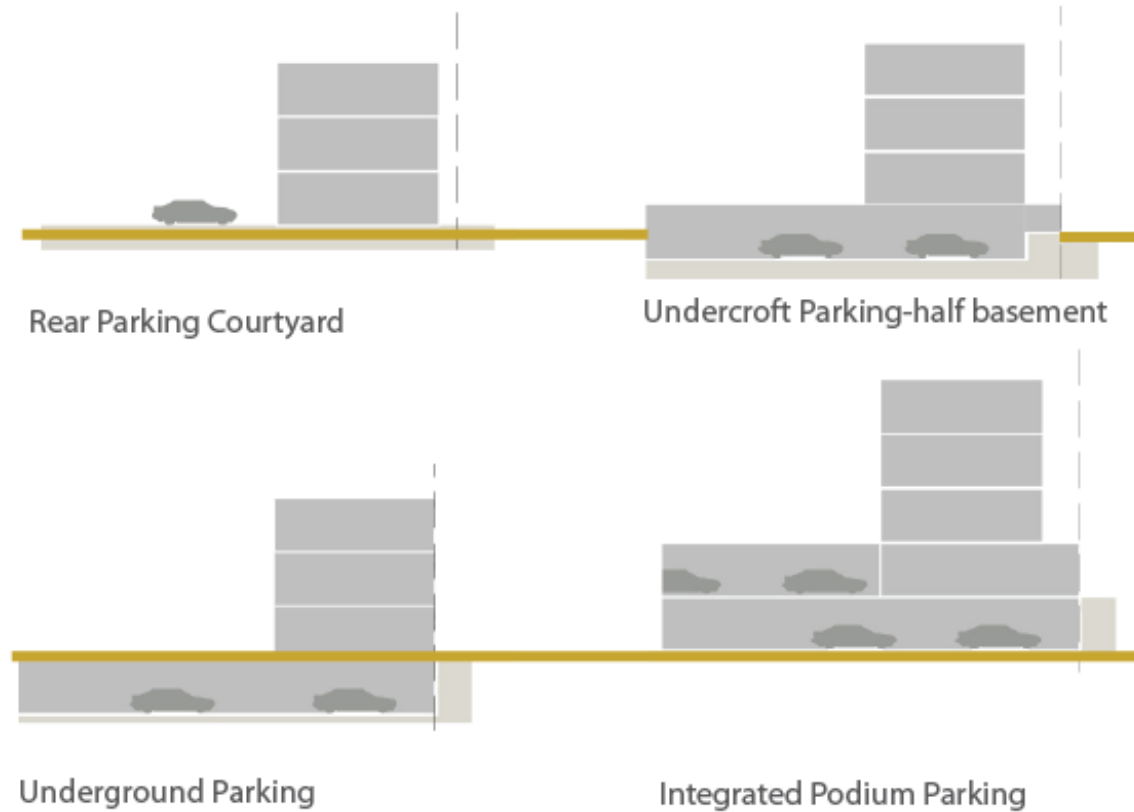
STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> • General: Qatari Vernacular • Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> • Clear building expression of a base, a middle and a top • The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) • The Middle Part: <ul style="list-style-type: none"> ○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. ○ Should reveal the external expression of each storey • The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> • 6 m between two buildings with facing non-habitable rooms • 8 m between two buildings with a facing non-habitable room and a facing habitable room • 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
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Building Orientation	<ul style="list-style-type: none"> • All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
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SIGNAGE	
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PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

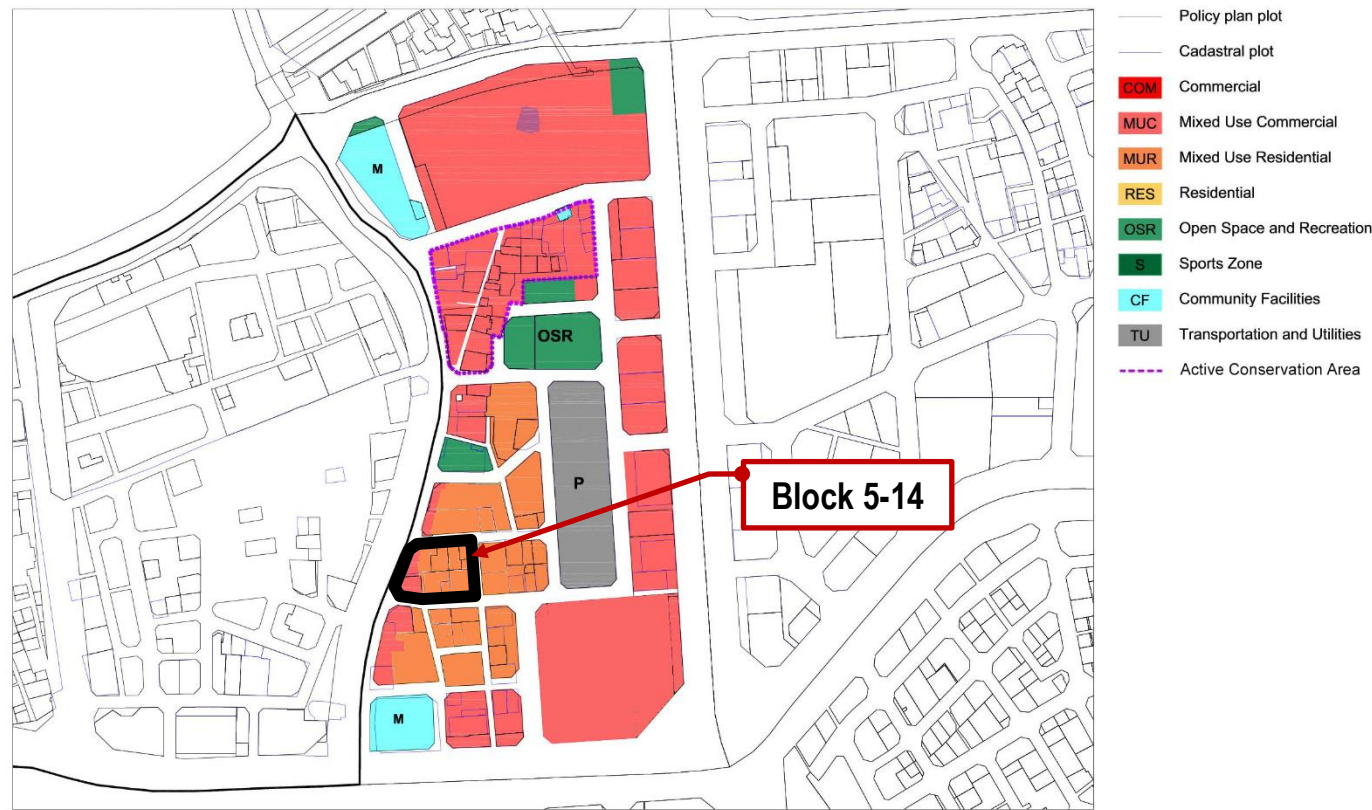
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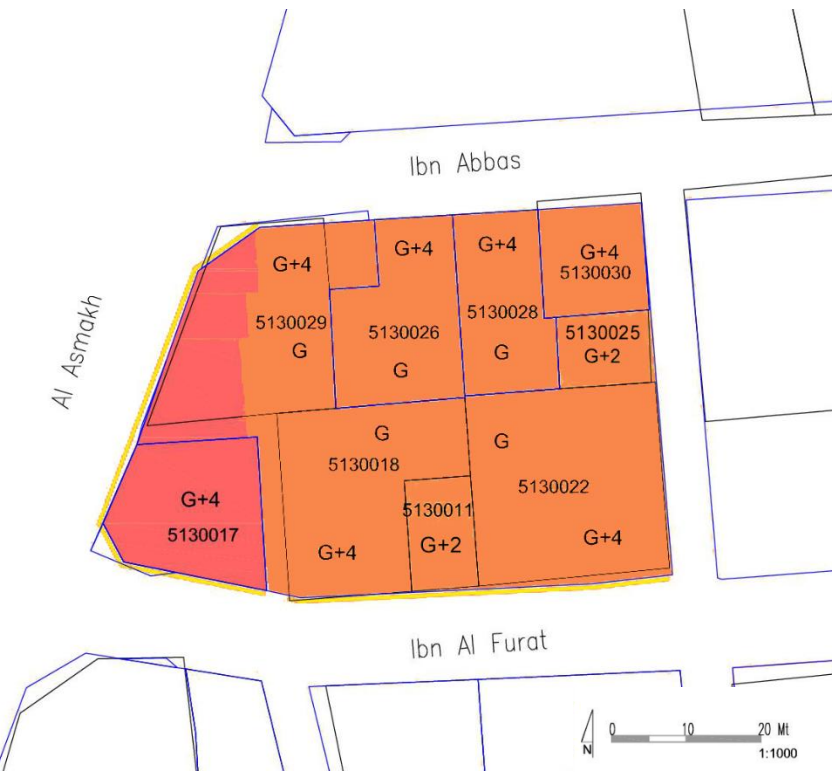
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5.9	✓	✓	✓	✓	1611	Youth Centre
5.10	x	✓	✓	x	1612	Sports Hall / Complex (Indoor)
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6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

ZONING PLAN



USE REGULATIONS



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
- Pedestrian connection
- ▨ Arcade
- Main Building
- Ancillary Building

GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓
	Residential Flats, Apartments	✗	✓	☑
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*
	Complementary (See Permitted Uses Table)	✓	✓	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	✓	All	77.5 % min
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	All	20 % max

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

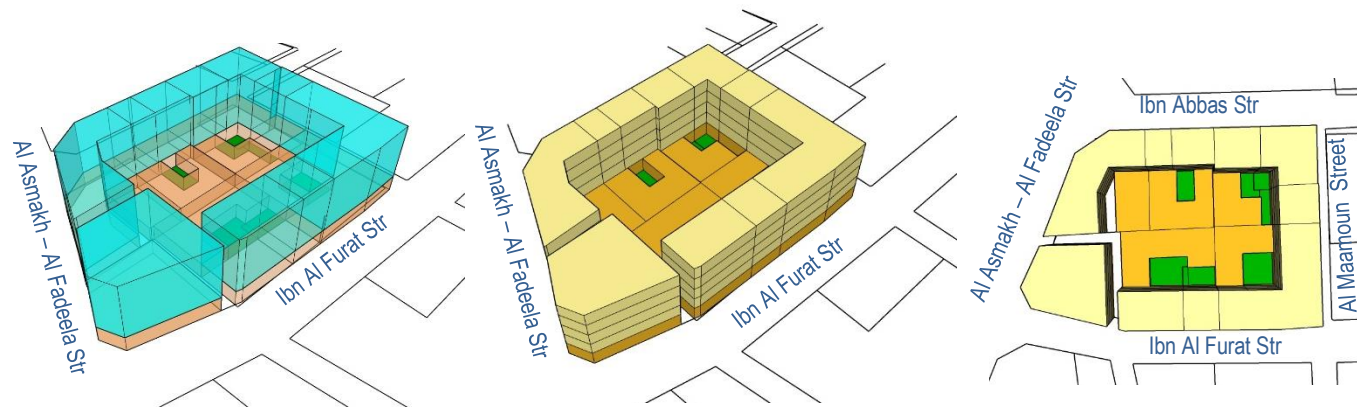
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area Type of commercial in MUR: Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Offices, Government Offices, Supporting Retail / Food and Beverages

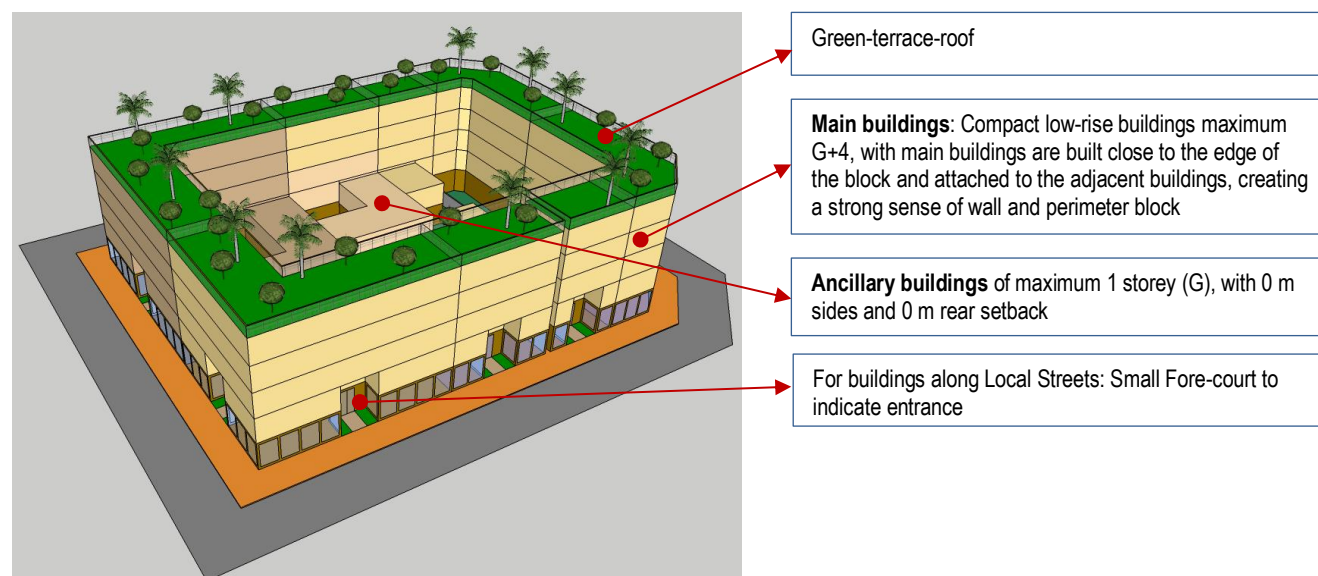
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



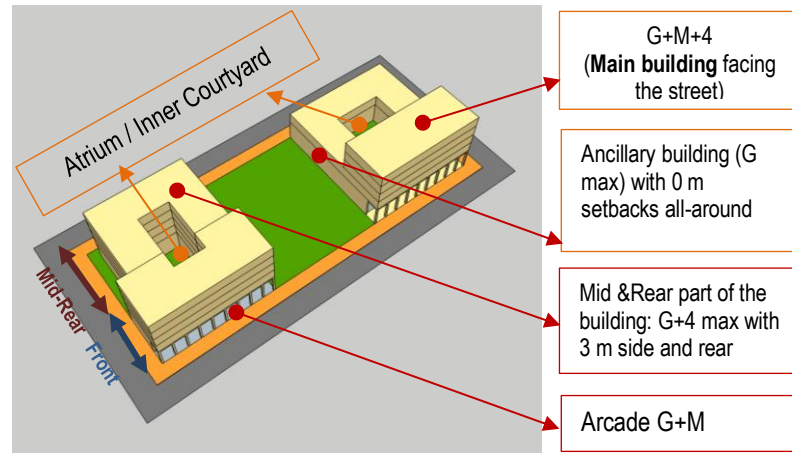
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Al Asmakh Street G+M+4	22.2 m (max)
	Ibn Abbas Street & Al Furat Street G+4	20.7 m (max)
FAR (max)	4.00 (Al Asmakh Street)	(+ 5 % for corner lots)
	3.80 (Ibn Abbas Street & Al Furat Street)	
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Attached-Low Rise with Courtyard	
Building Placement	Setbacks as per block plan: Main buildings: • 0m front; 0 m side setback	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0 m front setback (mandatory)	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)	
Commercial Depth (max)	10 m	
Building Size	Fine grain; • 10 m maximum building width or length; or • Create a modular external expression of facade, with maximum 10 m wide, if the building is long stretched	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Al Asmakh Street : Arcade/ Colonnade: • 2.5 m minimum width • G maximum height Ibn Abbas Street & Al Furat Street: Small Fore-court to indicate entrance	

Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> Allowed 0 m setbacks 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m sides 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirements: (block is located within 800m radius from metro entry point)

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

BUILDING TYPOLOGY (AL ASMAKH STREET): LOW RISE ATTACHED BLDG

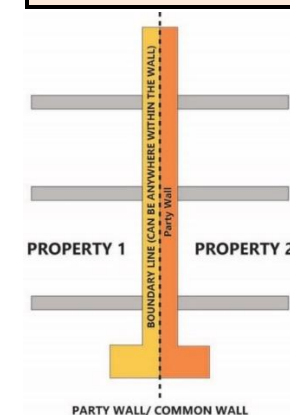


The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

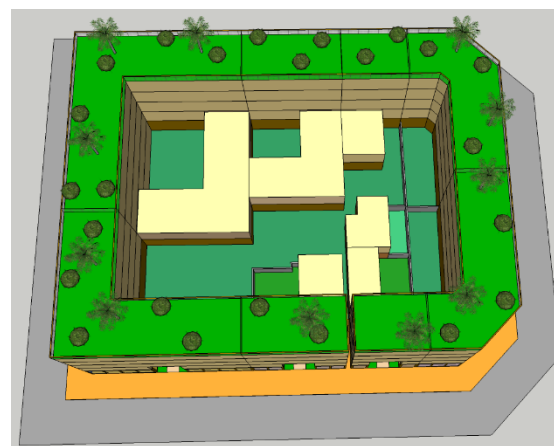
STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> • General: Qatari Vernacular • Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> • Clear building expression of a base, a middle and a top • The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) • The Middle Part: <ul style="list-style-type: none"> ○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. ○ Should reveal the external expression of each storey • The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> • 6 m between two buildings with facing non-habitable rooms • 8 m between two buildings with a facing non-habitable room and a facing habitable room • 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> • Ground floor: 5 m • Ground floor with mezzanine: 6.5 m • Typical floors (residential and other): 3.50 m • Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> • All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc

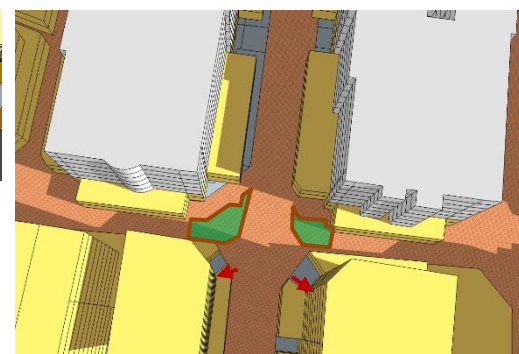
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> • Avoid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



LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



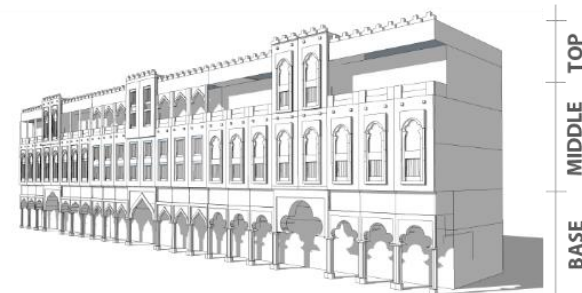
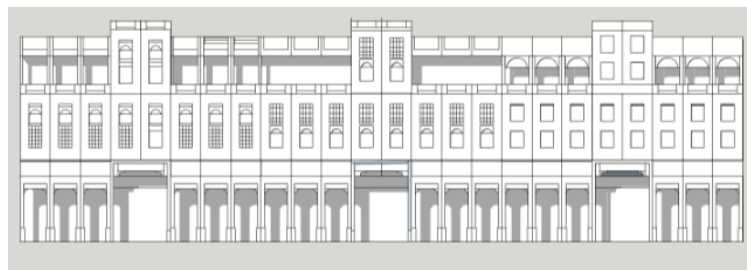
Provision of 'green' on the landscaped forecourt (local streets) and court-yard (ie. central/sides/rear court-yard)



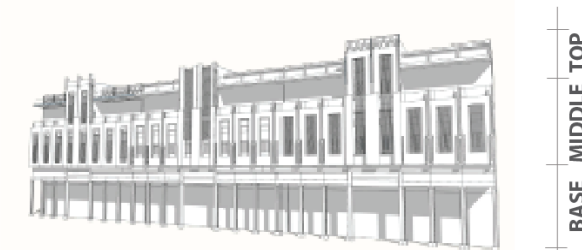
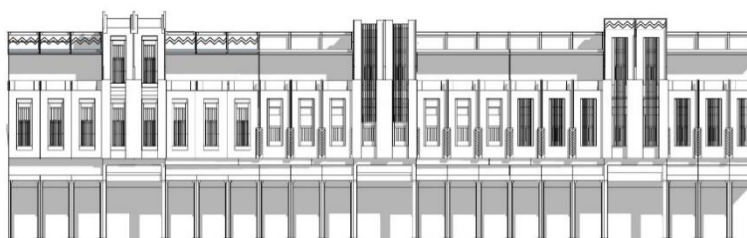
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*



Early Modern (Doha - Art Deco)*

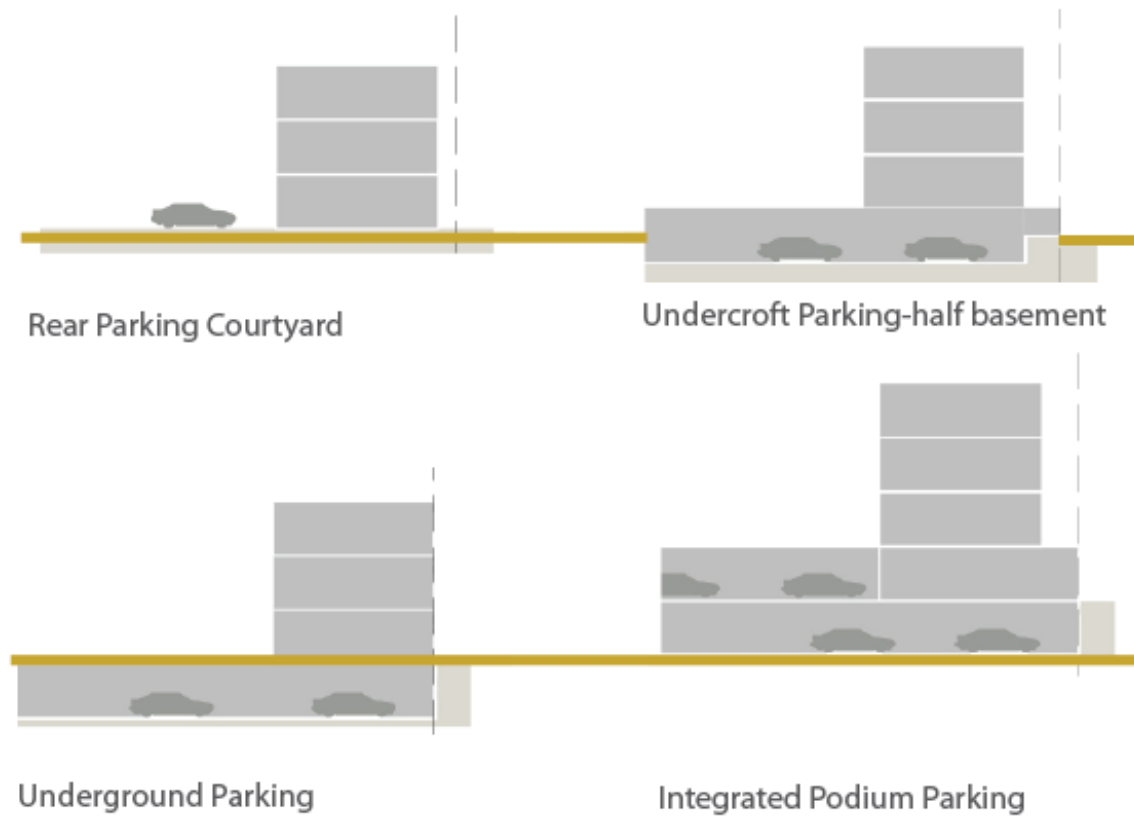


(illustration)

WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

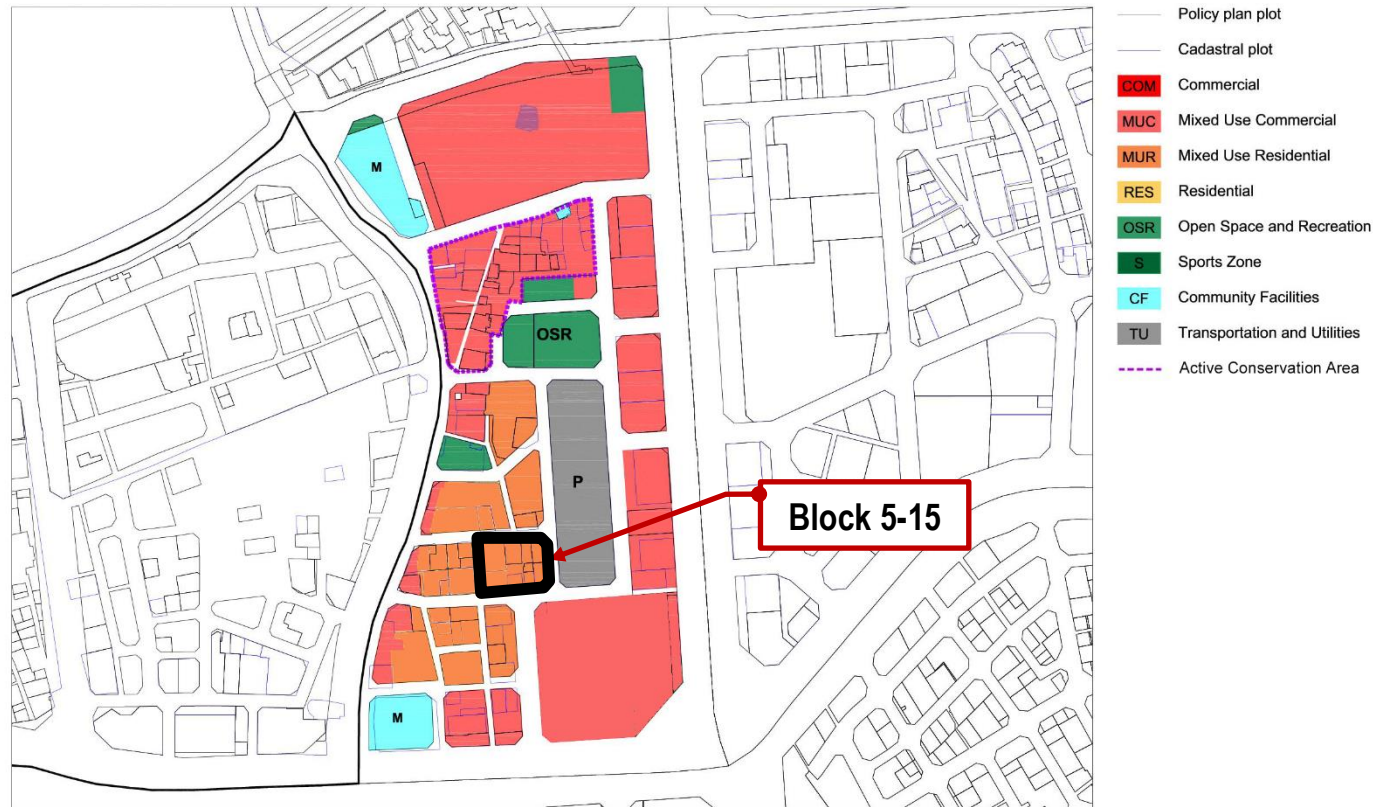
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:
 Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

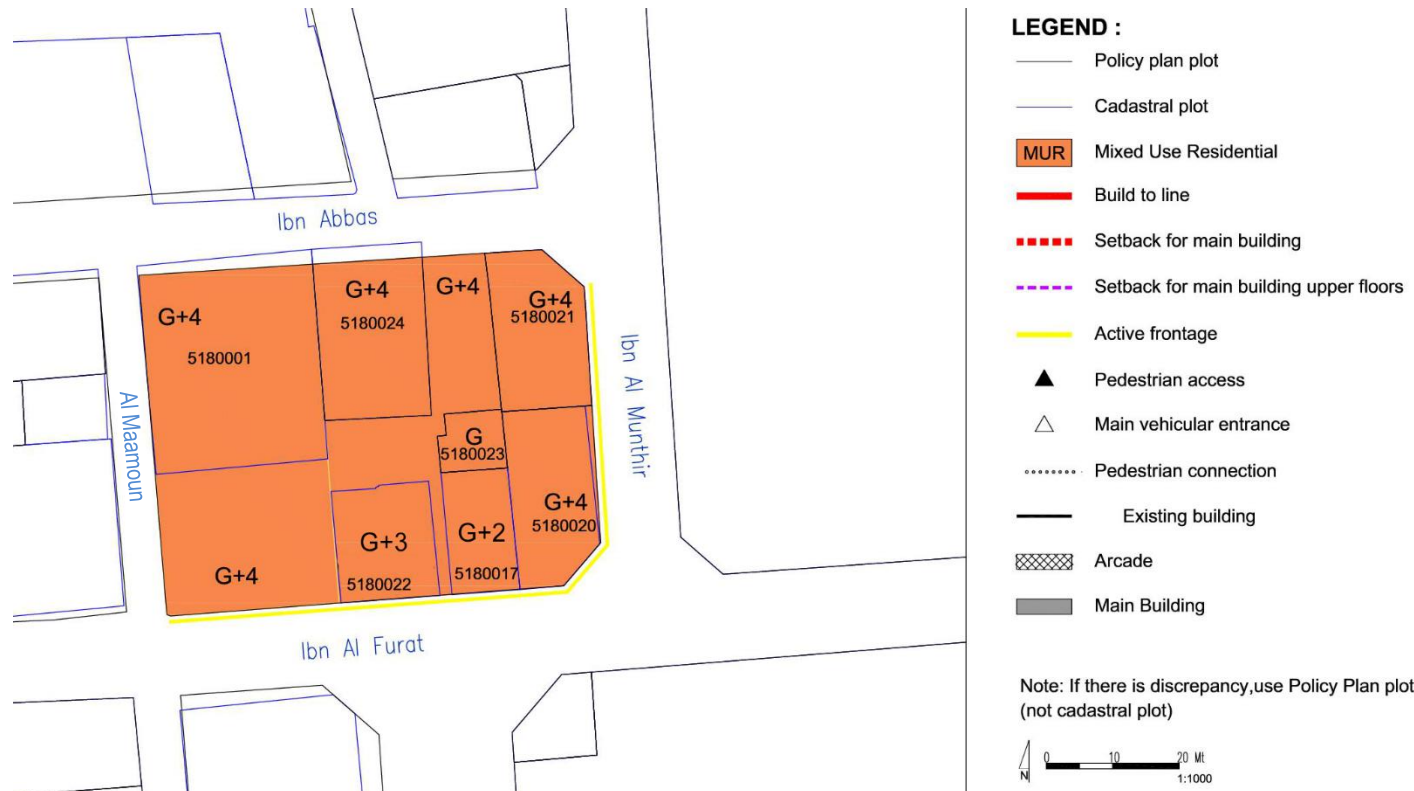
PERMITTED USES TABLE

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓
	Residential Flats, Apartments	✗	☑	☑*
	Hospitality Hotels, Serviced Apartments	✓*	☑	✓*
	Complementary (See Permitted Uses Table)	✓	☑	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

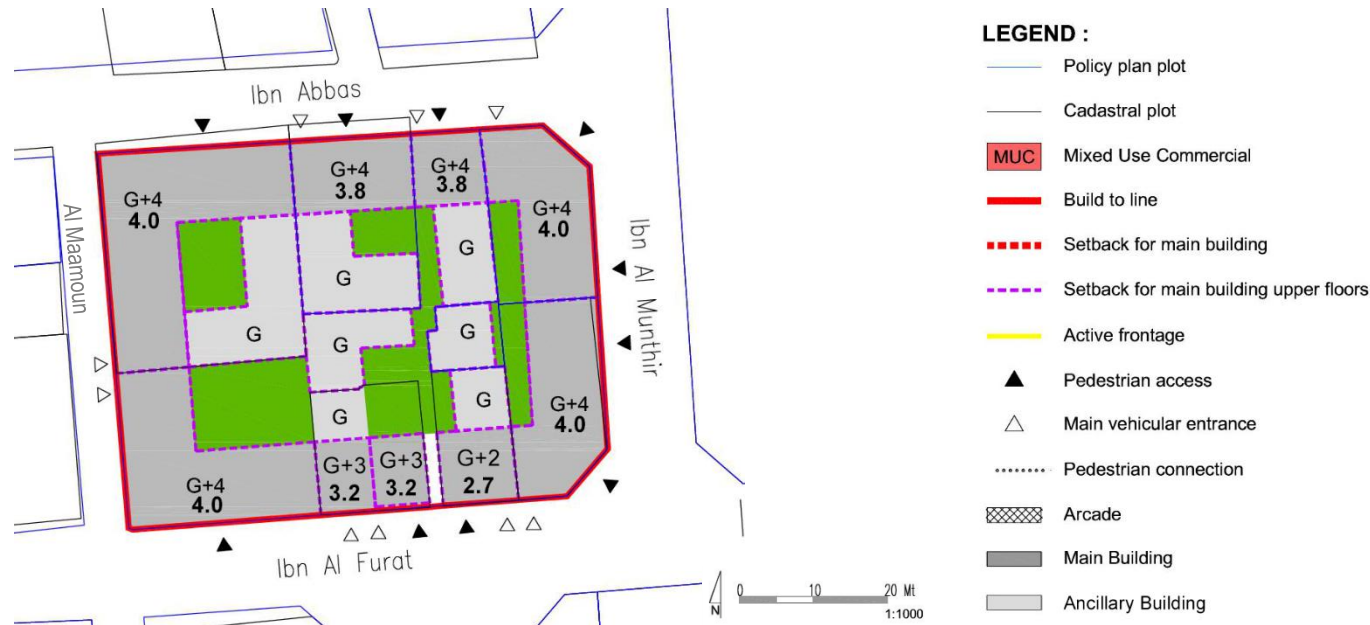
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	✓	All	77.5 % min
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	All	20 % max

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

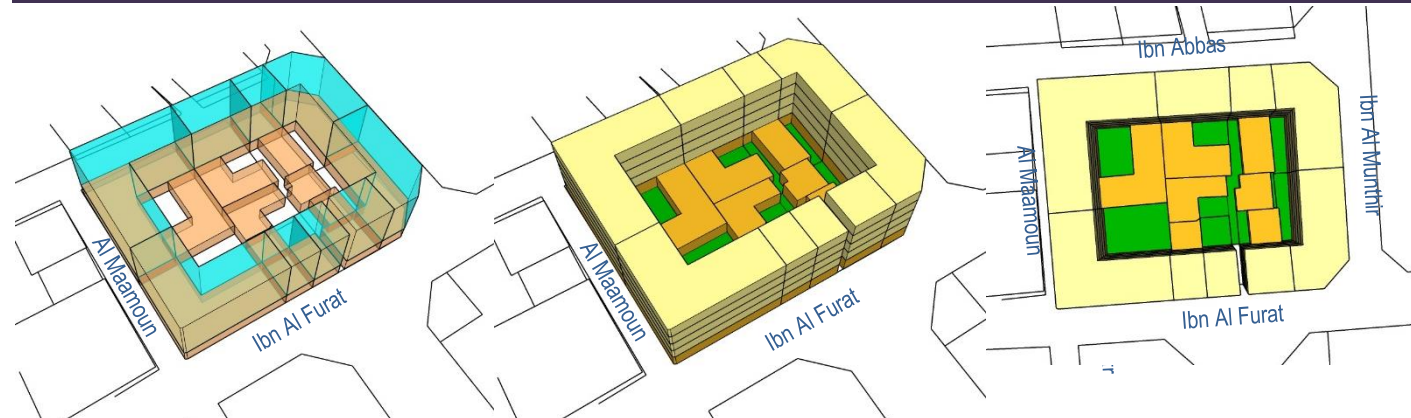
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUR: Domestic or Local Commercial- Retail (ie.convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Offices, Government Offices, Supporting Retail / Food and Beverages

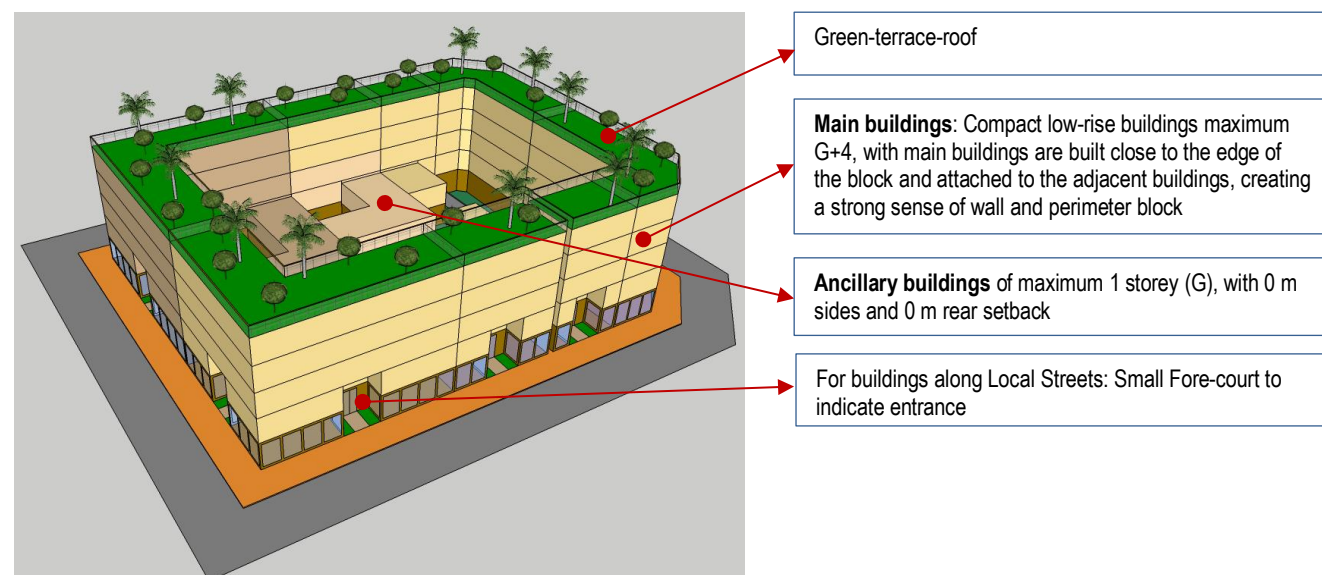
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD/



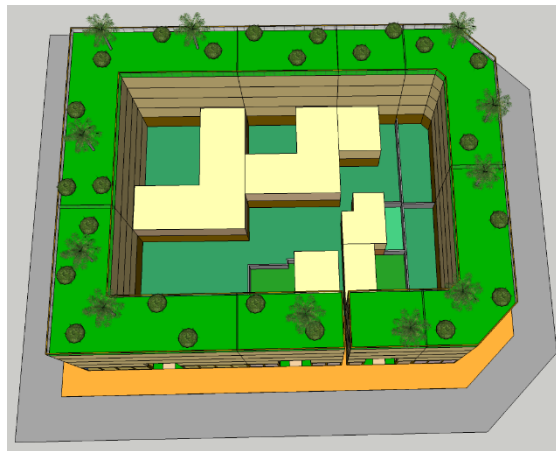
BLOCK FORM REGULATIONS

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUR: Mixed Use Residential
Height (max)	G+4 20.7 M (max)
FAR (max)	4.00 (+ 5 % for corner lots)
Building Coverage (max)	85%
MAIN BUILDINGS	
Typology	Attached-Low Rise with Courtyard
Building Placement	Setbacks as per block plan: Main buildings: • 0m front; 0 m side setback
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0 m front setback (mandatory)
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)
Commercial Depth (max)	10 m
Building Size	Fine grain; • 10 m maximum building width or length; or • Create a modular external expression of facade, with maximum 10 m wide, if the building is long stretched
Primary Active Frontage	As indicated in the plan
Frontage Profile	Small Fore-court to indicate entrance
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0m side 0m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm

Small Plot	<ul style="list-style-type: none"> Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirements: (block is located within 800m radius from metro entry point)

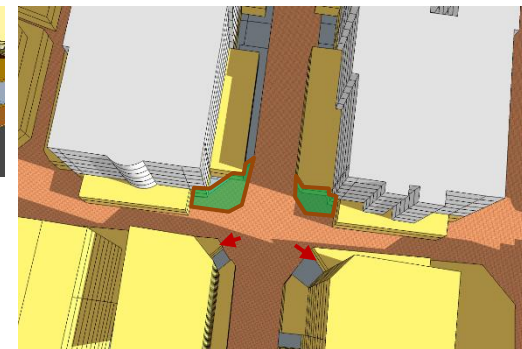
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

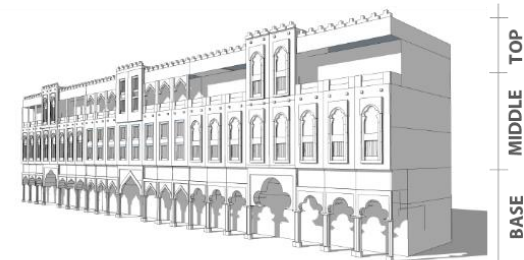
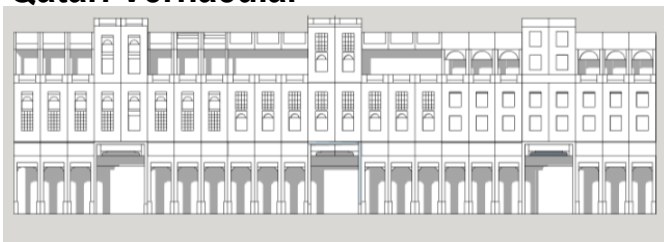
Provision of green terrace roof garden (min. 50% of the area)



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

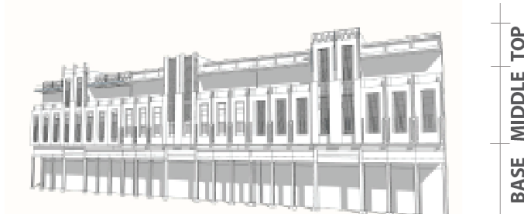
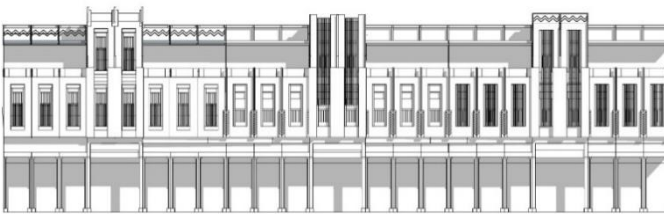
RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*



BASE
MIDDLE
TOP

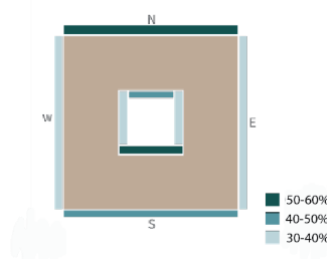
Early Modern (Doha - Art Deco)*



BASE
MIDDLE
TOP

(illustration)

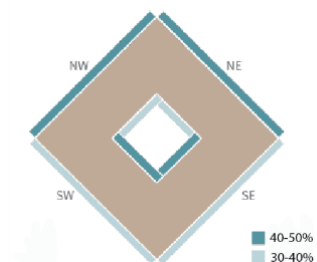
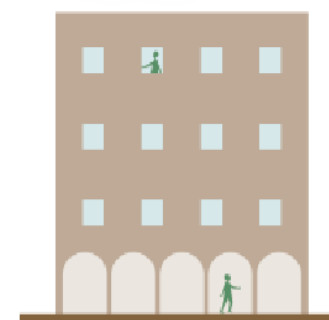
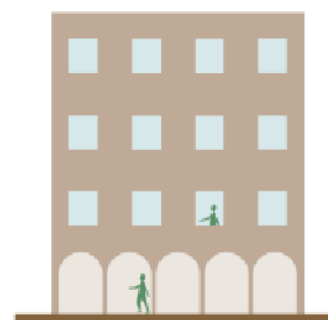
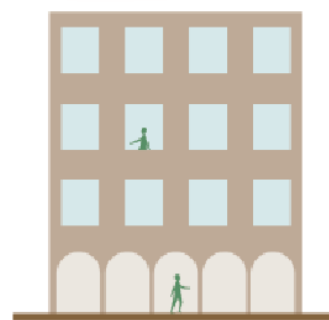
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

East & West : 30%-40%

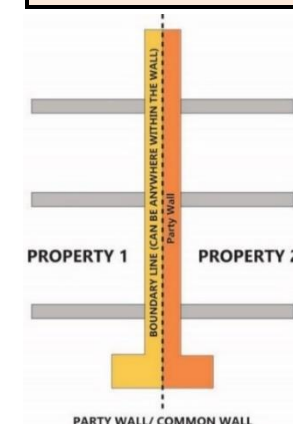


40-50%
30-40%

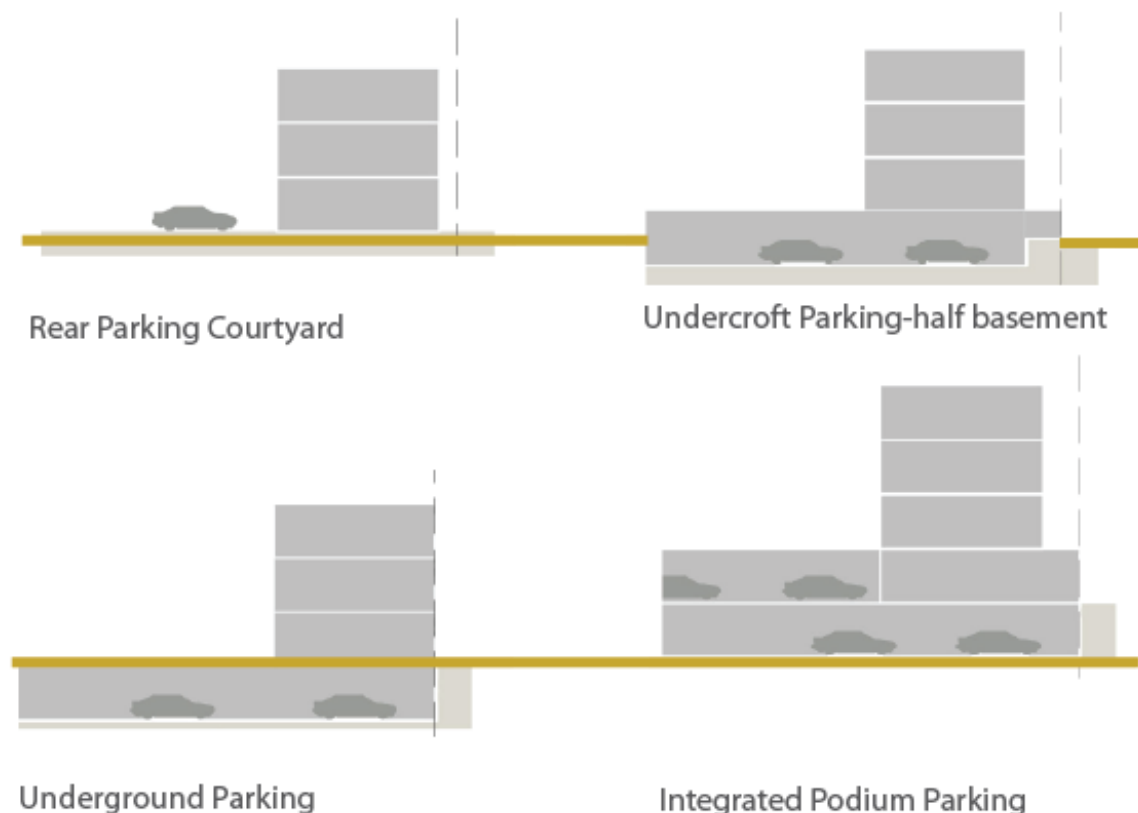
STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> • General: Qatari Vernacular • Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> • Clear building expression of a base, a middle and a top • The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) • The Middle Part: <ul style="list-style-type: none"> ○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. ○ Should reveal the external expression of each storey • The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> • 6 m between two buildings with facing non-habitable rooms • 8 m between two buildings with a facing non-habitable room and a facing habitable room • 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> • Ground floor: 5 m • Ground floor with mezzanine: 6.5 m • Typical floors (residential and other): 3.50 m • Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> • All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc

Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> • Avoid excessive use of glass-wall • Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none"> • Main building entrances should be oriented to the side indicated on the plan. • Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none"> • Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
22Style	Signage should be an integral part of the building facade without background.



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

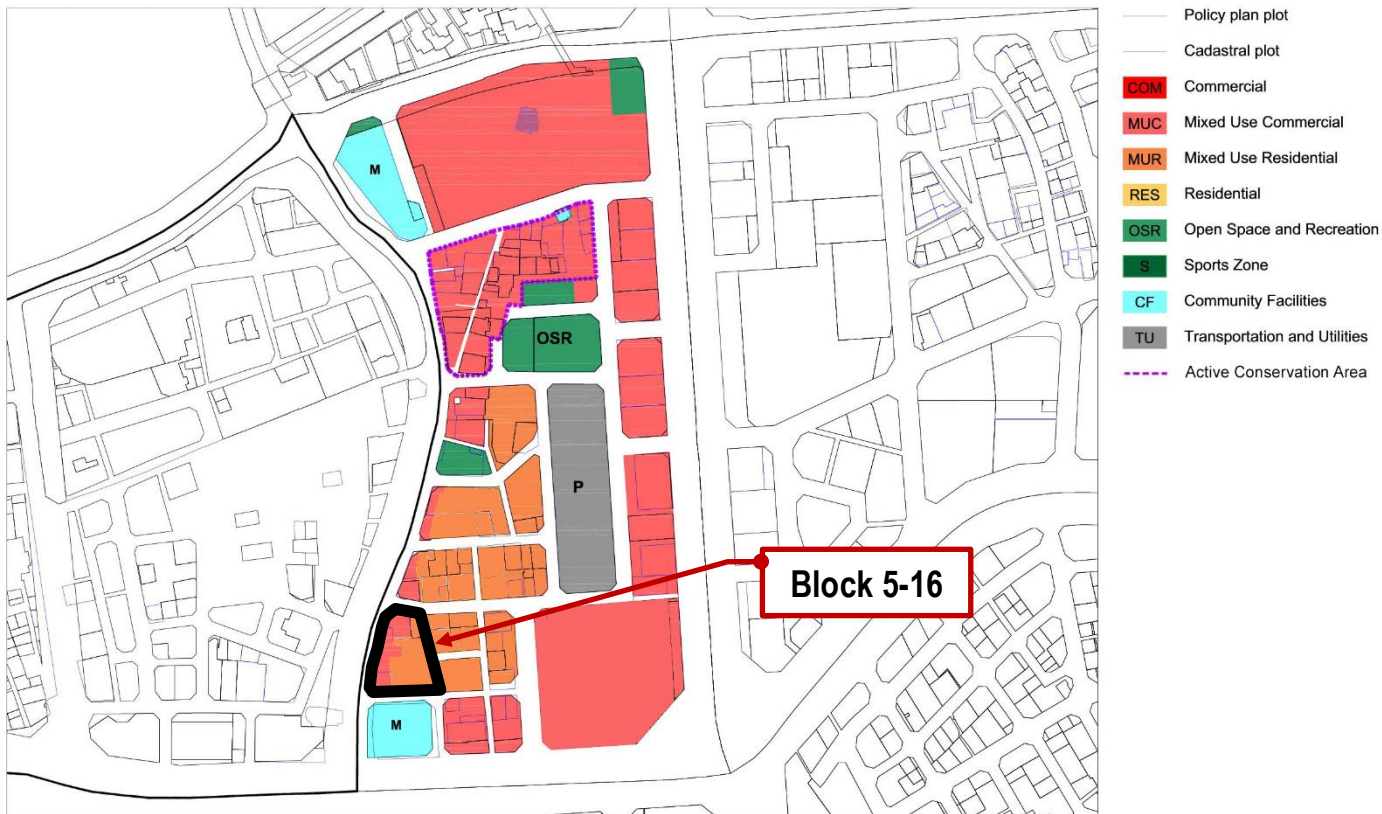
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

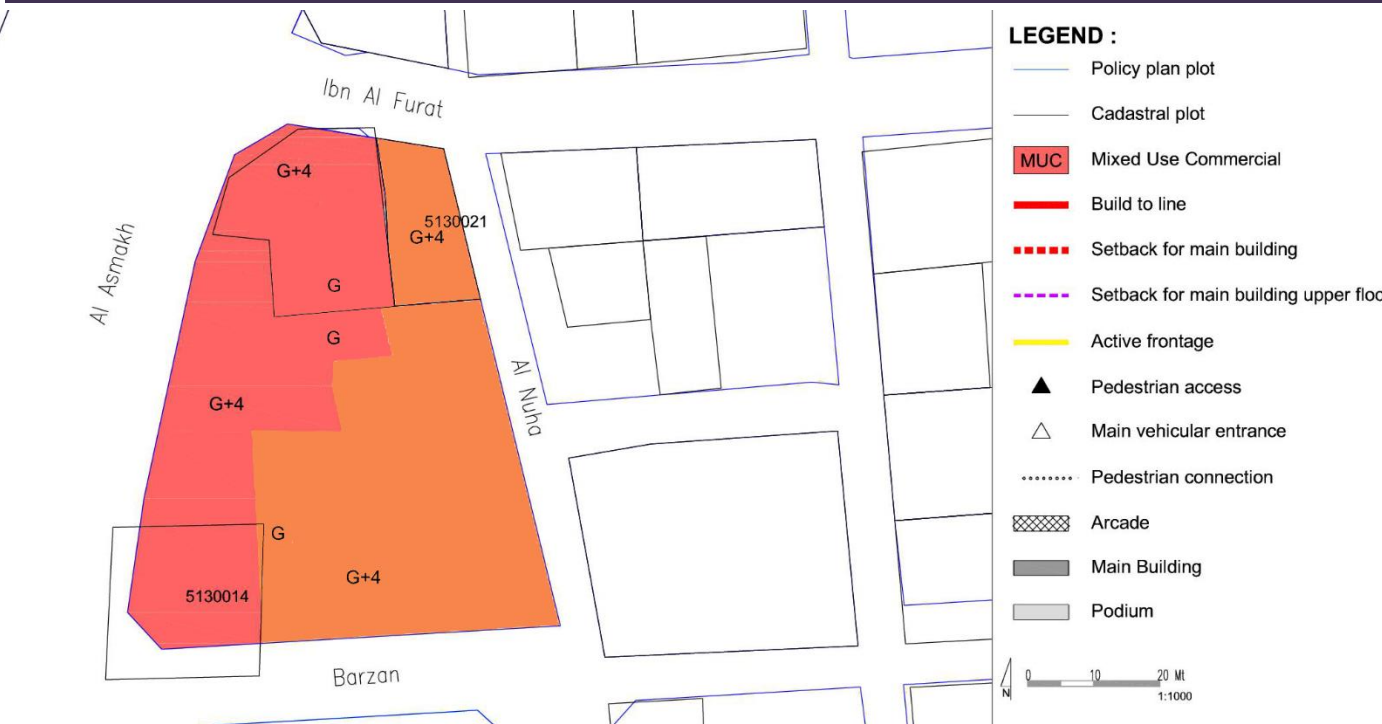
PERMITTED USES TABLE

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓
	Residential Flats, Apartments	✗	✓	☑
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*
	Complementary (See Permitted Uses Table)	✓	✓	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	✓	All	77.5 % min
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	All	20 % max

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

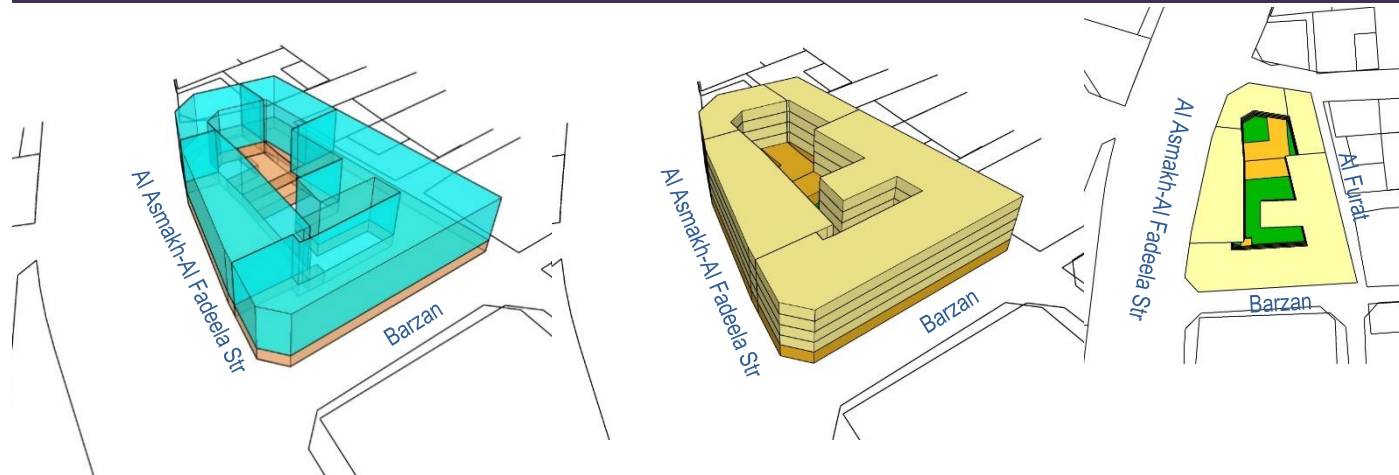
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area Type of commercial in MUR: Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Offices, Government Offices, Supporting Retail / Food and Beverages

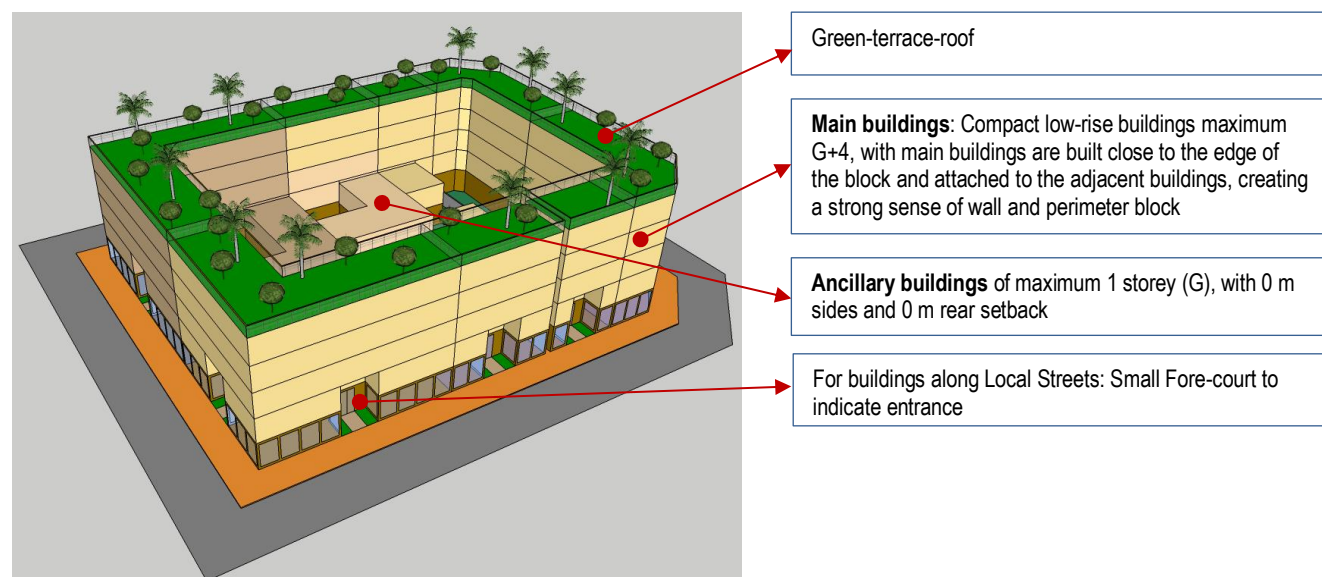
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



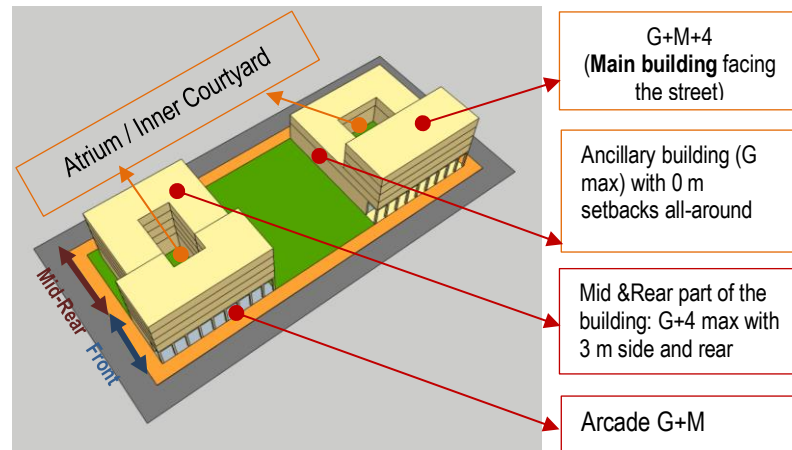
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Al Asmakh Street G+M+4	22.2 m (max)
	Ibn Al Furat & Al Nuha & Barzan Street G+4	20.7 m (max)
FAR (max)	4.00 (Al Asmakh Street)	(+ 5 % for corner lots)
	3.80 (Ibn Al Furat & Al Nuha & Barzan Street)	
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Attached-Low Rise with Courtyard	
Building Placement	Setbacks as per block plan: Main buildings: • 0m front; 0 m side setback	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0 m front setback (mandatory)	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)	
Commercial Depth (max)	10 m	
Building Size	Fine grain; • 10 m maximum building width or length; or • Create a modular external expression of facade, with maximum 10 m wide, if the building is long stretched	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Al Asmakh Street : Arcade/ Colonnade: • 2.5 m minimum width • G maximum height Ibn Al Furat & Al Nuha & Barzan Str.: Small Fore-court to indicate entrance	

Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> Allowed 0 m setbacks 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m sides 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm
Small Plot	<ul style="list-style-type: none"> Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking 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 ASMAKH STREET): ATTACHED LOW RISE BLDG

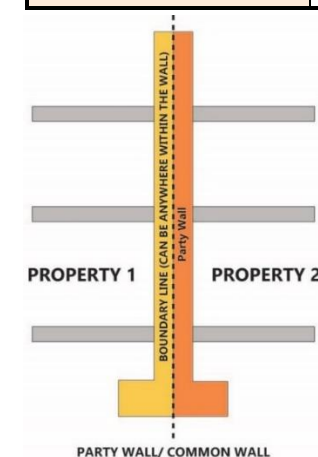


The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

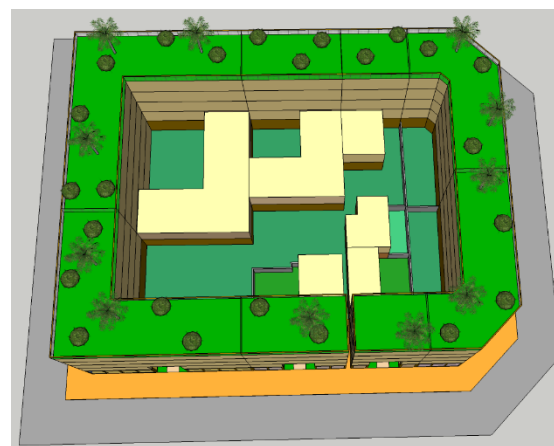
STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> • General: Qatari Vernacular • Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> • Clear building expression of a base, a middle and a top • The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) • The Middle Part: <ul style="list-style-type: none"> ○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. ○ Should reveal the external expression of each storey • The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> • 6 m between two buildings with facing non-habitable rooms • 8 m between two buildings with a facing non-habitable room and a facing habitable room • 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> • Ground floor: 5 m • Ground floor with mezzanine: 6.5 m • Typical floors (residential and other): 3.50 m • Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> • All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc

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

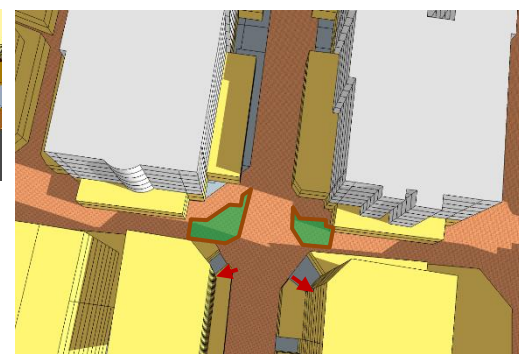


LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

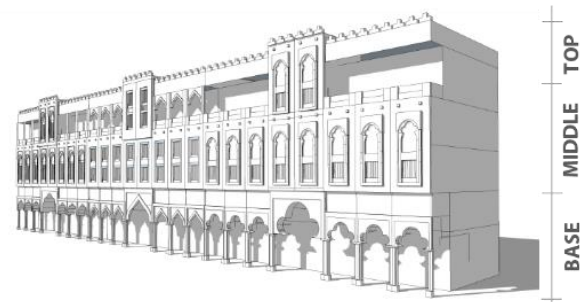
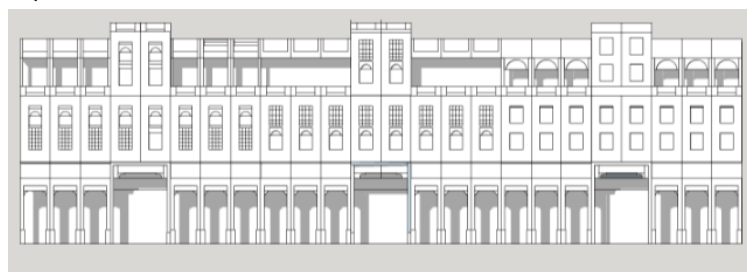
Provision of green terrace roof garden (min. 50% of the area)



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

RECOMMENDED ARCHITECTURAL STYLES

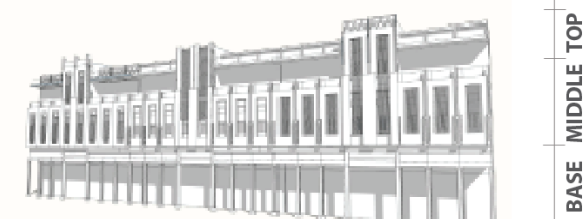
Qatari Vernacular*



Early Modern (Doha - Art Deco)*



(illustration)



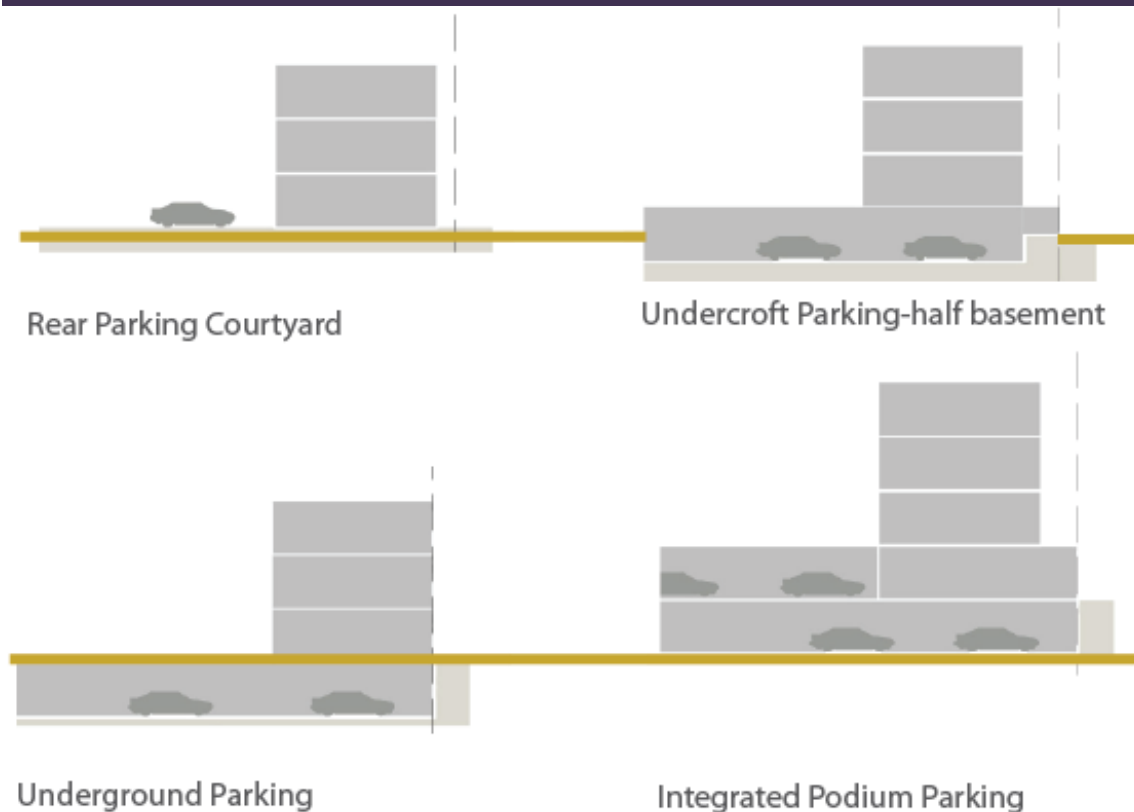
WINDOW-TO-WALL RATIOS



PERMITTED USES TABLE

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

PARKING FORM & LOCATION OPTION



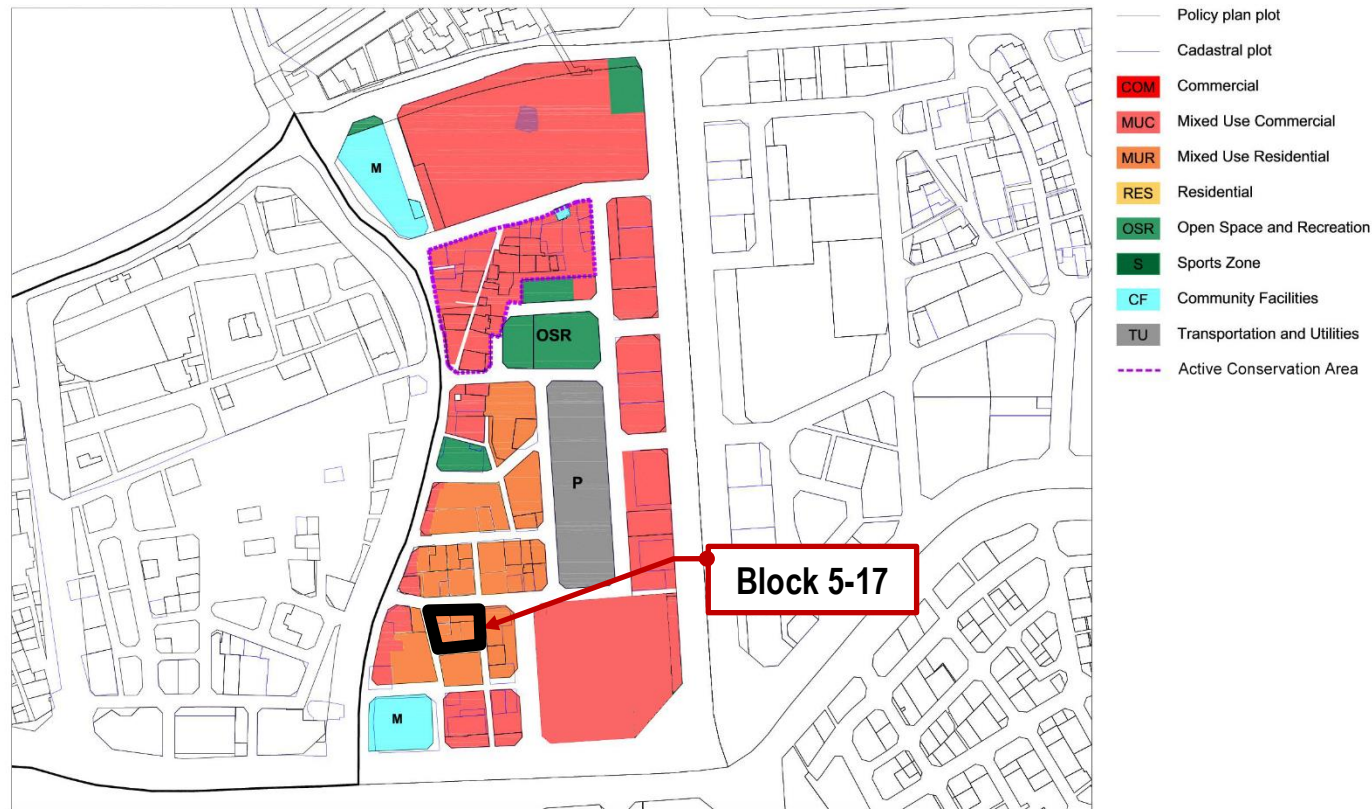
INCENTIVE

Incentive Scheme

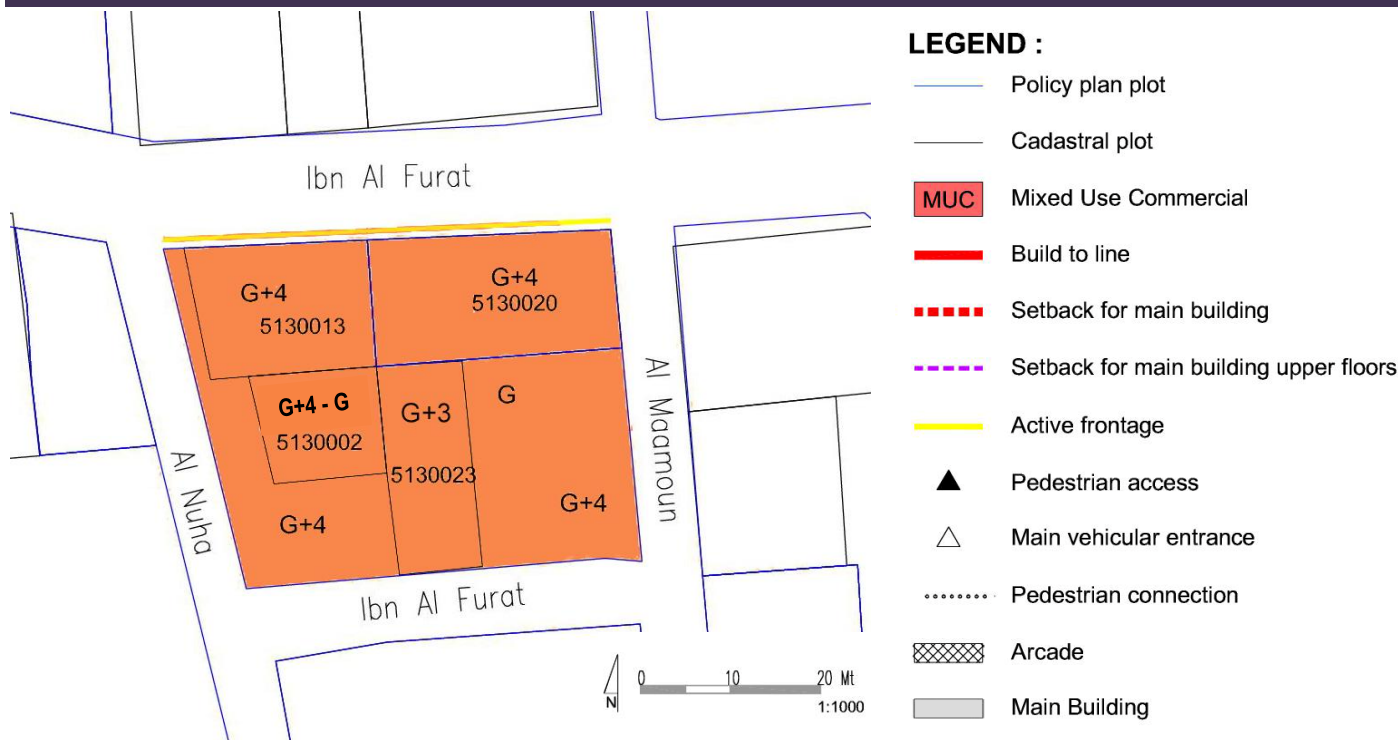
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:
Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓
	Residential Flats, Apartments	✗	☑	☑*
	Hospitality Hotels, Serviced Apartments	✓*	☑	✓*
	Complementary (See Permitted Uses Table)	✓	☑	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

MUR: Mixed Use Residential

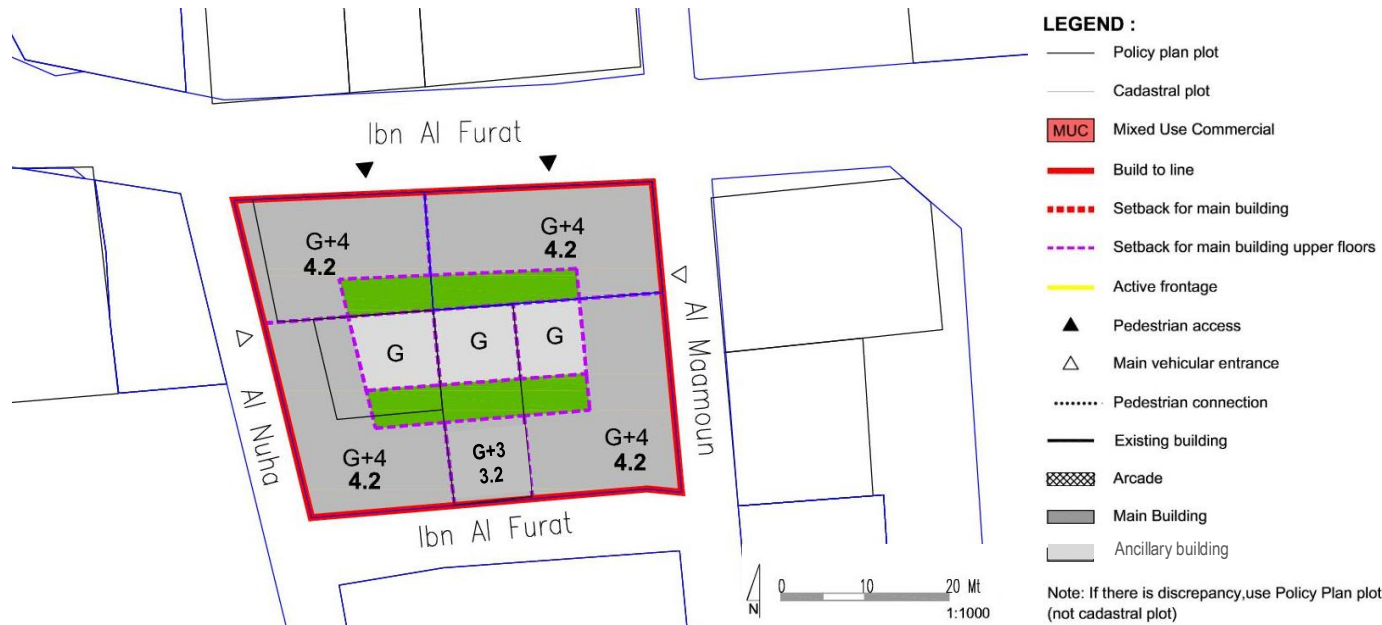
Use Type	Requirement	Level	Percentage
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	✓	All	77.5 % min
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	All	20 % max

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

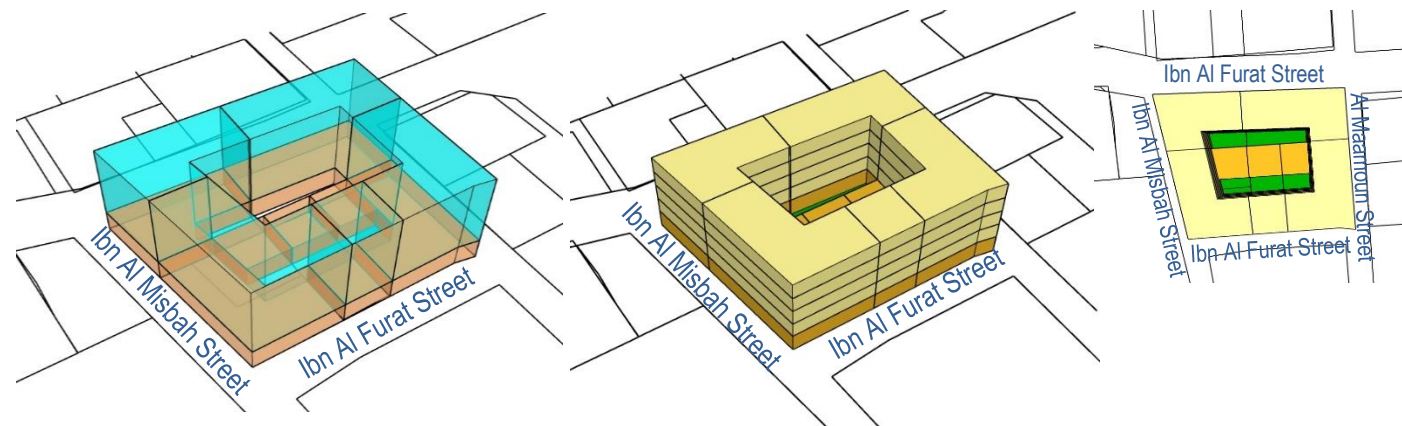
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUR: Domestic or Local Commercial- Retail (ie.convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Offices, Government Offices, Supporting Retail / Food and Beverages

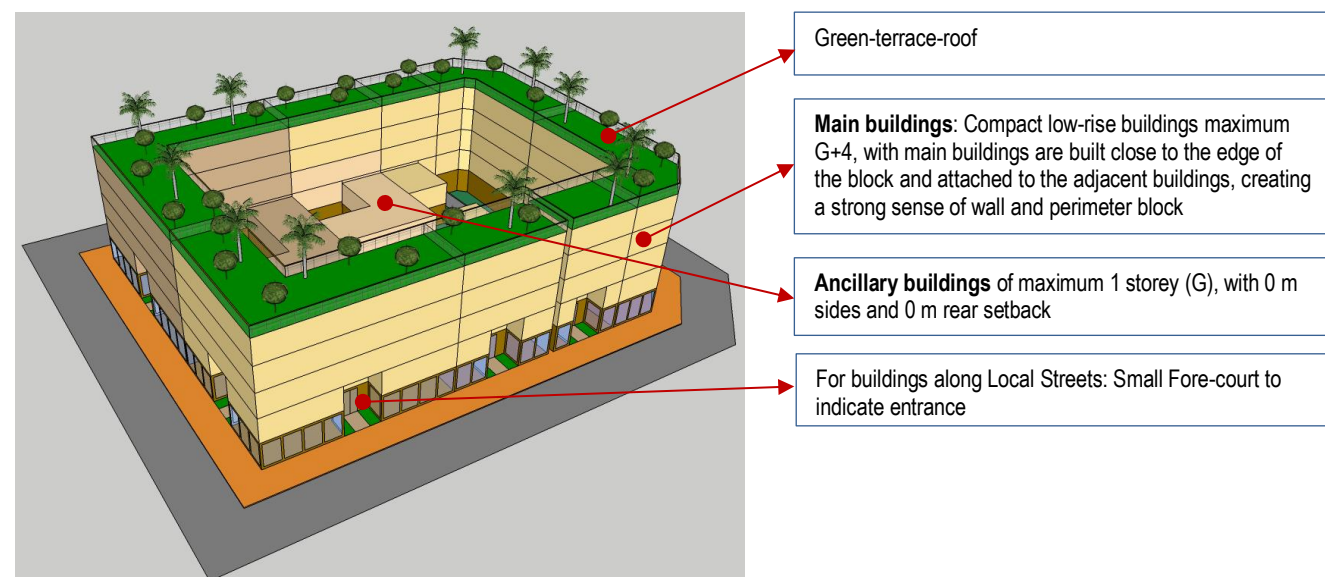
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



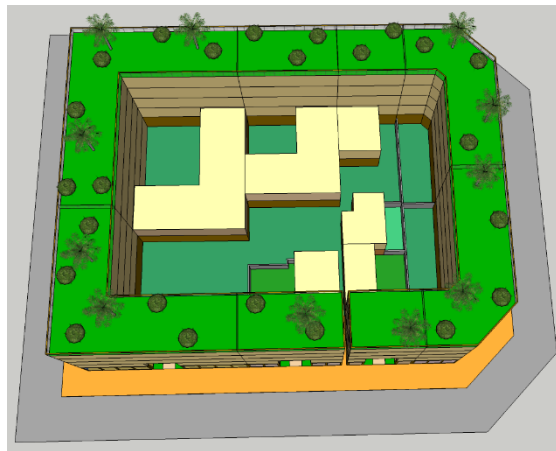
BLOCK FORM REGULATIONS

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUR: Mixed Use Residential
Height (max)	G+4 20.7 m (max)
FAR (max)	4.00 (+ 5 % for corner lots)
Building Coverage (max)	85%
MAIN BUILDINGS	
Typology	Attached-Low Rise with Courtyard
Building Placement	Setbacks as per block plan: Main buildings: • 0m front; 0 m side setback
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0 m front setback (mandatory)
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)
Commercial Depth (max)	10 m
Building Size	Fine grain; • 10 m maximum building width or length; or • Create a modular external expression of facade, with maximum 10 m wide, if the building is long stretched
Primary Active Frontage	As indicated in the plan
Frontage Profile	Small Fore-court to indicate entrance
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m sides 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm

Small Plot	<ul style="list-style-type: none"> Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirements: (block is located within 800m radius from metro entry point)

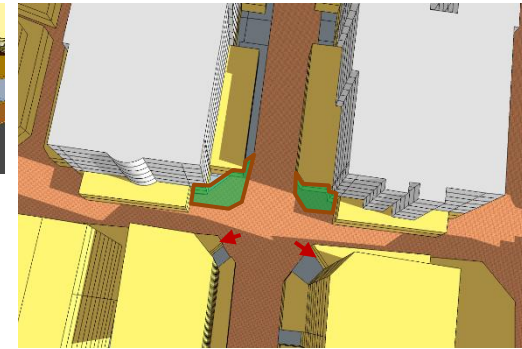
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

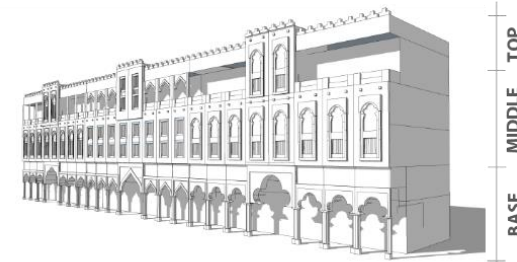
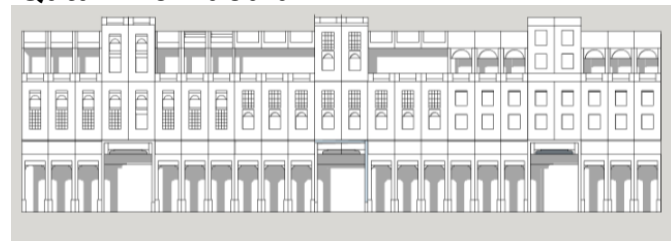
Provision of green terrace roof garden (min. 50% of the area)



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

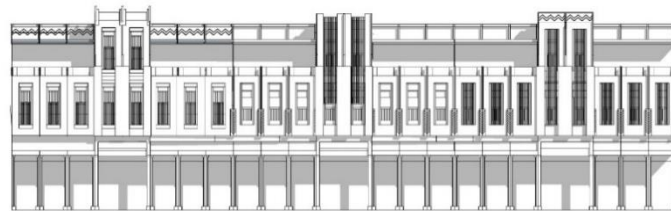
RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*

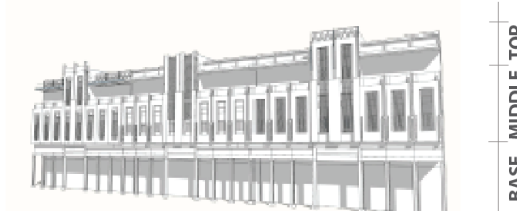


BASE MIDDLE TOP

Early Modern (Doha - Art Deco)*

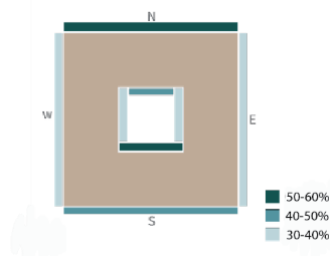


(illustration)



BASE MIDDLE TOP

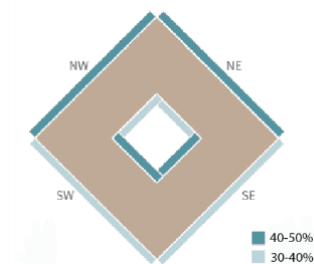
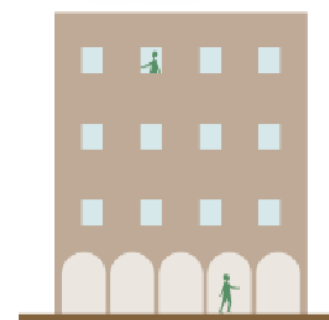
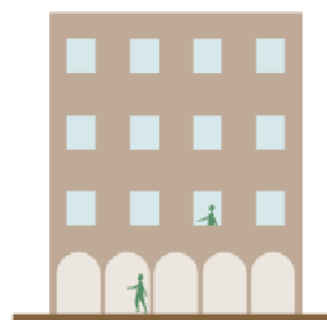
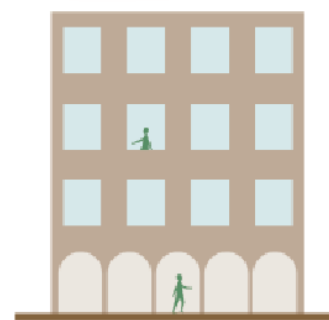
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

East & West : 30%-40%

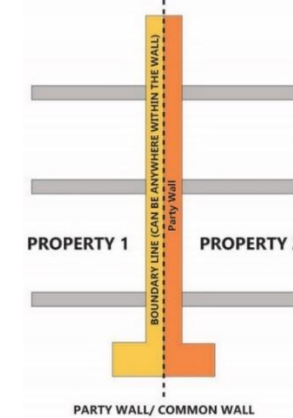


40-50%
30-40%

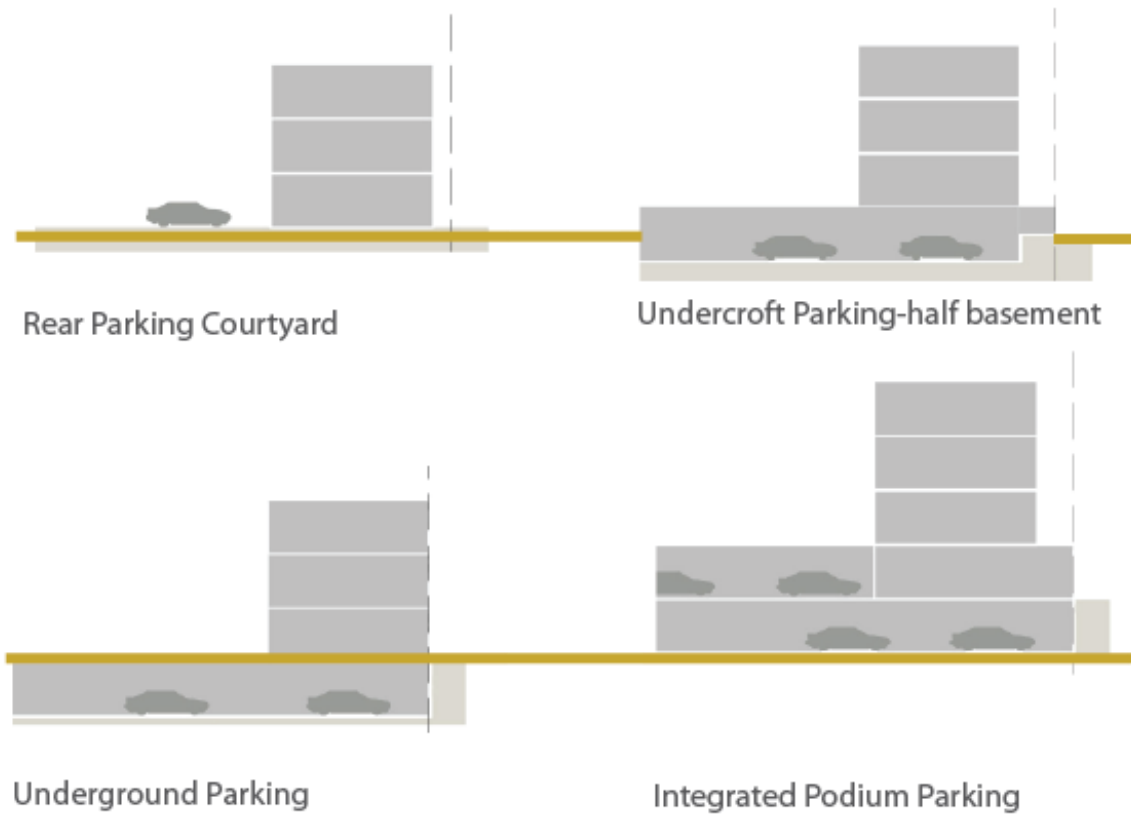
STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> General: Qatari Vernacular Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> Clear building expression of a base, a middle and a top The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) The Middle Part: <ul style="list-style-type: none"> Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. Should reveal the external expression of each storey The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> 6 m between two buildings with facing non-habitable rooms 8 m between two buildings with a facing non-habitable room and a facing habitable room 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> Ground floor: 5 m Ground floor with mezzanine: 6.5 m Typical floors (residential and other): 3.50 m Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc

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



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

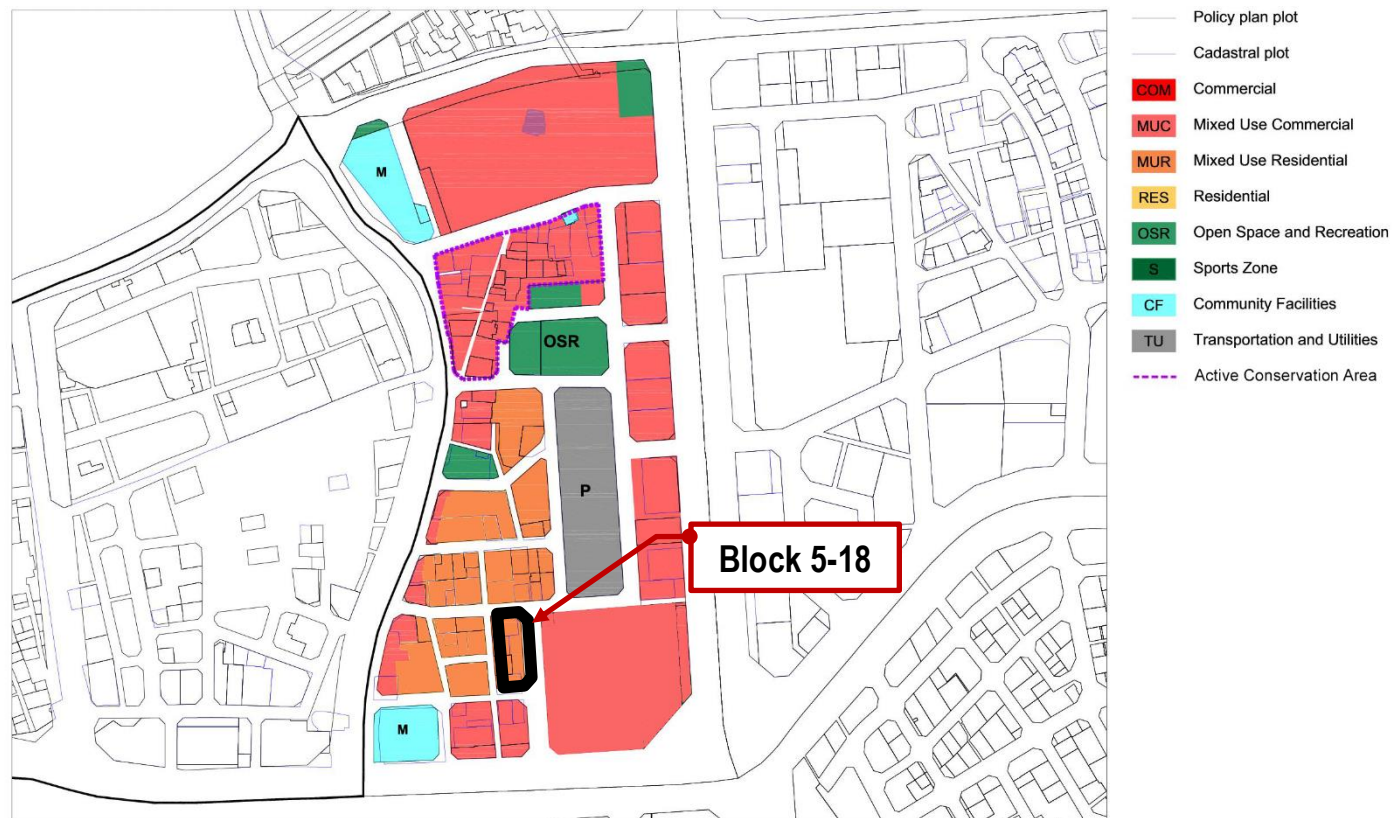
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:
Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

PERMITTED USES TABLE

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category		Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code		COM	MUC	MUR	RES
Minimum required number of use type*		1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓	✗
	Residential Flats, Apartments	✗	✓	☑*	☑
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*	✓
	Complementary (See Permitted Uses Table)	✓	✓	✓	✓
Examples		Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

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

Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed
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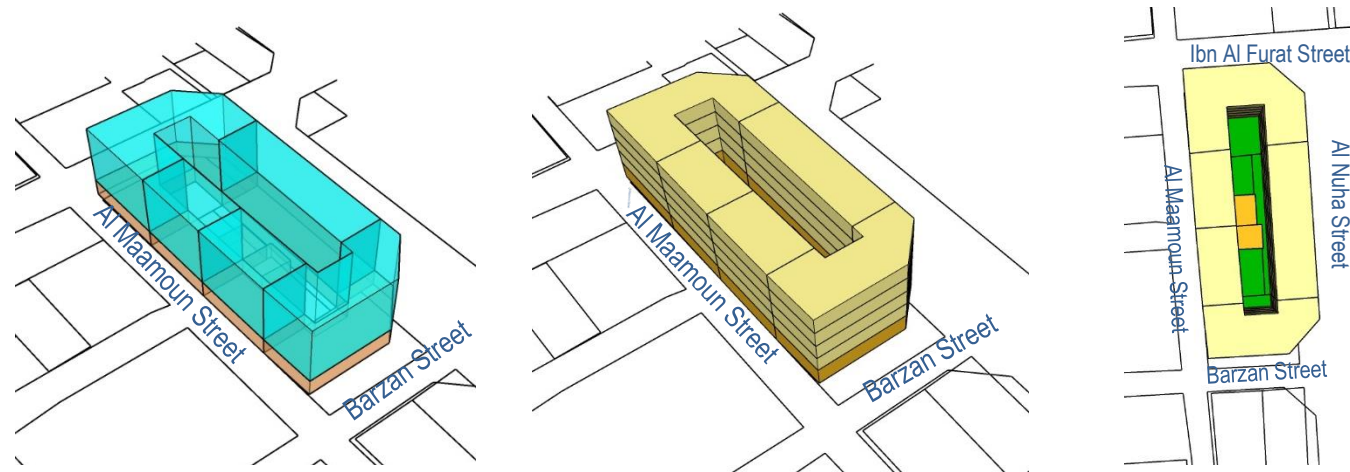
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUR: Domestic or Local Commercial- Retail (ie.convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Offices, Government Offices, Supporting Retail / Food and Beverages

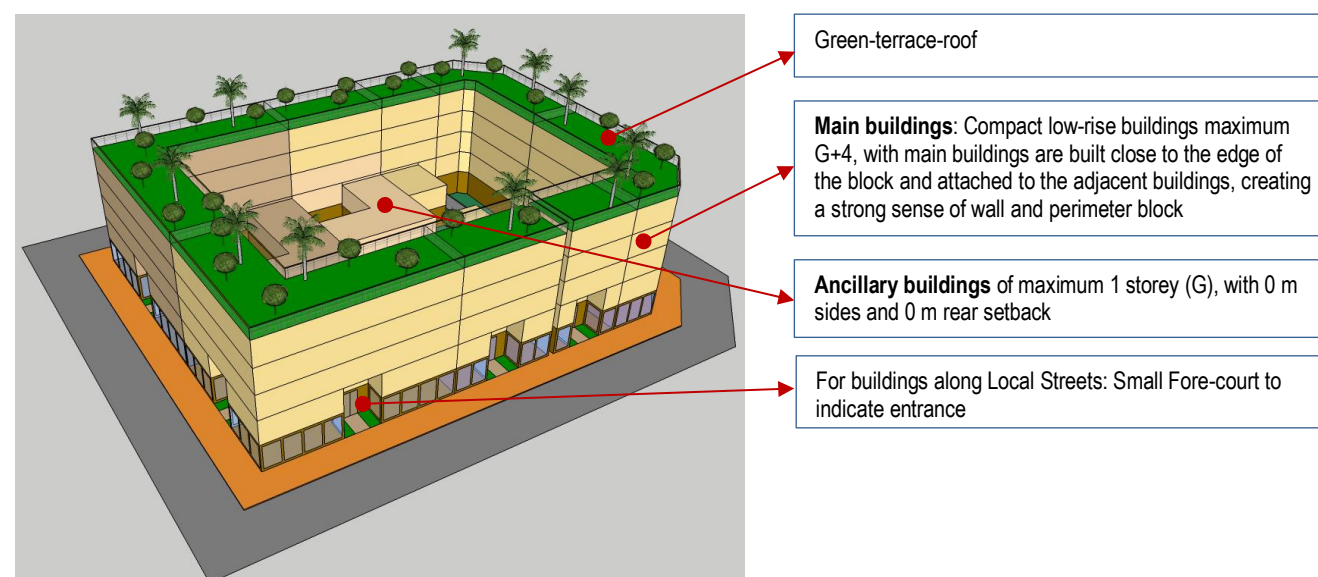
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



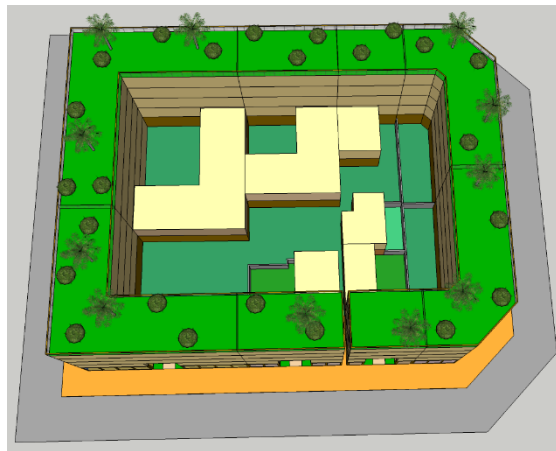
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Building Placement	Setbacks as per block plan: Main buildings: • 0m front; 0 m side setback
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0m front setback (mandatory)
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)
Commercial Depth (max)	10 m
Building Size	Fine grain; • 10 m maximum building width or length; or • Create a modular external expression of facade, with maximum 10 m wide, if the building is long stretched
Primary Active Frontage	As indicated in the plan
Frontage Profile	Small Fore-court to indicate entrance
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m sides 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm

Small Plot	<ul style="list-style-type: none"> Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirements: (block is located within 800m radius from metro entry point)

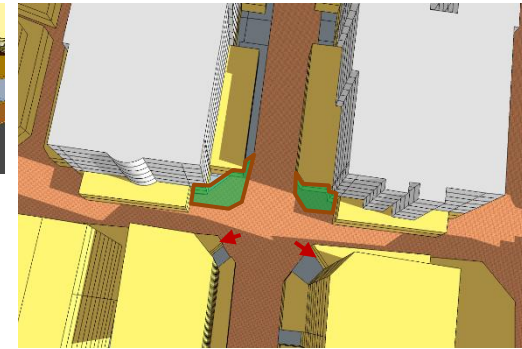
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LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

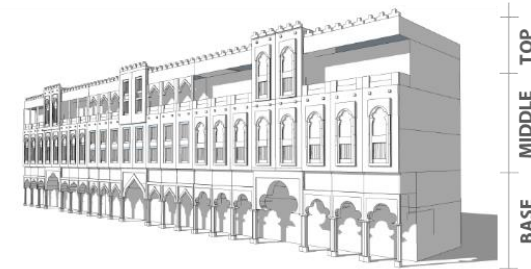
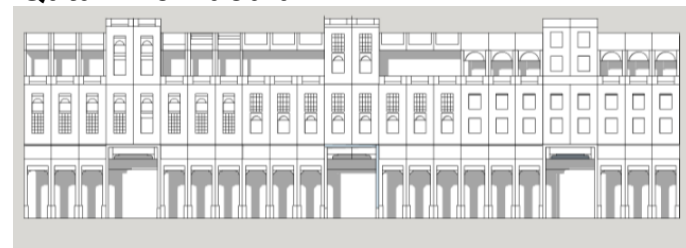
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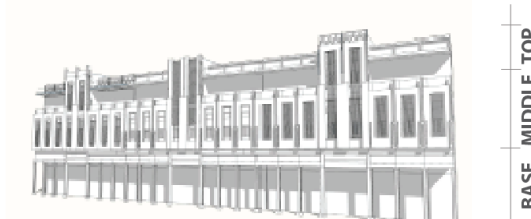
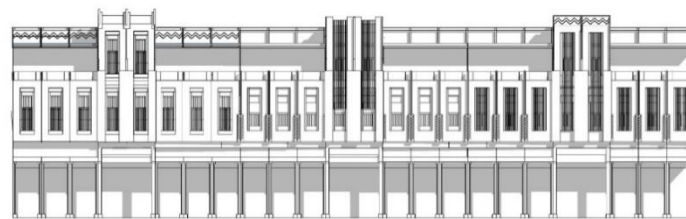
RECOMMENDED ARCHITECTURAL STYLES

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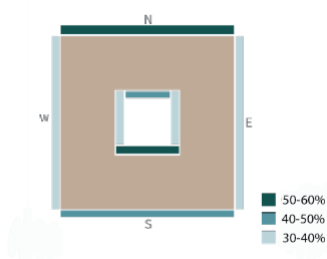
TOP
MIDDLE
BASE

Early Modern (Doha - Art Deco)*



TOP
MIDDLE
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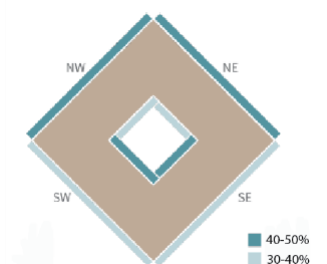
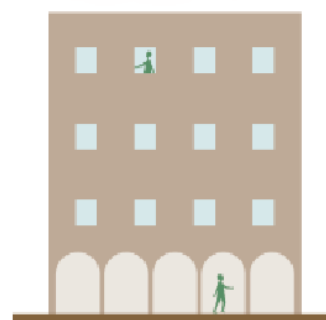
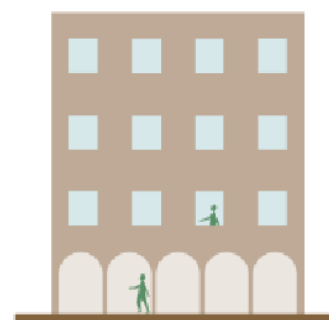
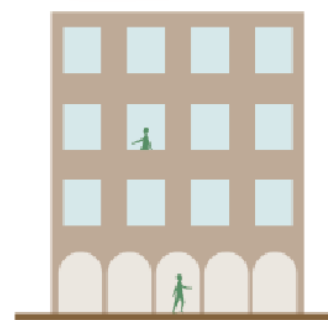
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

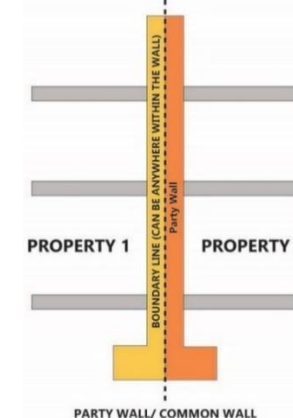
East & West : 30%-40%



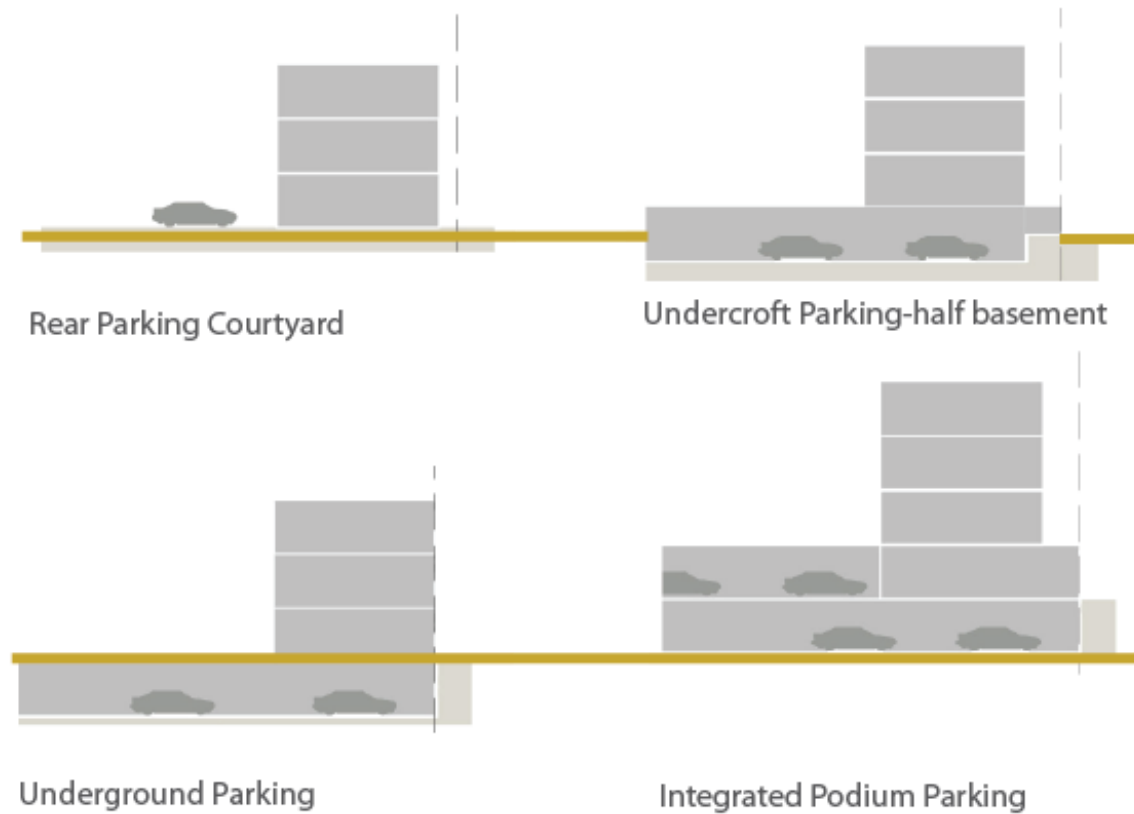
STANDARDS

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

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SIGNAGE	
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PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

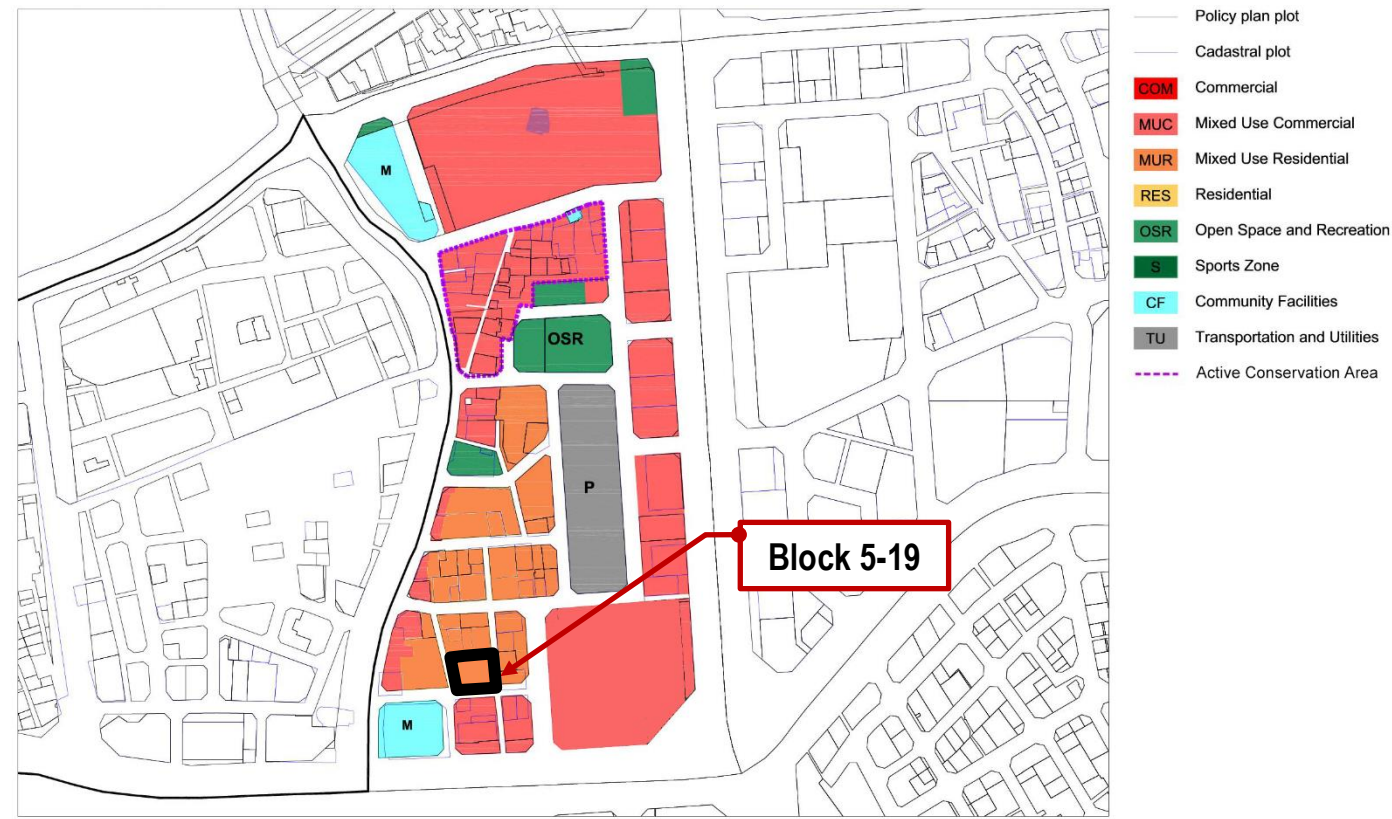
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:
Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

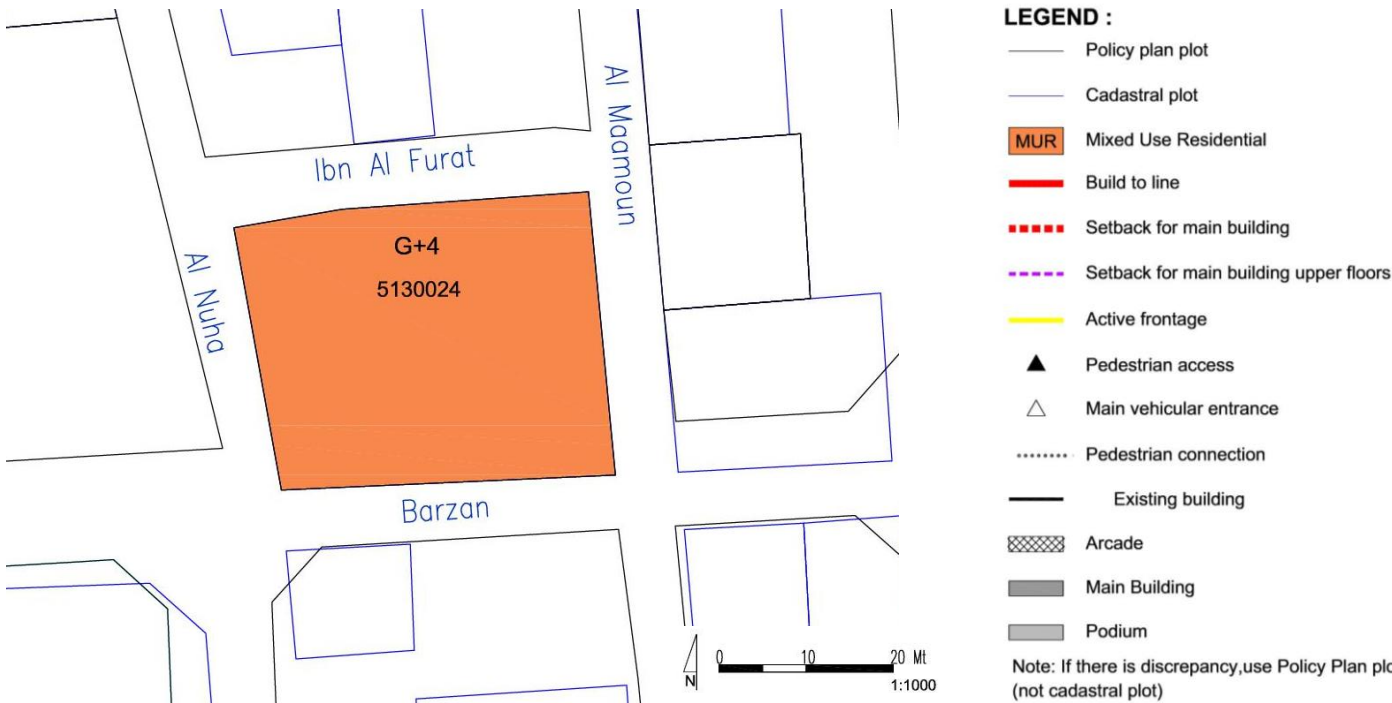
PERMITTED USES TABLE

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✗
	Residential Flats, Apartments	✗	☑	☑
	Hospitality Hotels, Serviced Apartments	☑*	☑	☑
	Complementary (See Permitted Uses Table)	☑	☑	☑
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

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

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

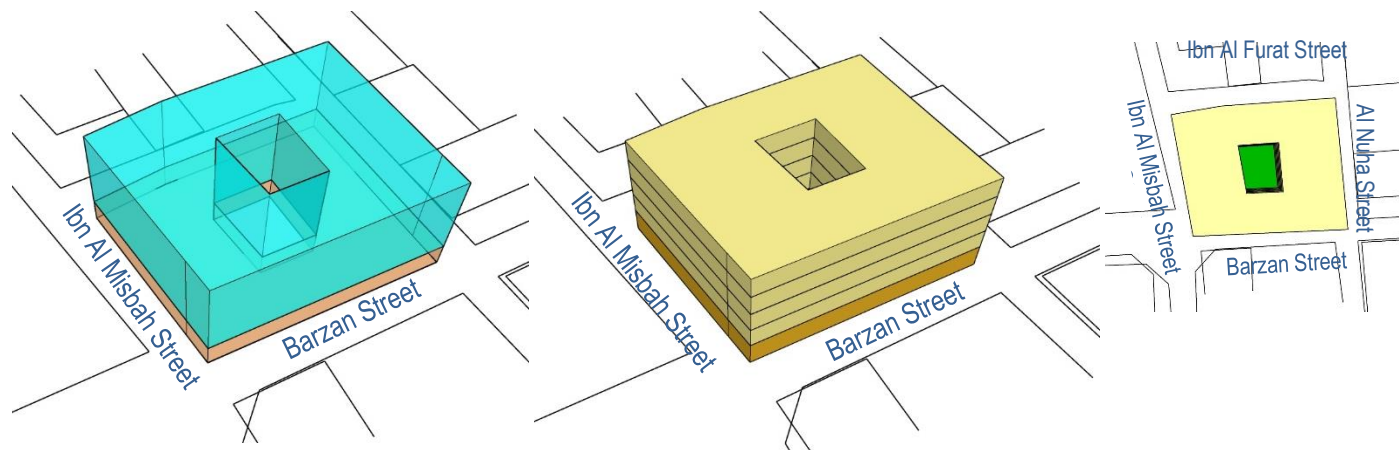
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUR: Domestic or Local Commercial- Retail (ie.convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses
	Offices, Government Offices, Supporting Retail / Food and Beverages

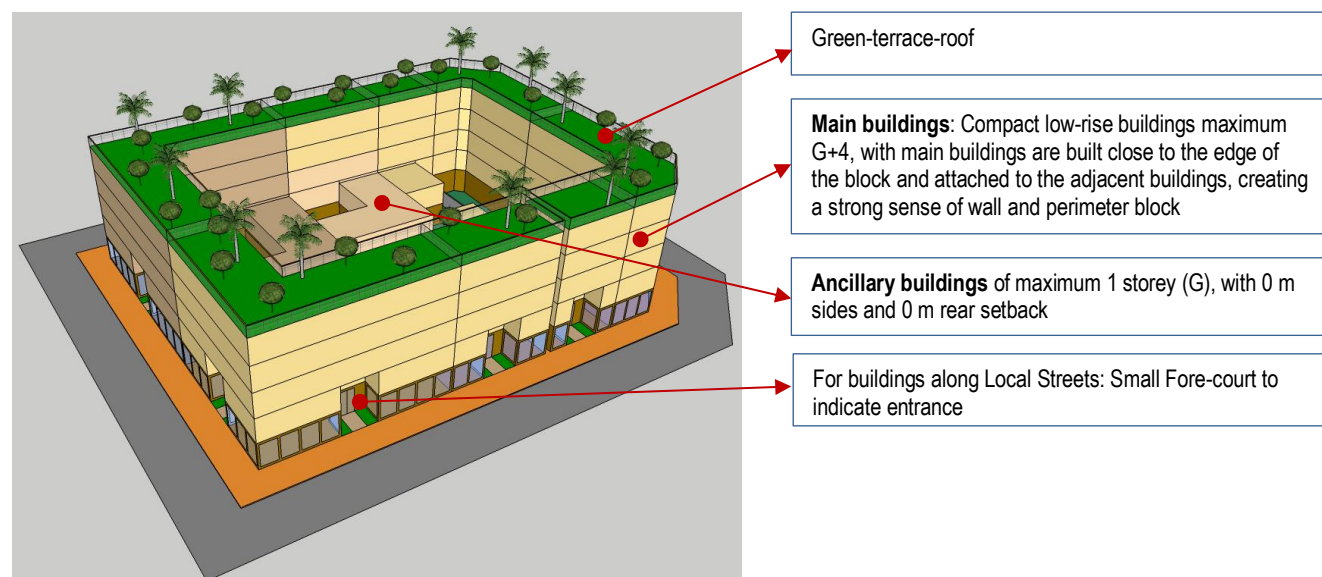
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



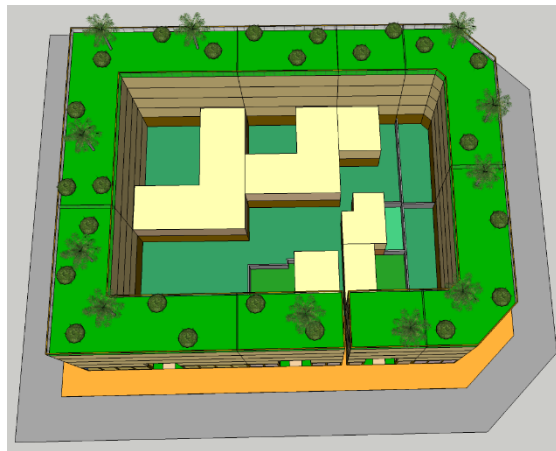
BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUR: Mixed Use Residential	
Height (max)	G+4	20.7 m (max)
FAR (max)	4.00	(+ 5 % for corner lots)
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Attached-Low Rise with Courtyard	
Building Placement	Main buildings: • 0m front; 0 m side setback	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0 m front setback (mandatory)	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)	
Commercial Depth (max)	10 m	
Building Size	Fine grain; • 10 m maximum building width or length; or • Create a modular external expression of facade, with maximum 10 m wide, if the building is long stretched	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Small Fore-court to indicate entrance	
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)	
ANCILLARY BUILDINGS		
Height (max)	G	
Setbacks	0 m sides 0 m rear	
Building Depth (max)	7.5 m	
SITE PLANNING		
Plot Size for Subdivision	Minimum 300 sqm	

Small Plot	<ul style="list-style-type: none"> Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. For plot sizes < 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirements: (block is located within 800m radius from metro entry point)

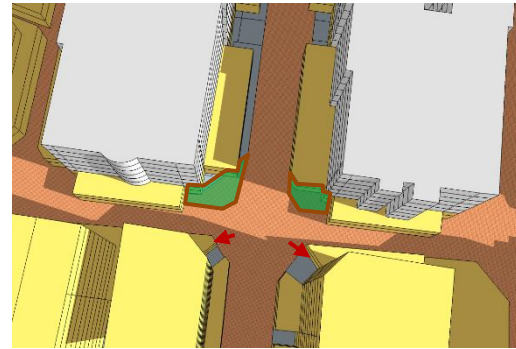
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

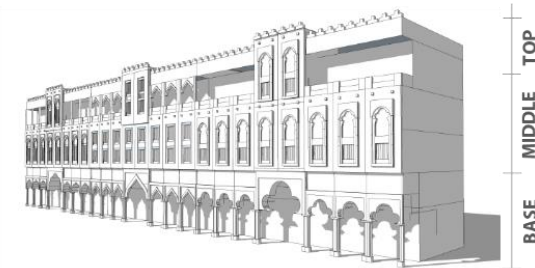
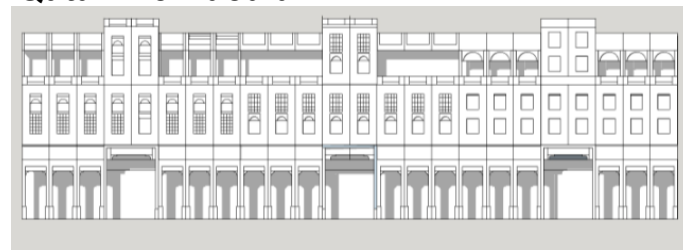
Provision of green terrace roof garden (min. 50% of the area)



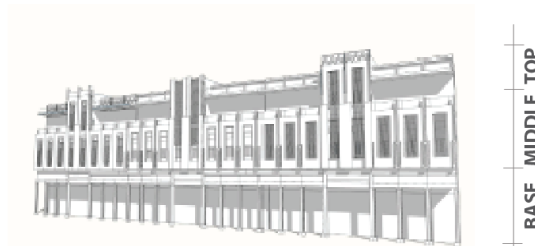
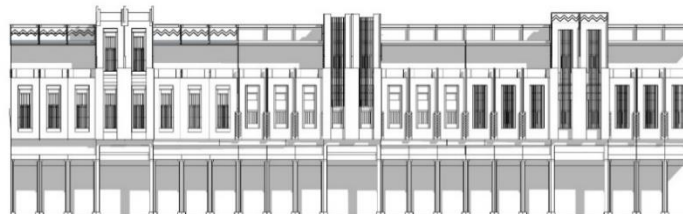
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*

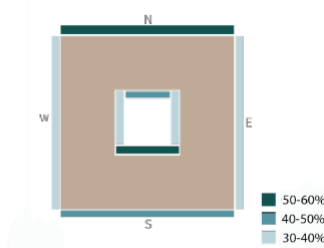


Early Modern (Doha - Art Deco)*



(illustration)

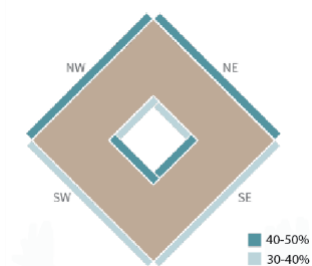
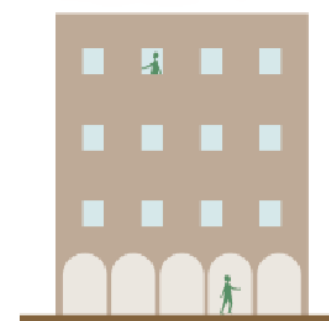
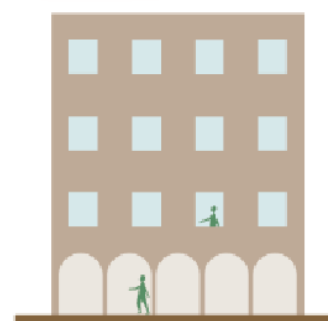
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

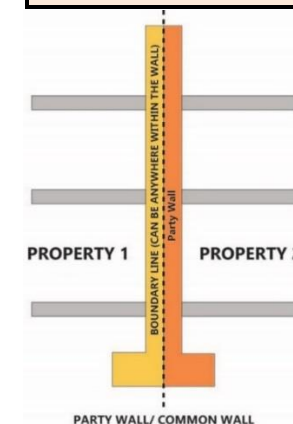
East & West : 30%-40%



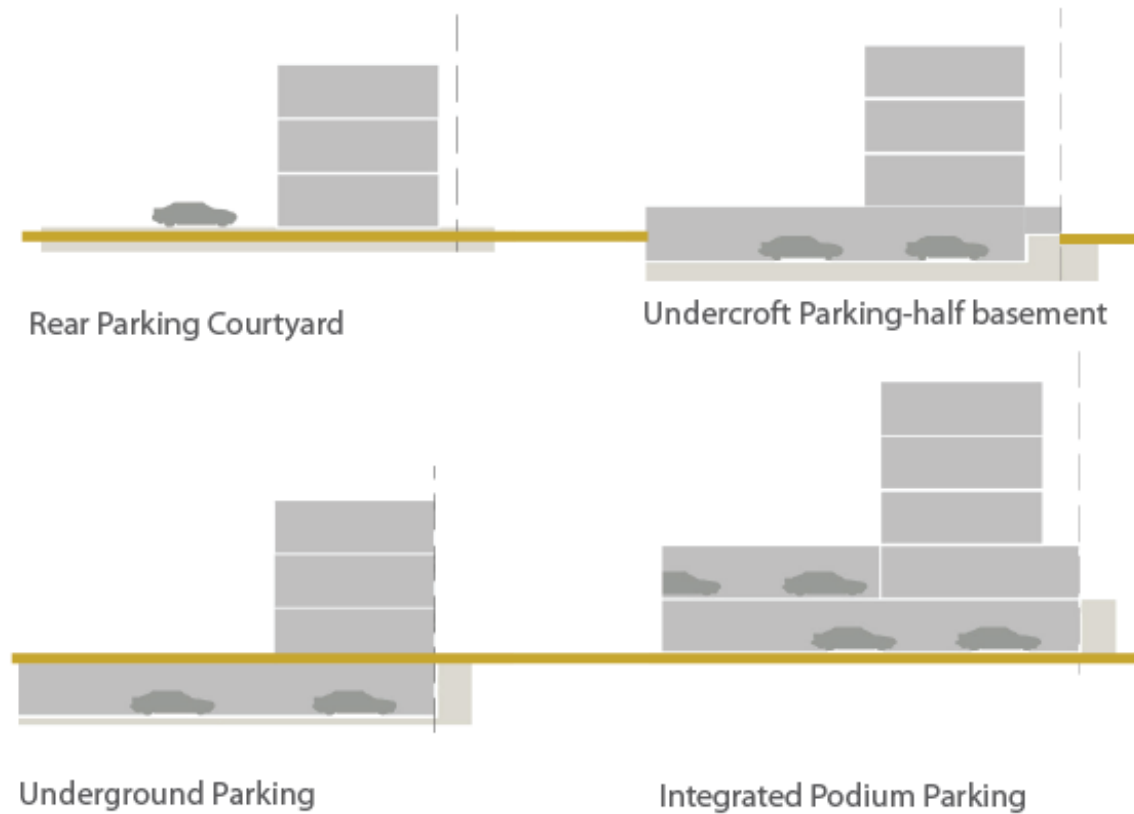
STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> • General: Qatari Vernacular • Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> • Clear building expression of a base, a middle and a top • The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) • The Middle Part: <ul style="list-style-type: none"> ○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. ○ Should reveal the external expression of each storey • The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> • 6 m between two buildings with facing non-habitable rooms • 8 m between two buildings with a facing non-habitable room and a facing habitable room • 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> • Ground floor: 5 m • Ground floor with mezzanine: 6.5 m • Typical floors (residential and other): 3.50 m • Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> • All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc

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



PARKING FORM & LOCATION OPTION



INCENTIVE

Incentive Scheme

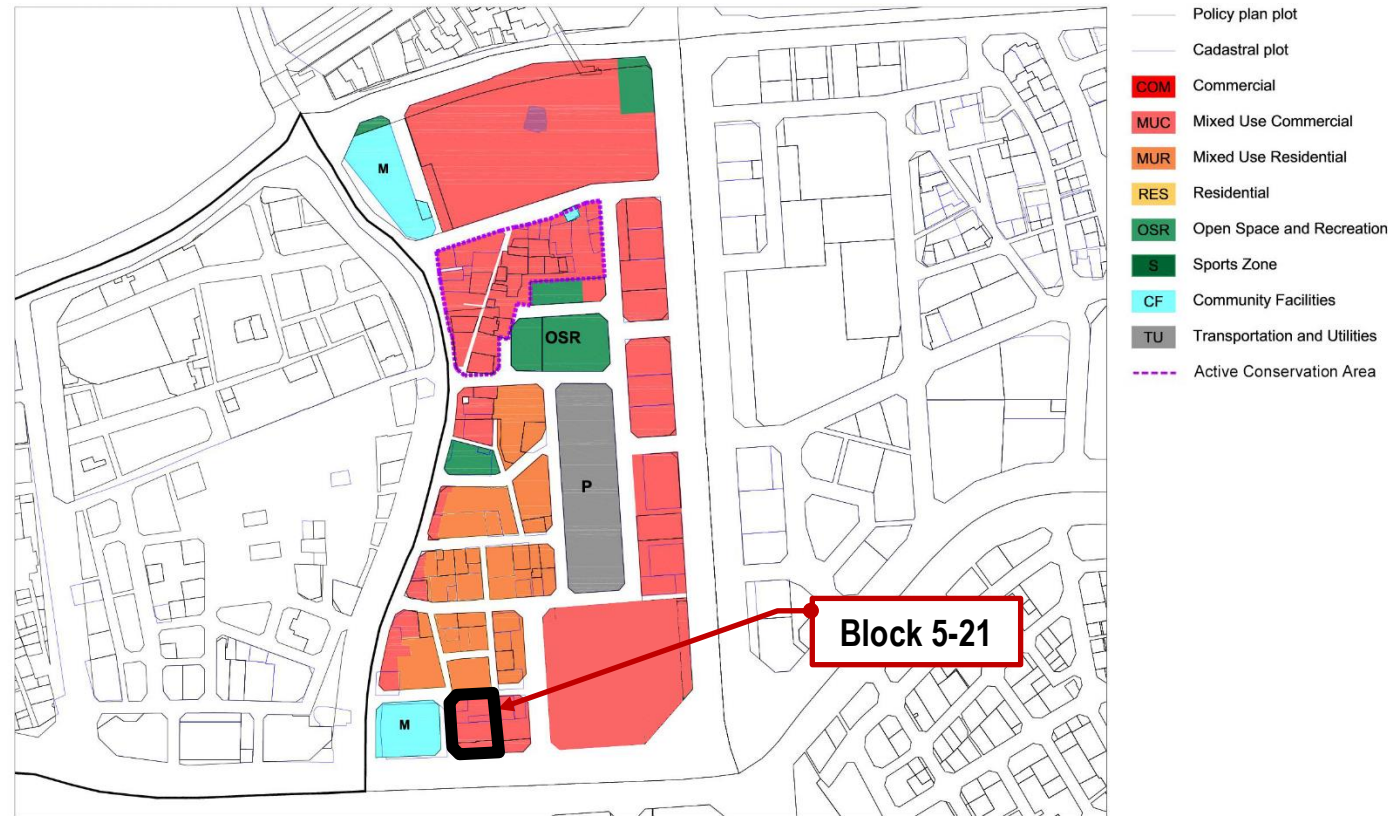
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

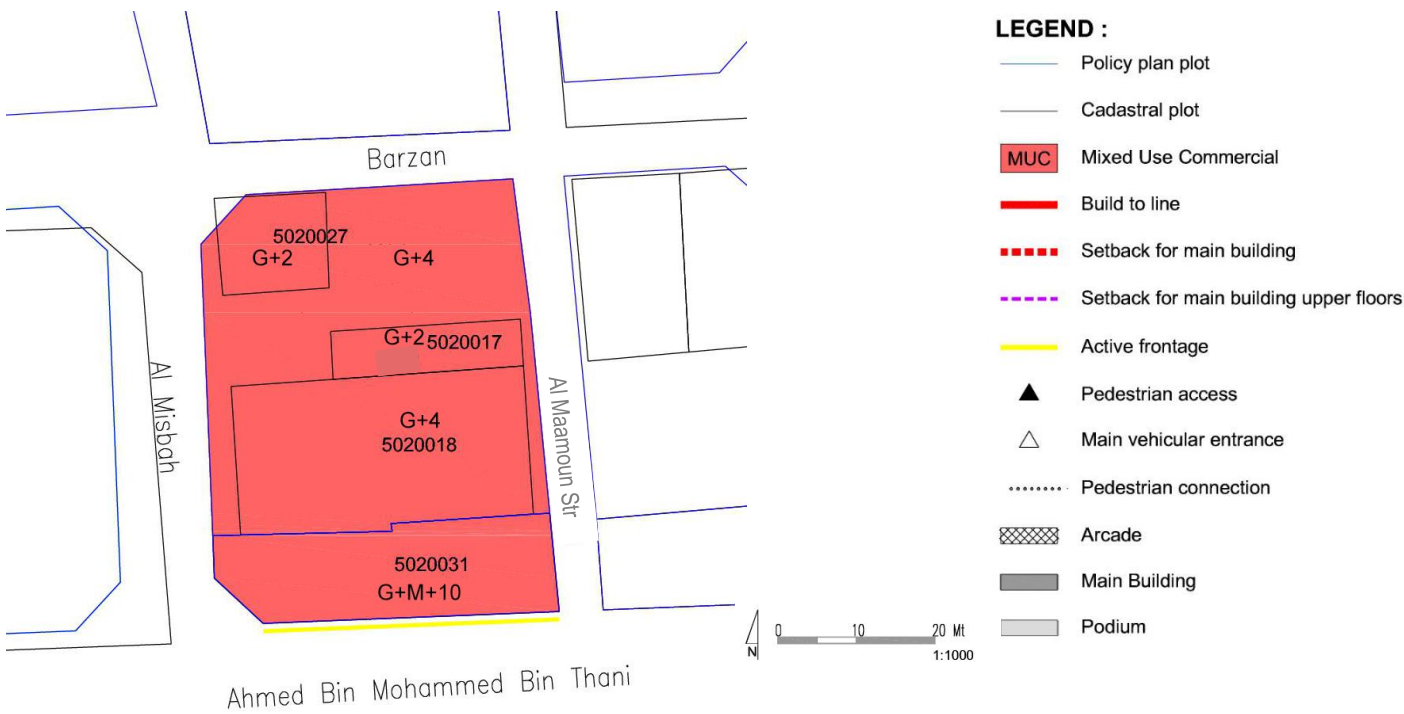
PERMITTED USES TABLE

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓
	Residential Flats, Apartments	✗	✓	☑
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*
	Complementary (See Permitted Uses Table)	✓	✓	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

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

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

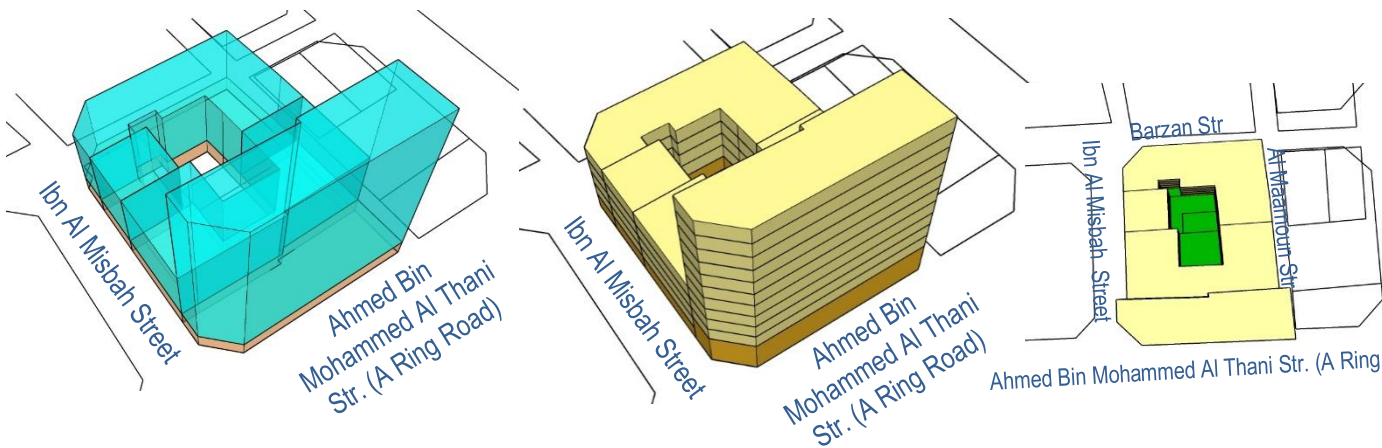
SPECIFIC USE REGULATIONS

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 Offices, Government Offices, Supporting Retail / Food and Beverages

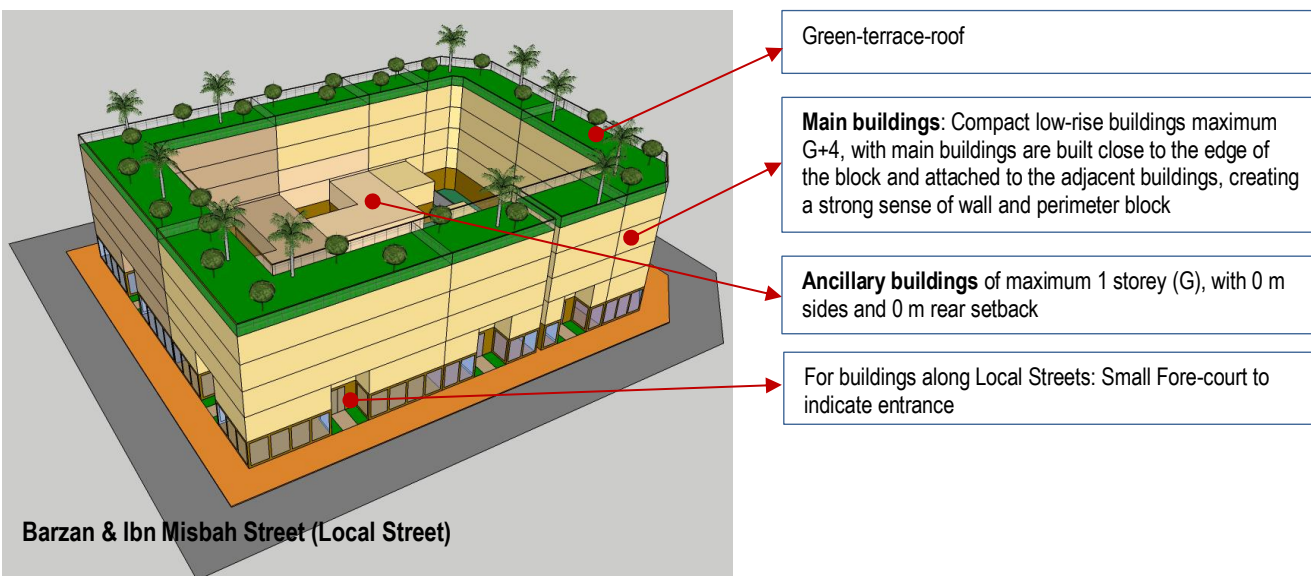
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



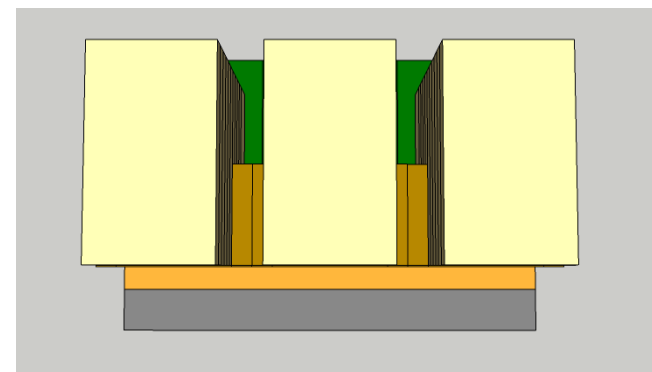
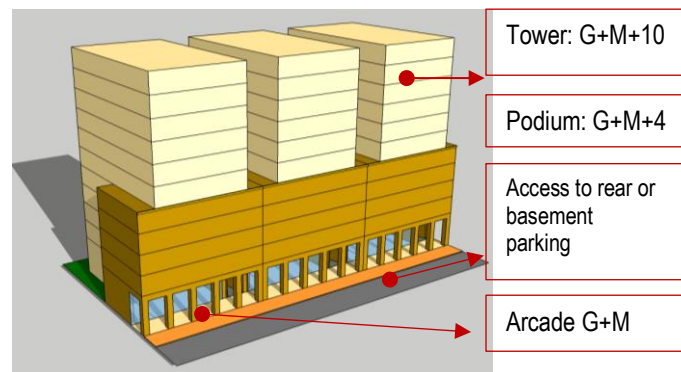
BLOCK FORM REGULATIONS

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	Barzan & Ibn Al Misbah & Al Maamoun Street • G+4 20.7 m (max)
	Ahmed Bin Mohammed Al Thani Str. (A Ring Road) • G+M+10 43.2 m
FAR (max)	• 3.80 (along Barzan & Ibn Al Misbah & Al Maamoun Street) (+ 5% for corner lots) • 7.00 (along Ahmed Bin Mohammed Al Thani Str. -A Ring Road-)
Building Coverage (max)	85%
MAIN BUILDINGS	
Typology	Attached-Low Rise with Courtyard
Building Placement	Setbacks as per block plan: Main buildings: • 0m front; 0 m side setback
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	100% of 0 m front setback (mandatory)
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)
Commercial Depth (max)	15 m
Building Size	<ul style="list-style-type: none"> For building facing to Ahmed Bin Mohammed Bin Thani Street Fine grain; 30m maximum building width or length For building facing to Barzan & Ibn Misbah Street Fine grain; • 15 m maximum building width or length; or • Create a modular external expression of facade, with maximum 15 m wide, if the building is long stretched
Primary Active Frontage	As indicated in the plan

Frontage Profile	Grand Hamad Street & Ahmed Bin Mohammed Al Thani Str. (A Ring Road) : Arcade/ Colonnade: <ul style="list-style-type: none"> • 2.5 m minimum width (Grand Hamad) • 3 m minimum width (A Ring Road) • G+M maximum height • Located as per drawing Barzan & Ibn Al Misbah & Al Maamoun Street: Small Fore-court to indicate entrance
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> • Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0m side 0m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm
Small Plot	<ul style="list-style-type: none"> • Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. • For plot sizes <300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirements: (block is located within 800m radius from metro entry point)

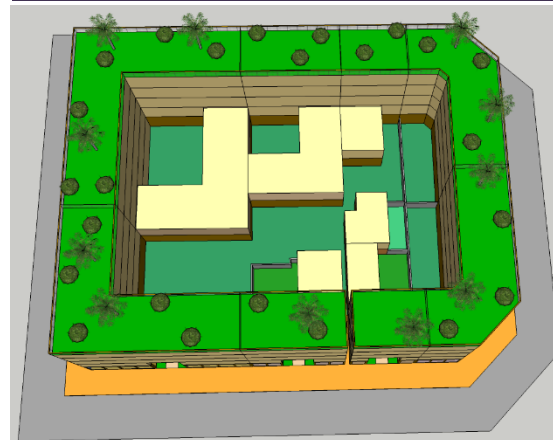
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

BUILDING TYPOLOGY (A RING ROAD): ATTACHED-PODIUM & TOWER



Ahmed Bin Mohammed Bin Thani Street (Arterial Street)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

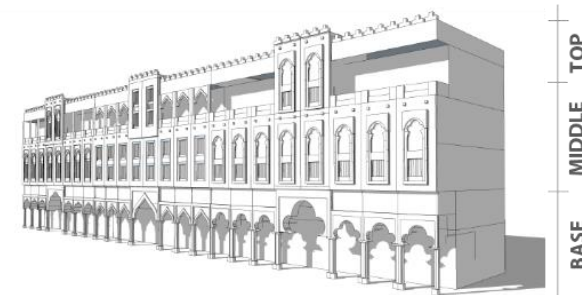
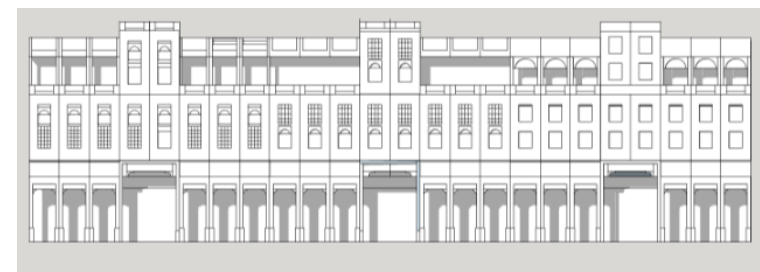
Provision of green terrace roof garden (min. 50% of the area)



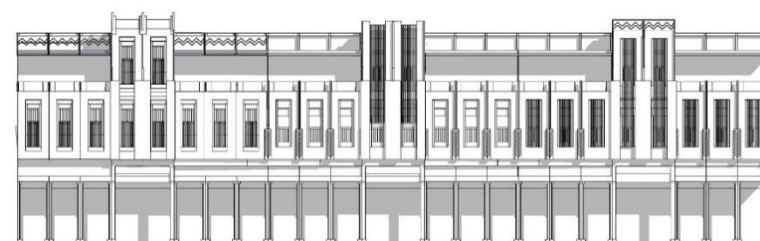
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

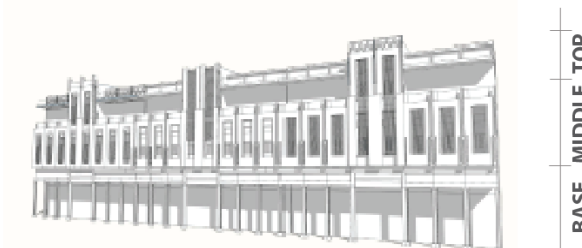
Qatari Vernacular*



Early Modern (Doha - Art Deco)*



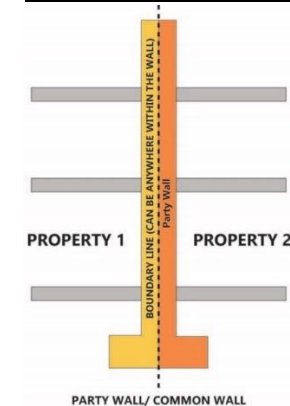
(illustration)



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> • General: Qatari Vernacular • Recommended Early Modern (Doha Art Deco) Style for buildings along Al Fadeela-Al Asmakh & Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> • Clear building expression of a base, a middle and a top • The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) • The Middle Part: <ul style="list-style-type: none"> ○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. ○ Should reveal the external expression of each storey • The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> • 6 m between two buildings with facing non-habitable rooms • 8 m between two buildings with a facing non-habitable room and a facing habitable room • 12 m between two buildings with facing habitable rooms
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> • Ground floor: 5 m • Ground floor with mezzanine: 6.5 m • Typical floors (residential and other): 3.50 m • Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> • All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc

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



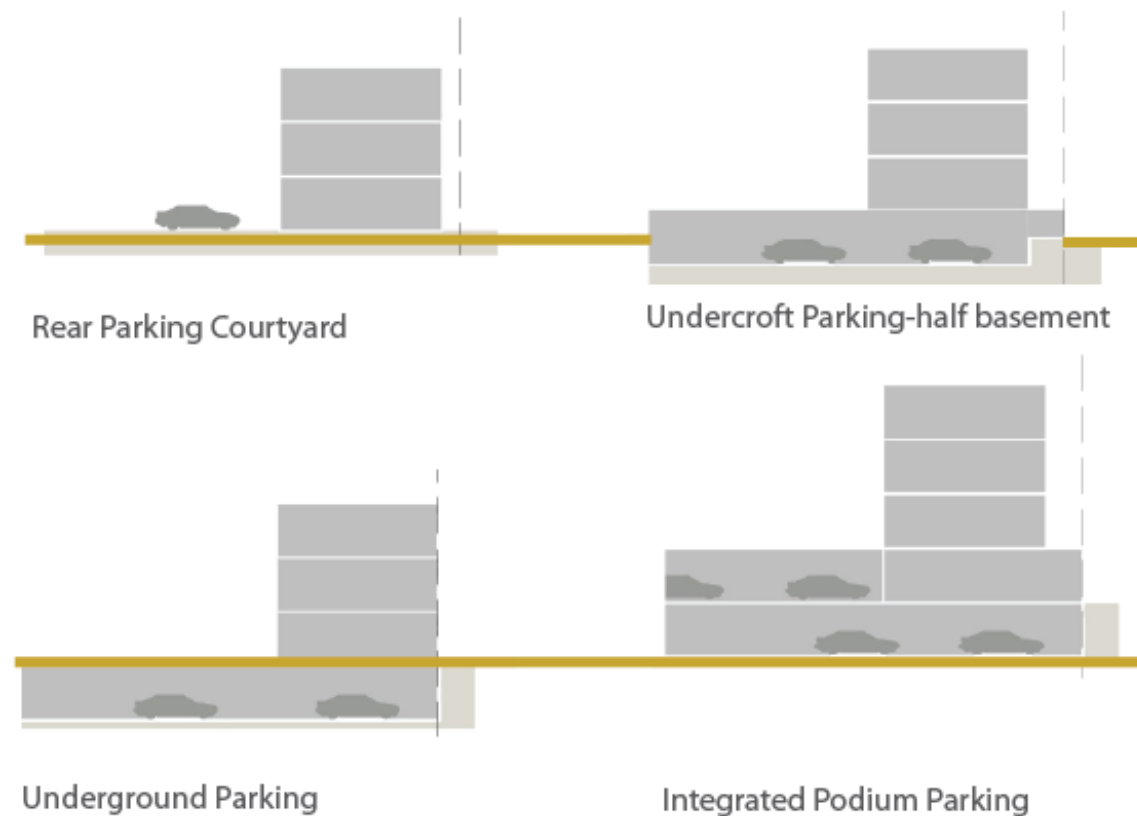
WINDOW-TO-WALL RATIOS



PERMITTED USES TABLE

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

PARKING FORM & LOCATION OPTION



INCENTIVE

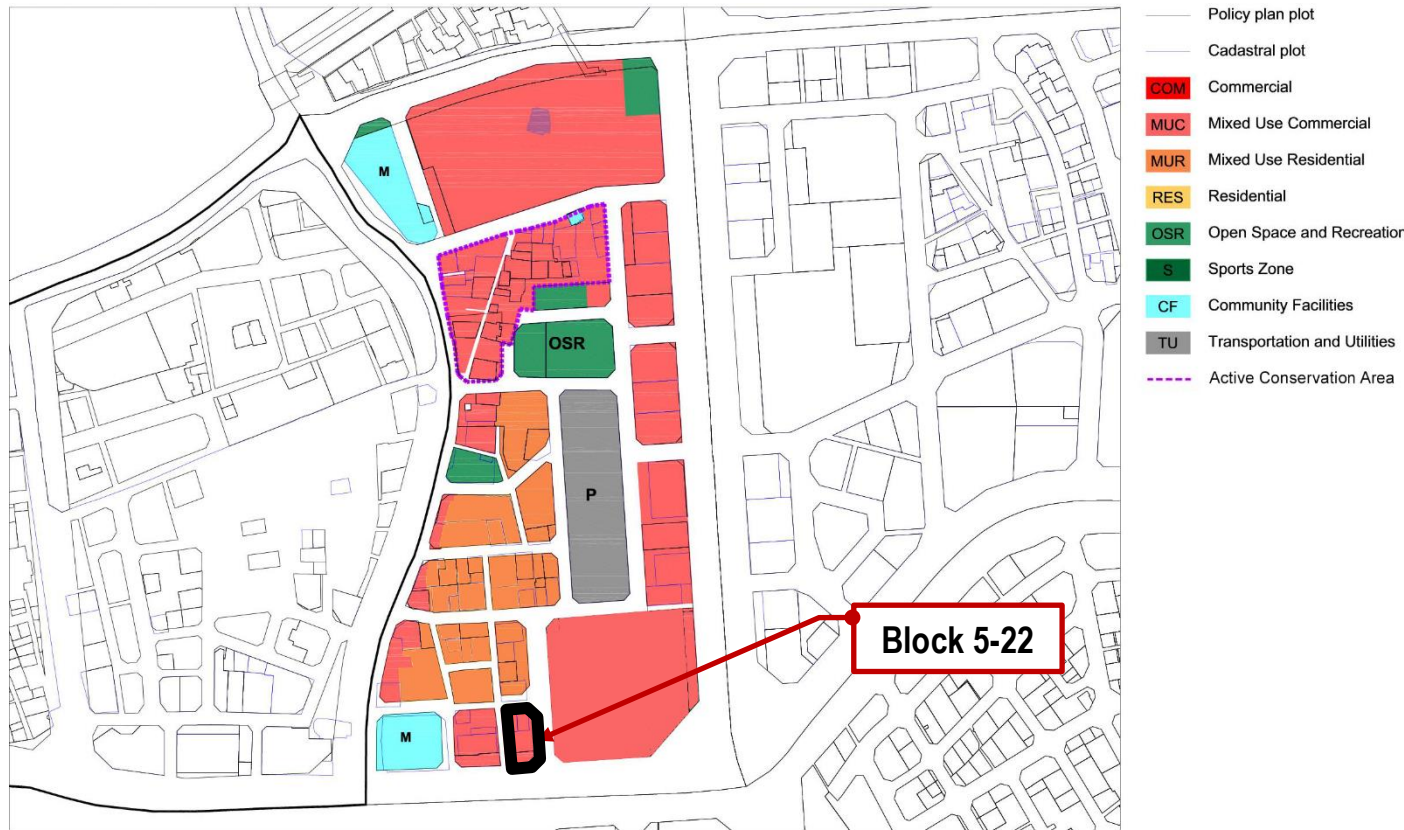
Incentive Scheme

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

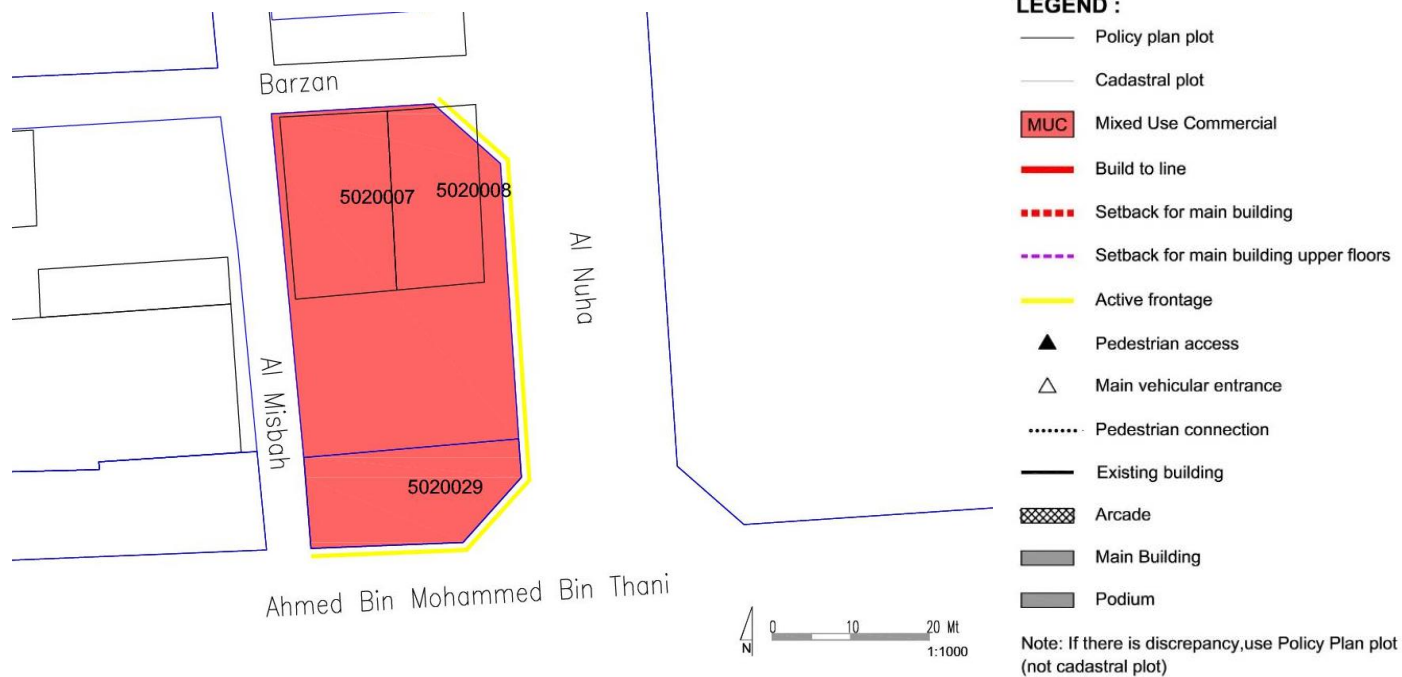
Provision of Shared Public Parking:

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

ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✗
	Residential Flats, Apartments	✗	☑	☑
	Hospitality Hotels, Serviced Apartments	☑*	☑	☑
	Complementary (See Permitted Uses Table)	☑	☑	☑
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

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

USE SPLIT

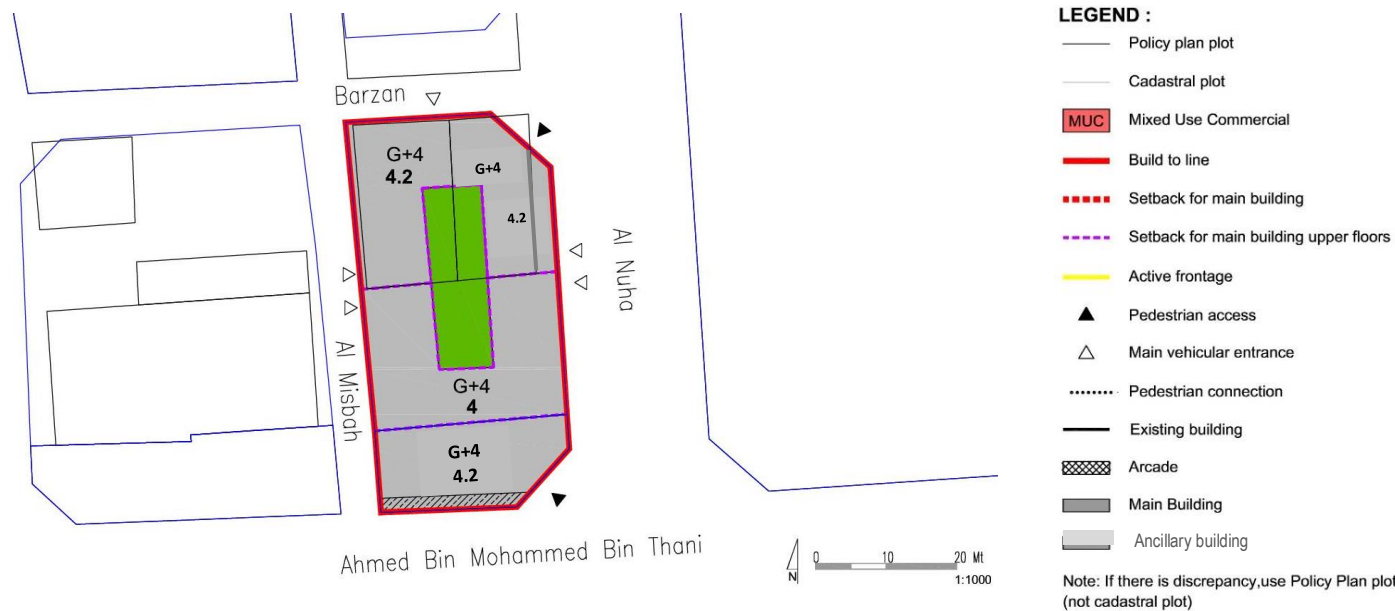
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	☑	Higher storey	49% max
Hospitality	☑	All	-
Complementary (community facilities, sport, etc)	☑	Ground floor level & Roof-Top	20% max

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

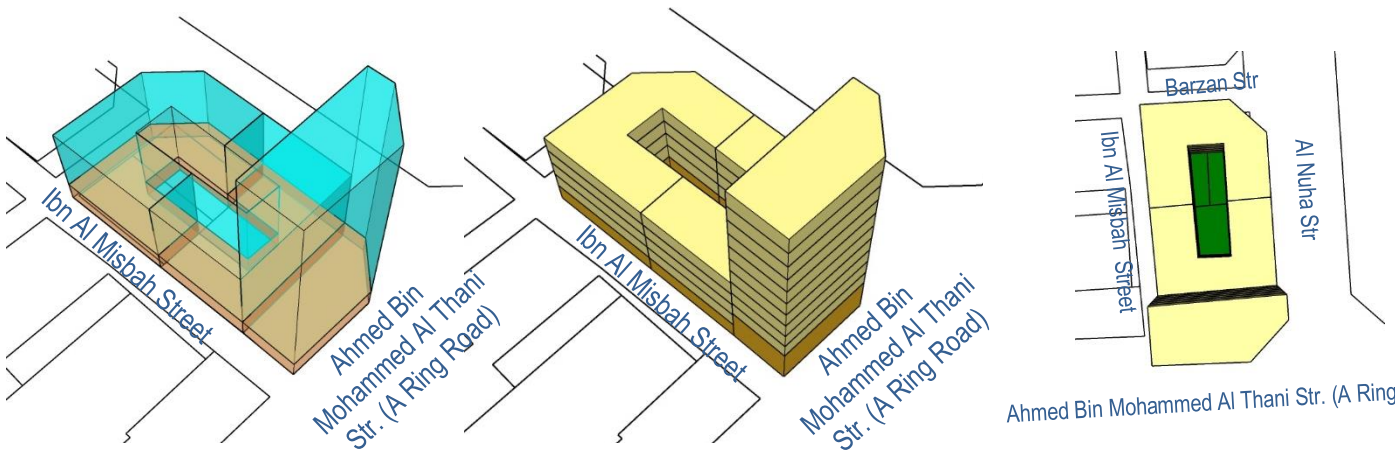
SPECIFIC USE REGULATIONS

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
	Offices, Government Offices, Supporting Retail / Food and Beverages

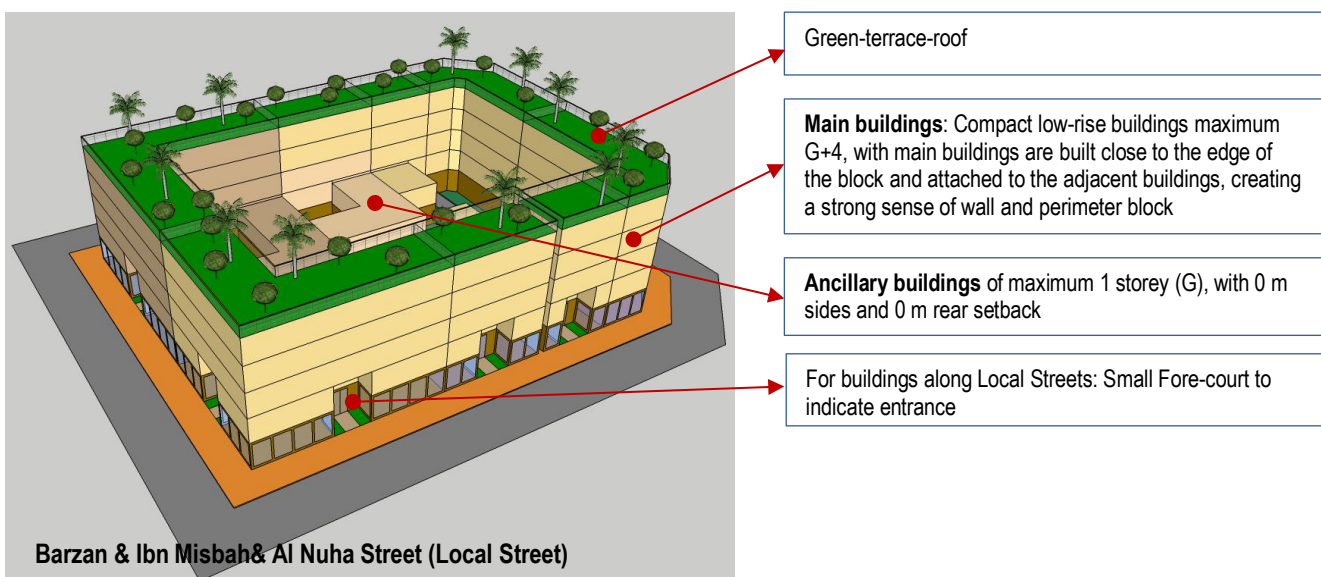
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD



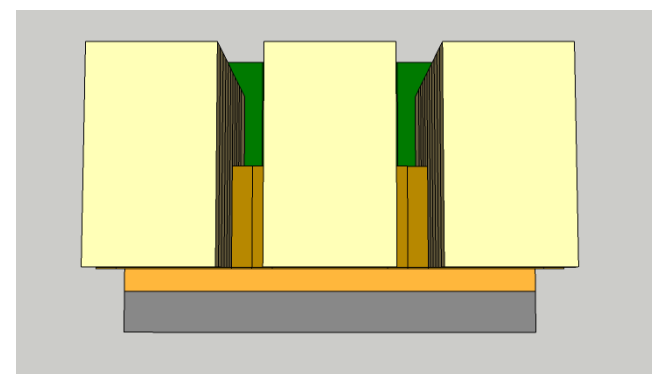
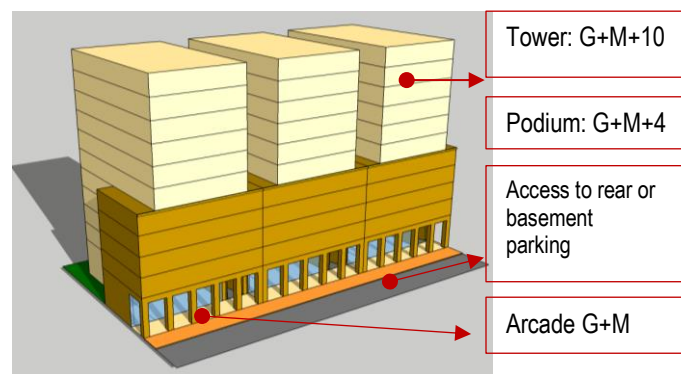
BLOCK FORM REGULATIONS

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	Barzan & Ibn Al Misbah & Al Nuha Street • G+4 20.7 m (max)
	Ahmed Bin Mohammed Al Thani Str. (A Ring Road) • G+M+10 43.2 m (max)
FAR (max)	• 3.80 (Barzan & Ibn Al Misbah & Al Nuha Street) • 7.00 (along Ahmed Bin Mohammed Al Thani Str. -A Ring Road-) (+ 5% for corner lots)
	Building Coverage (max)
MAIN BUILDINGS	
Typology	Attached-Low Rise with Courtyard
Building Placement	Setbacks as per block plan: Main buildings: • 0m front; 0 m side setback
	Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)
Commercial Depth (max)	15 m
Building Size	• For building facing to Ahmed Bin Mohammed Bin Thani Street Fine grain; 30m maximum building width or length • For building facing to Barzan & Ibn Misbah & Al Nuha Street Fine grain; • 15 m maximum building width or length; or • Create a modular external expression of facade, with maximum 15 m wide, if the building is long stretched
	Primary Active Frontage

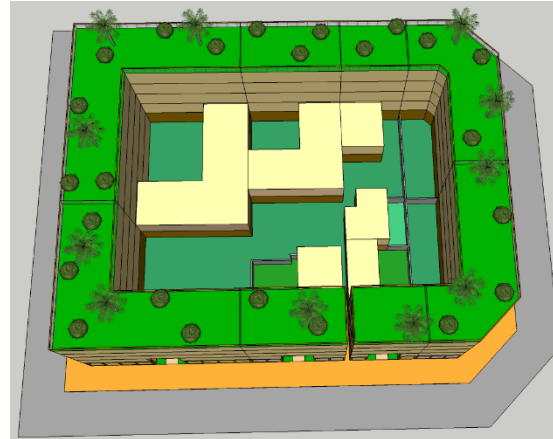
Frontage Profile	Grand Hamad Street & Ahmed Bin Mohammed Al Thani Str. (A Ring Road) : Arcade/ Colonnade: • 2.5 m minimum width (Grand Hamad) • 3 m minimum width (a Ring Road) • G+M maximum height • Located as per drawing Barzan & Ibn Al Misbah & Al Nuha Street : Small Fore-court to indicate entrance
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft)
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m side 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm
Small Plot	• Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking. • For plot sizes < 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirements: (block is located within 800m radius from metro entry point)

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

BUILDING TYPOLOGY (A RING ROAD): ATTACHED-PODIUM & TOWER

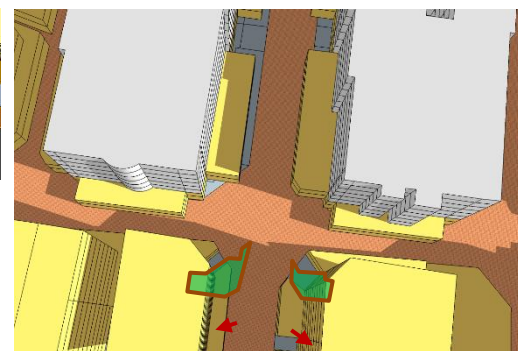


LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

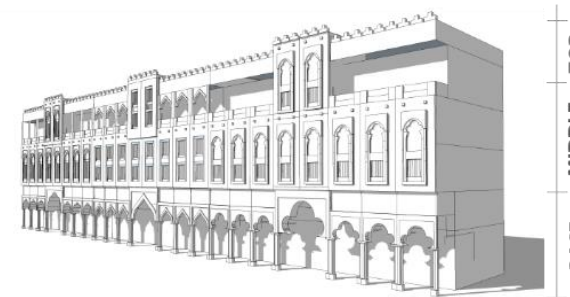
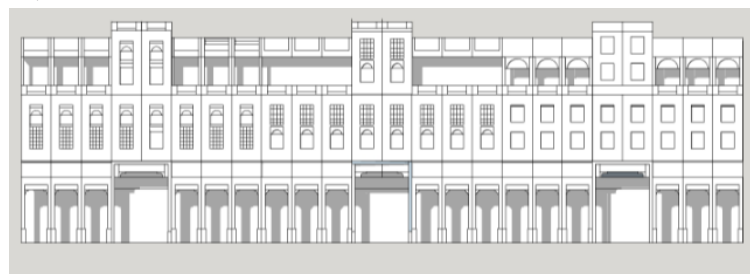
Provision of green terrace roof garden (min. 50% of the area)



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

RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*

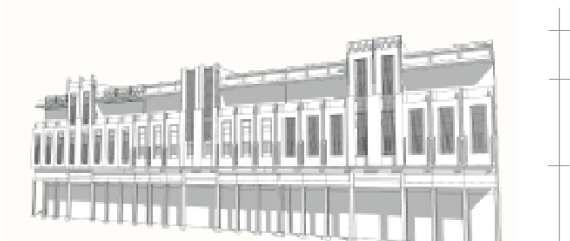


TOP
MIDDLE
BASE

Early Modern (Doha - Art Deco)*



(illustration)

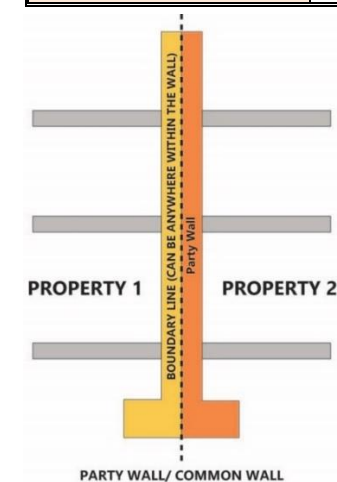


TOP
MIDDLE
BASE

STANDARDS

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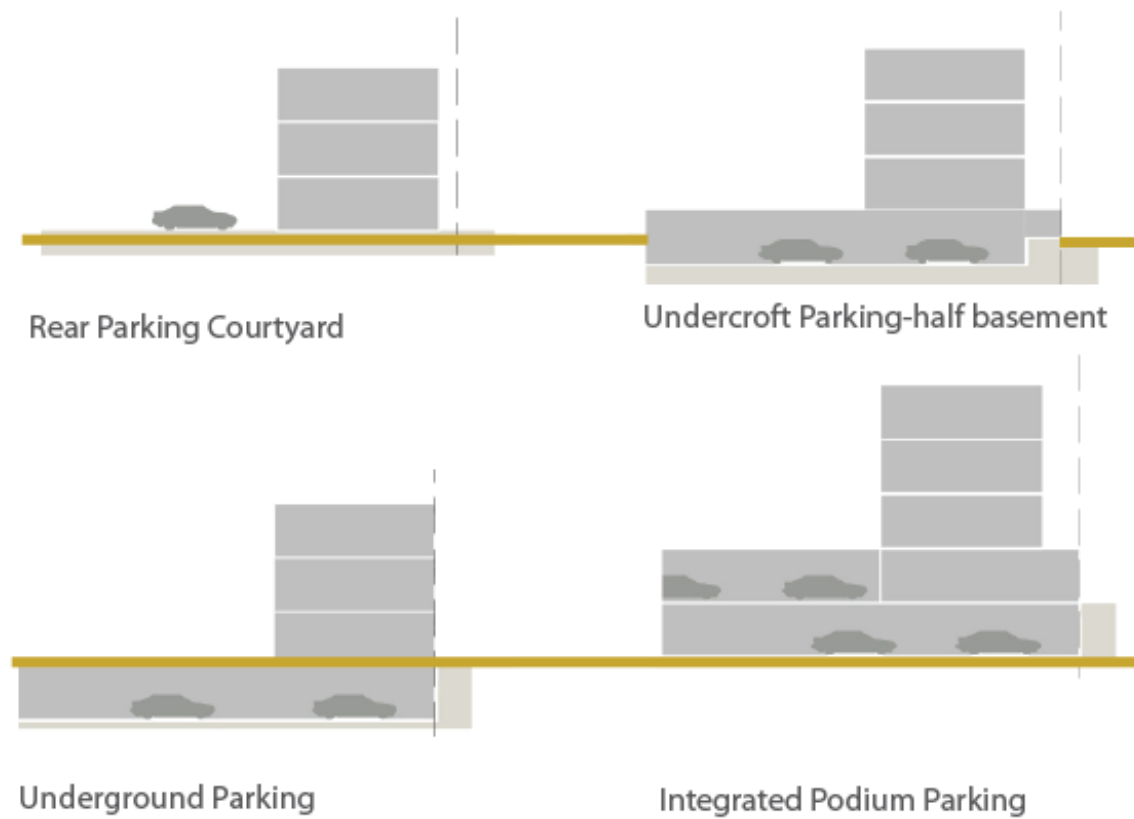
WINDOW-TO-WALL RATIOS



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4.8	✓	✓	✓	✓	1105	Ambulance Station
4.9	✓	✓	x	x	1106	Medical Laboratory / Diagnostic Center
4.10 Governmental	x	✓	x	x	1201	Ministry / Government Agency / Authority
4.11	x	✓	x	x	1202	Municipality
4.12	✓	✓	✓	x	1203	Post Office
4.13	✓	✓	✓	✓	1209	Library
4.14 Cultural	✓	✓	✓	x	1301	Community Center / Services
4.15	✓	✓	✓	x	1302	Welfare / Charity Facility
4.16	✓	✓	x	x	1303	Convention / Exhibition Center
4.17	✓	✓	✓	✓	1304	Art / Cultural Centers
4.18 Religious	✓	✓	✓	x	1406	Islamic / Dawa Center
5 SPORTS AND ENTERTAINMENT						
5.1 Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2	✓	✓	x	x	1504	Theatre / Cinema
5.3	✓	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
5.4	✓	✓	✓	✓		Green ways / Corridors
5.5 Sports	x	✓	✓	x	1607	Tennis / Squash Complex
5.6	x	✓	✓	✓	1609	Basketball / Handball / Volleyball Courts
5.7	x	✓	✓	✓		Small Football Fields
5.8	x	✓	✓	✓	1610	Jogging / Cycling Track
5.9	✓	✓	✓	✓	1611	Youth Centre
5.10	x	✓	✓	x	1612	Sports Hall / Complex (Indoor)
5.11	✓	✓	✓	✓		Private Fitness Sports (Indoor)
5.12	✓	✓	✓	✓	1613	Swimming Pool
6 OTHER						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

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