

Key Map

**ZONING PLAN**



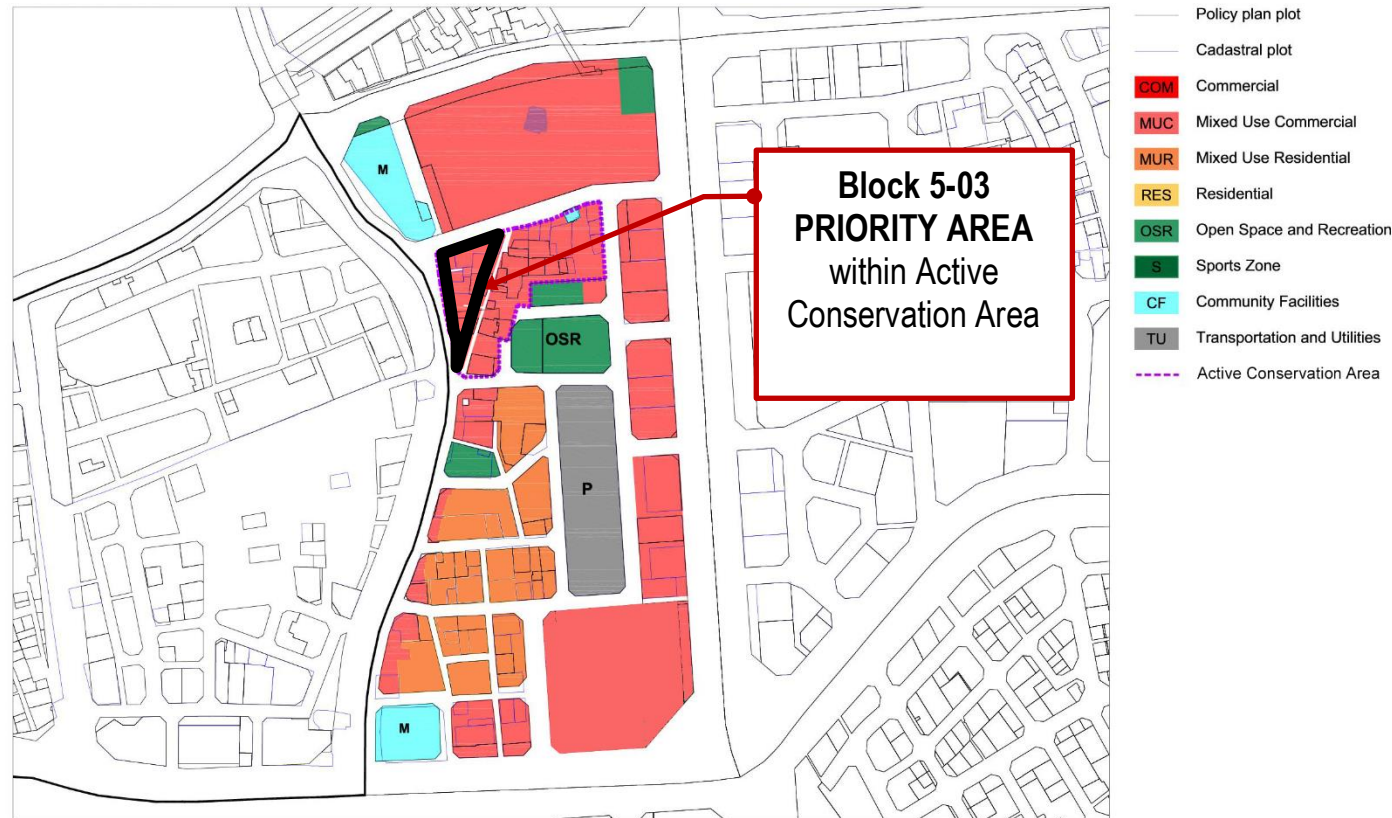
**KEY MAP: BLOCK NUMBERS**



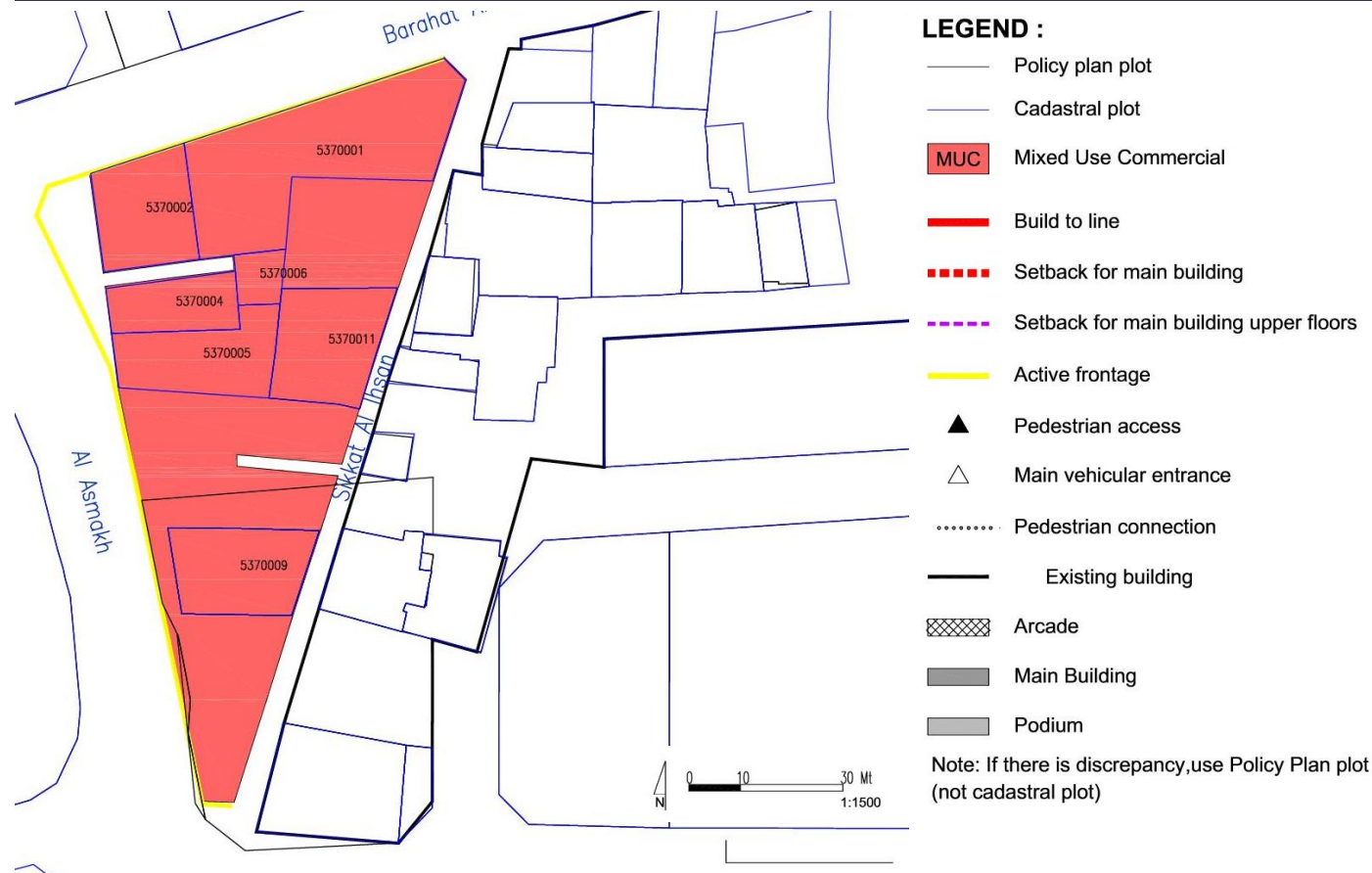
LEGEND:

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

**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**

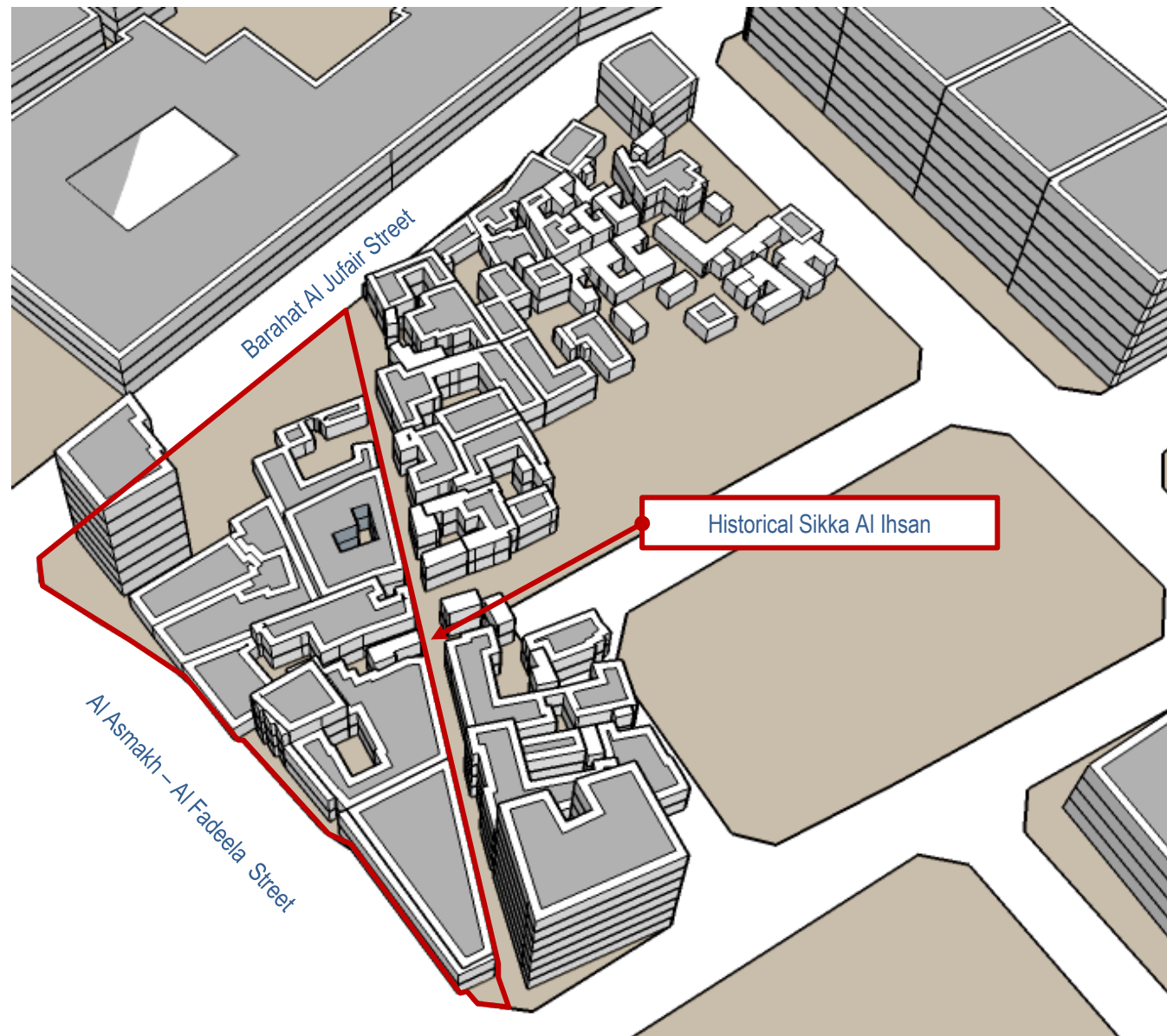
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

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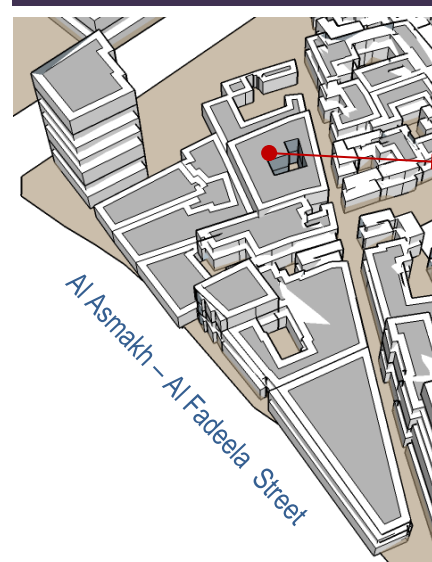
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> <li>Type of commercial in MUC Establishments and offices that relate to <b>upholstery (ie living workshops) handicrafts</b> and complementary to the cultural facilities in the Downtown area</li> <li>Handicraft workshops can be concentrated along Sikka Al Ikhsan (and also at the rear of each plot outside the Sikka)</li> </ul>
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Retail, Shops, Food and Beverage (F&B), Services, Hotels etc

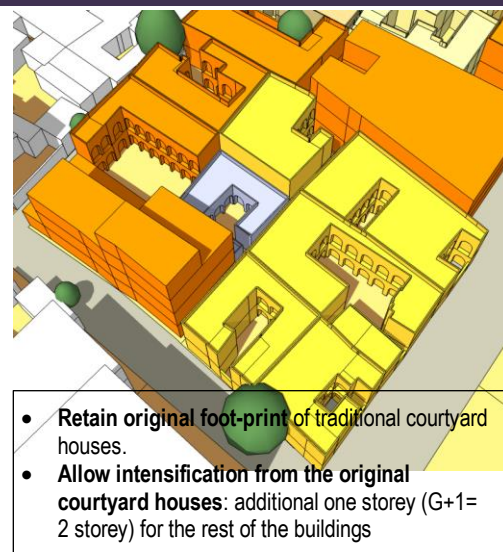
**BLOCK MASSING PLAN**



**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
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- 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

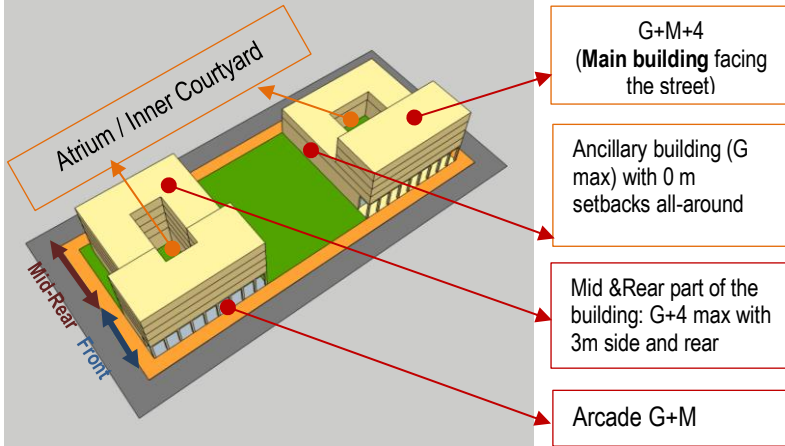
**BLOCK FORM REGULATIONS**

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"> <li>• Al Asmakh Str: 4.00</li> <li>• Barahat Al Jufair Street: 1.80</li> <li>• Sikka Al Ihsan: 1.50</li> </ul> (+ 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"> <li>• 0m front ; 0m sides; 0m rear</li> </ul>	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	<ul style="list-style-type: none"> <li>• Al Asmakh &amp; Barahat Al Jufair Street: 100% of 0 m front setback (mandatory)</li> <li>• Sikka Al Ihsan: 90% of 0m front setback, to allow creation of small baraha</li> </ul>	
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	<b>Fine grain;</b> <ul style="list-style-type: none"> <li>• 15 m maximum building width or length; or</li> <li>• Create a modular external expression of facade, with maximum 15 m wide, if the building is long stretched</li> </ul>	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	<ul style="list-style-type: none"> <li>• Al Asmakh Str: Arcade</li> <li>• Barahat Al Jufair Street: Colonnades</li> <li>• Sikka Al Ihsan: more openings (doors and windows) to Sikka</li> </ul>	
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> <li>• Not recommended</li> </ul>	

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"> <li>• Minimum plot size of 200 sqm will allow to reach G+2</li> <li>• For plot sizes &lt; 200 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li> </ul>
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	<ul style="list-style-type: none"> <li>• 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</li> <li>• Courtyard, where possible</li> <li>• On street parking for short term parking</li> </ul>
Required Number of Spaces	n/a
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

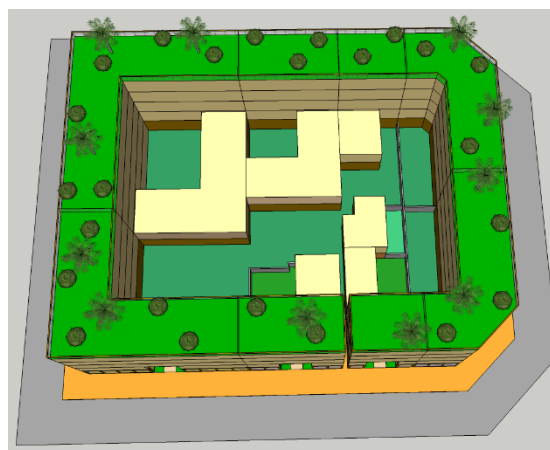
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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



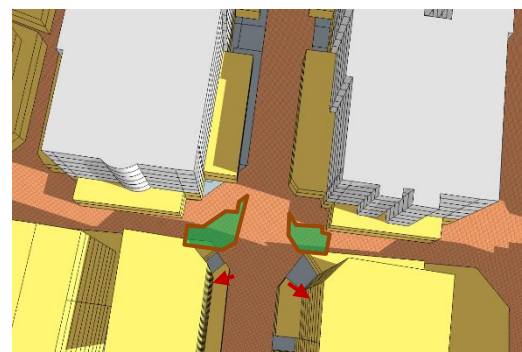
The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

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



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

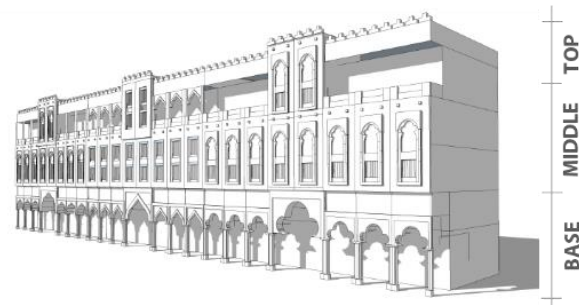
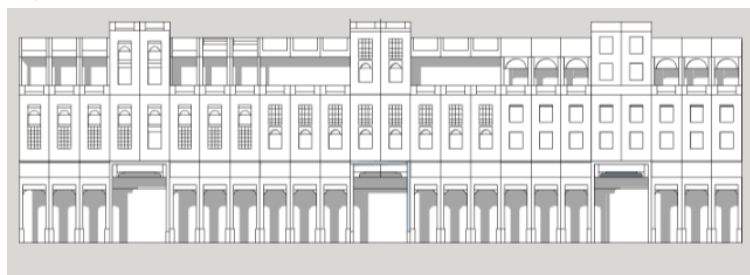
Provision of green terrace roof garden (min. 50% of the area)



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

**RECOMMENDED ARCHITECTURAL STYLES**

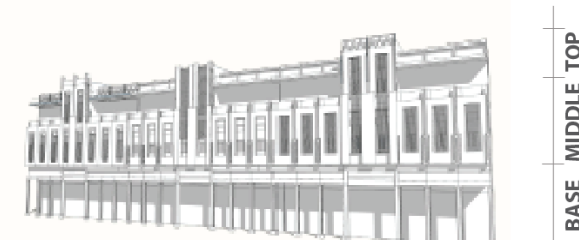
**Qatari Vernacular\***



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



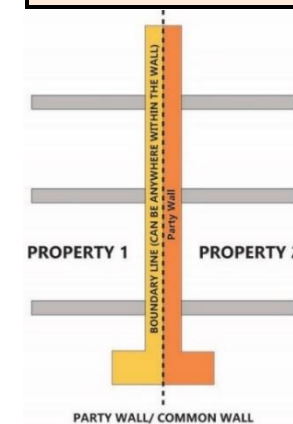
(illustration)



**STANDARDS**

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

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



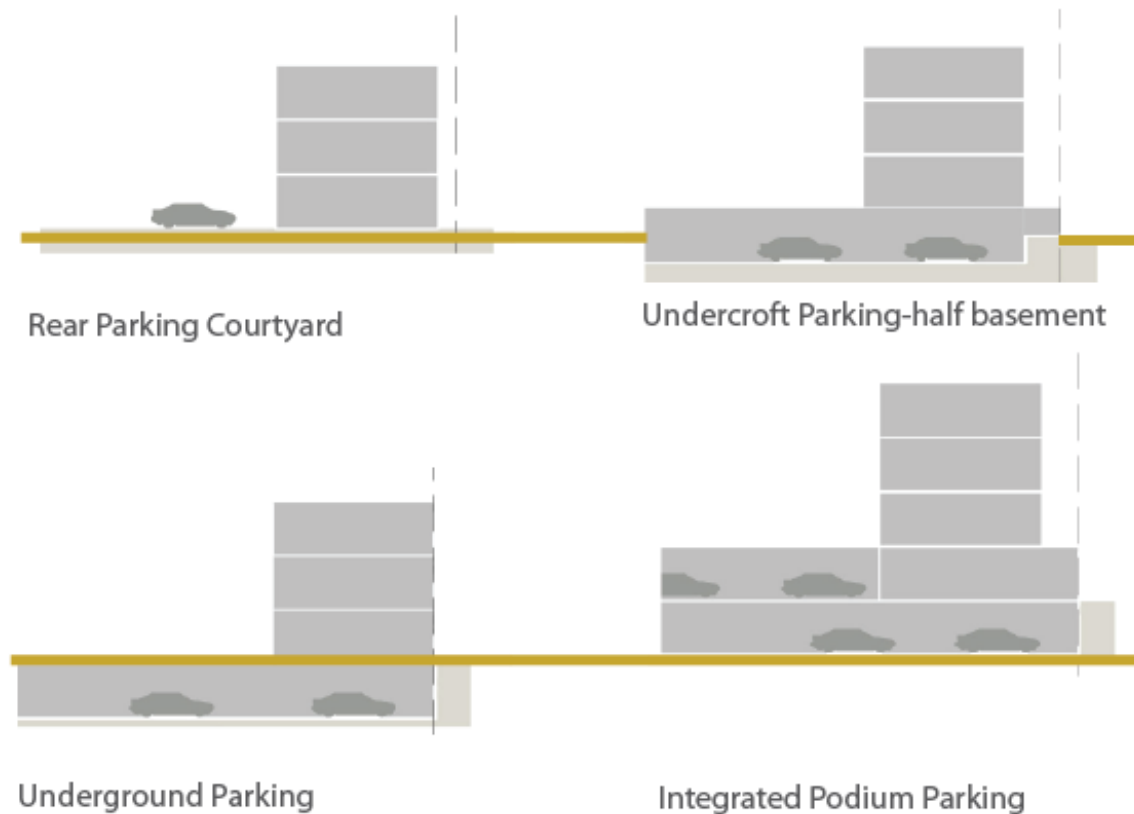
**WINDOW-TO-WALL RATIOS**



**PERMITTED USES TABLE**

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

**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

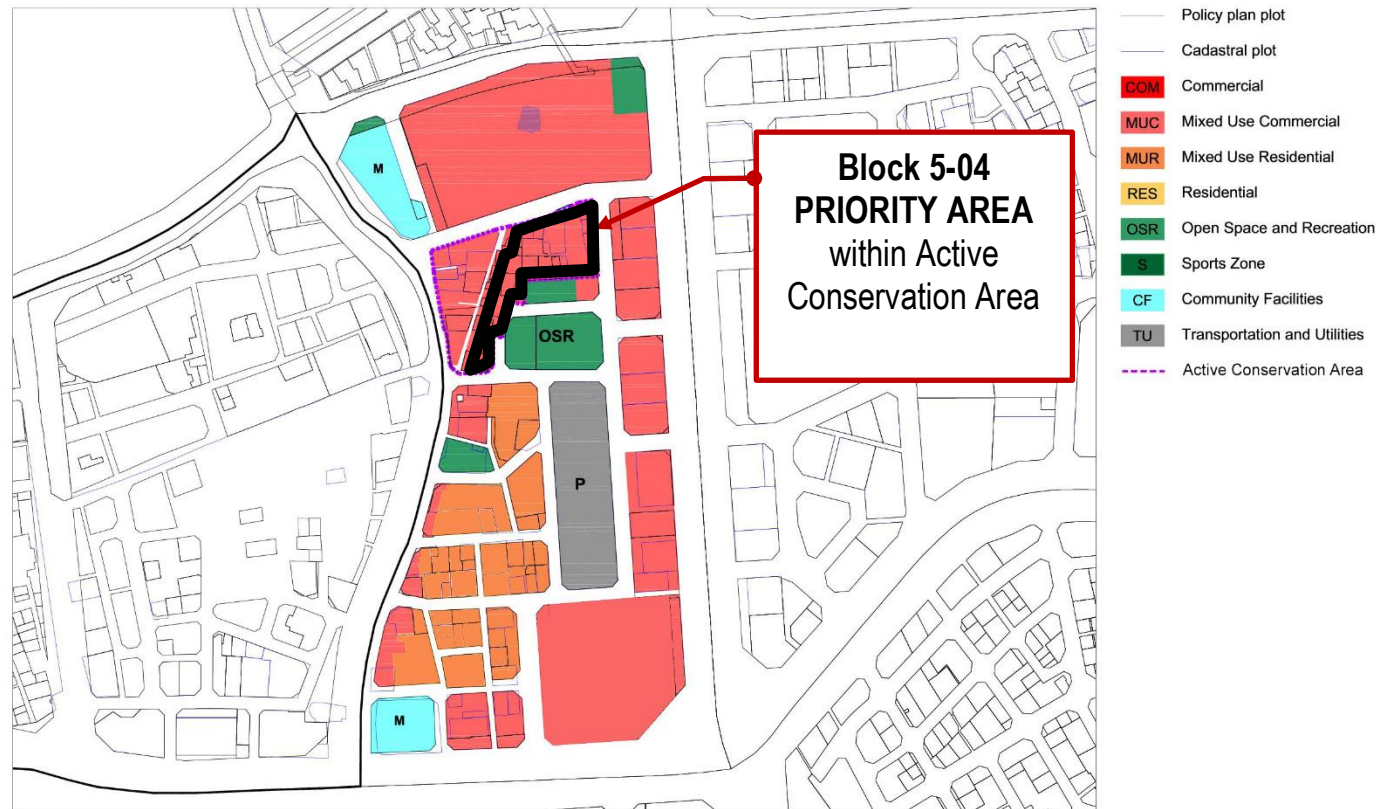
**Incentive Scheme**

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

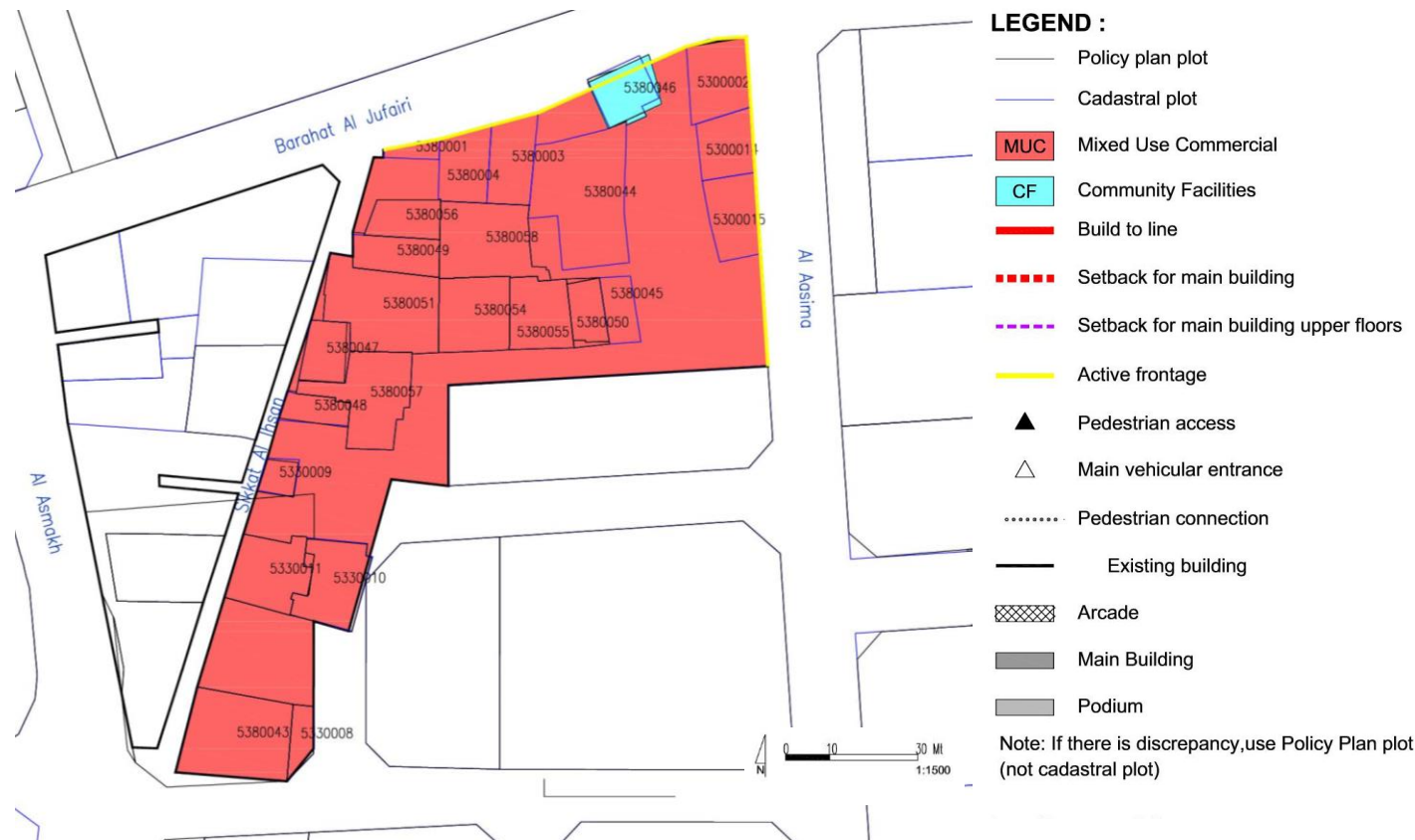
**Provision of Shared Public Parking:**

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**



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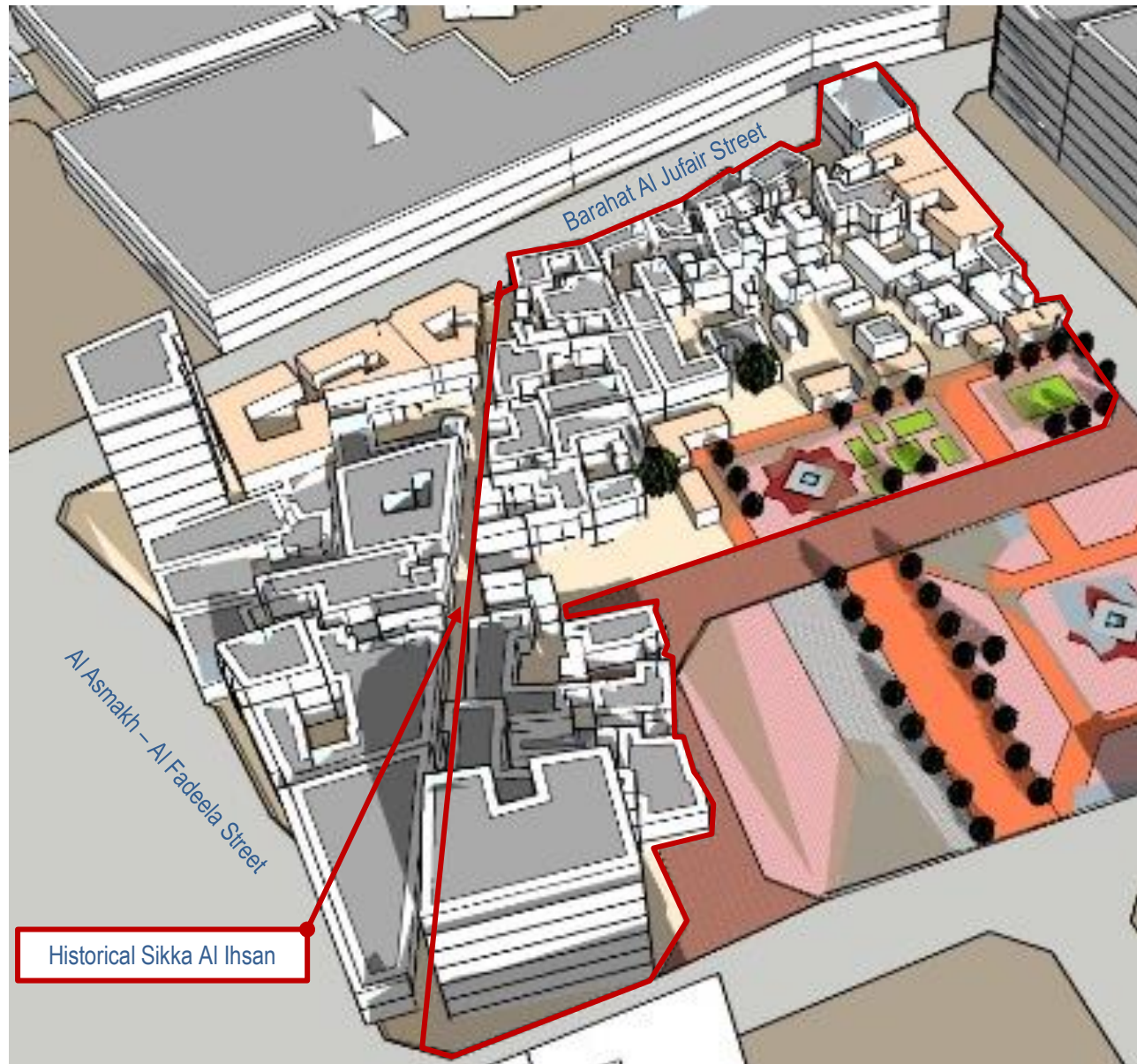
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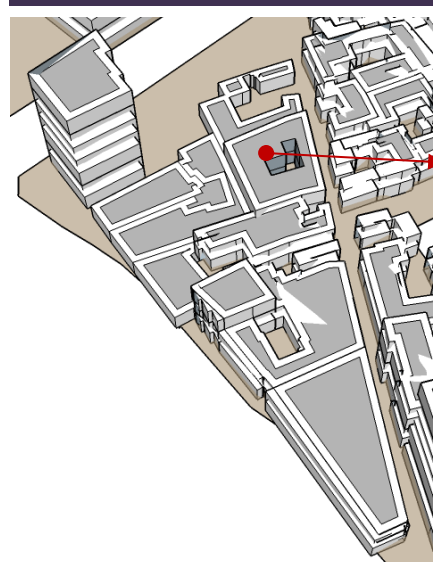
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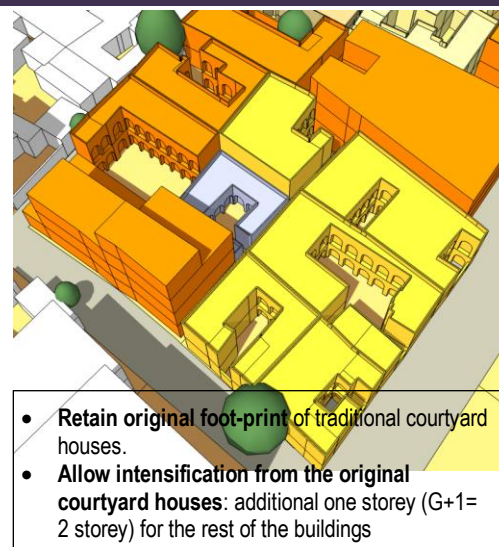


**BUILDING TYPOLOGY: LOW RISE VERNACULAR COURTYARD**



**Interventions for Priority Area**

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Required Number of Spaces	n/a
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 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**

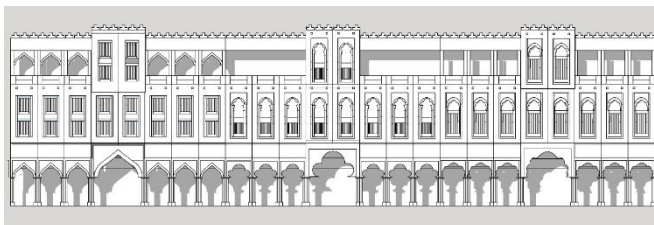
Provision of 'green' on the landscaped courtyard (ie central/sides/rear courtyard)

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

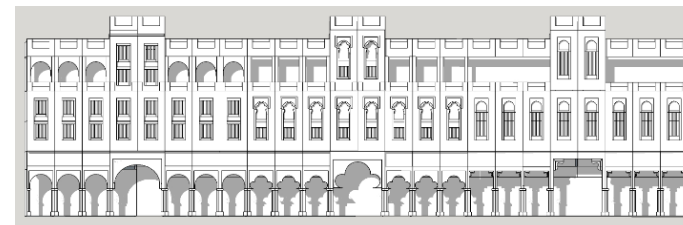
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Vernacular \***



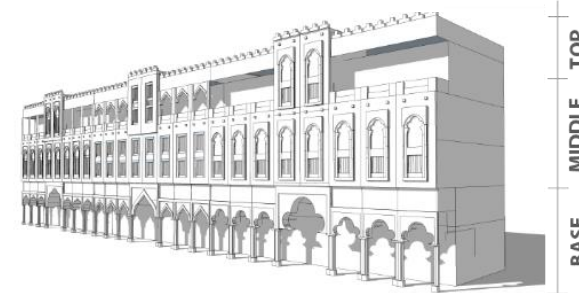
Qatari Vernacular High Ornamentation



Qatari Vernacular Medium Ornamentation



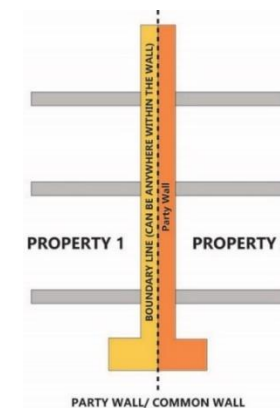
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**STANDARDS**

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

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



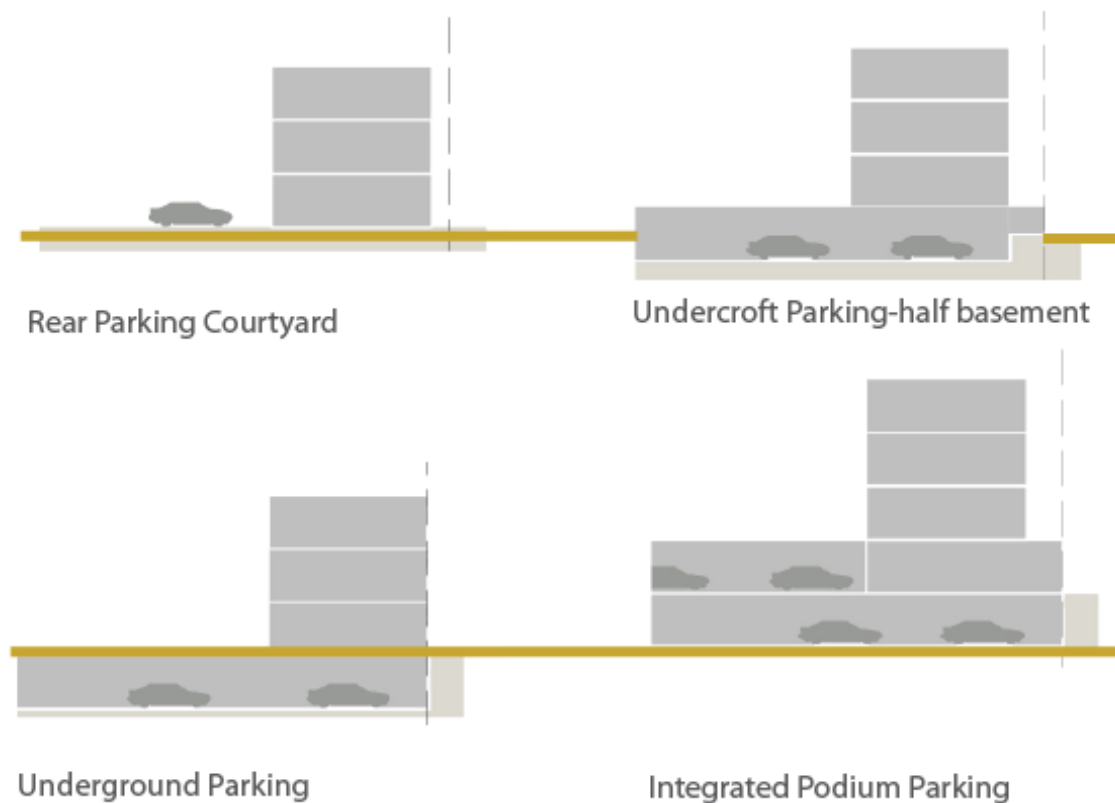
**WINDOW-TO-WALL RATIOS**



**PERMITTED USES TABLE**

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

**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

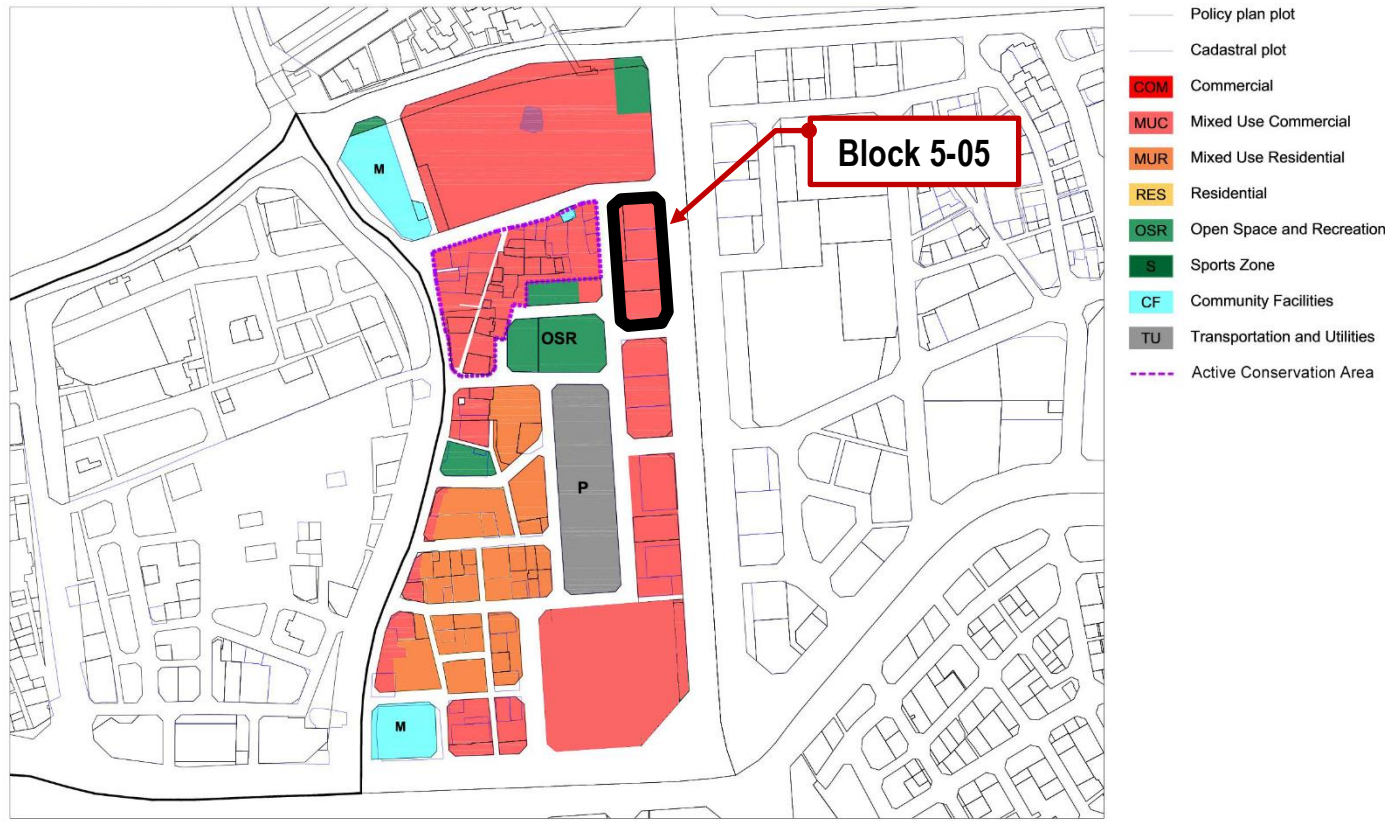
**Incentive Scheme**

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

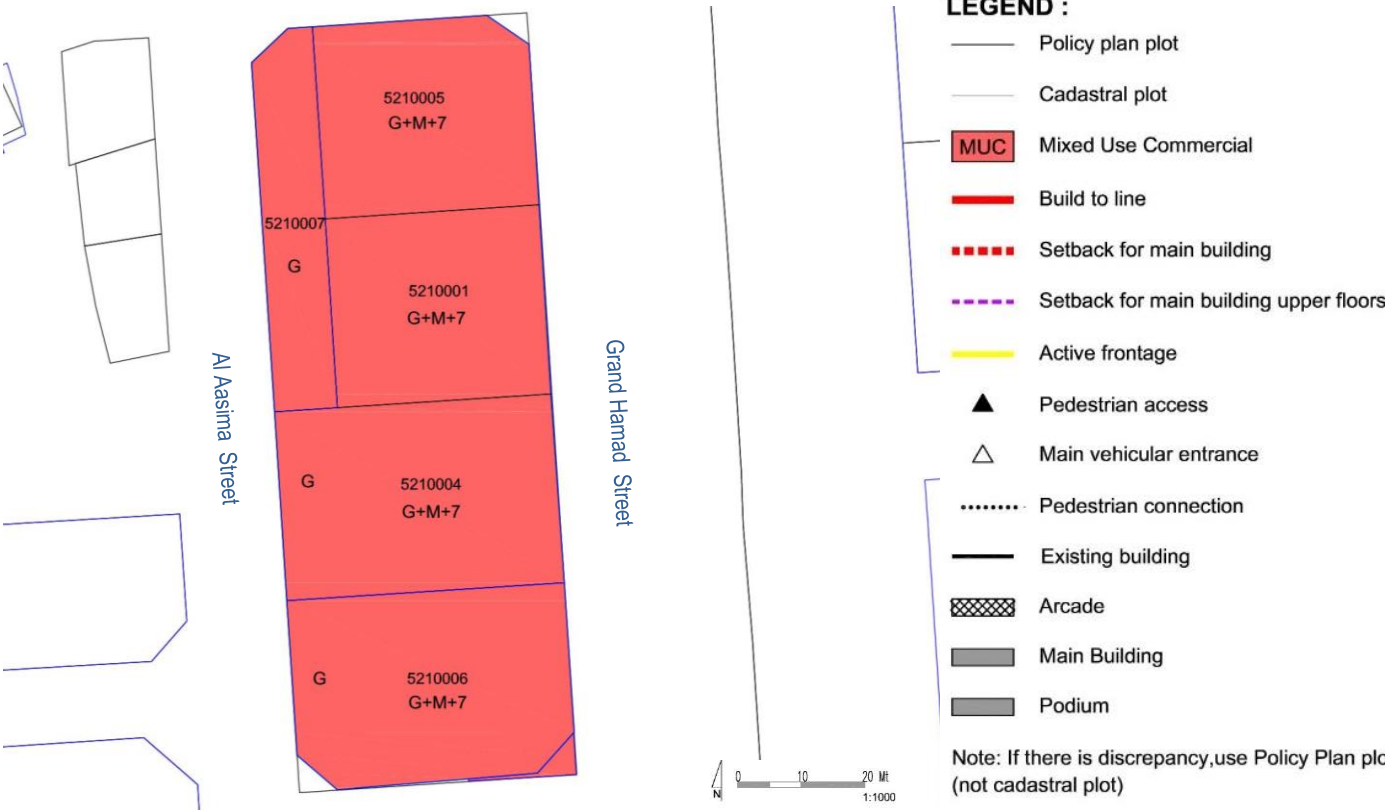
**Provision of Shared Public Parking:**

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**

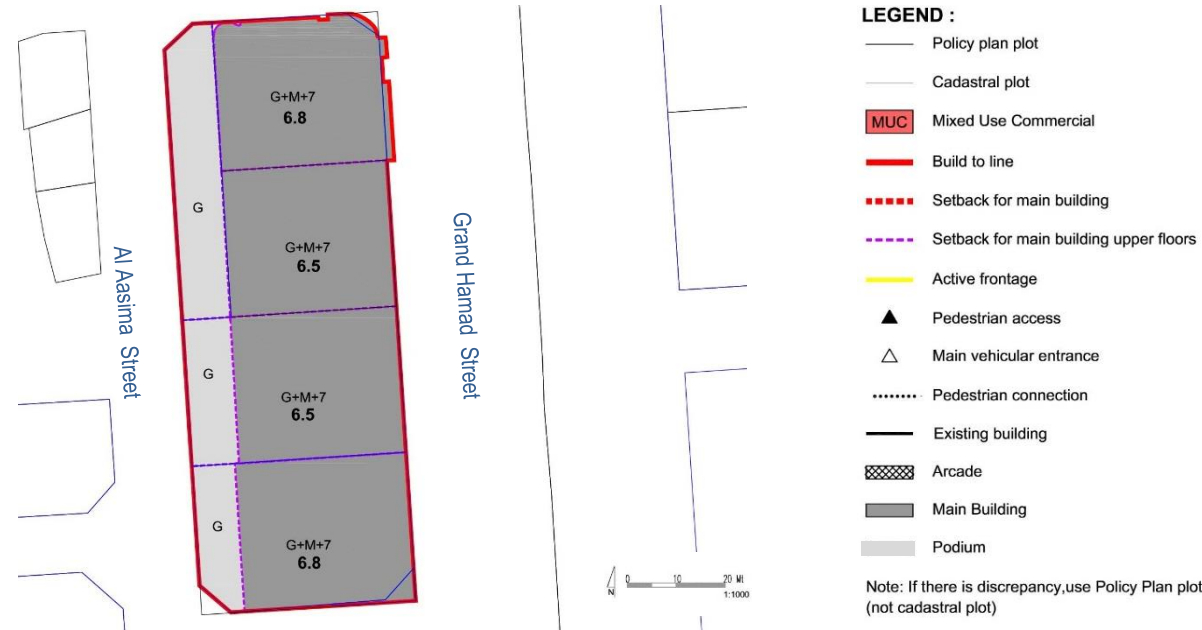
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

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

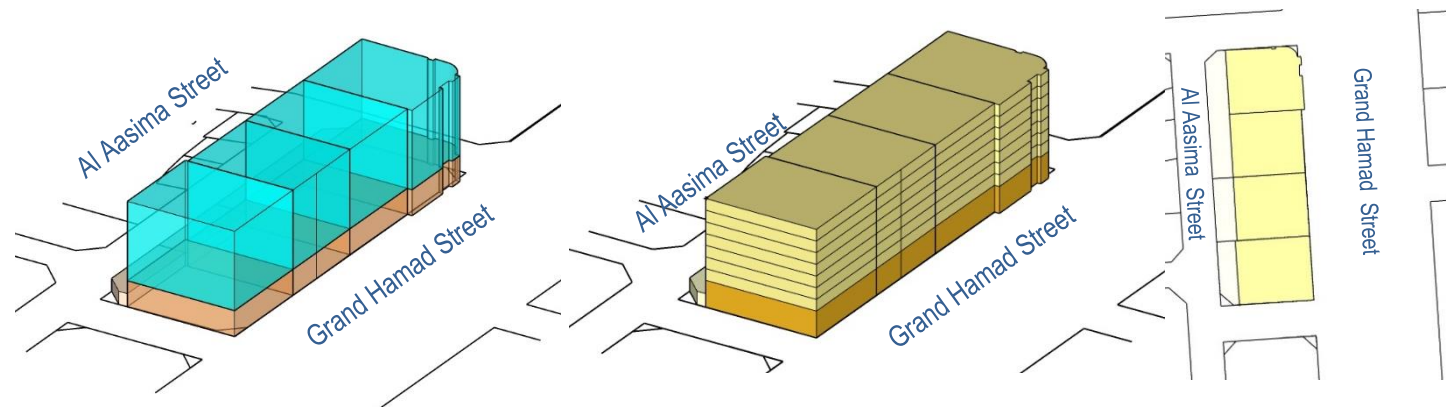
**SPECIFIC USE REGULATIONS**

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

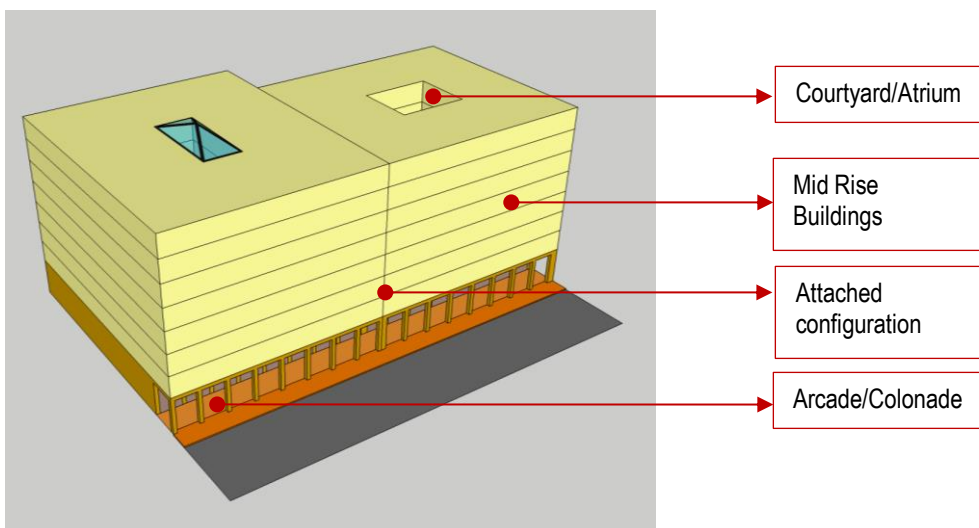
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED MID RISE BUILDING & COURTYARD/ ATRIUM**



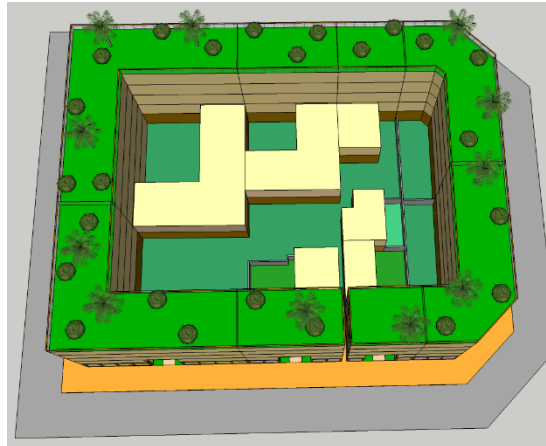
**BLOCK FORM REGULATIONS**

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"> <li>• 0 m front</li> <li>• 0 m sides</li> <li>• 0 m rear</li> </ul>	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to-line)</i>	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"> <li>• 30 m maximum building width or length; or</li> <li>• 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</li> </ul>	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	<b>Grand Hamad Street:</b> Arcade/ Colonnade: <ul style="list-style-type: none"> <li>• 2.5 m minimum width</li> <li>• G+M maximum height</li> <li>• Located as per drawing</li> </ul> <b>Al Aasima Street:</b> Small Fore-court to indicate entrance	
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> <li>• Allowed</li> <li>• 0 m setbacks</li> <li>• 0.5 m maximum height from street level (undercroft)</li> </ul>	

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

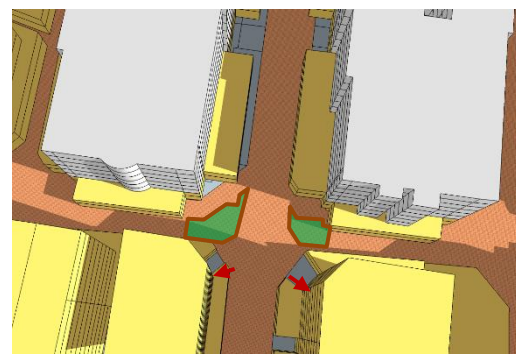
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**LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION**



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

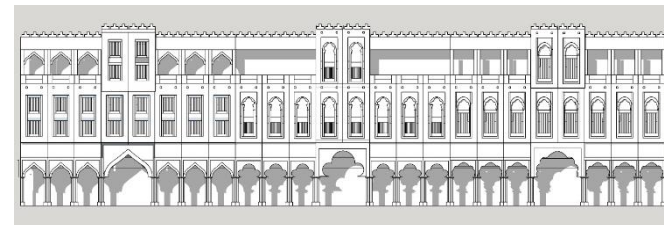
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**RECOMMENDED ARCHITECTURE STYLES**

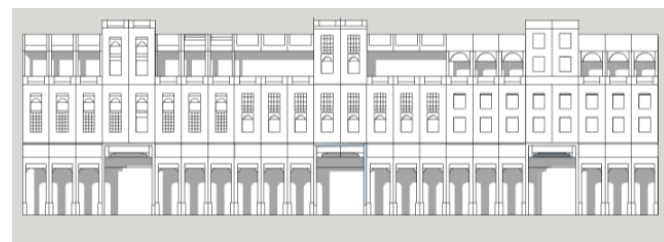
**Qatari Vernacular \***



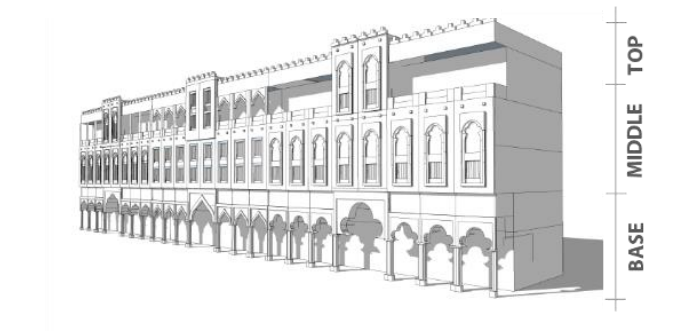
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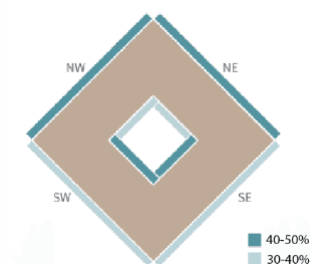
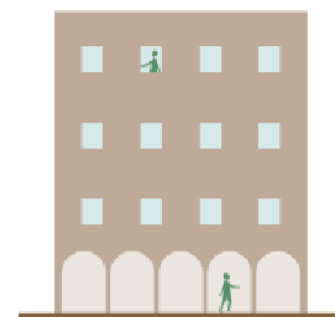
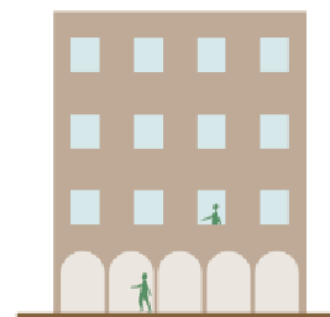
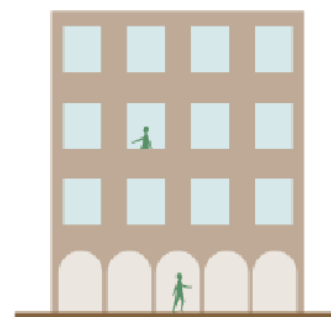
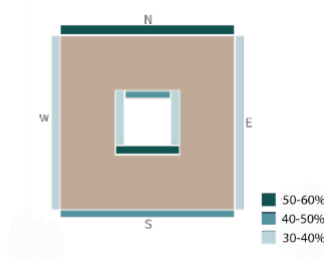
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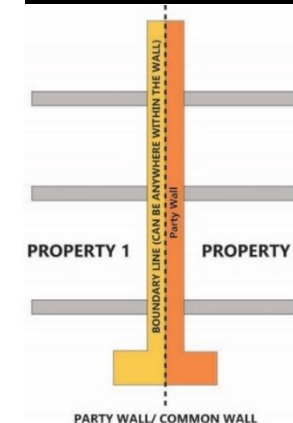
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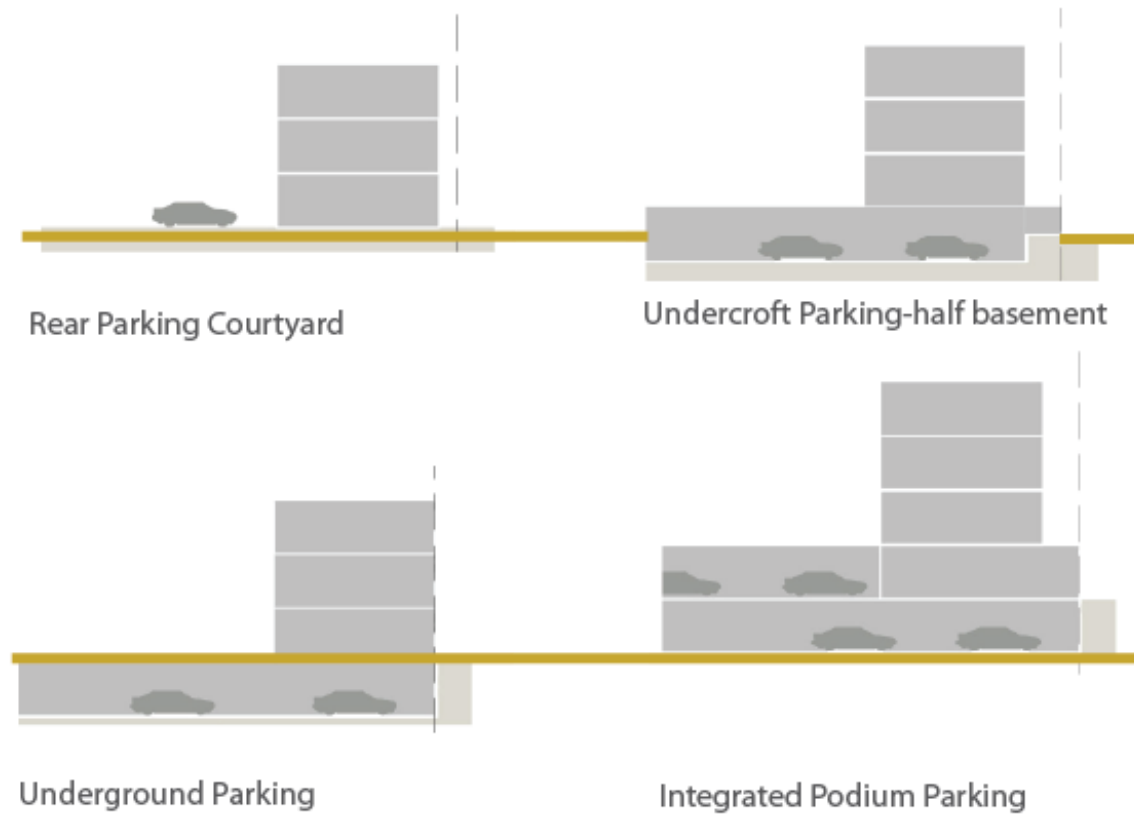
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**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

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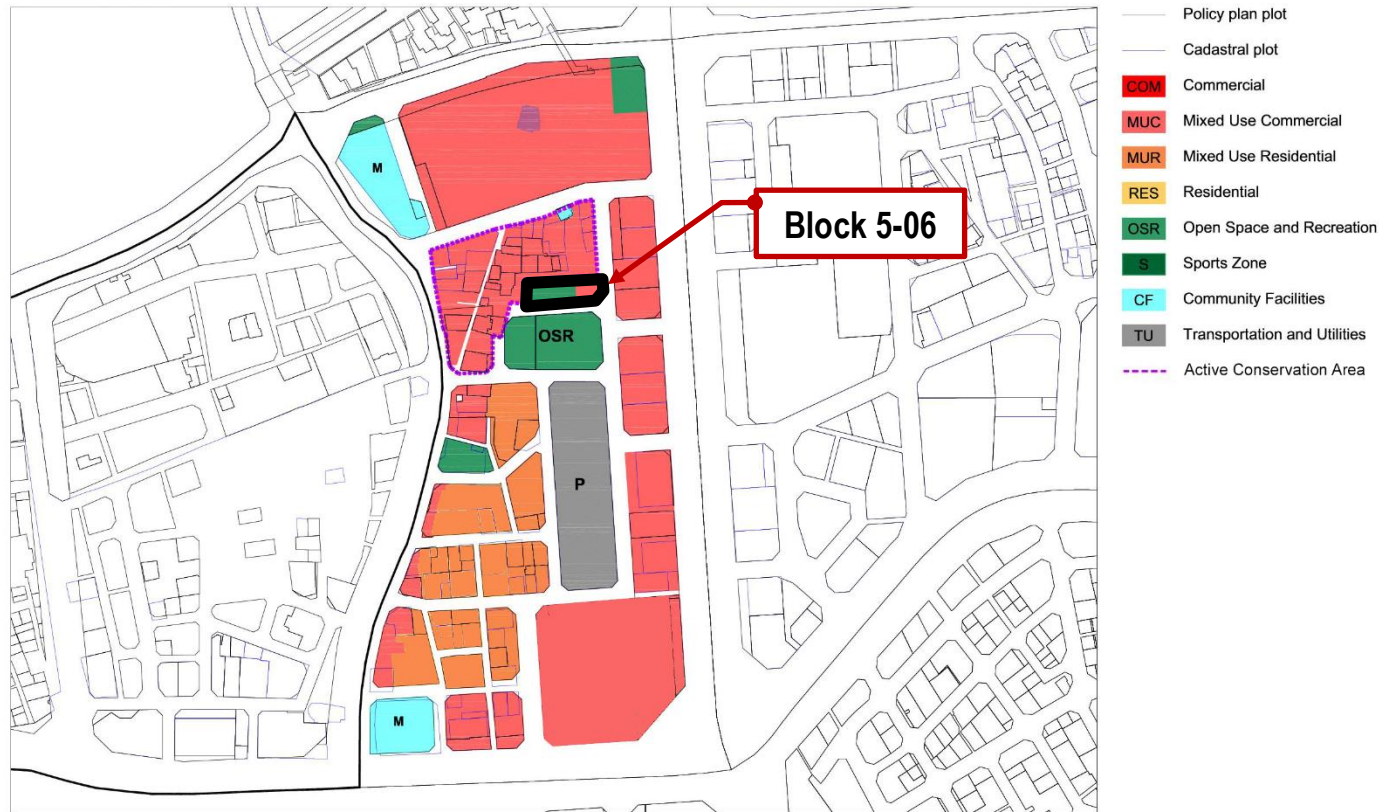
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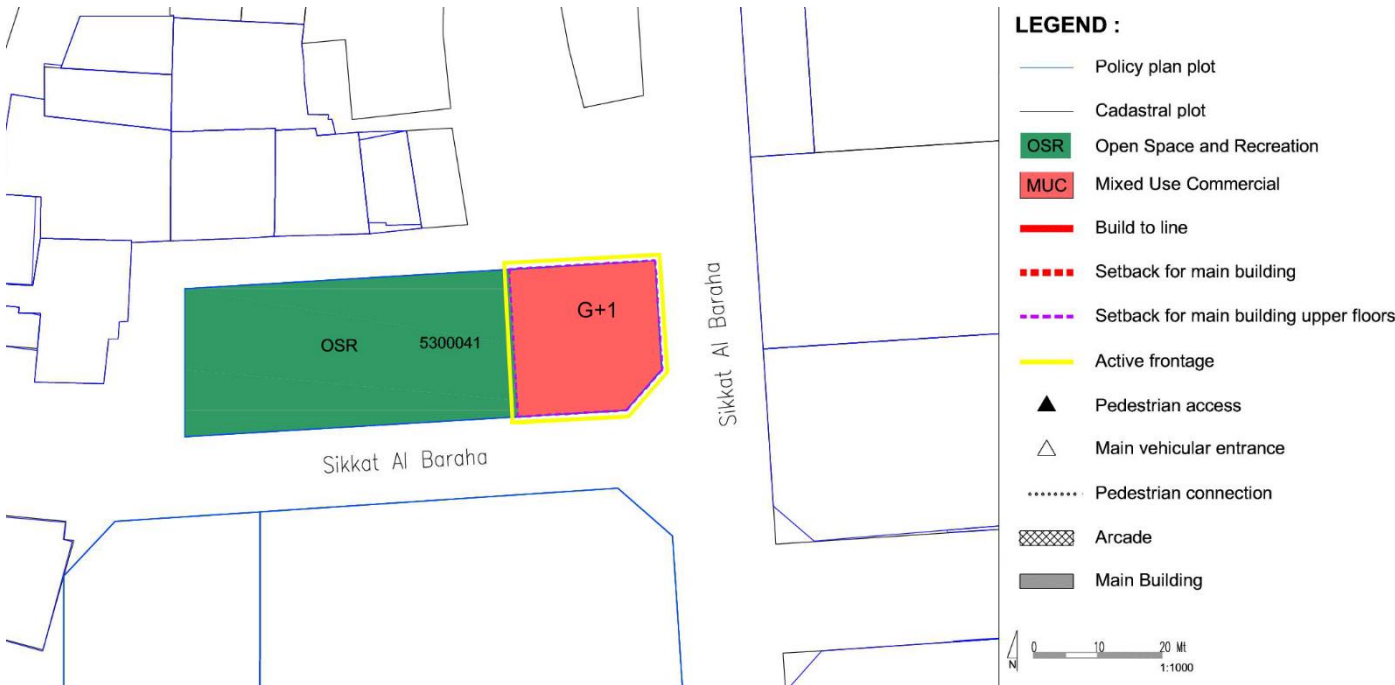
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1.3 Comparison/Speciality	✓	✓	✓	x	302	General Merchandise Store
1.4	✓	✓	✓	x	303	Pharmacy
1.5	✓	✓	✓	x	306	Electrical / Electronics / Computer Shop
1.6	✓	✓	✓	x	309	Apparel and Accessories Shop
1.7 Food and Beverage	✓	✓	✓	✓	311	Restaurant
1.8	✓	✓	✓	✓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

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

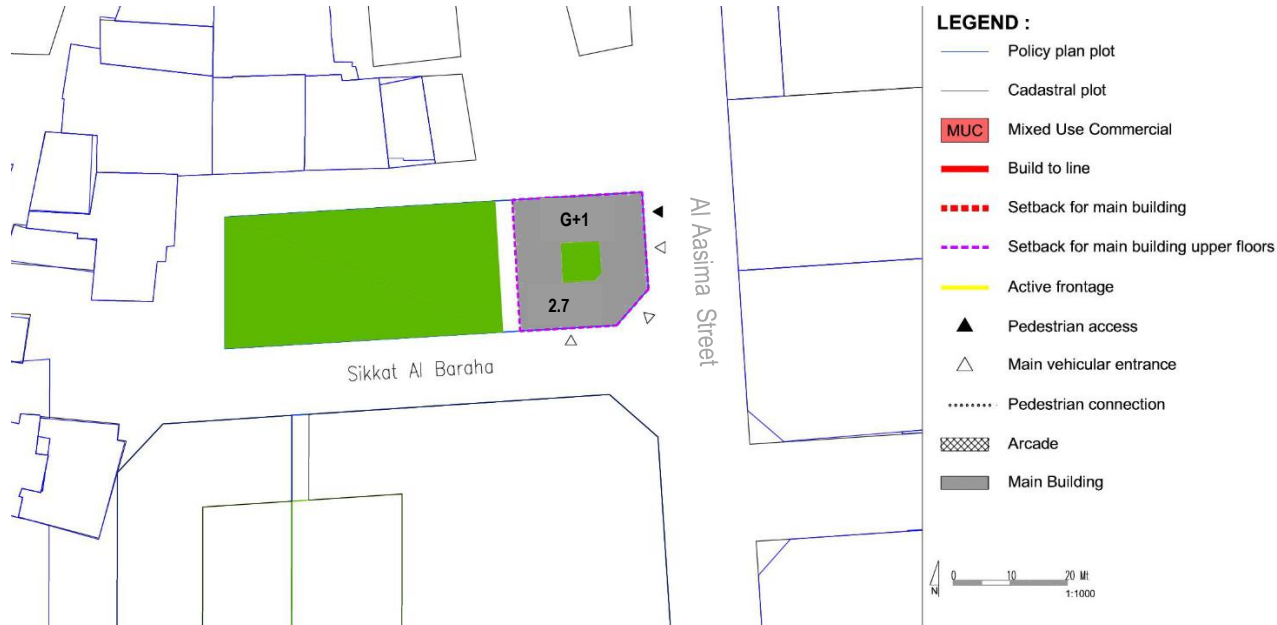
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

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

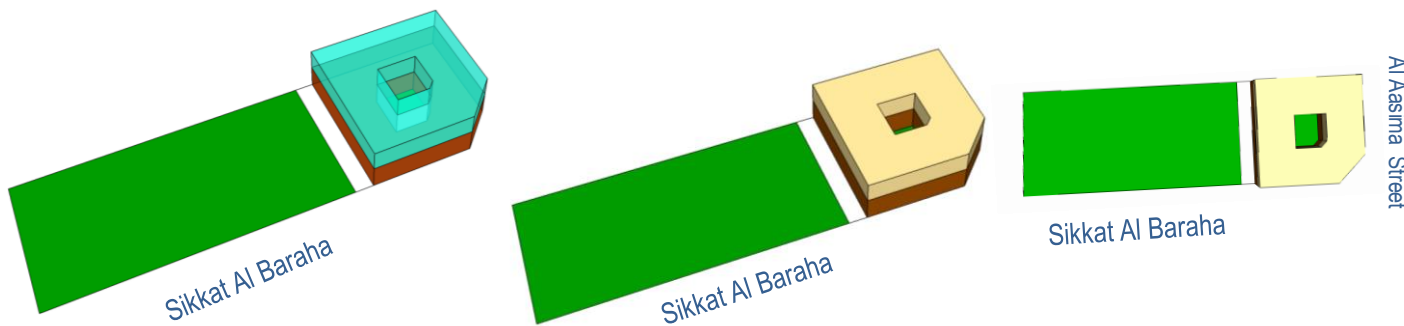
**SPECIFIC USE REGULATIONS**

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

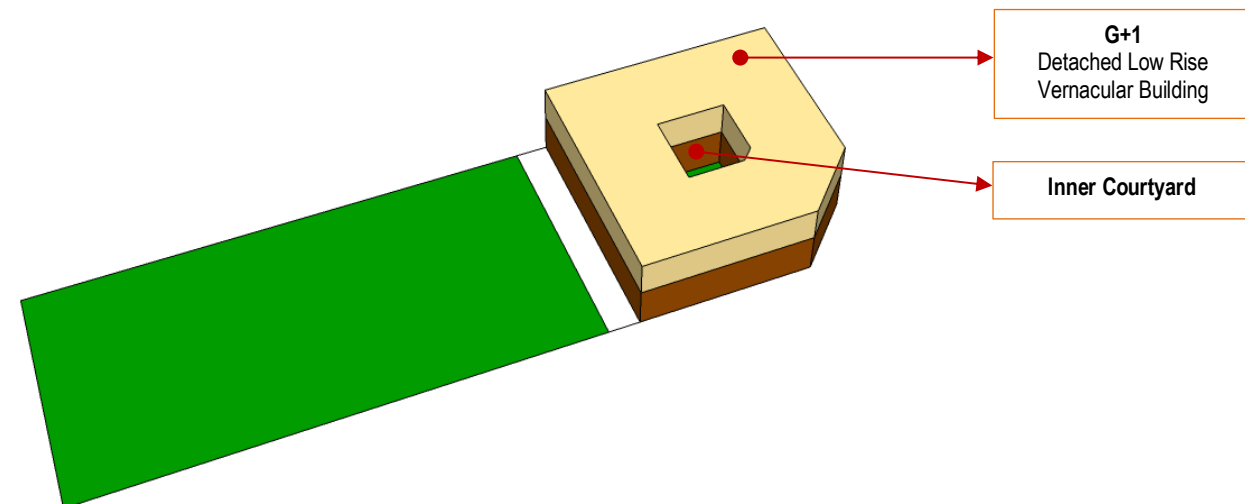
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: DETACHED LOW RISE VERNACULAR WITH COURTYARD/ ATRIUM**



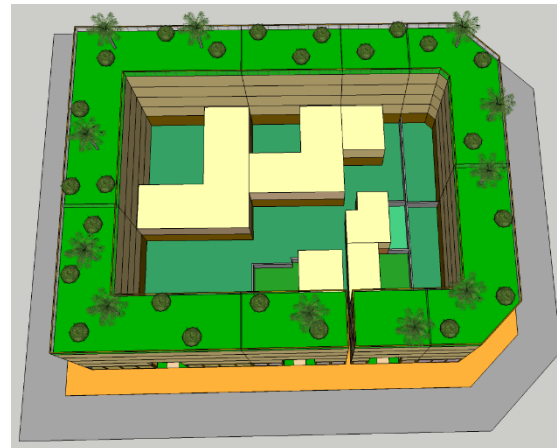
**BLOCK FORM REGULATIONS**

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	<b>Fine grain;</b> • 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"> <li>Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking.</li> <li>For plot sizes &lt; 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li> </ul>
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	<ul style="list-style-type: none"> <li>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</li> <li>On street parking for short term parking</li> </ul>
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)

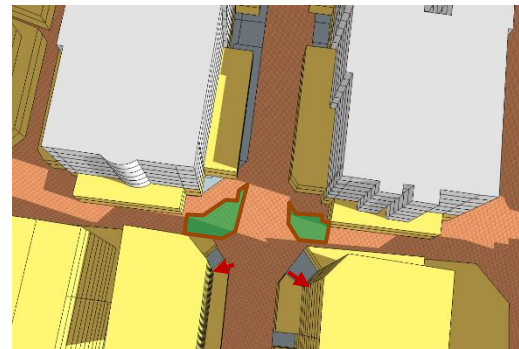
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

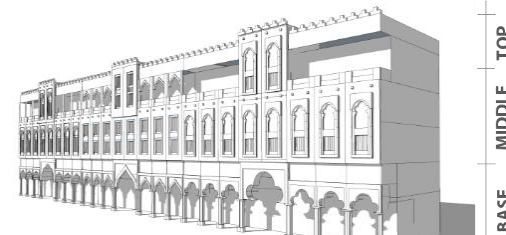
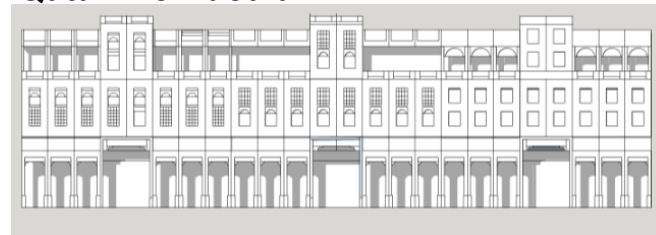
Provision of green terrace roof garden (min. 50% of the area)



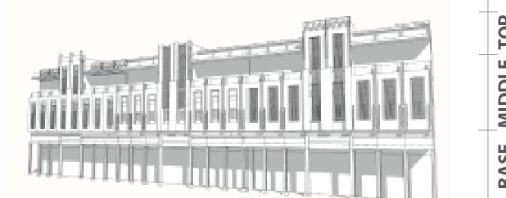
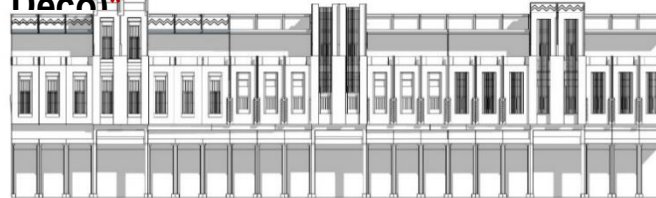
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Vernacular\***

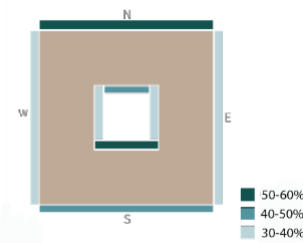


**Early Modern (Doha - Art Deco)\***



(illustration)

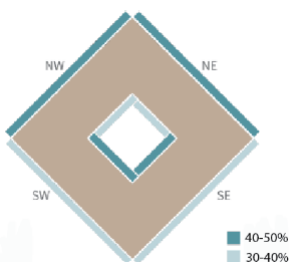
**WINDOW-TO-WALL RATIOS**



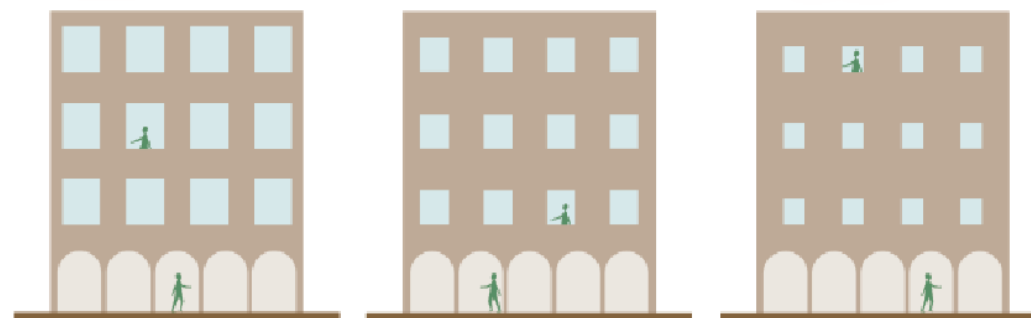
North : 50%-60%

South : 40%-50%

East & West : 30%-40%



40-50%  
30-40%

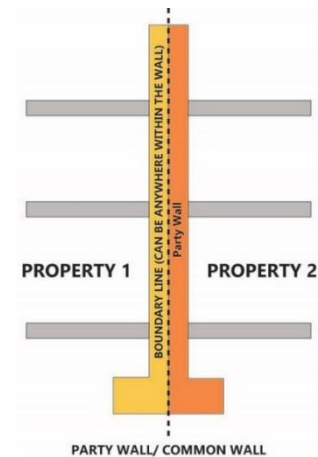


**STANDARDS**

**ARCHITECTURAL STANDARD**

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

Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> <li>Avoid excessive use of glass-wall</li> <li>Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930</li> </ul>
Window-to-Wall Ratios	Refer to the diagrams
<b>LANDSCAPE STANDARD</b>	
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)
<b>ACCESSIBILITY STANDARD</b>	
Pedestrian access	<ul style="list-style-type: none"> <li>Main building entrances should be oriented to the side indicated on the plan.</li> <li>Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location</li> </ul>
Vehicle egress and ingress	<ul style="list-style-type: none"> <li>Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.</li> </ul>
<b>SIGNAGE</b>	
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

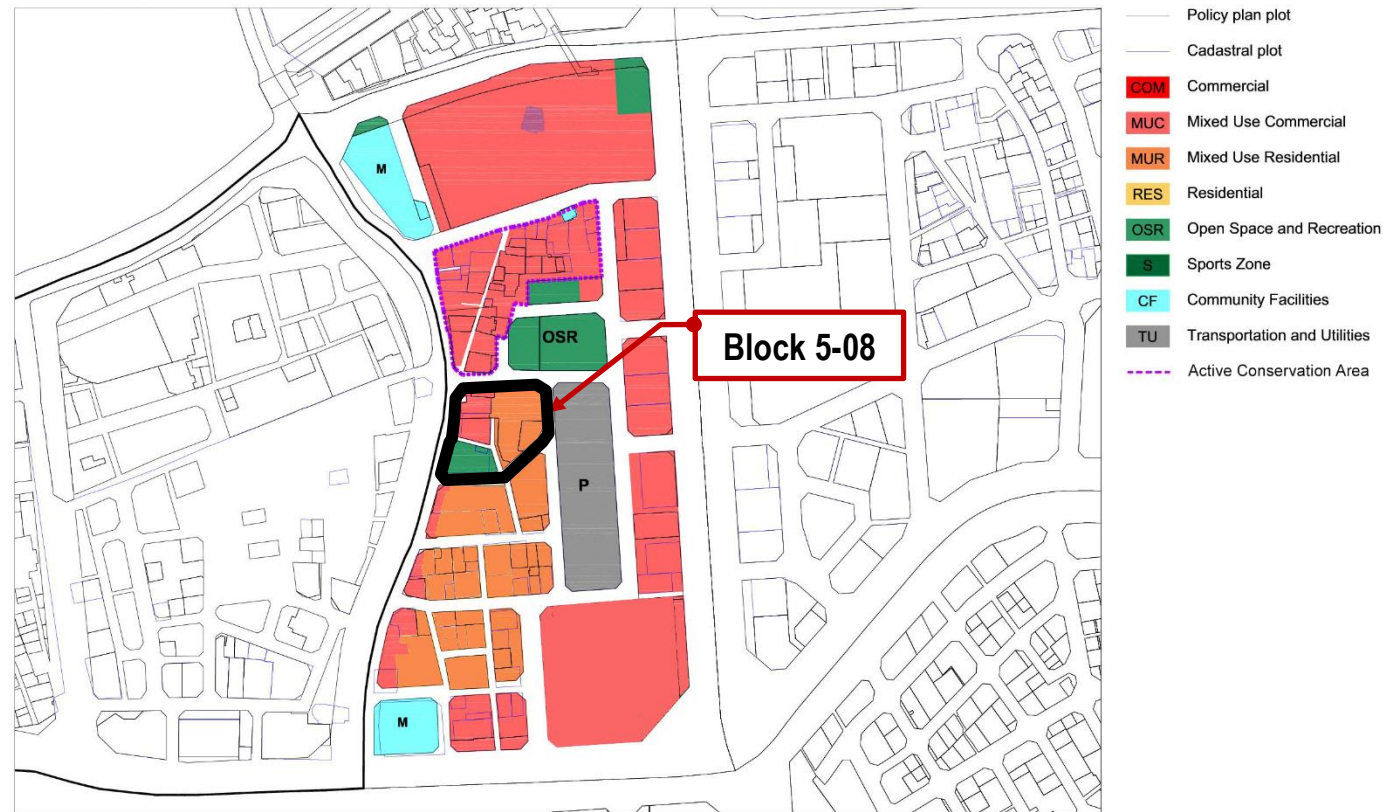
Provision of **Shared Public Parking**:

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

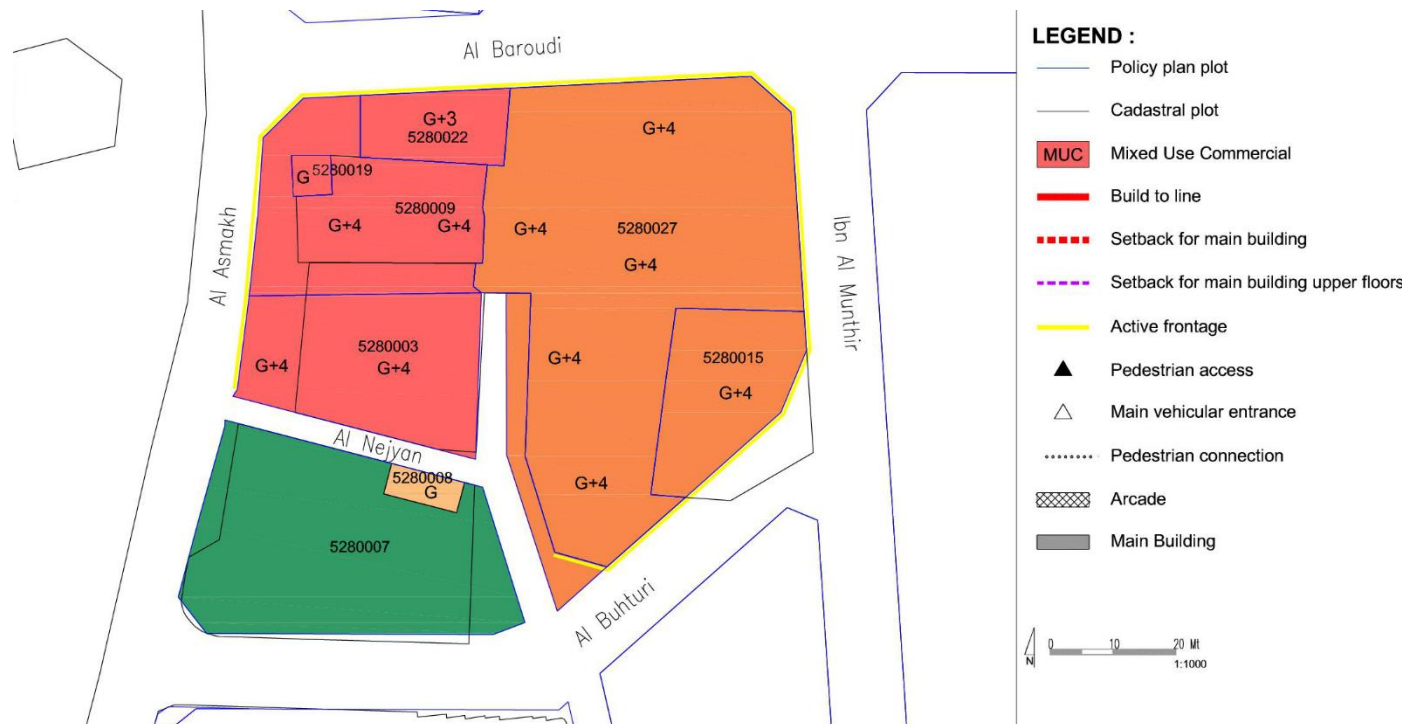
**PERMITTED USES TABLE**

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

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

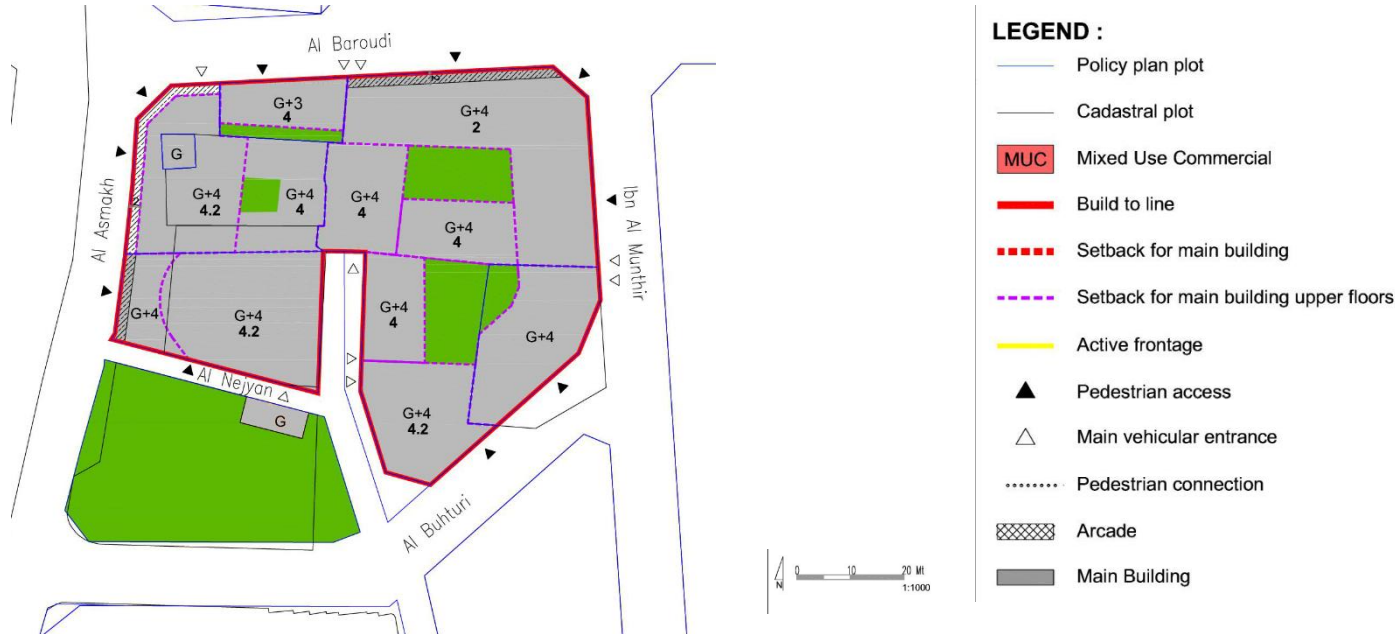
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor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

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

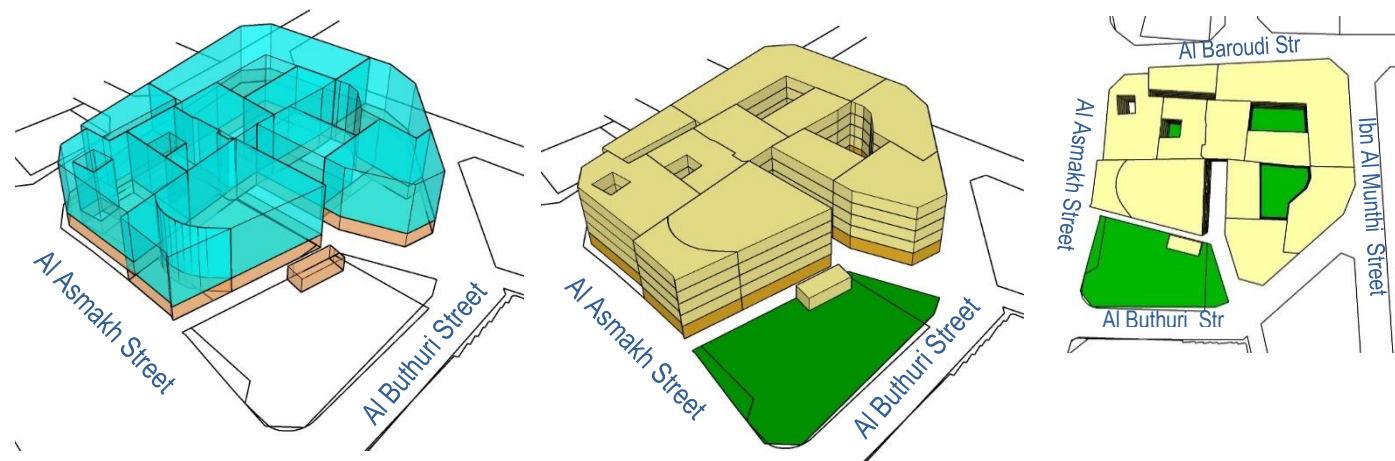
**SPECIFIC USE REGULATIONS**

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

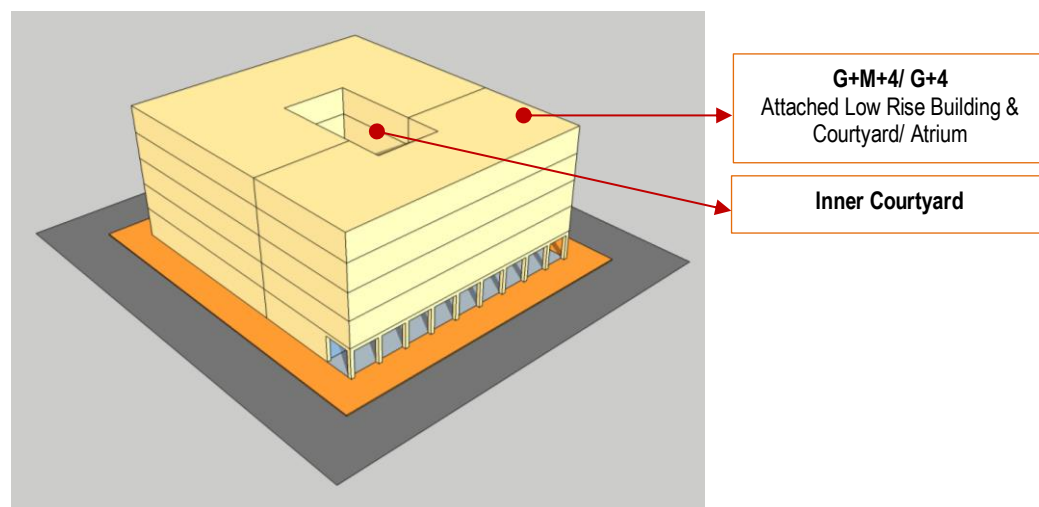
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING WITH COURTYARD/ ATRIUM**



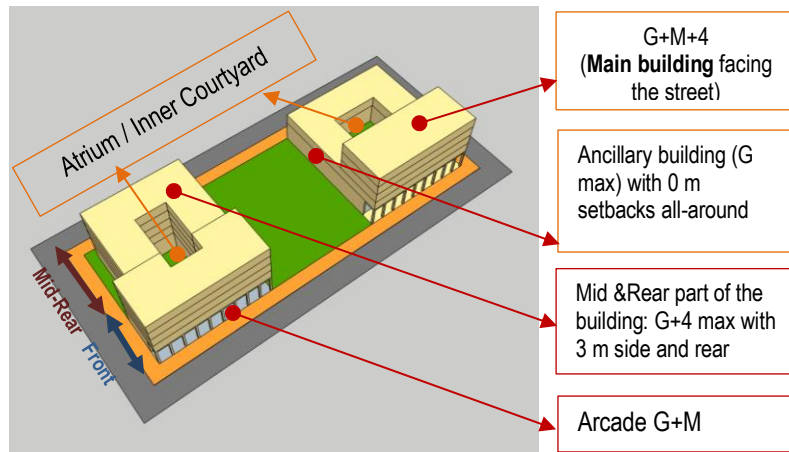
**BLOCK FORM REGULATIONS**

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: <b>PIN 5280022:</b> • Front: 0 m; Side: 0 m; Rear: 3 m <b>General: as per Block Massing Plan:</b> • 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	<b>Fine grain;</b> • 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	<b>Al Asmakh Street :</b> <b>Arcade/ Colonnade:</b> • 2.5 m minimum width • G maximum height

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

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

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

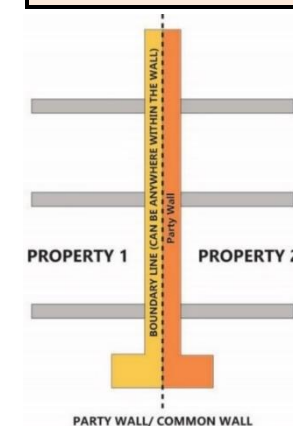


The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

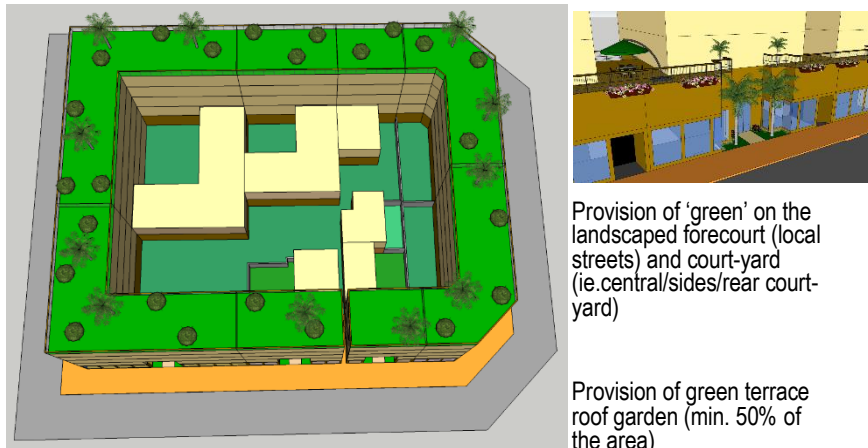
**STANDARDS**

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

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

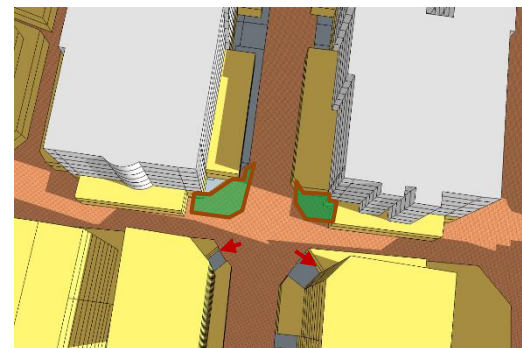


**LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION**



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

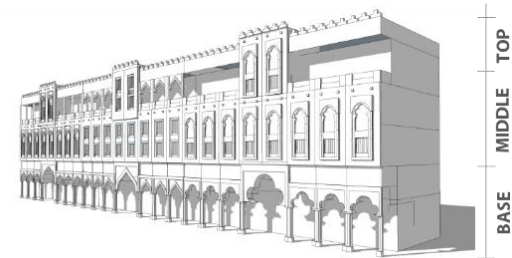
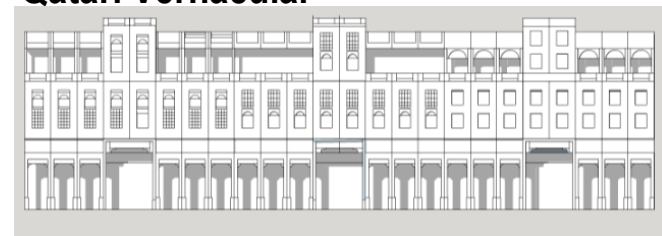
Provision of green terrace roof garden (min. 50% of the area)



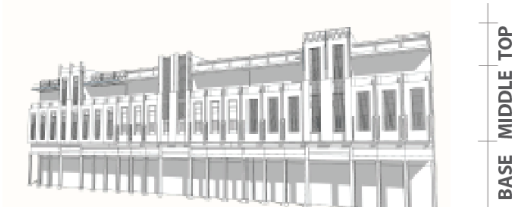
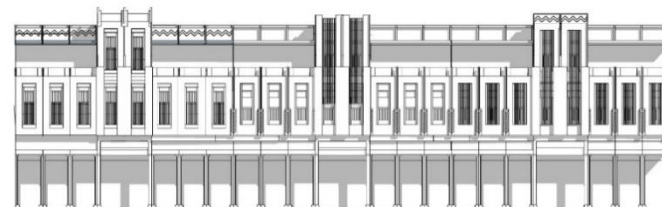
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Vernacular\***



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



(illustration)

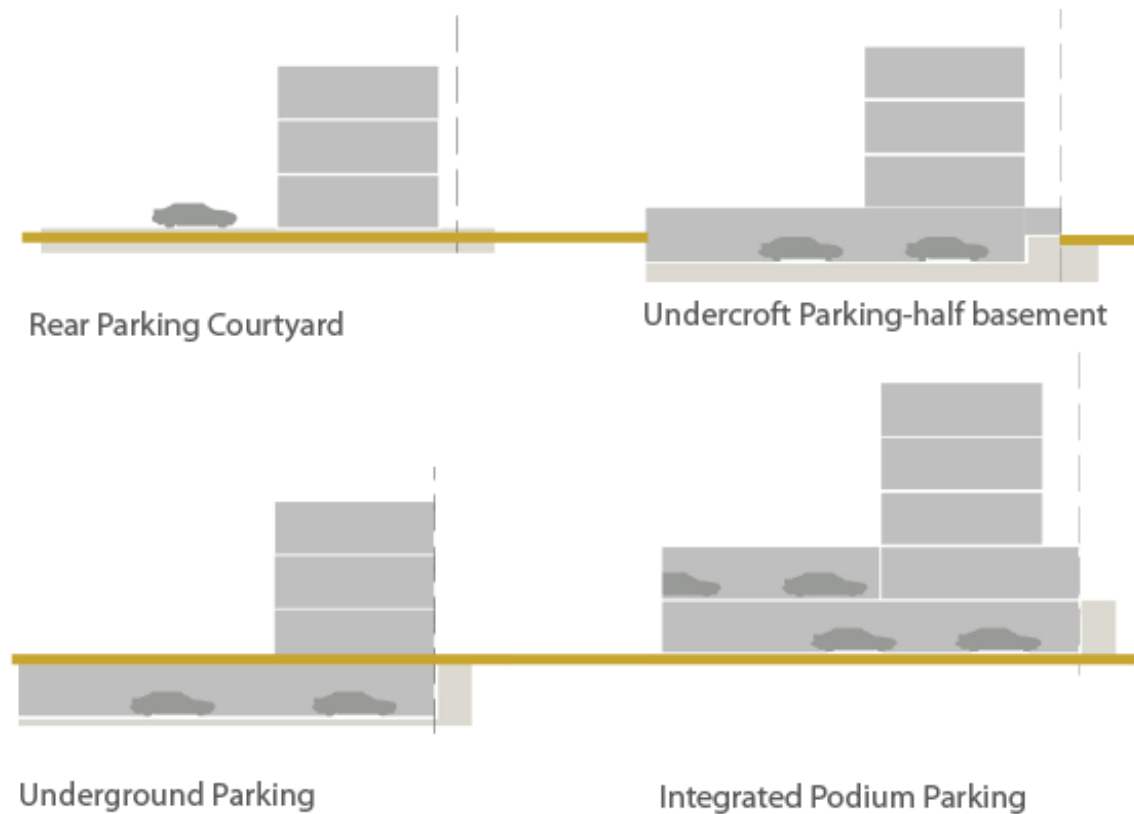
**WINDOW-TO-WALL RATIOS**



**PERMITTED USES TABLE**

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

**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

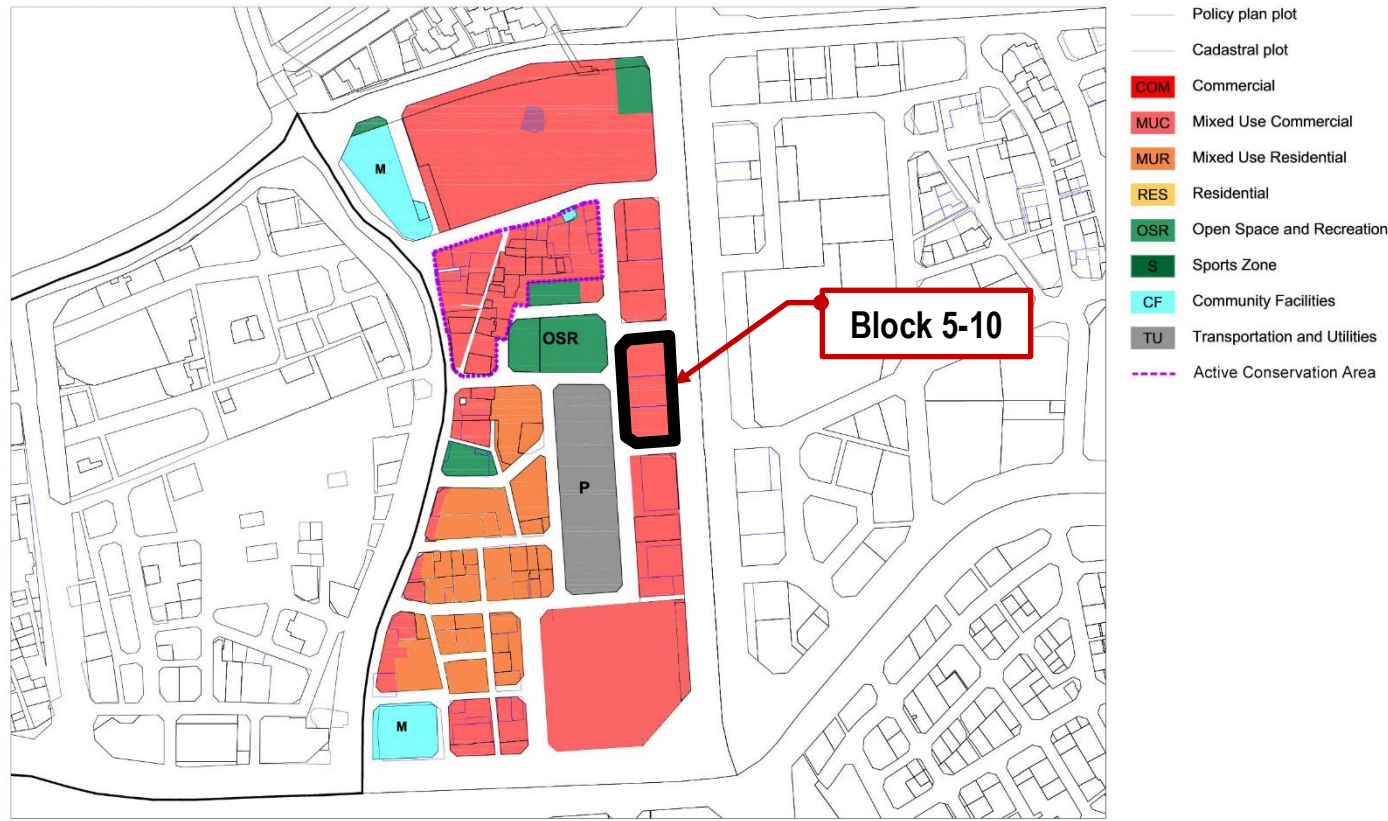
**Incentive Scheme**

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

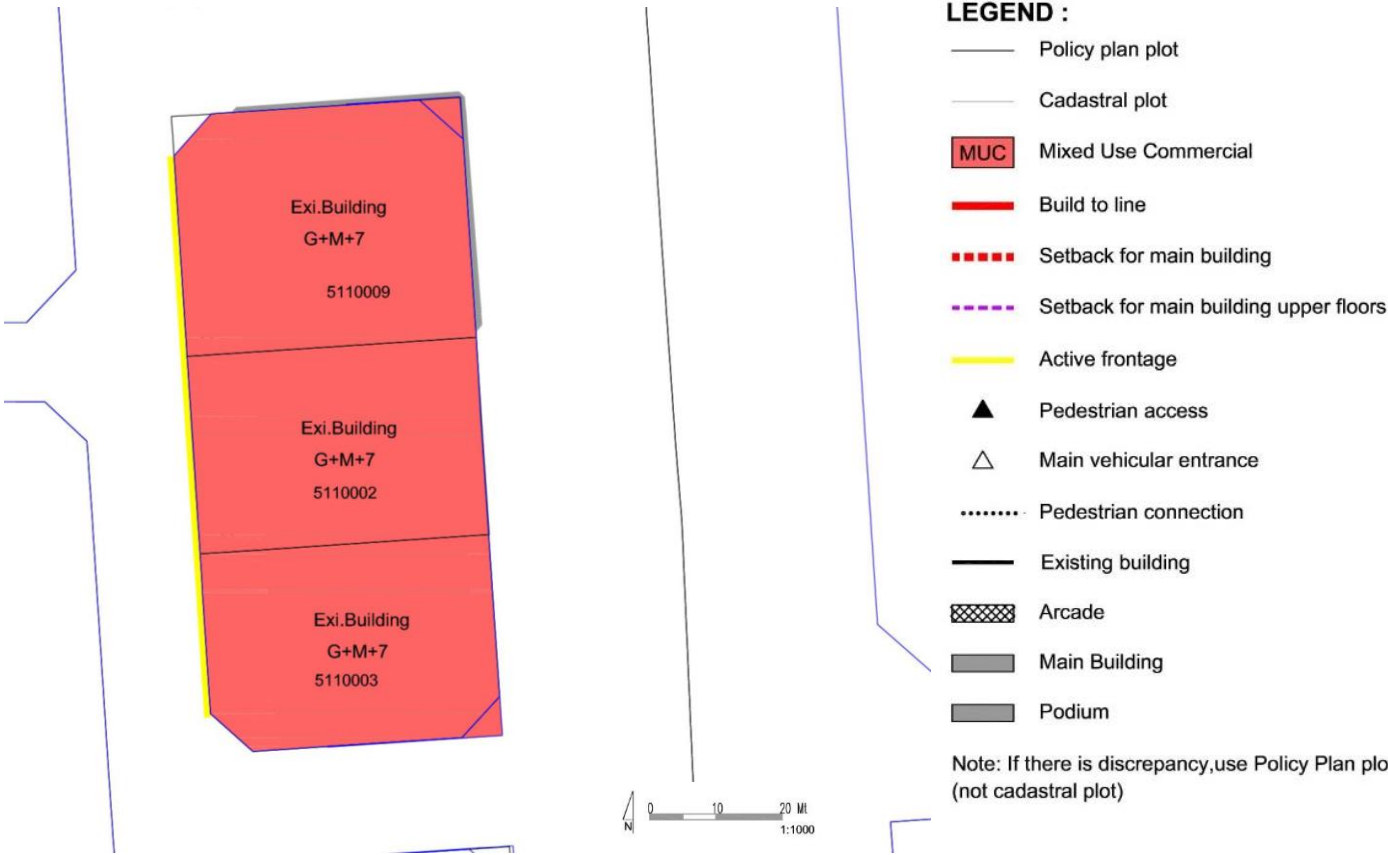
**Provision of Shared Public Parking:**

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**

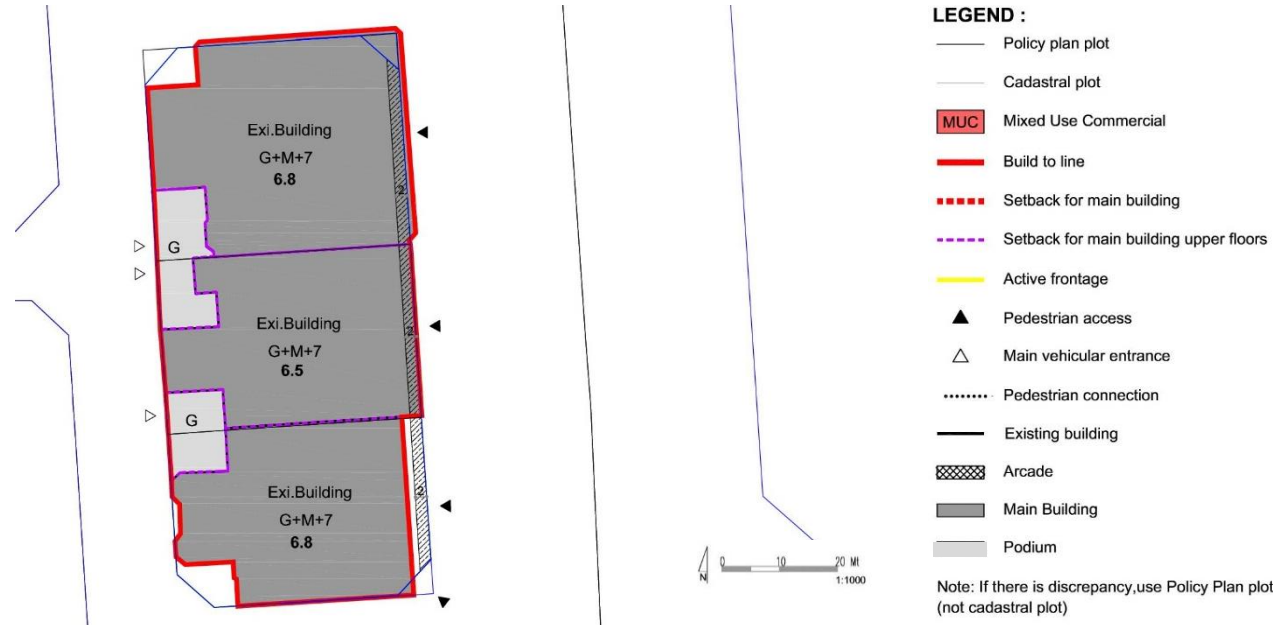
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

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

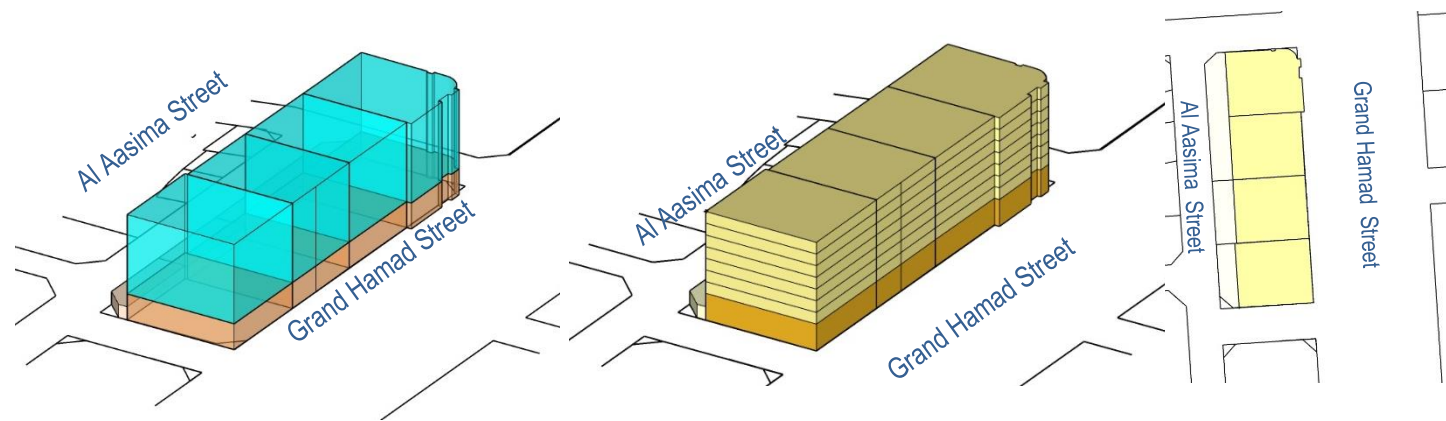
**SPECIFIC USE REGULATIONS**

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

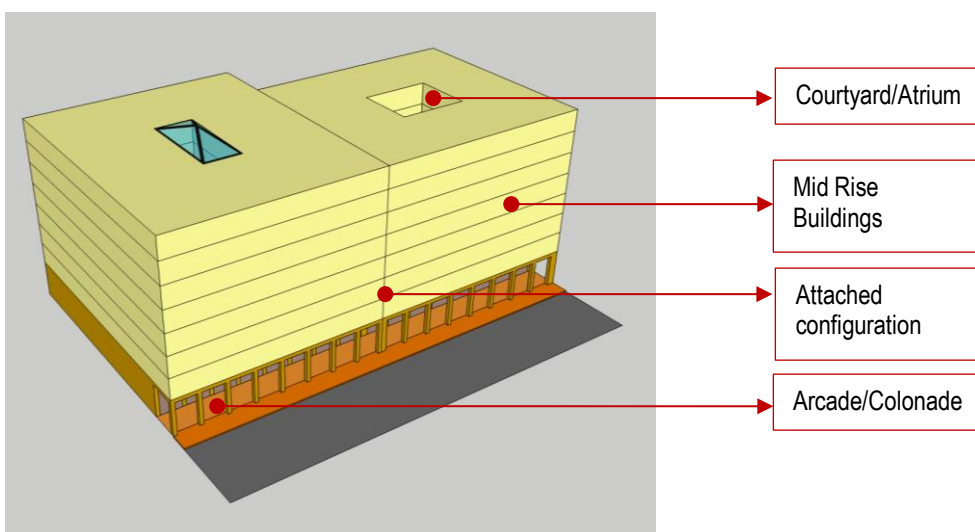
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED MID RISE BUILDING & COURTYARD/ ATRIUM**



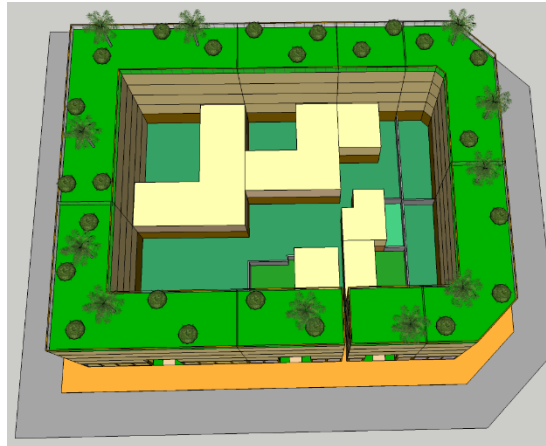
**BLOCK FORM REGULATIONS**

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"> <li>0 m front</li> <li>0 m sides</li> <li>0 m rear</li> </ul>	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	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"> <li>30 m maximum building width or length; or</li> <li>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</li> </ul>	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	<b>Grand Hamad Street:</b> Arcade/ Colonnade: <ul style="list-style-type: none"> <li>2.5 m minimum width</li> <li>G+M maximum height</li> <li>Located as per drawing</li> </ul> <b>Al Aasima Street:</b> Small Fore-court to indicate entrance	
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> <li>Allowed</li> <li>0 m setbacks</li> <li>0.5 m maximum height from street level (undercroft)</li> </ul>	

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

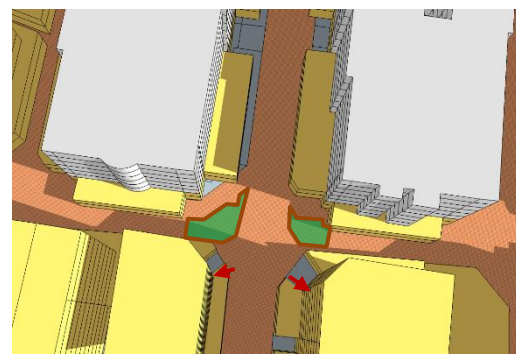
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

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



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

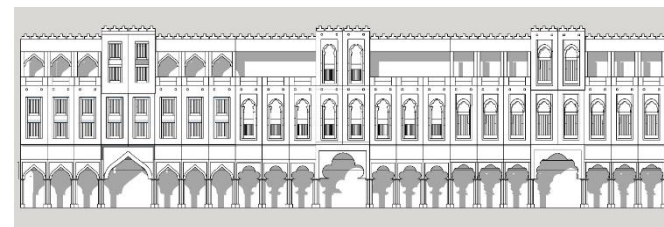
Provision of green terrace roof garden (min. 50% of the area)



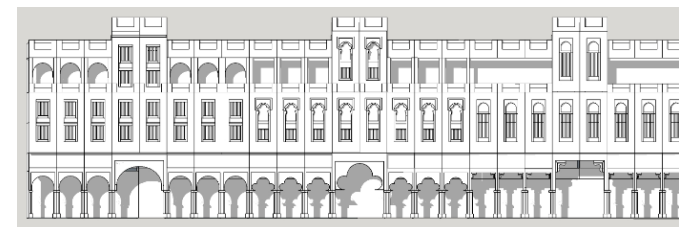
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

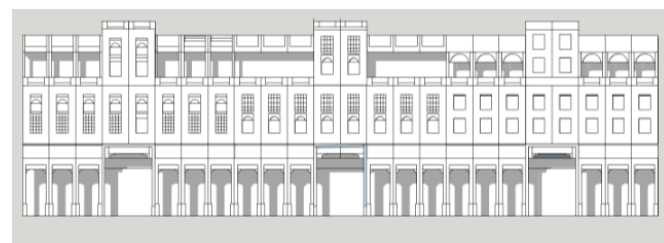
**Qatari Vernacular \***



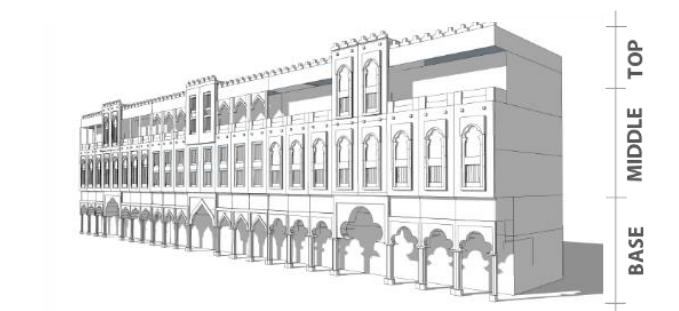
Qatari Vernacular High Ornamentation



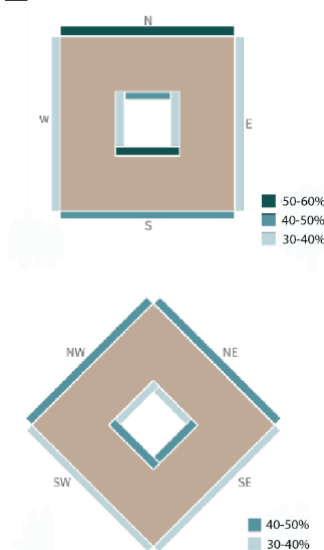
Qatari Vernacular Medium Ornamentation



Qatari Vernacular Low Ornamentation



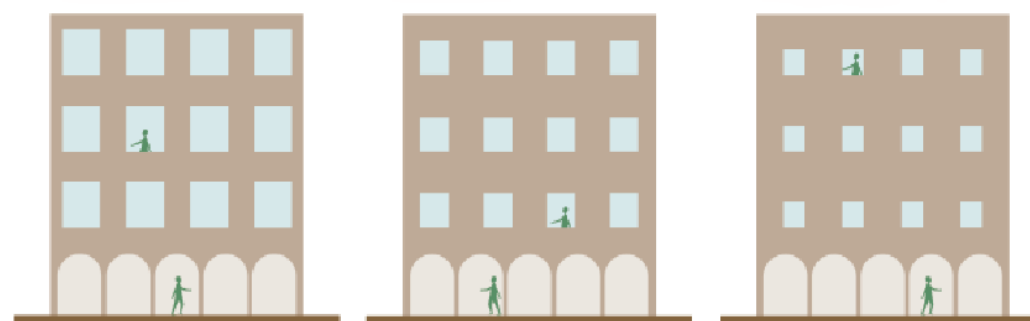
**WINDOW-TO-WALL RATIOS**



North : 50%-60%

South : 40%-50%

East & West : 30%-40%

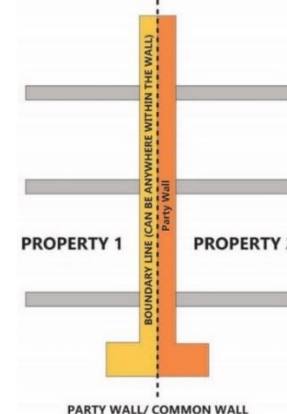


**STANDARDS**

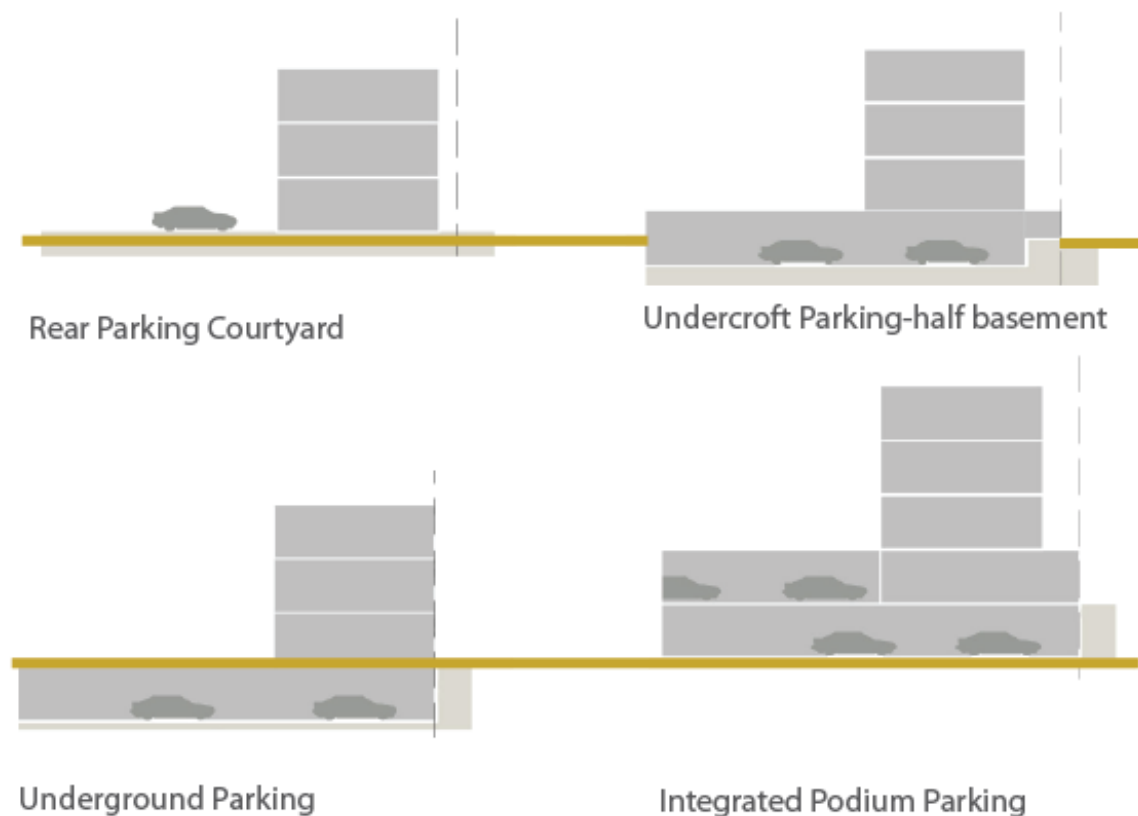
**ARCHITECTURAL STANDARD**

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

Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> <li>• Avoid excessive use of glass-wall</li> <li>• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930</li> </ul>
Window-to-Wall Ratios	Refer to the diagrams
<b>LANDSCAPE STANDARD</b>	
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)
<b>ACCESSIBILITY STANDARD</b>	
Pedestrian access	<ul style="list-style-type: none"> <li>• Main building entrances should be oriented to the side indicated on the plan.</li> <li>• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location</li> </ul>
Vehicle egress and ingress	<ul style="list-style-type: none"> <li>• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.</li> </ul>
<b>SIGNAGE</b>	
Style	Signage should be an integral part of the building facade without background.



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

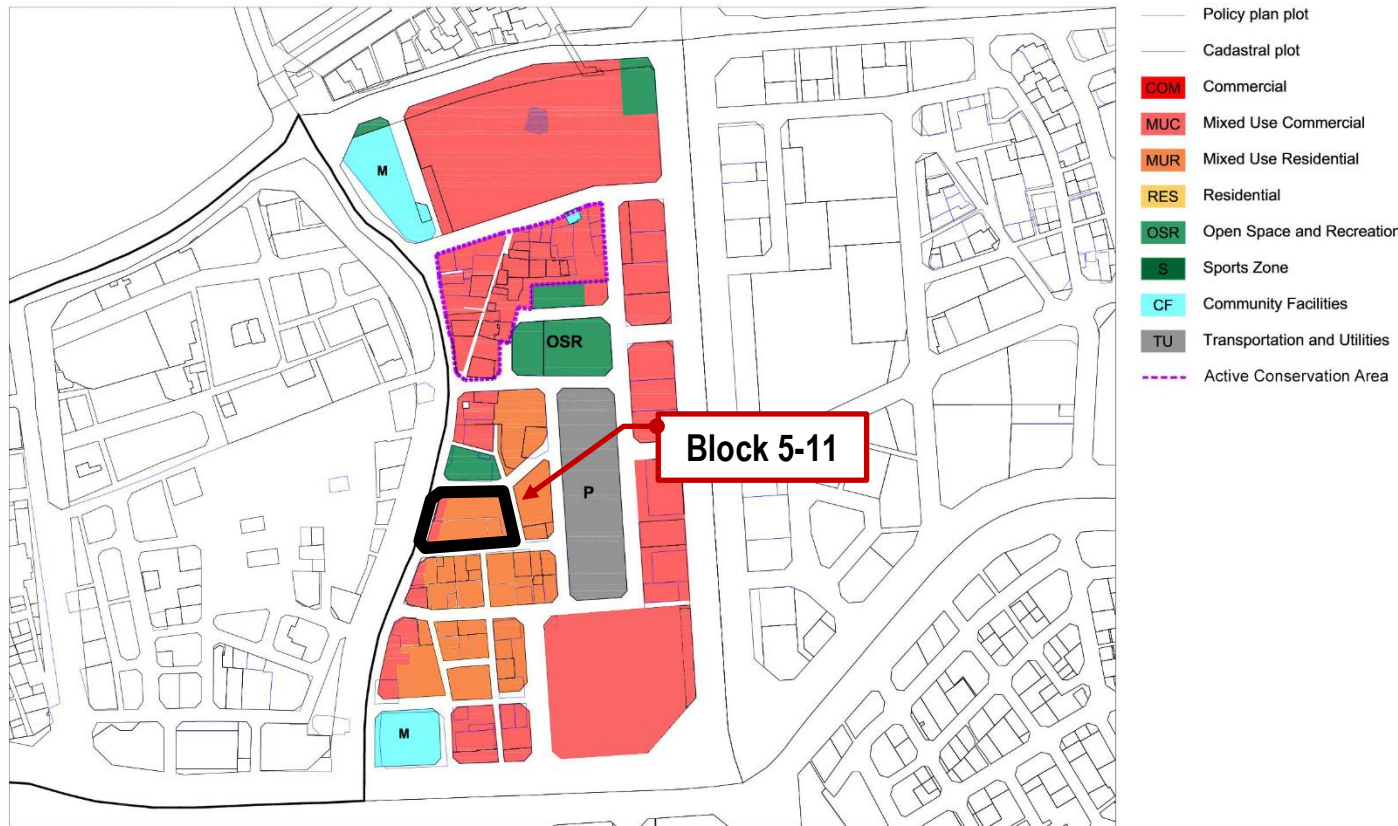
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
Additional floor area of 5 m2 for every 1m2 provision, up to maximum 10% of total GFA

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

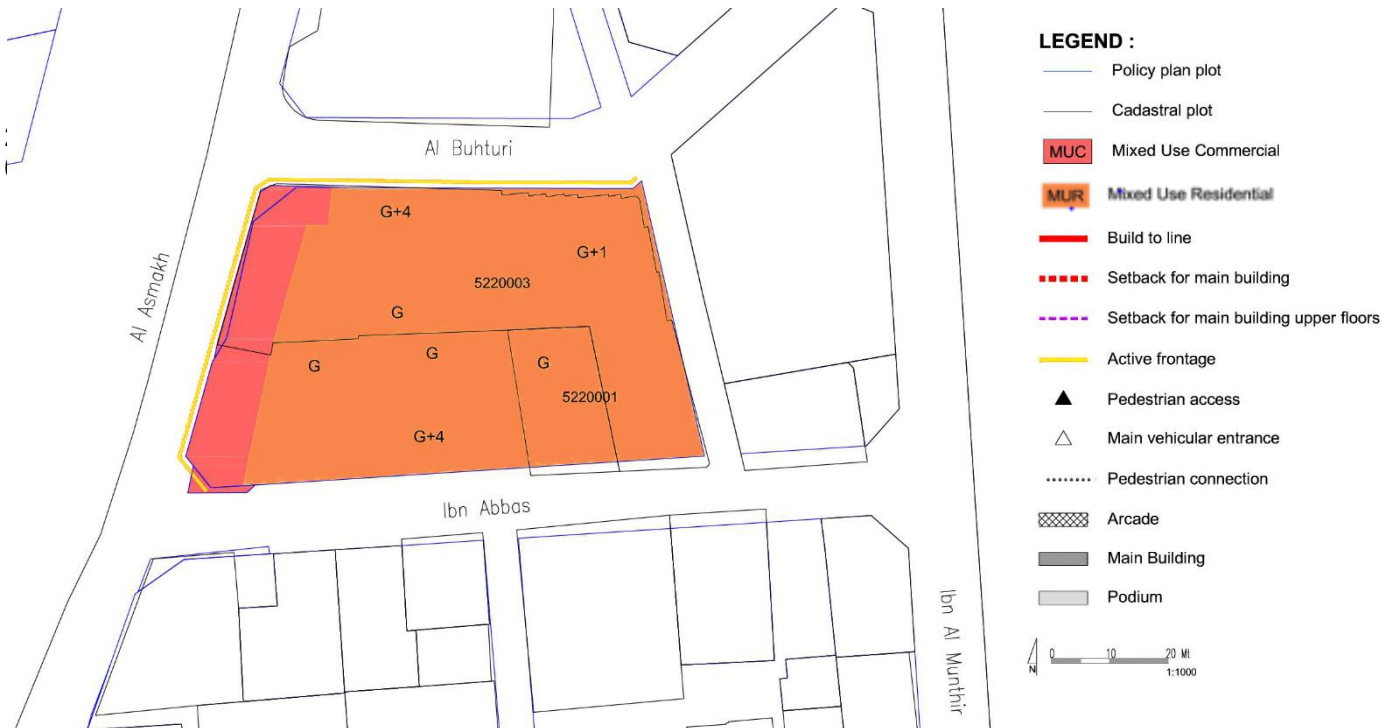
**PERMITTED USES TABLE**

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

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

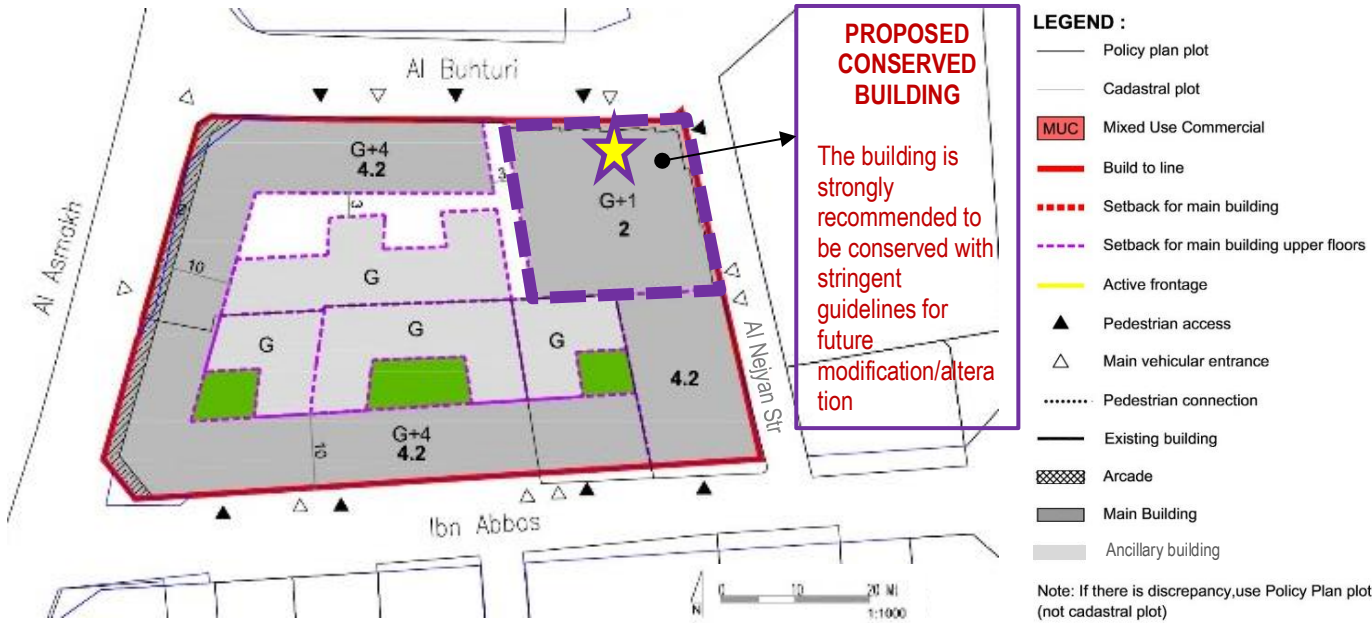
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Tower level	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Podium level	20% max
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor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

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

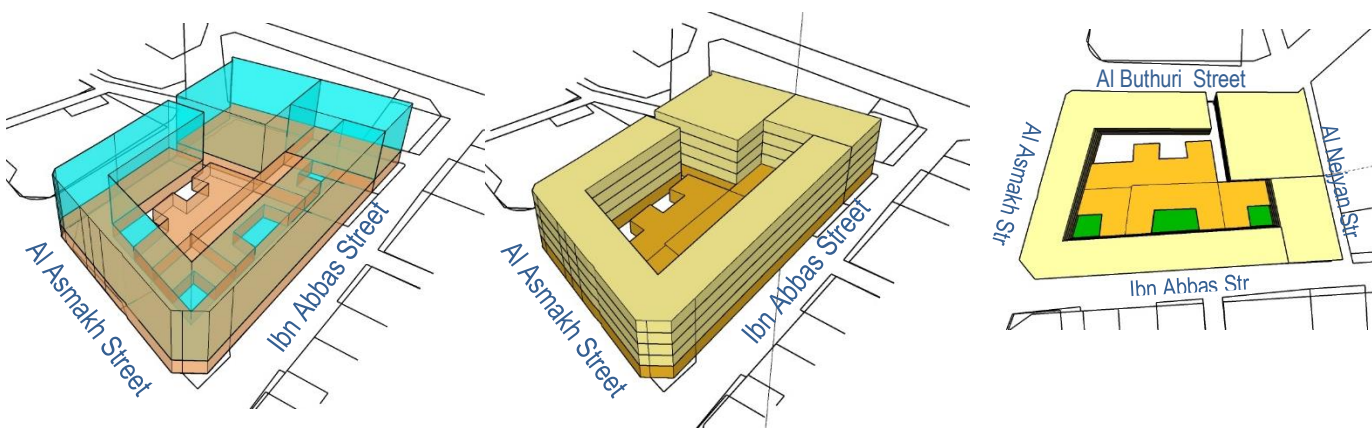
**SPECIFIC USE REGULATIONS**

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

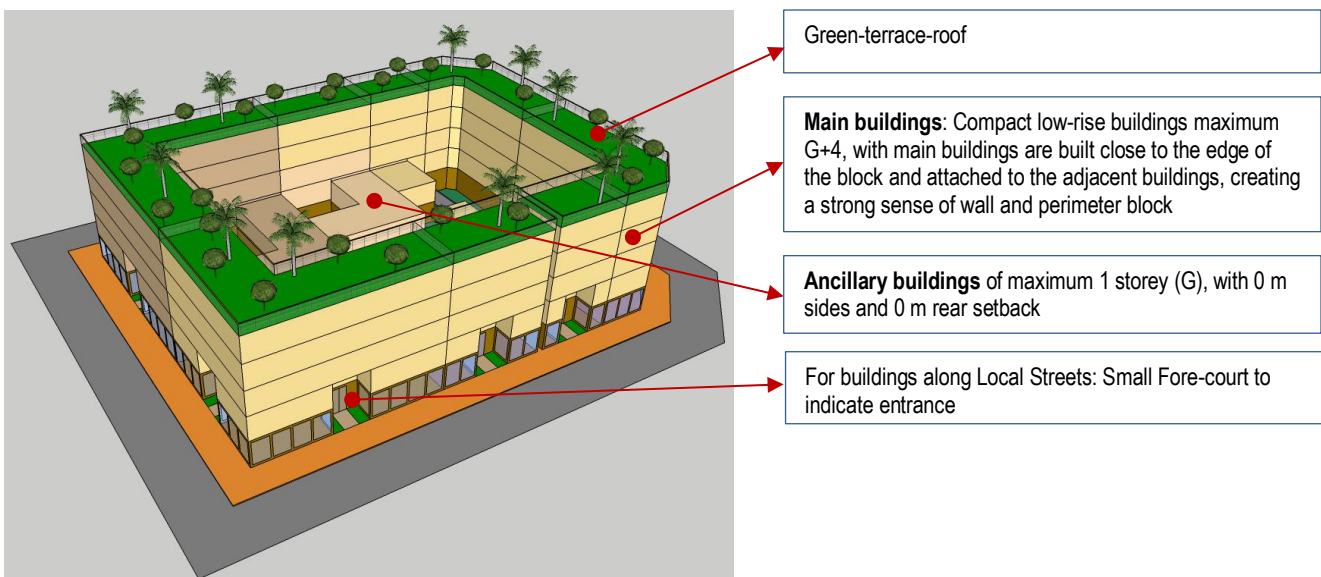
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD**



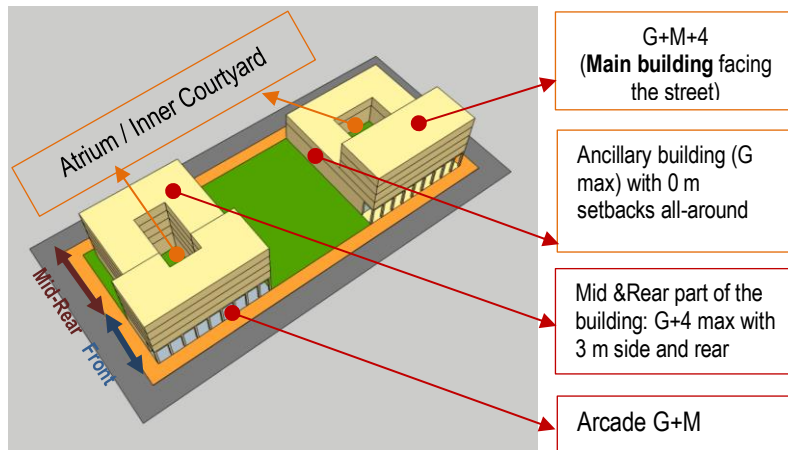
**BLOCK FORM REGULATIONS**

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: <b>Main buildings:</b> • 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	<b>Fine grain;</b> • 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	<b>Al Asmakh Street :</b> <b>Arcade/ Colonnade:</b> • 2.5 m minimum width • G maximum height  <b>Al Buhuri &amp; Ibn Abbas Street:</b> Small Fore-court to indicate entrance	

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

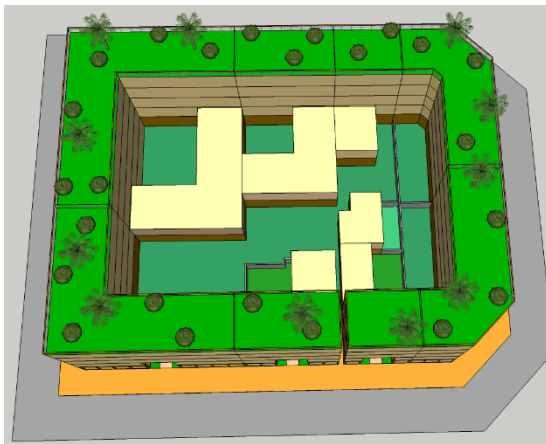
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

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



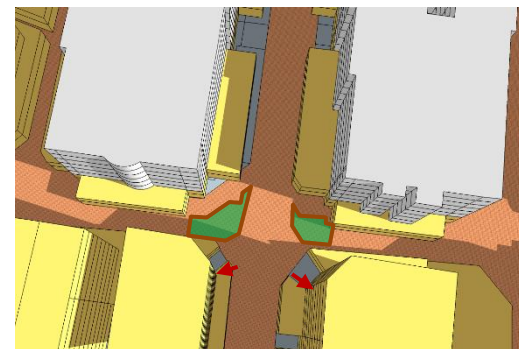
The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

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



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

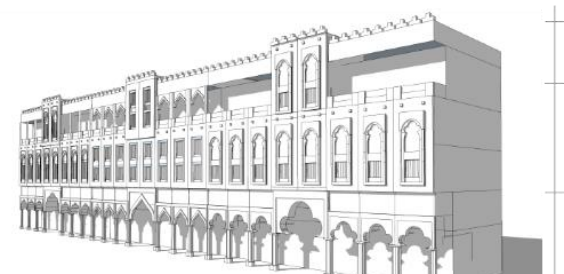
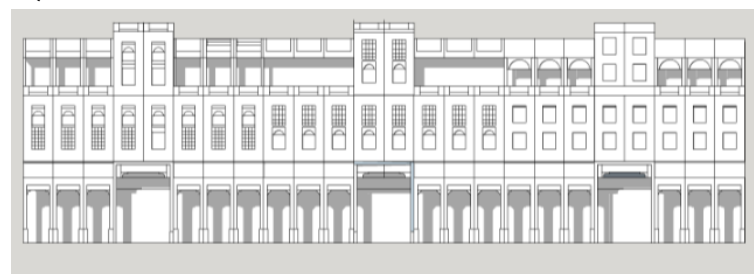
Provision of green terrace roof garden (min. 50% of the area)



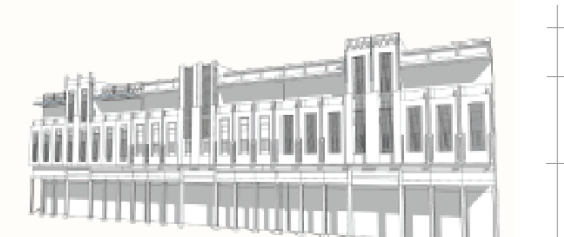
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Vernacular\***



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

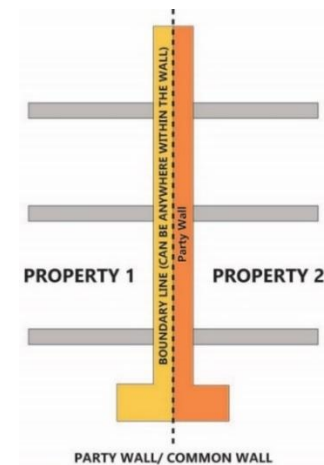


(illustration)

**STANDARDS**

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

	and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> <li>• Avoid excessive use of glass-wall</li> <li>• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930</li> </ul>
Window-to-Wall Ratios	Refer to the diagrams
<b>LANDSCAPE STANDARD</b>	
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)
<b>ACCESSIBILITY STANDARD</b>	
Pedestrian access	<ul style="list-style-type: none"> <li>• Main building entrances should be oriented to the side indicated on the plan.</li> <li>• Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location</li> </ul>
Vehicle egress and ingress	<ul style="list-style-type: none"> <li>• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.</li> </ul>
<b>SIGNAGE</b>	
Style	Signage should be an integral part of the building facade without background.



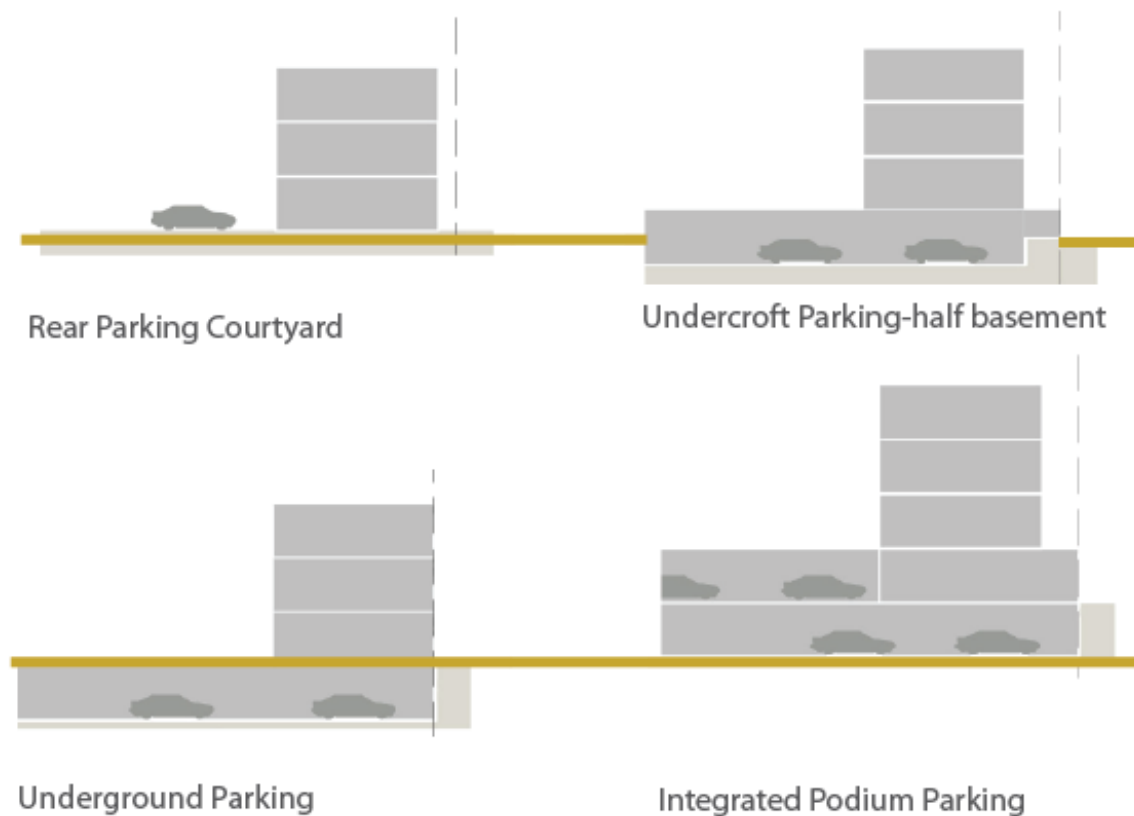
**WINDOW-TO-WALL RATIOS**



**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
1.2 Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
1.3 Comparison/Speciality	✓	✓	✓	x	302	General Merchandise Store
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1.8	✓	✓	✓	✓	312	Bakery
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1.12	✓	✓	✓	x	402	Financial Services and Real Estate
1.13	✓	✓	✓	x	403	Professional Services
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<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
4.1 Educational	x	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2	✓	✓	✓	x	1020	Technical Training / Vocational / Language School / Centers
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4.4	x	✓	✓	x	1022	Girls Qur'anic School
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4.10 Governmental	x	✓	x	x	1201	Ministry / Government Agency / Authority
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4.12	✓	✓	✓	x	1203	Post Office
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4.15	✓	✓	✓	x	1302	Welfare / Charity Facility
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5.5 Sports	x	✓	✓	x	1607	Tennis / Squash Complex
5.6	x	✓	✓	✓	1609	Basketball / Handball / Volleyball Courts
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5.12	✓	✓	✓	✓	1613	Swimming Pool
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
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**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

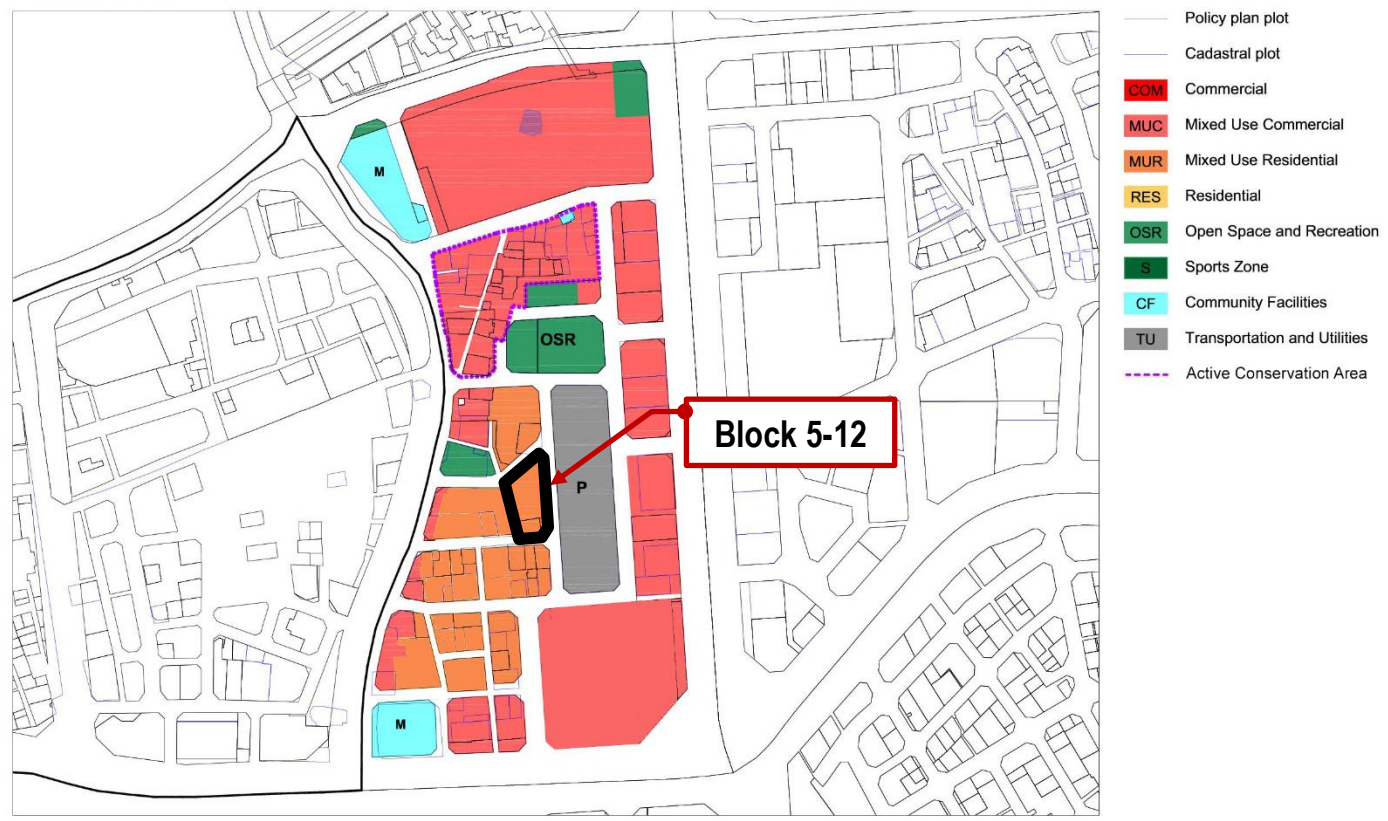
**Incentive Scheme**

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

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

**MUR: Mixed Use Residential**

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

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

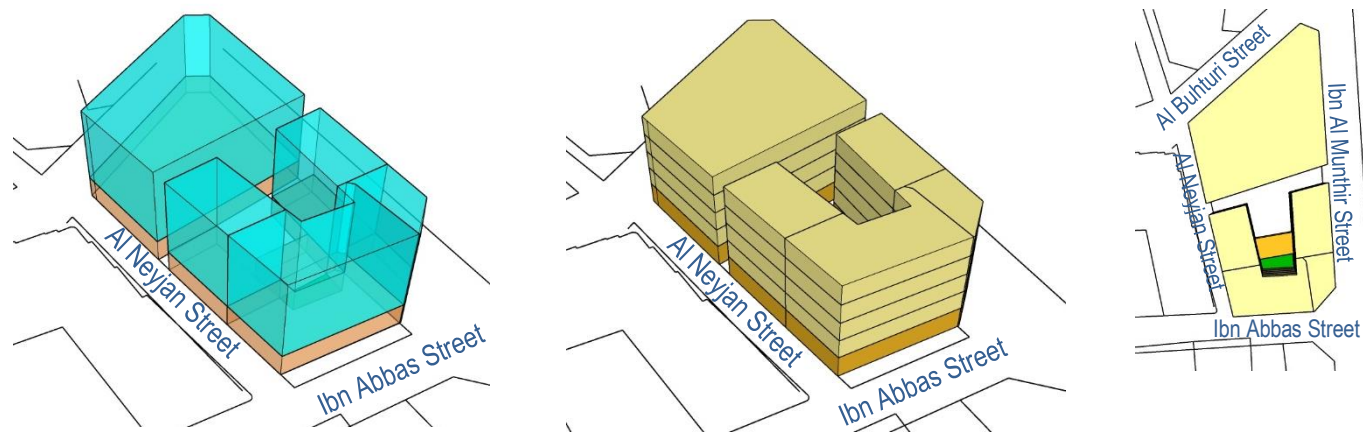
**SPECIFIC USE REGULATIONS**

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

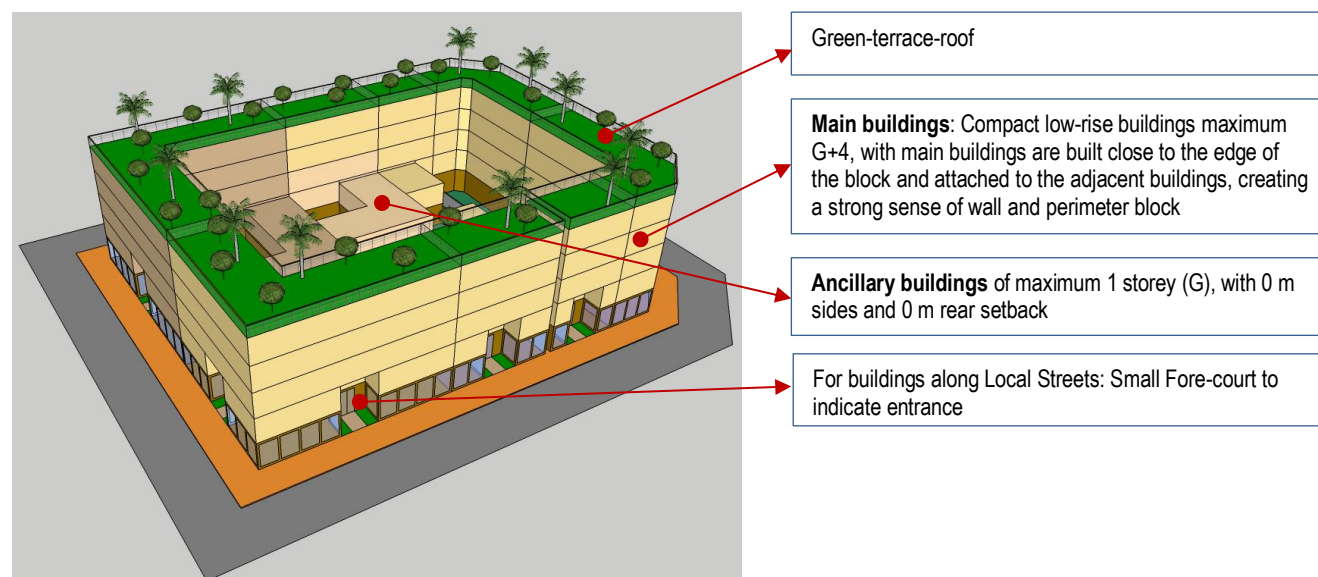
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD**



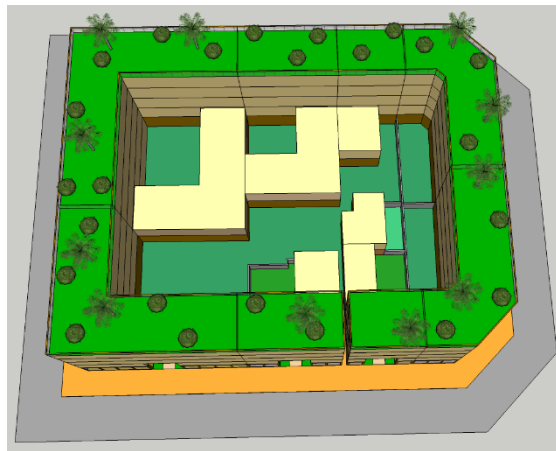
**BLOCK FORM REGULATIONS**

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: <b>Main buildings:</b> • 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	<b>Fine grain;</b> • 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	<b>Small Fore-court to indicate entrance</b>
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"> <li>Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking.</li> <li>For plot sizes &lt; 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li> </ul>
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30 % reduction in parking requirements: (block is located within 400m radius from metro entry point)

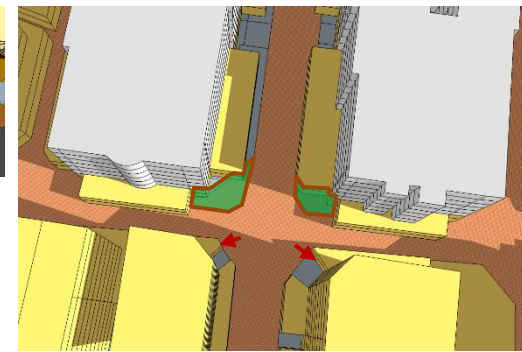
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

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



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

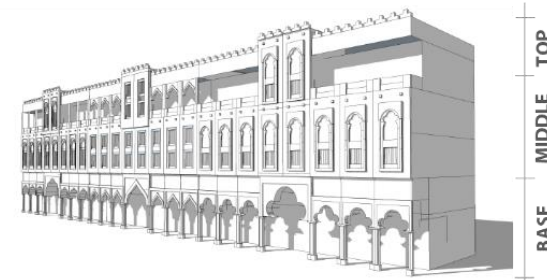
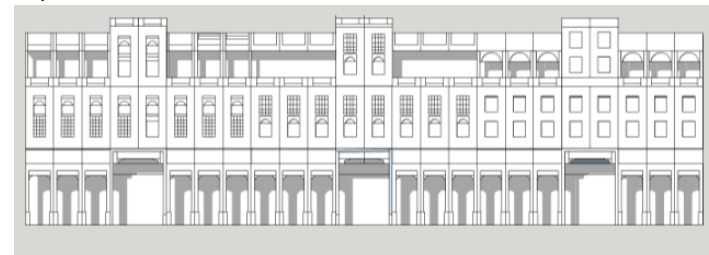
Provision of green terrace roof garden (min. 50% of the area)



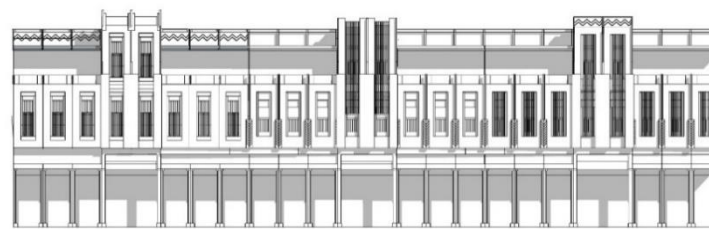
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

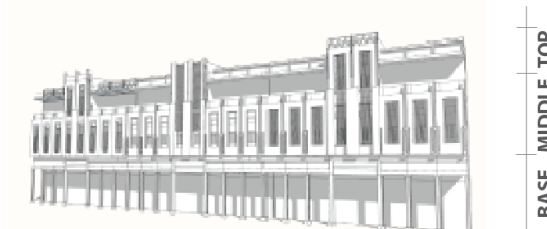
**Qatari Vernacular\***



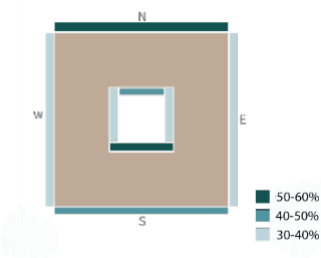
**Early Modern (Doha - Art Deco)\***



(illustration)



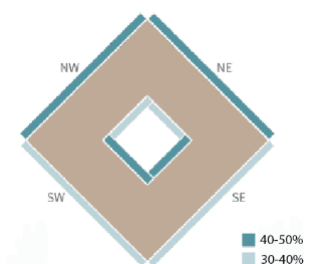
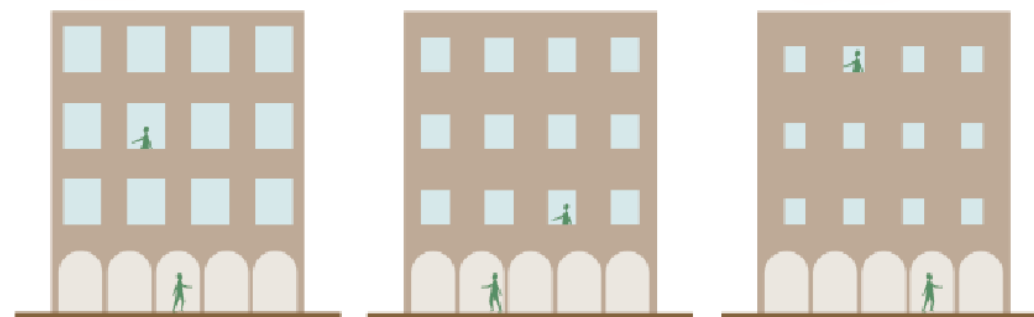
**WINDOW-TO-WALL RATIOS**



North : 50%-60%

South : 40%-50%

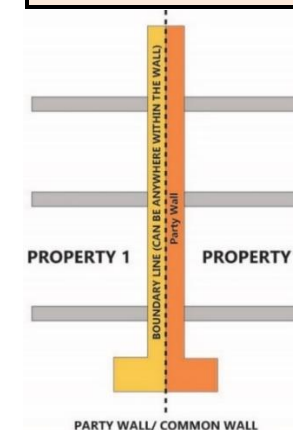
East & West : 30%-40%



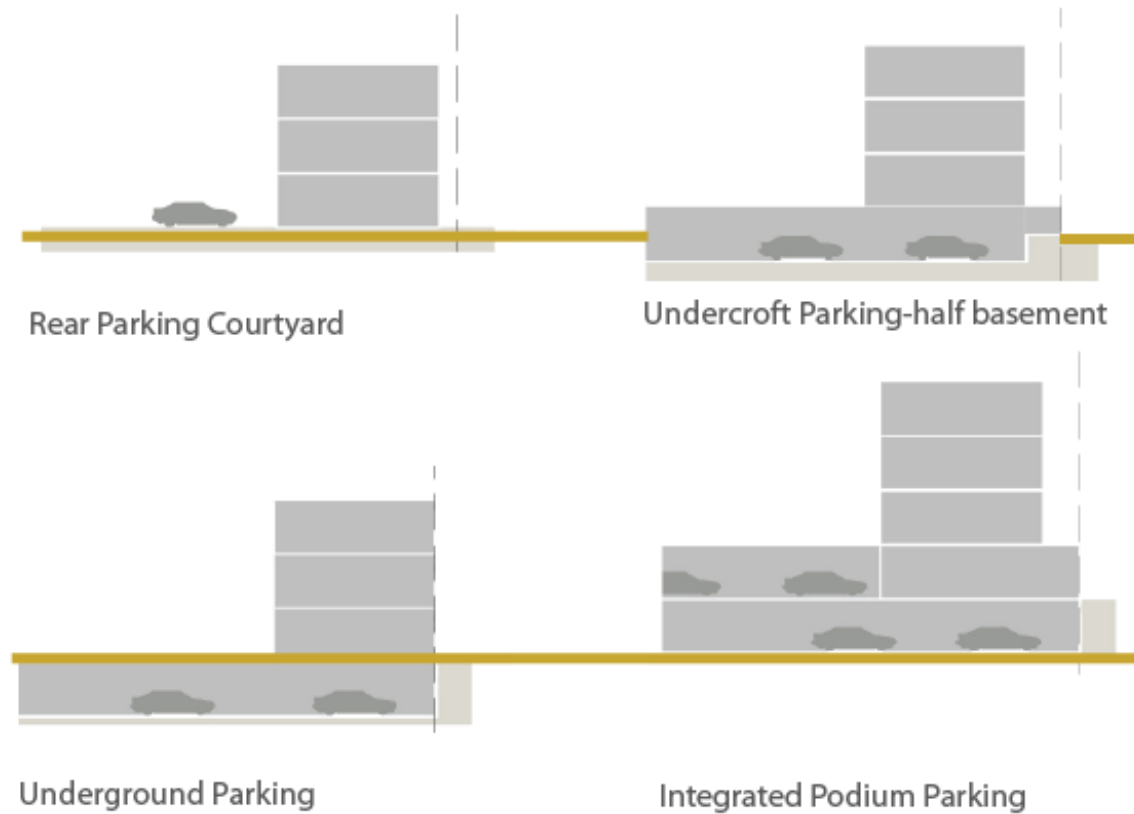
**STANDARDS**

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

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



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

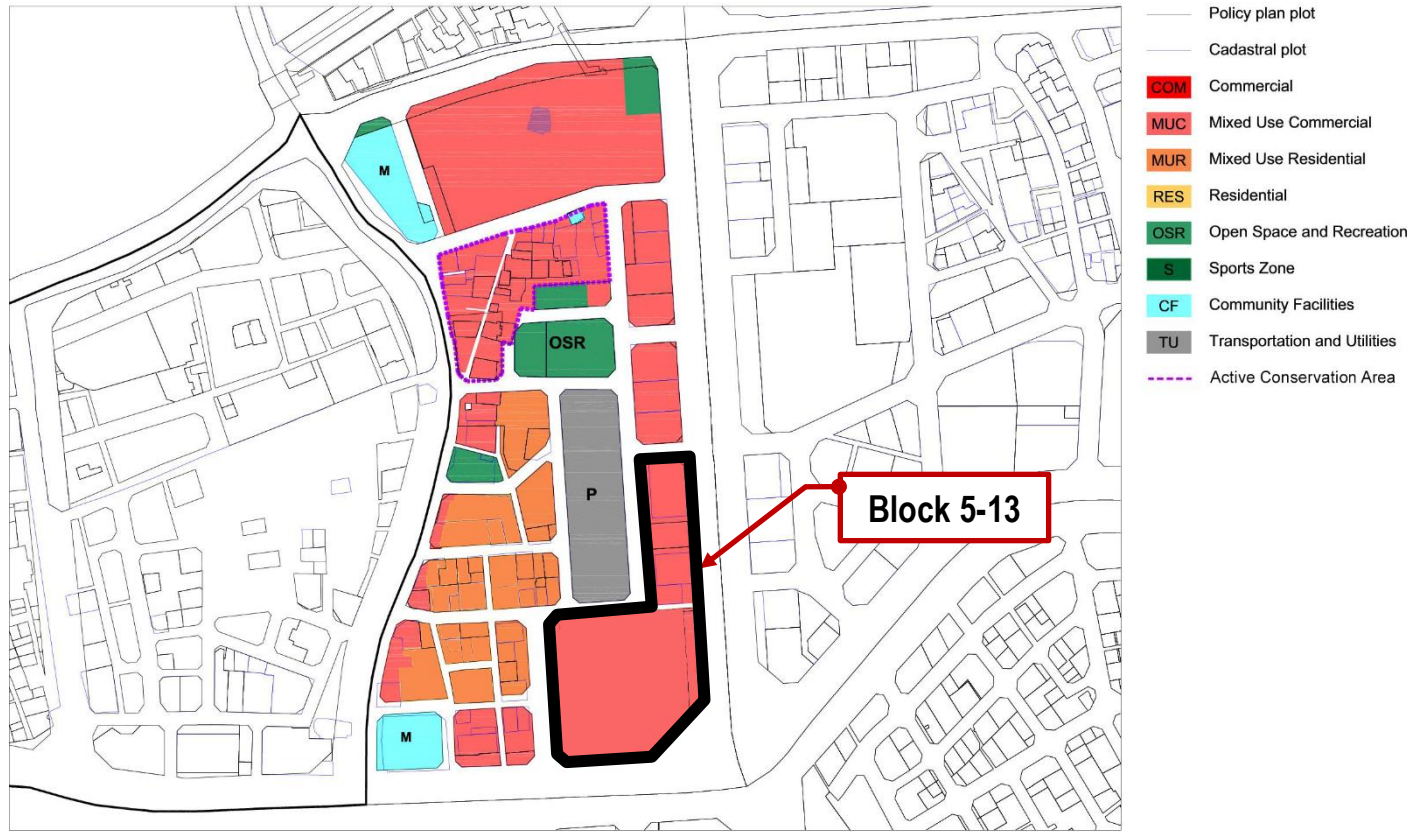
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

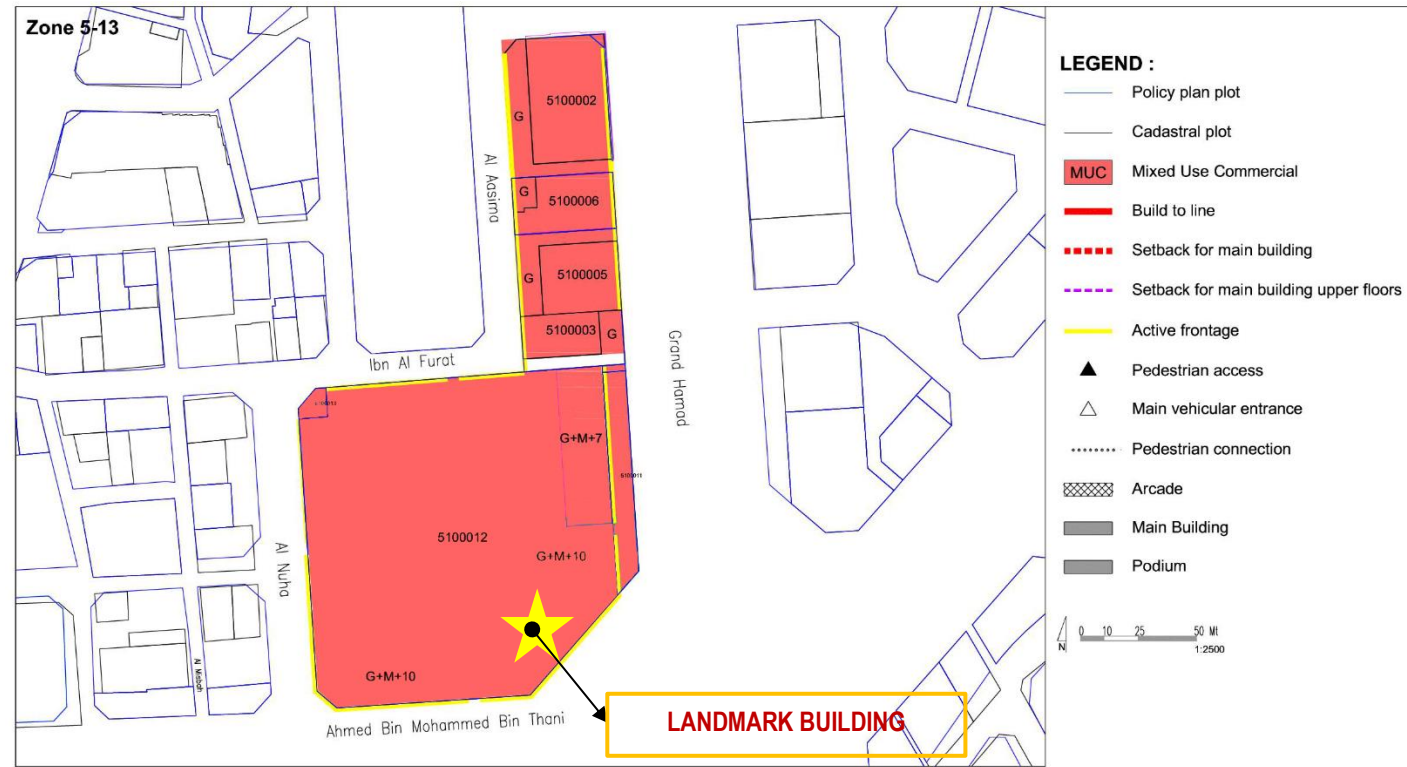
**PERMITTED USES TABLE**

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

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

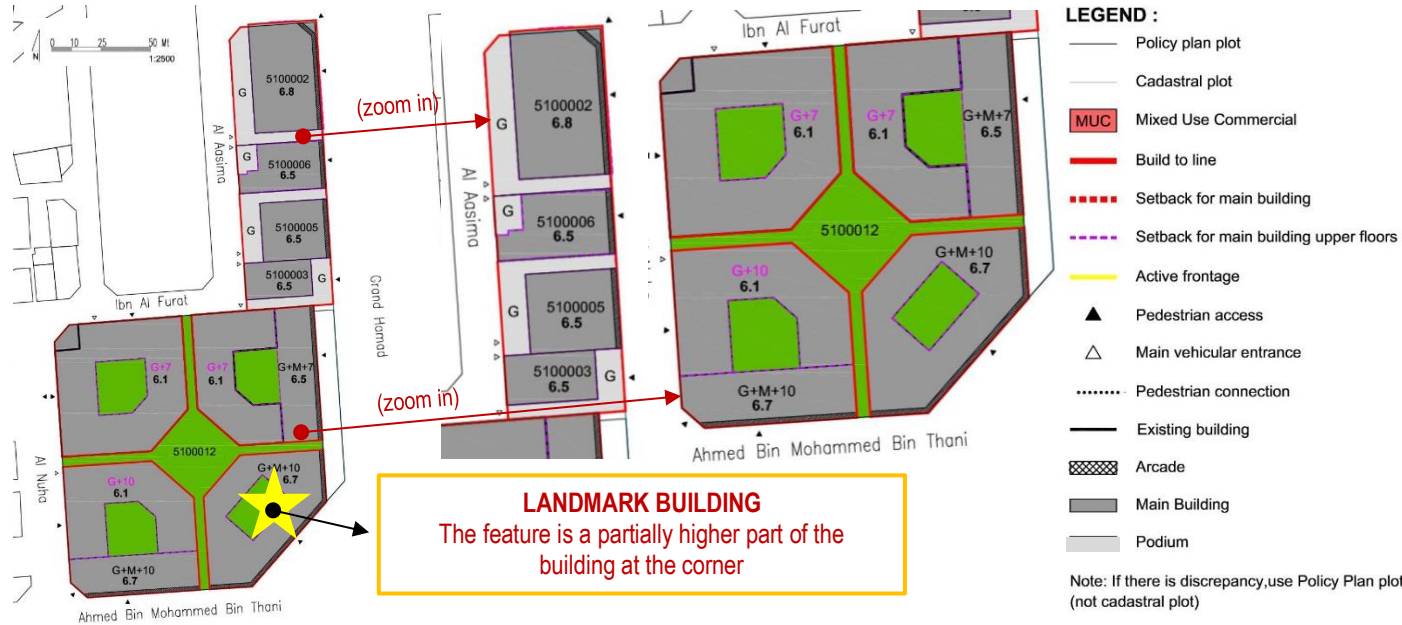
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

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

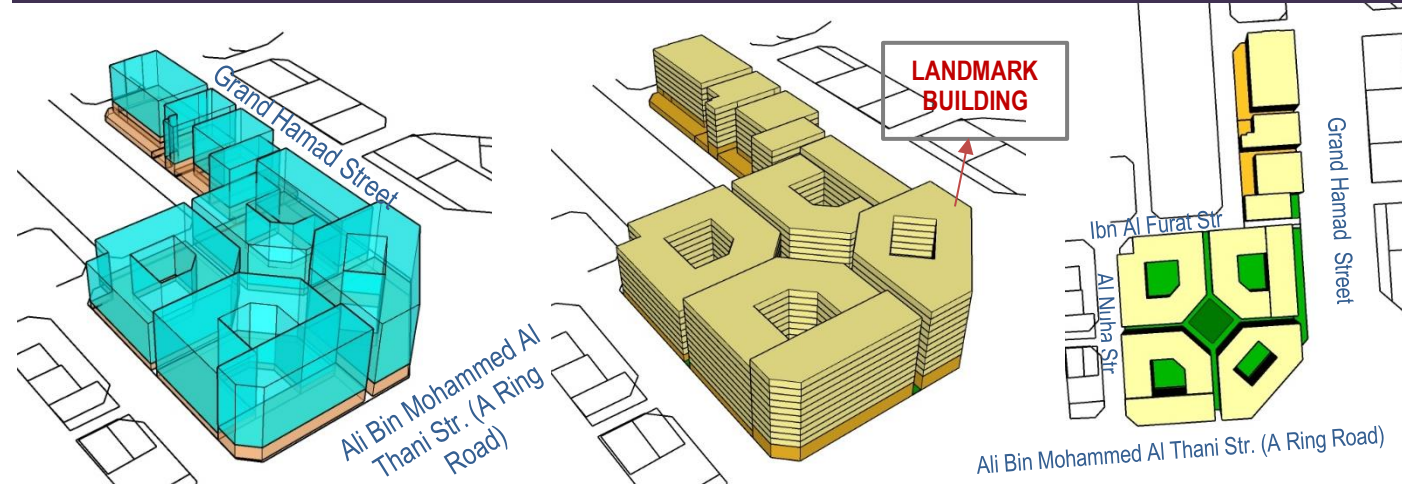
**SPECIFIC USE REGULATIONS**

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

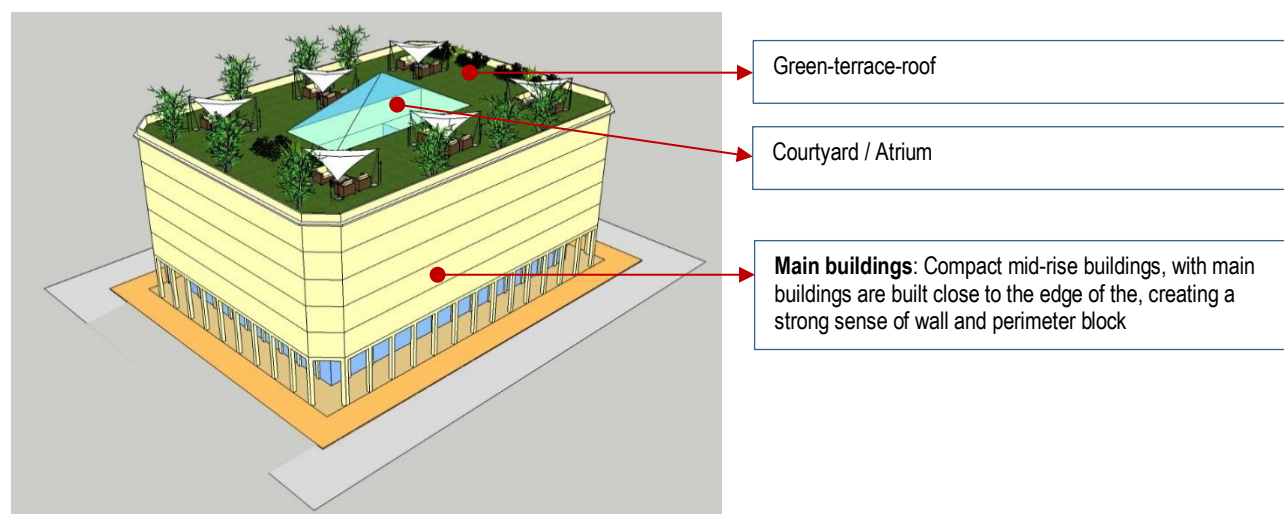
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: DETACHED MID RISE BUILDING & COURTYARD/ ATRIUM**



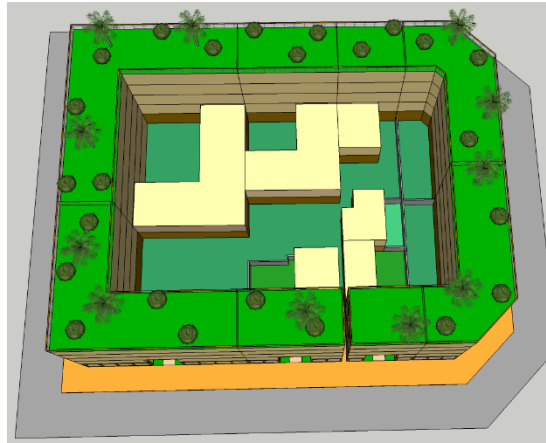
**BLOCK FORM REGULATIONS**

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"> <li>6.10 (along Al Nuha &amp; Ibn Al Furat Street) (+ 5 % for corner lots)</li> <li>6.50 (along Grand Hamad Street) (+ 5 % for Landmark-corner lot, to enhance the physical feature at the corner)</li> <li>7.00 (along Ali Bin Mohammed Al Thani Str. -A Ring Road-)</li> </ul>
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><b>Grand Hamad Street &amp; Ali Bin Mohammed Al Thani Str. (A Ring Road): Arcade/ Colonnade:</b></p> <ul style="list-style-type: none"> <li>2.5 m minimum width (Grand Hamad)</li> <li>3 m minimum width (a Ring Road)</li> <li>G+M maximum height</li> <li>Located as per drawing</li> </ul> <p><b>Al Nuha &amp; Ibn Al Furat Street: Small Fore-court to indicate entrance</b></p>
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> <li>Allowed</li> <li>0 m setbacks</li> <li>0.5 m maximum height from street level (undercroft)</li> </ul>
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	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"> <li>Minimum plot size of 400 sqm will allow to reach G+7, with provision of 1 undercroft and 1 basement for car parking.</li> <li>For plot sizes &lt; 400 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li> </ul>
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirements: (block is located within 800m radius from metro entry point)

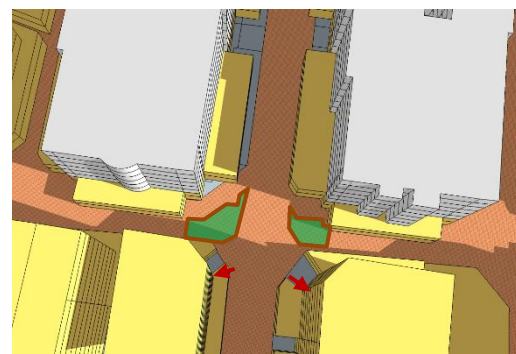
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**LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION**



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

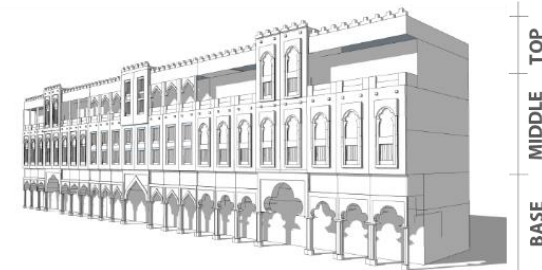
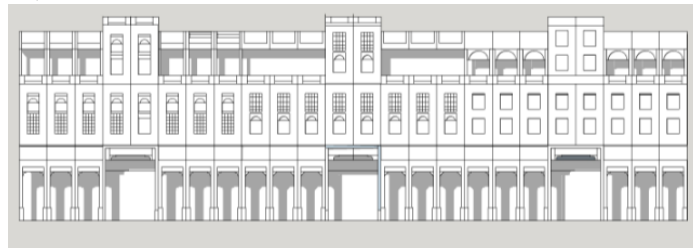
Provision of green terrace roof garden (min. 50% of the area)



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

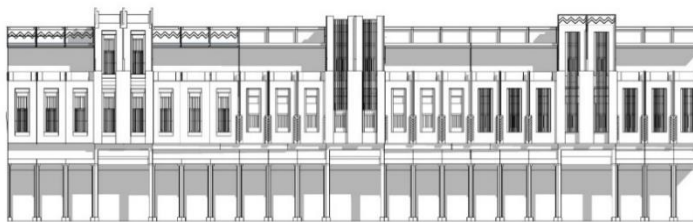
**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Vernacular\***

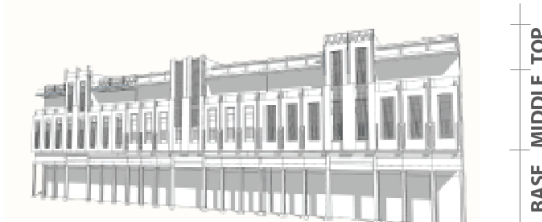


TOP  
MIDDLE  
BASE

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

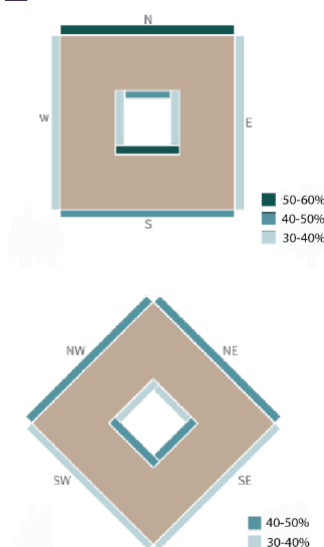


(illustration)



TOP  
MIDDLE  
BASE

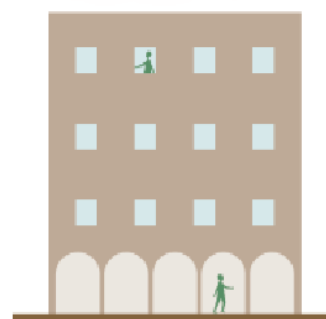
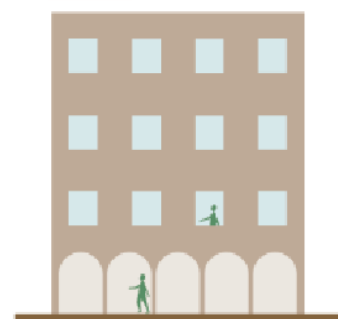
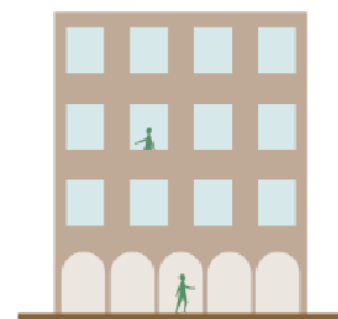
**WINDOW-TO-WALL RATIOS**



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South : 40%-50%

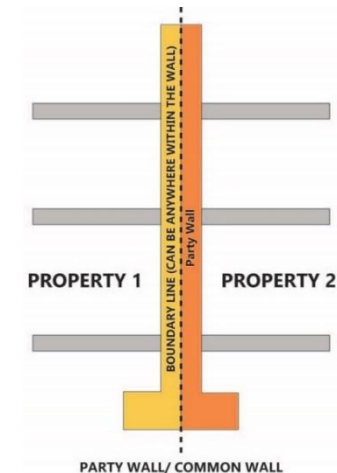
East & West : 30%-40%



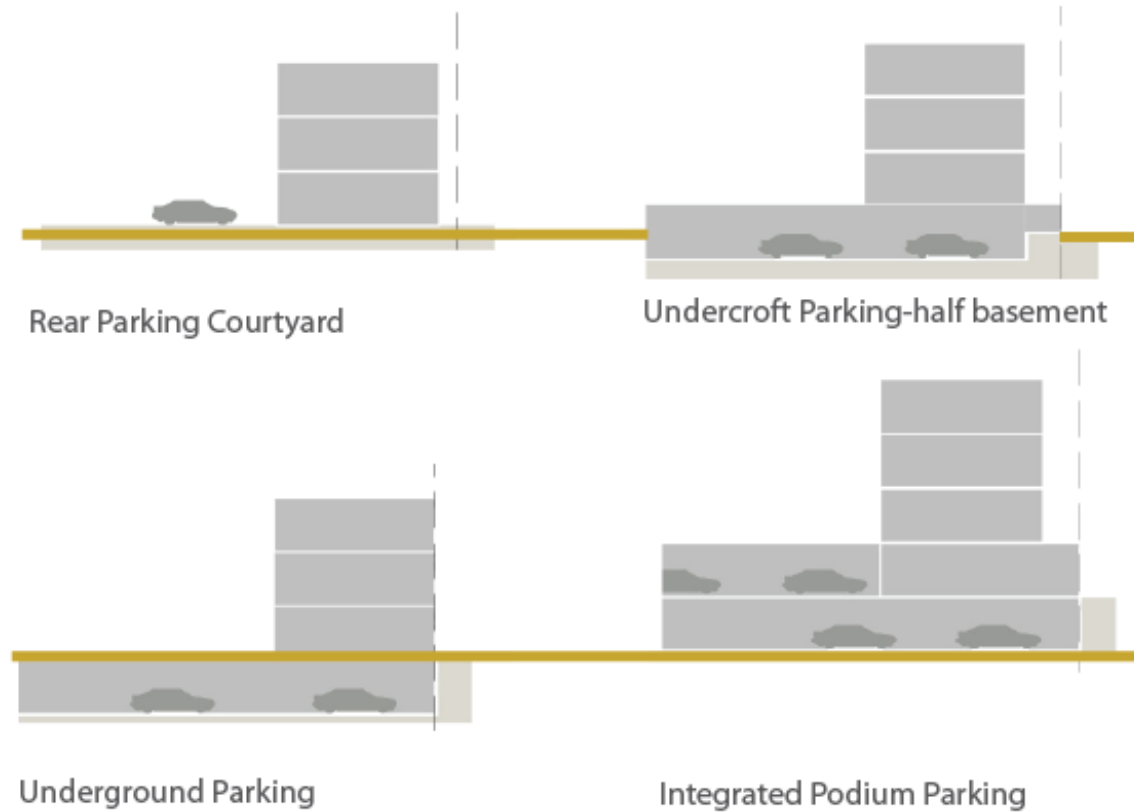
**STANDARDS**

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

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



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

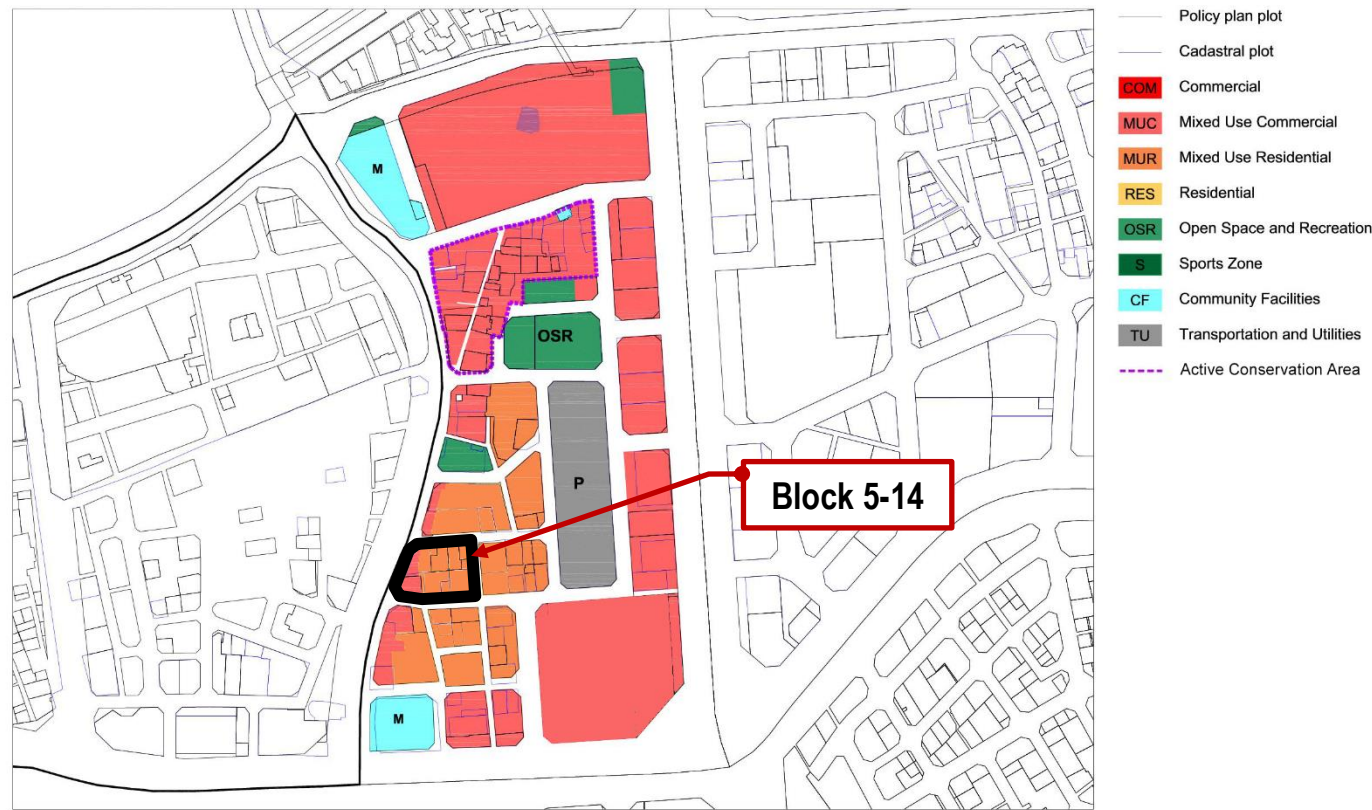
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

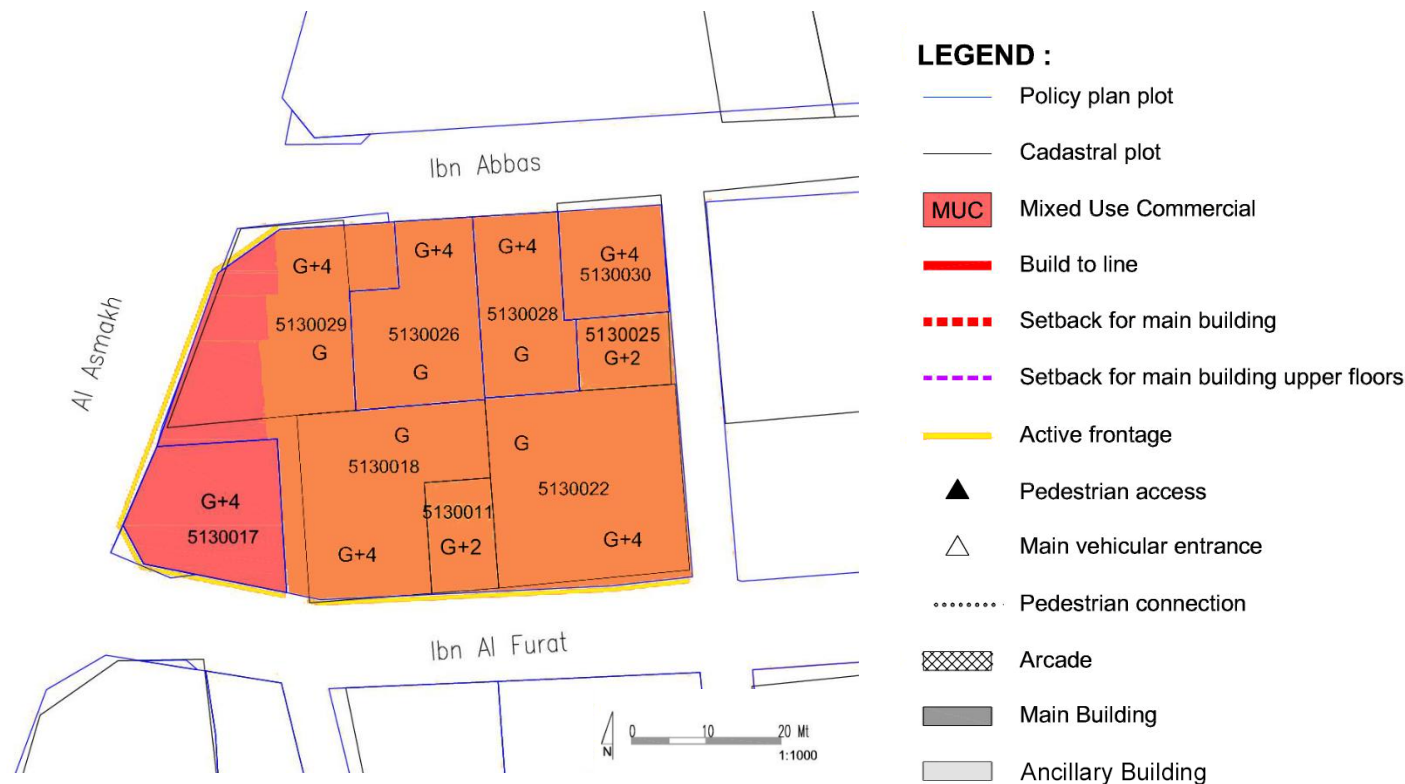
**PERMITTED USES TABLE**

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

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

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

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

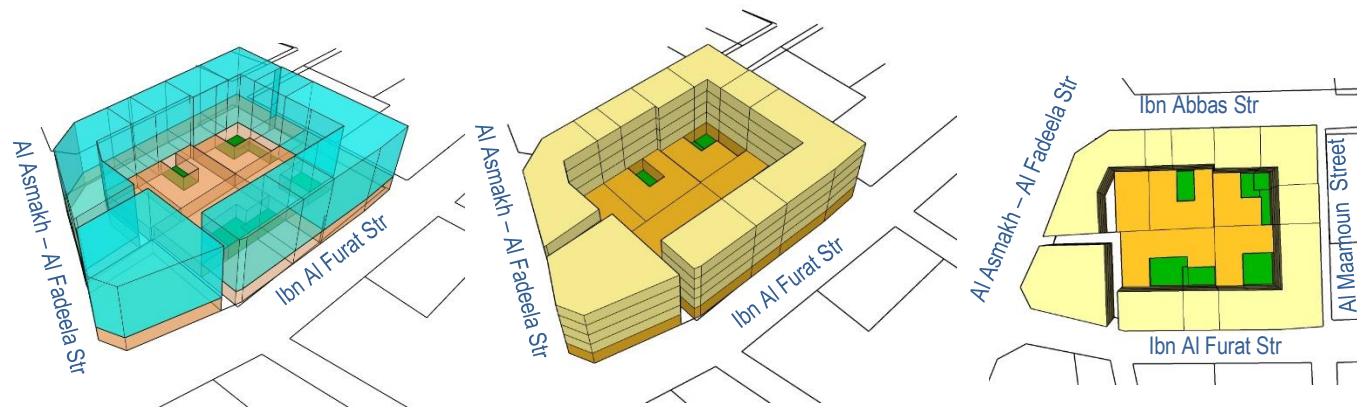
**SPECIFIC USE REGULATIONS**

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

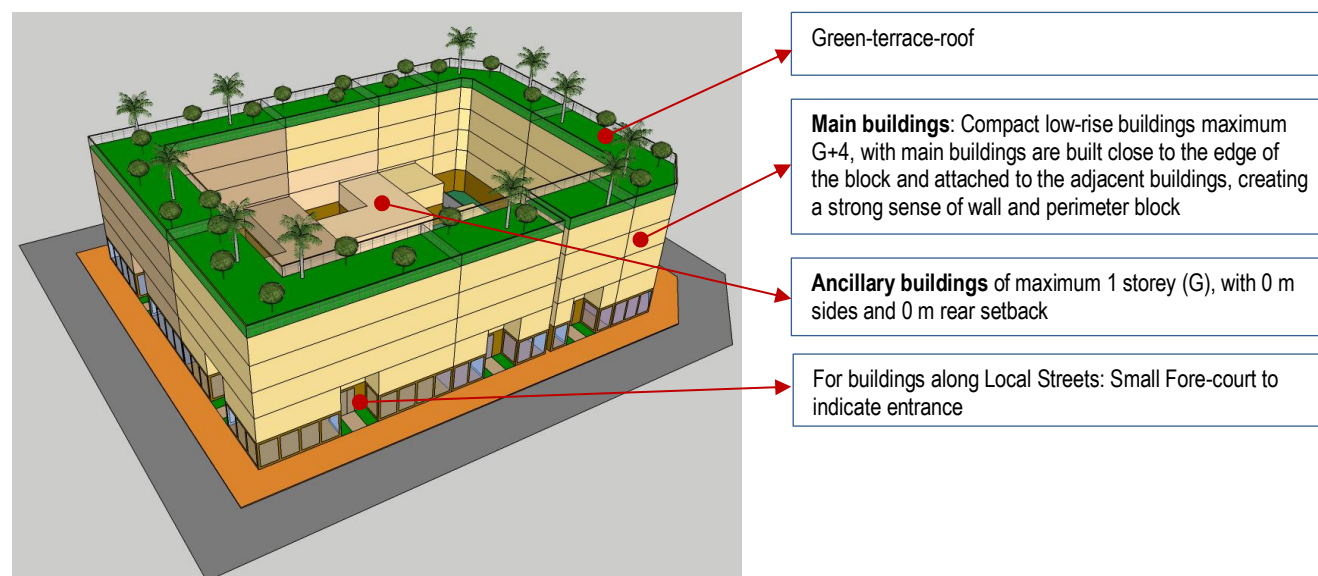
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD**



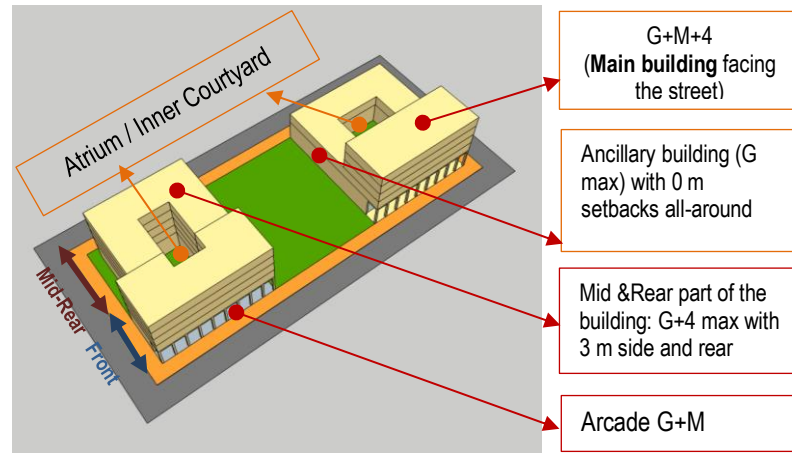
**BLOCK FORM REGULATIONS**

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: <b>Main buildings:</b> • 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	<b>Fine grain;</b> • 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	<b>Al Asmakh Street :</b> <b>Arcade/ Colonnade:</b> • 2.5 m minimum width • G maximum height  <b>Ibn Abbas Street &amp; Al Furat Street:</b> Small Fore-court to indicate entrance	

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

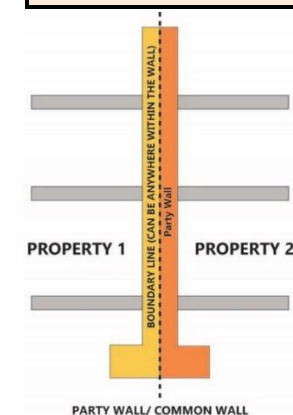


The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

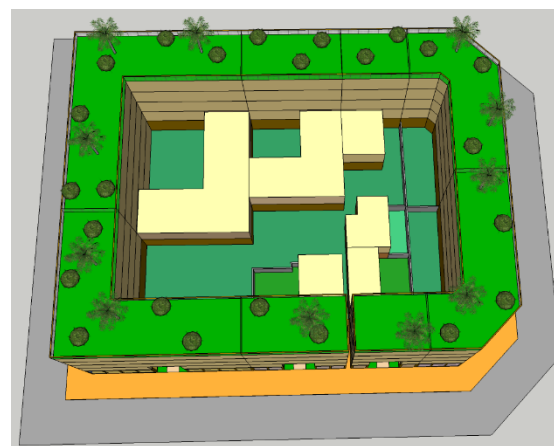
**STANDARDS**

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

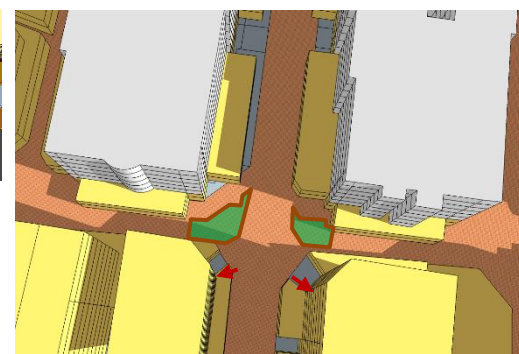
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> <li>•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



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



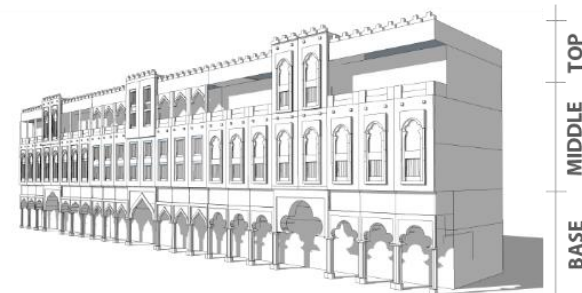
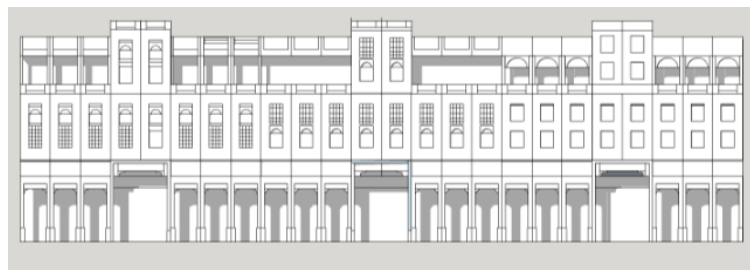
Provision of 'green' on the landscaped forecourt (local streets) and court-yard (ie. central/sides/rear court-yard)



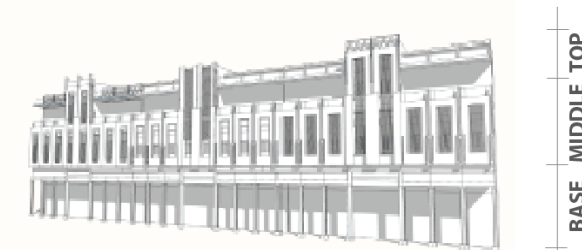
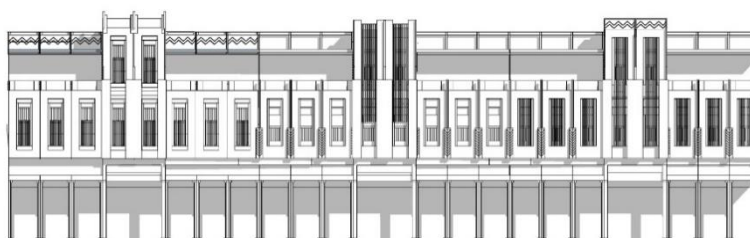
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Vernacular\***



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



(illustration)

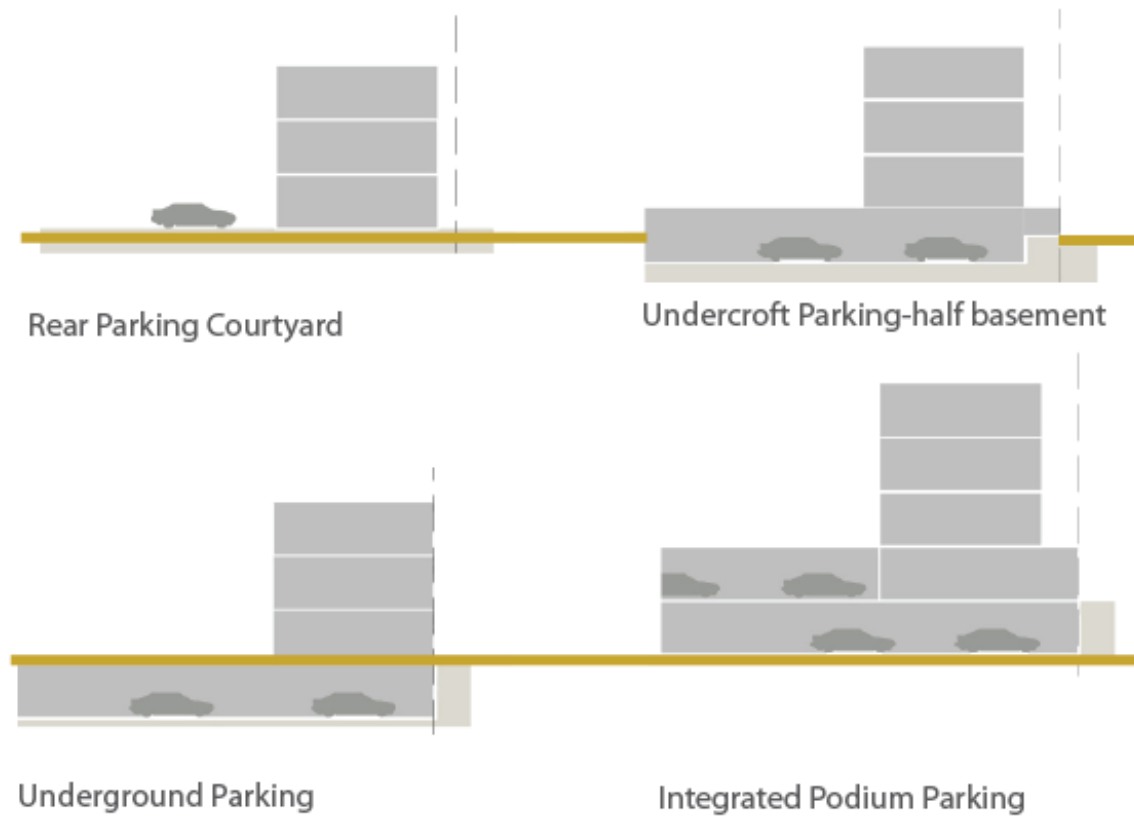
**WINDOW-TO-WALL RATIOS**



**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
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5.12	✓	✓	✓	✓	1613	Swimming Pool
<b>6 OTHER</b>						
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6.2	✓	✓	x	x	2108	Customs Office
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**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

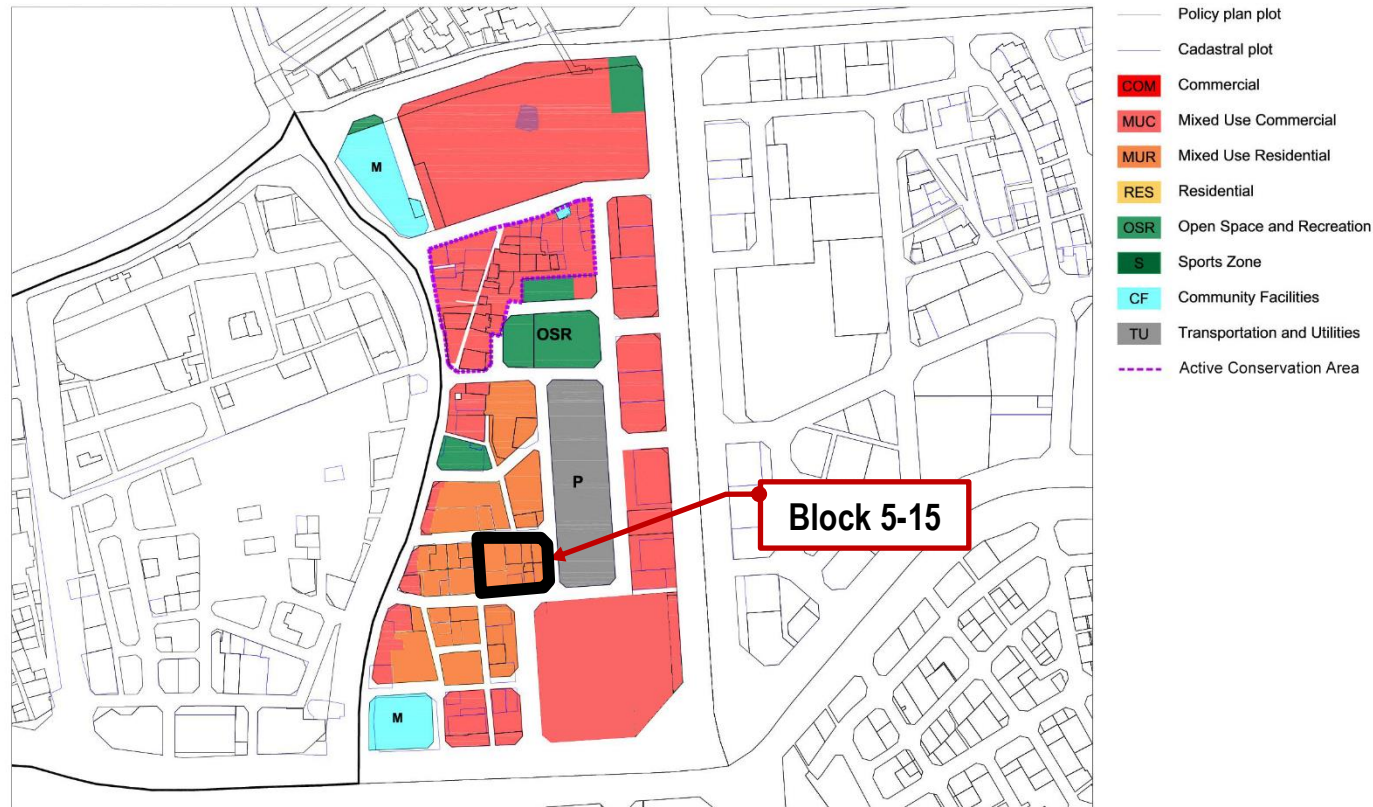
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 Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

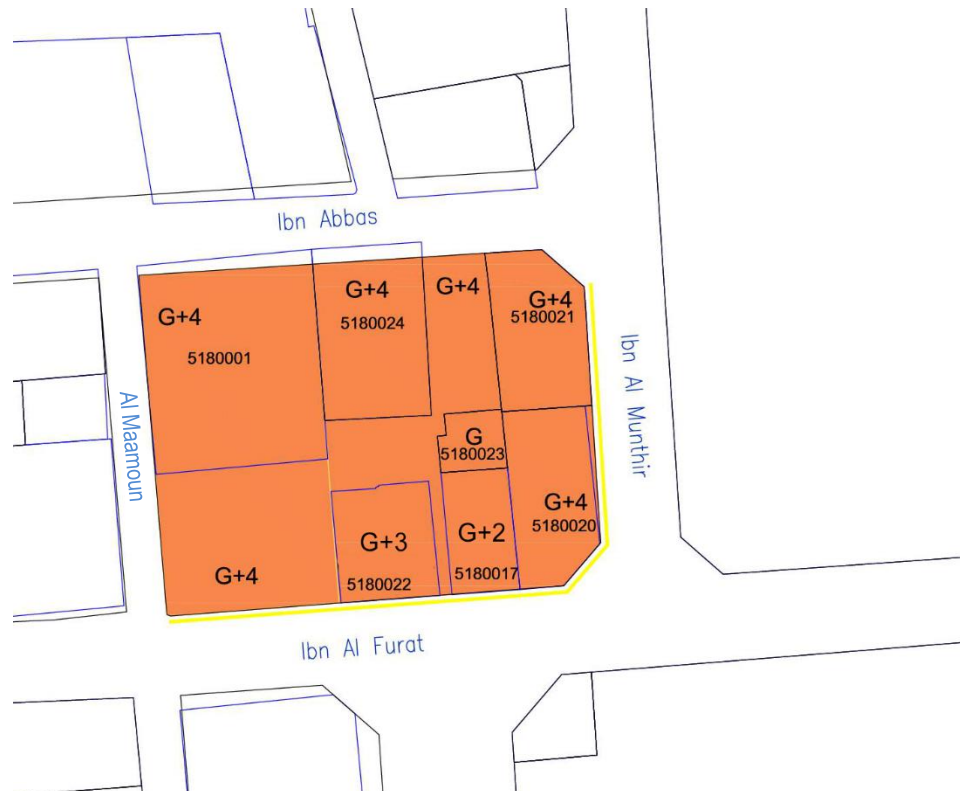
**Provision of Shared Public Parking:**

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

**ZONING PLAN**



**USE REGULATIONS**



**LEGEND :**

- Policy plan plot
- Cadastral plot
- MUR** Mixed Use Residential
- Build to line
- Setback for main building
- Setback for main building upper floors
- Active frontage
- ▲ Pedestrian access
- △ Main vehicular entrance
- ..... Pedestrian connection
- Existing building
- ▨ Arcade
- Main Building

Note: If there is discrepancy, use Policy Plan plot (not cadastral plot)



**GENERAL USE MIX**

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential	
Zoning Code	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**

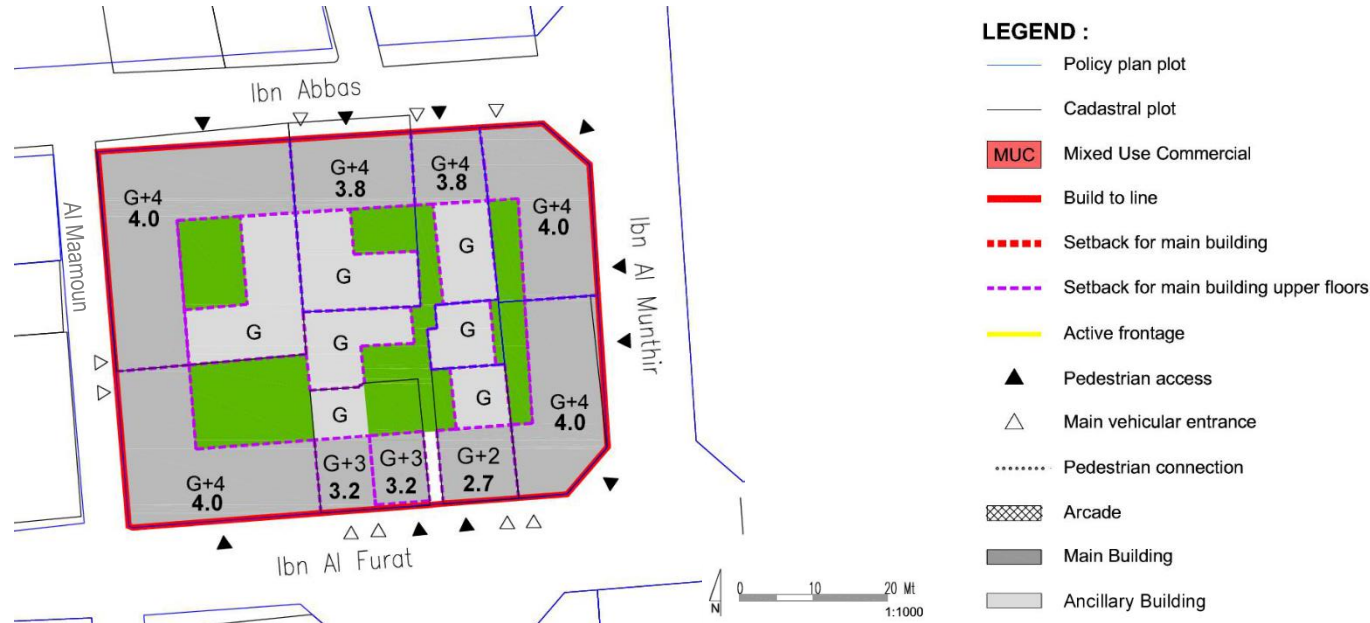
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	✓	All	77.5 % min
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	All	20 % max

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

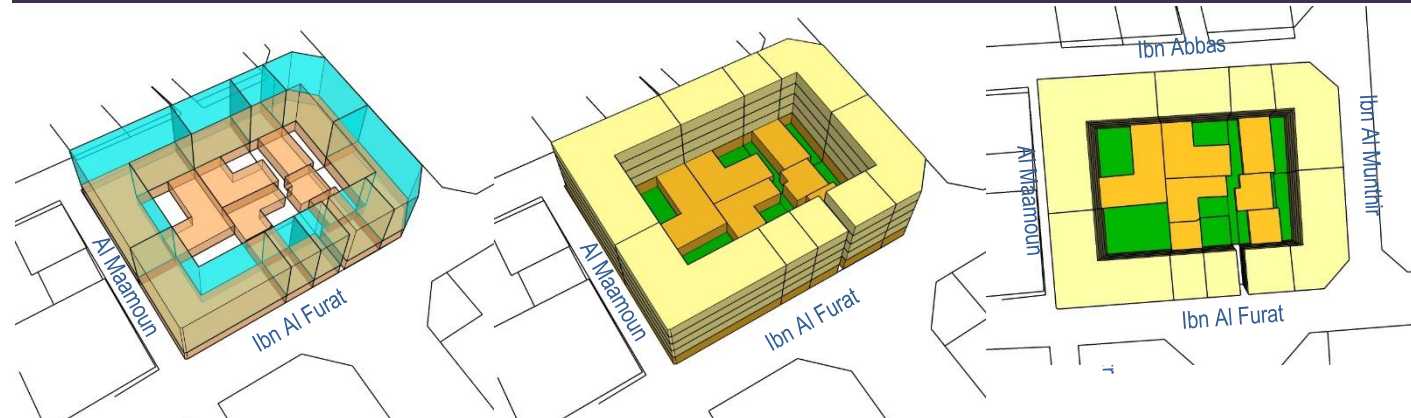
**SPECIFIC USE REGULATIONS**

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

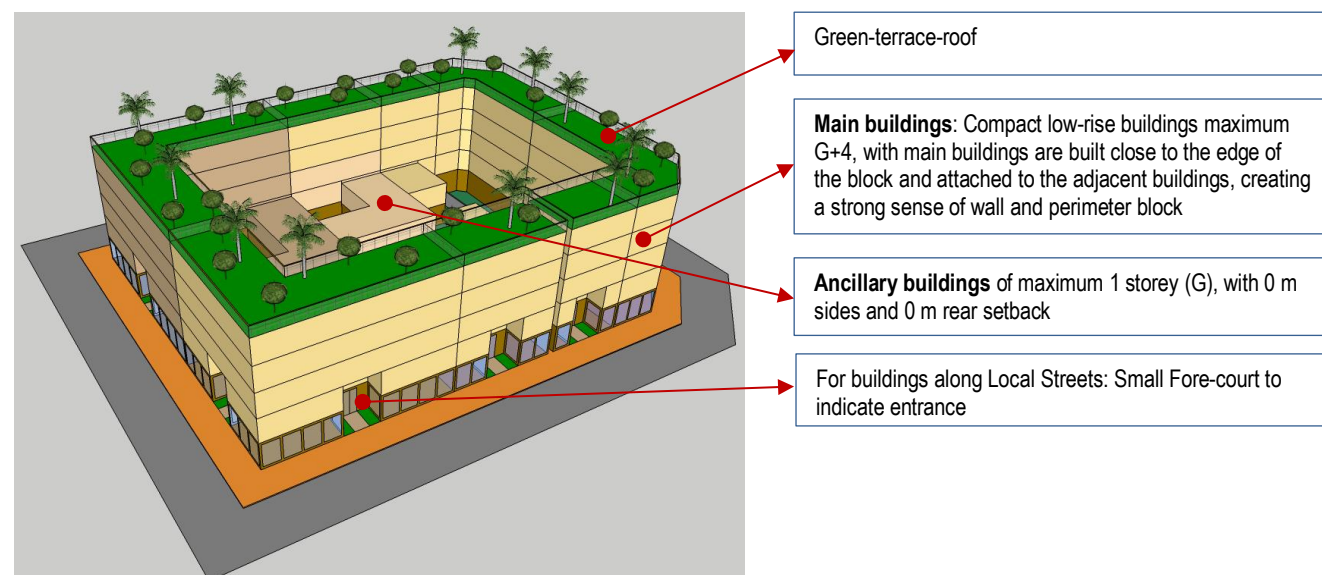
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD/**



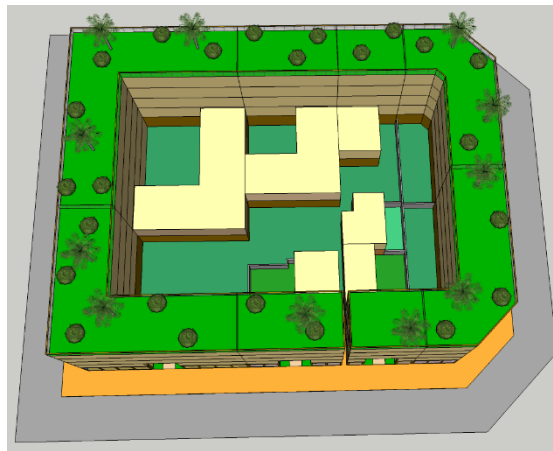
**BLOCK FORM REGULATIONS**

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: <b>Main buildings:</b> • 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	<b>Fine grain;</b> • 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	<b>Small Fore-court to indicate entrance</b>
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"> <li>Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking.</li> <li>For plot sizes &lt; 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li> </ul>
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirements: (block is located within 800m radius from metro entry point)

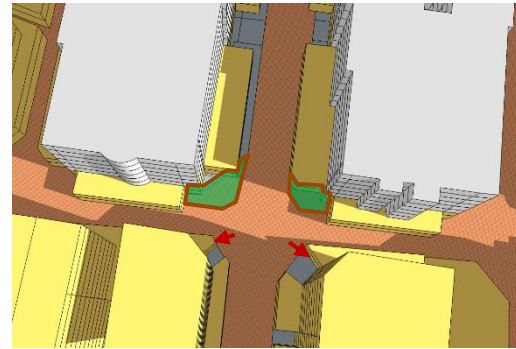
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

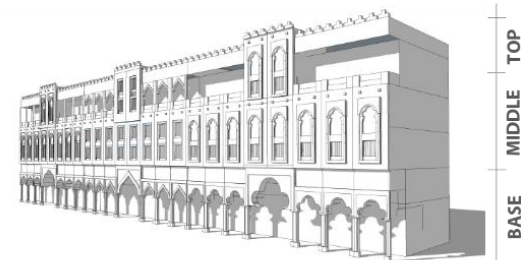
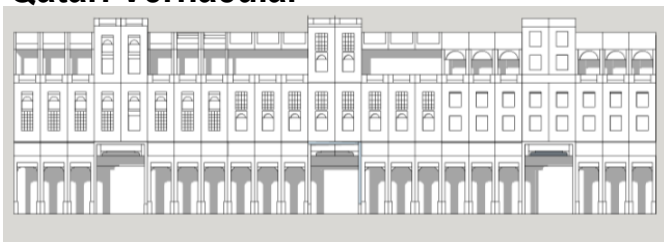
Provision of green terrace roof garden (min. 50% of the area)



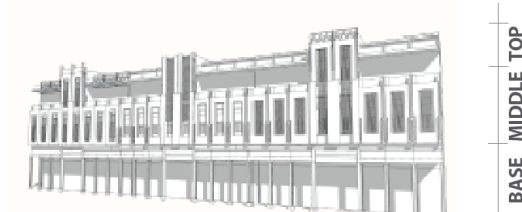
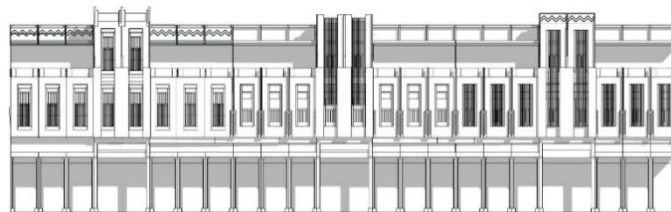
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Vernacular\***

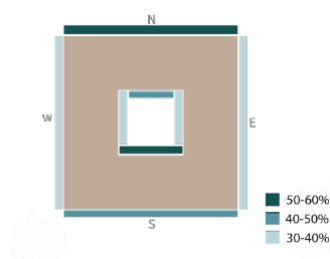


**Early Modern (Doha - Art Deco)\***



(illustration)

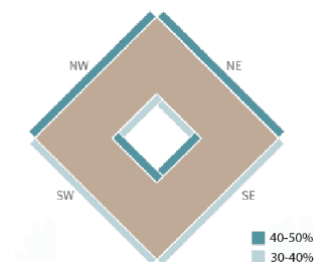
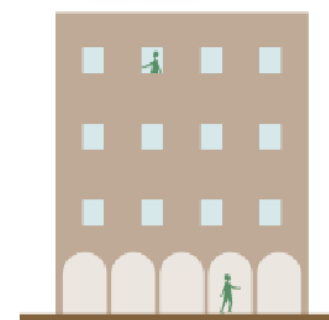
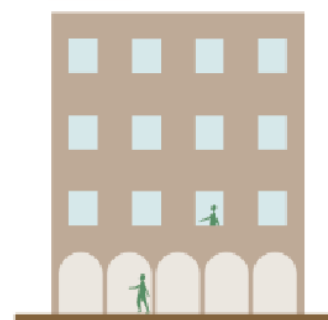
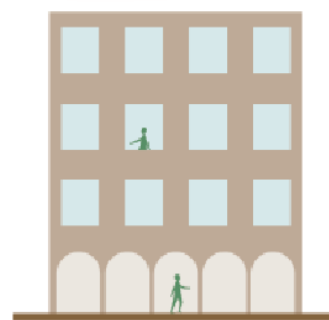
**WINDOW-TO-WALL RATIOS**



North : **50%-60%**

South : **40%-50%**

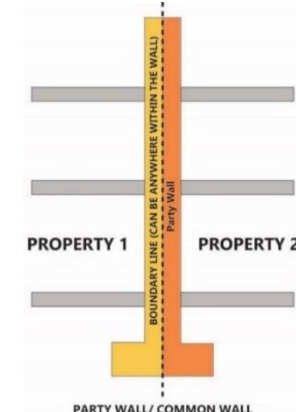
East & West : **30%-40%**



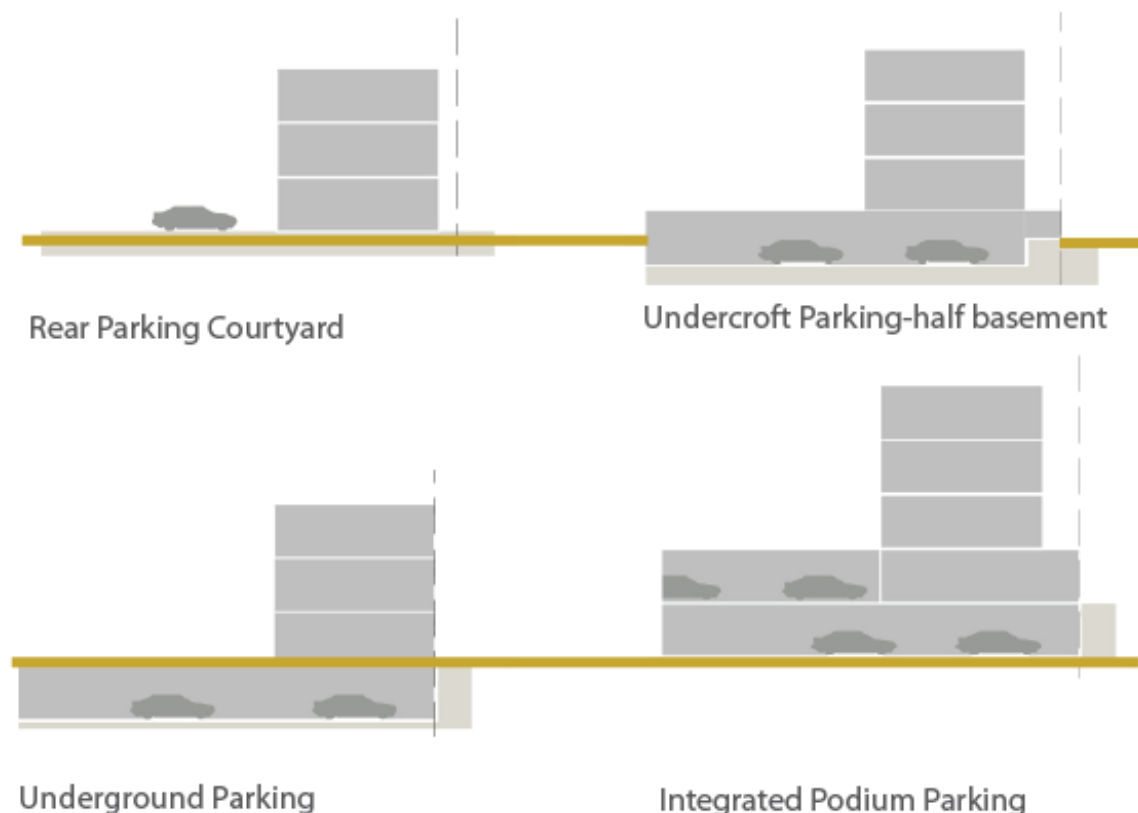
**STANDARDS**

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

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



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

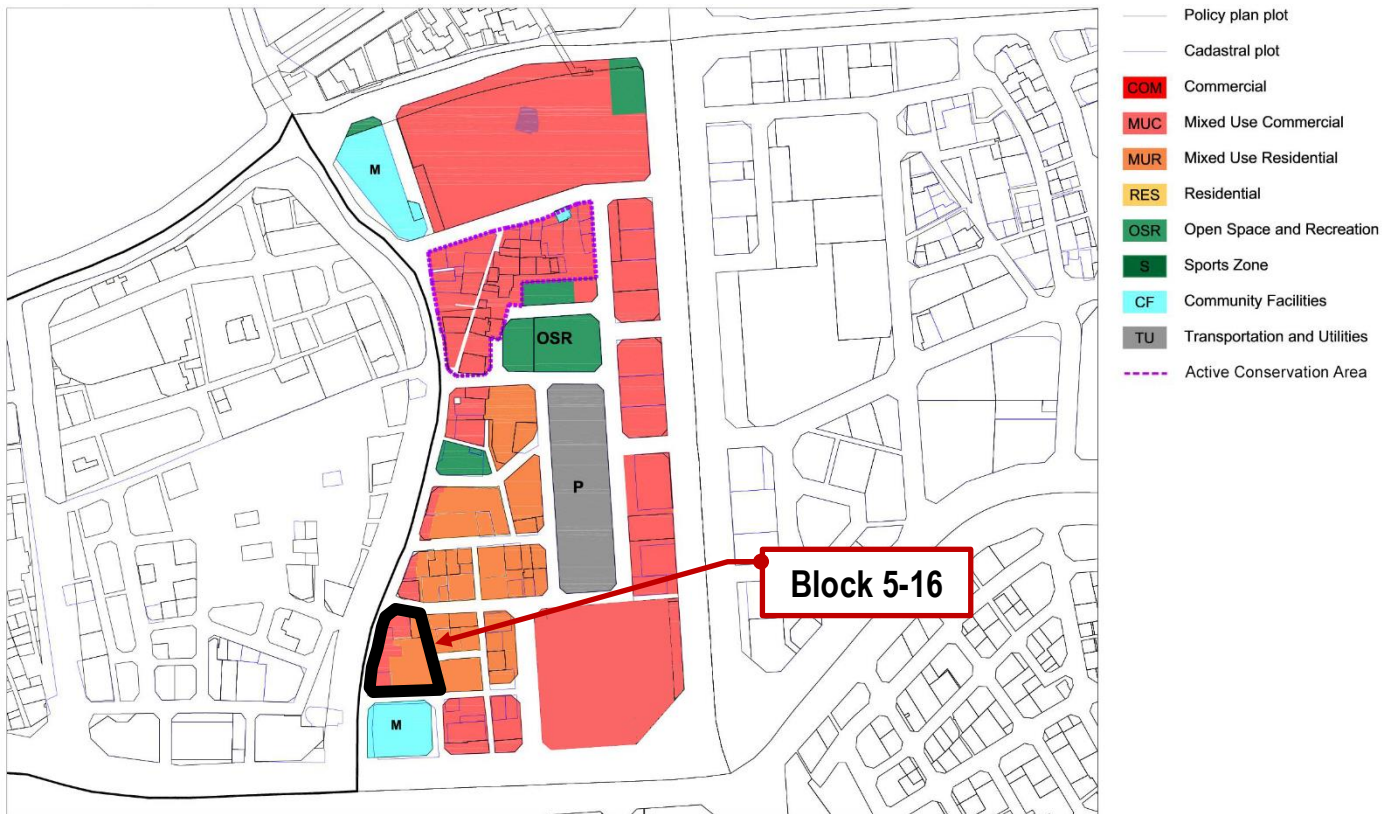
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

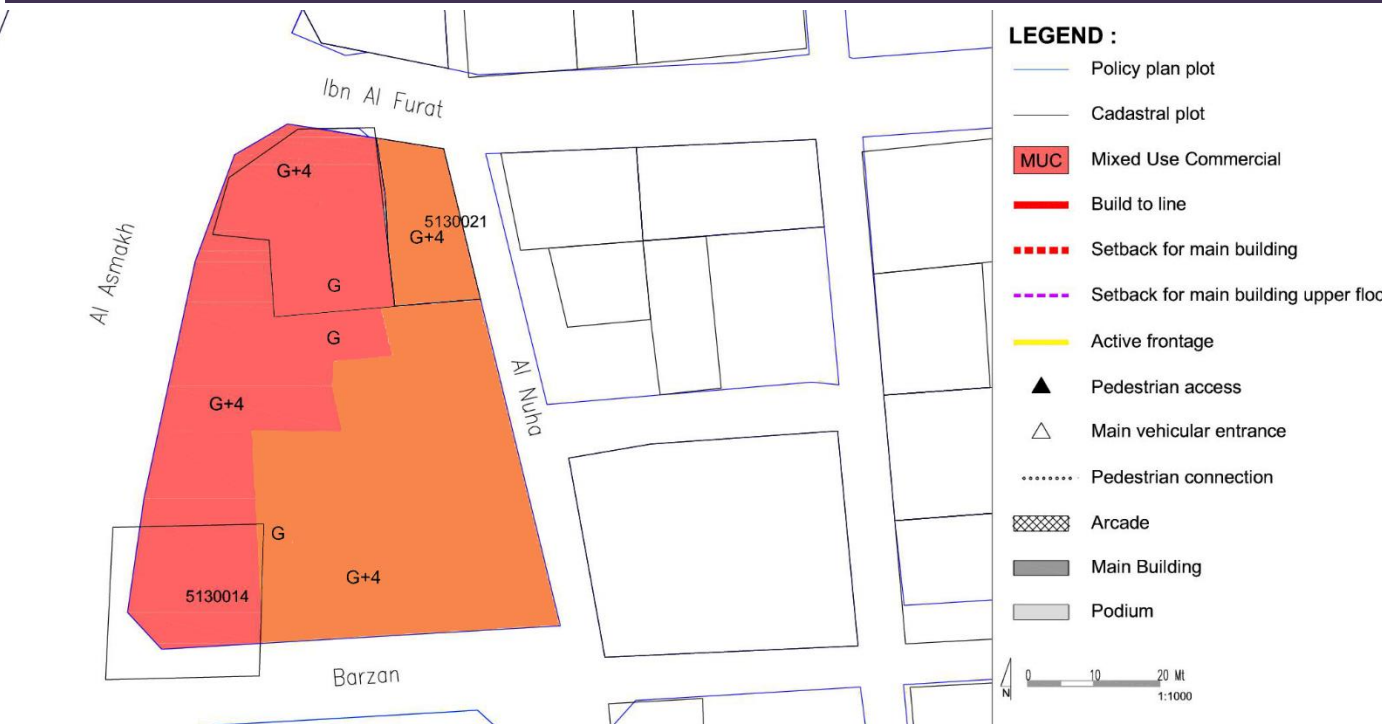
**PERMITTED USES TABLE**

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

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

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

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

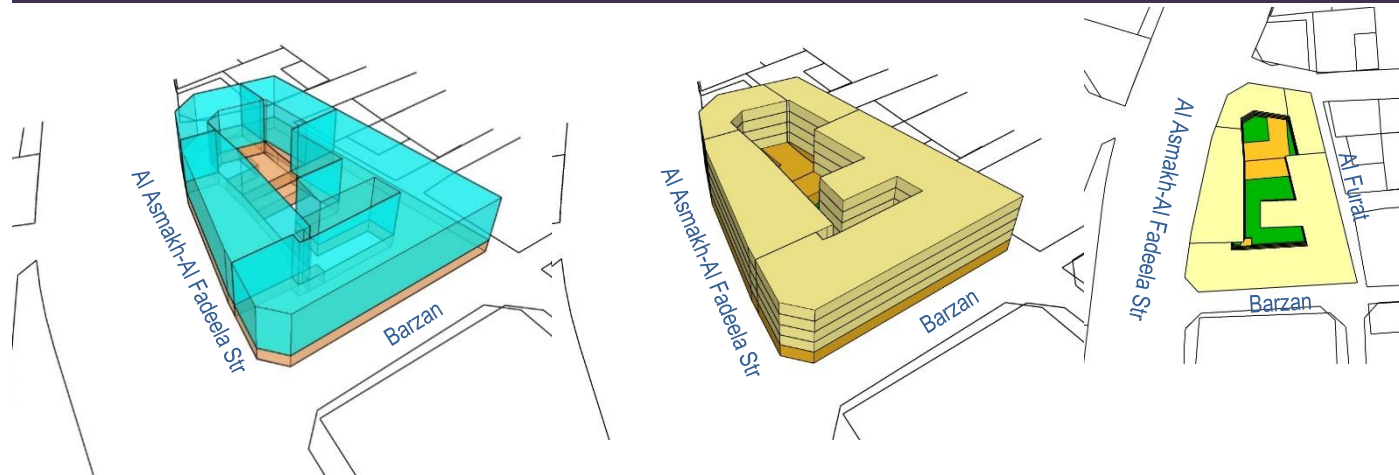
**SPECIFIC USE REGULATIONS**

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

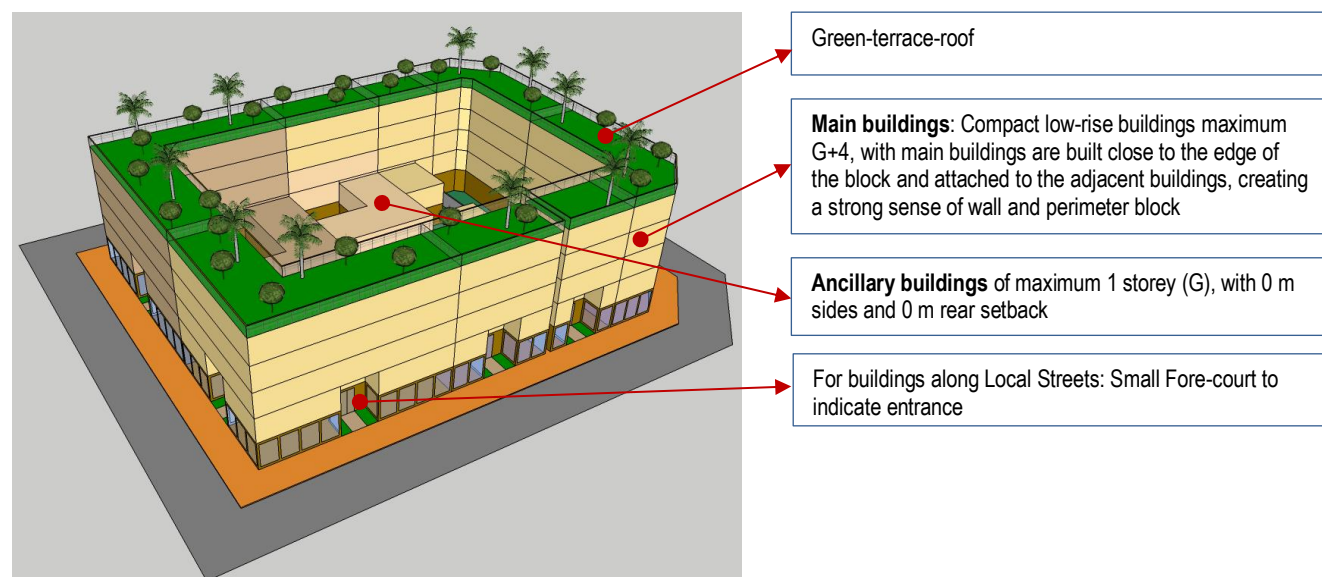
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD**



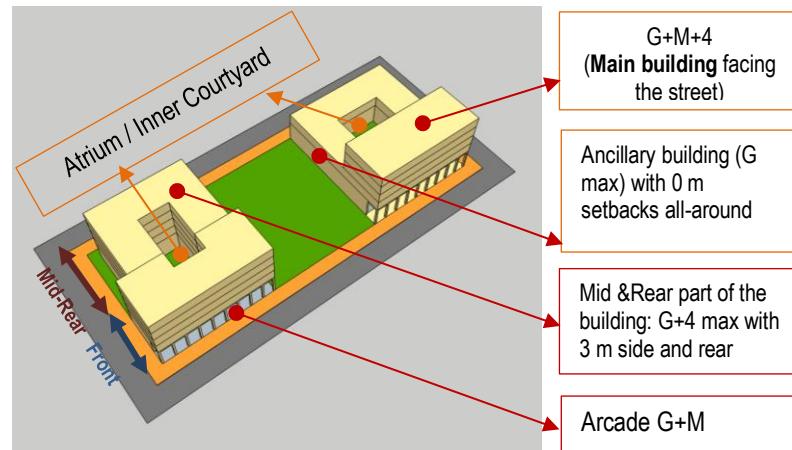
**BLOCK FORM REGULATIONS**

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: <b>Main buildings:</b> • 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	<b>Fine grain;</b> • 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	<b>Al Asmakh Street :</b> <b>Arcade/ Colonnade:</b> • 2.5 m minimum width • G maximum height  <b>Ibn Al Furat &amp; Al Nuha &amp; Barzan Str.:</b> <b>Small Fore-court to indicate entrance</b>	

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

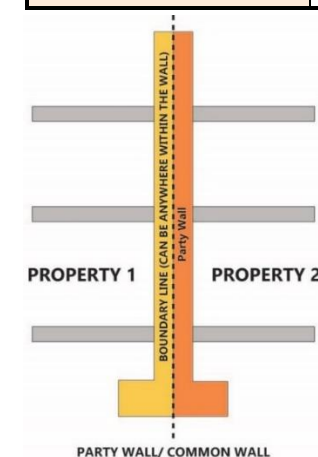


The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

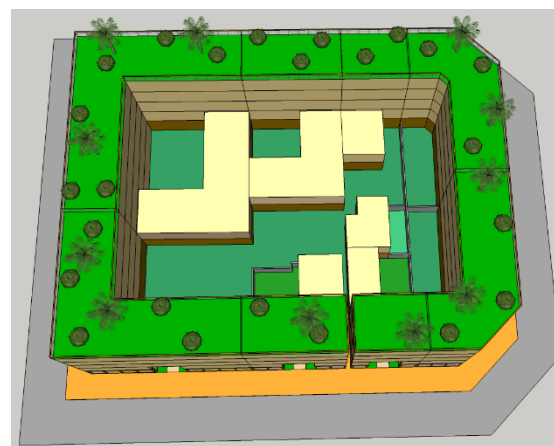
**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li>• <b>General: Qatari Vernacular</b></li> <li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along Al Fadeela-Al Asmakh &amp; Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style</li> </ul> <p>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</p>
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Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
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style	Signage should be an integral part of the building facade without background.

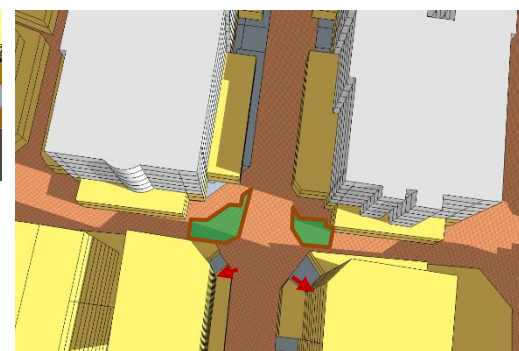


**LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION**



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

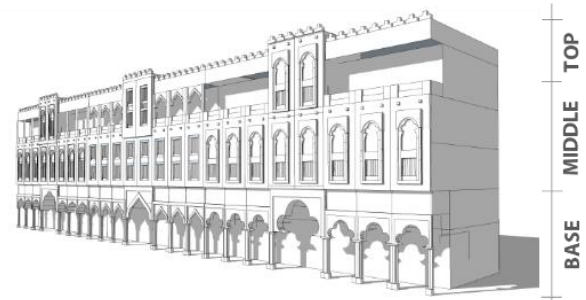
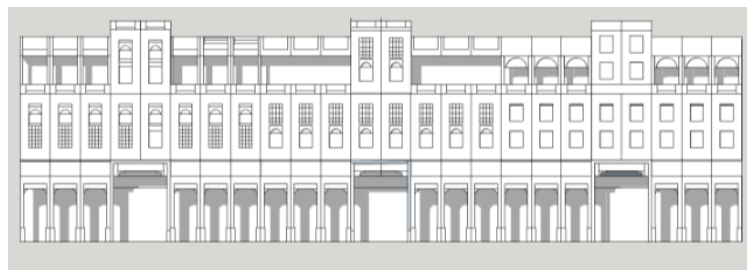
Provision of green terrace roof garden (min. 50% of the area)



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

**RECOMMENDED ARCHITECTURAL STYLES**

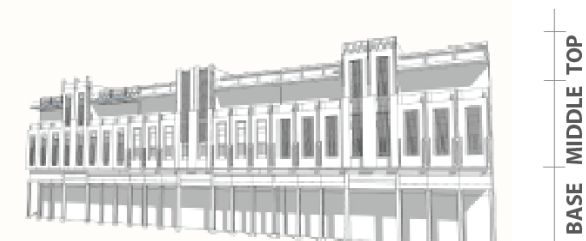
**Qatari Vernacular\***



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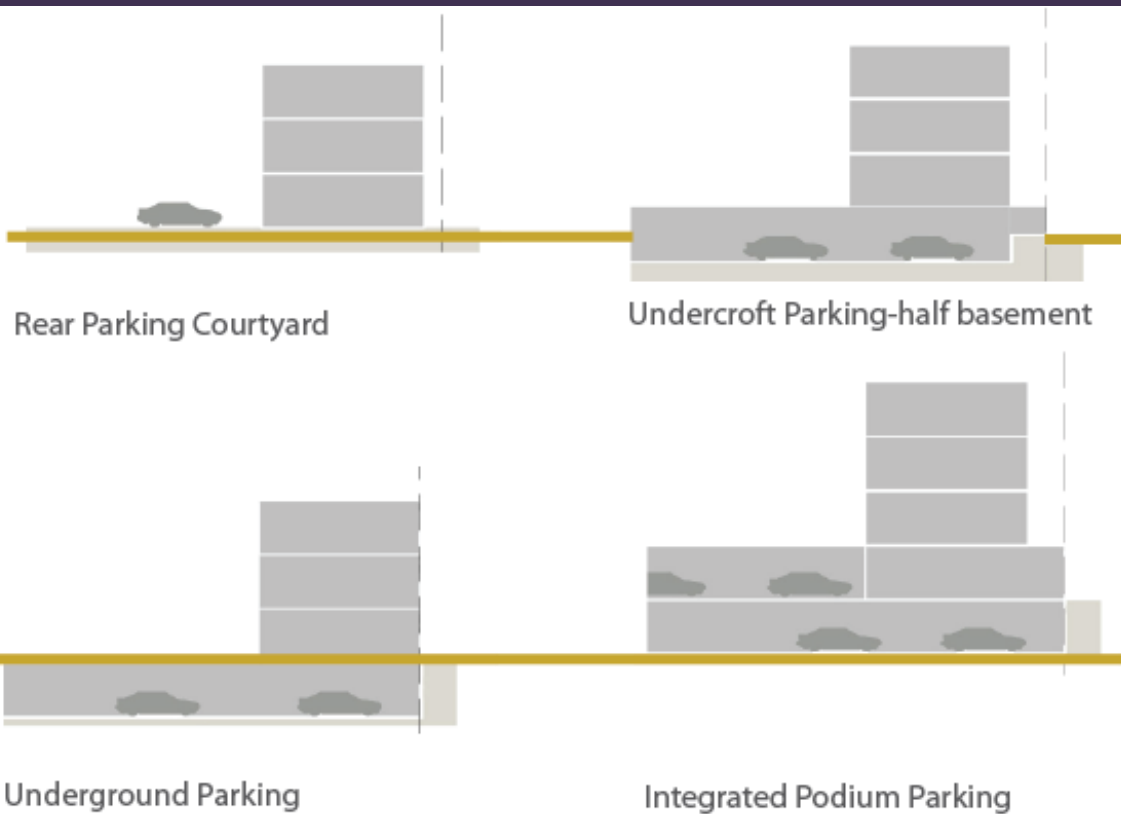
(illustration)



**WINDOW-TO-WALL RATIOS**



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

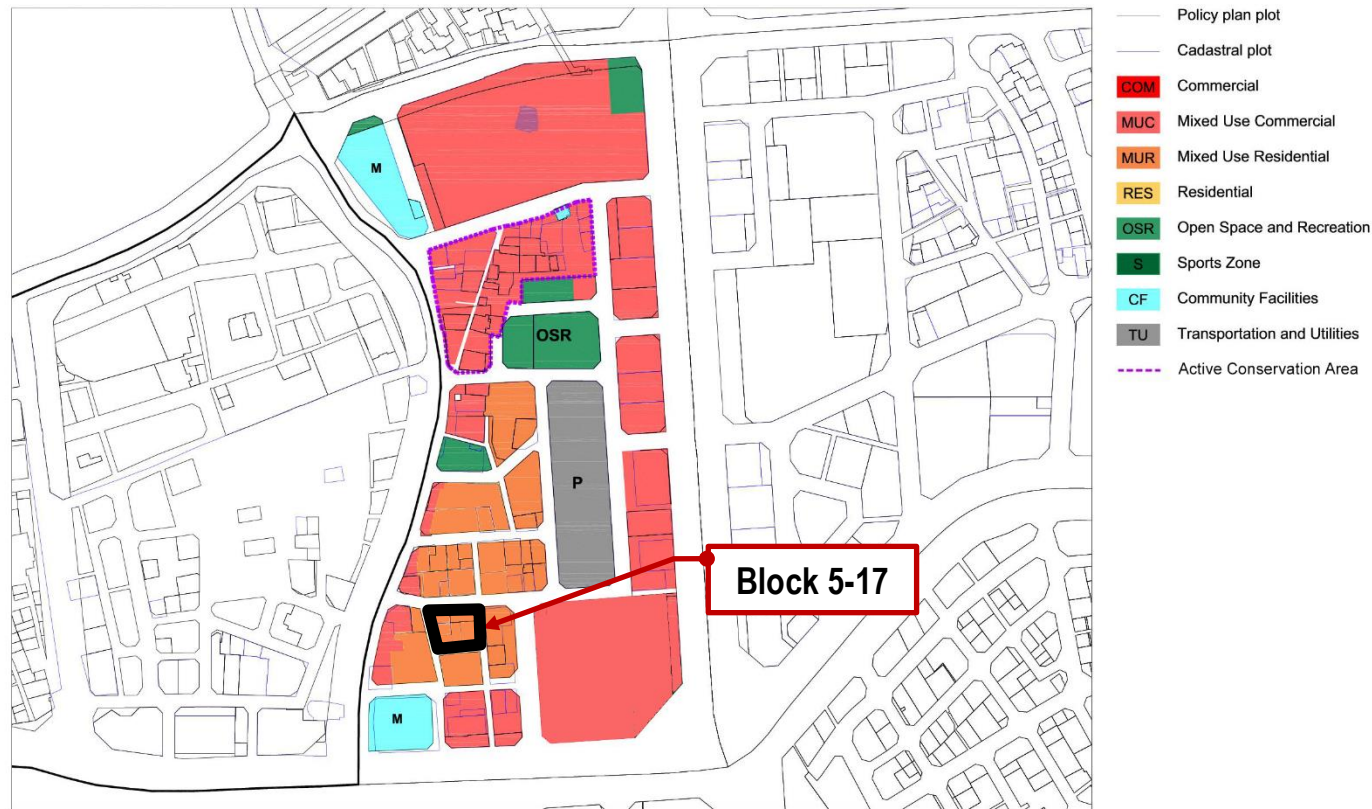
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
 Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

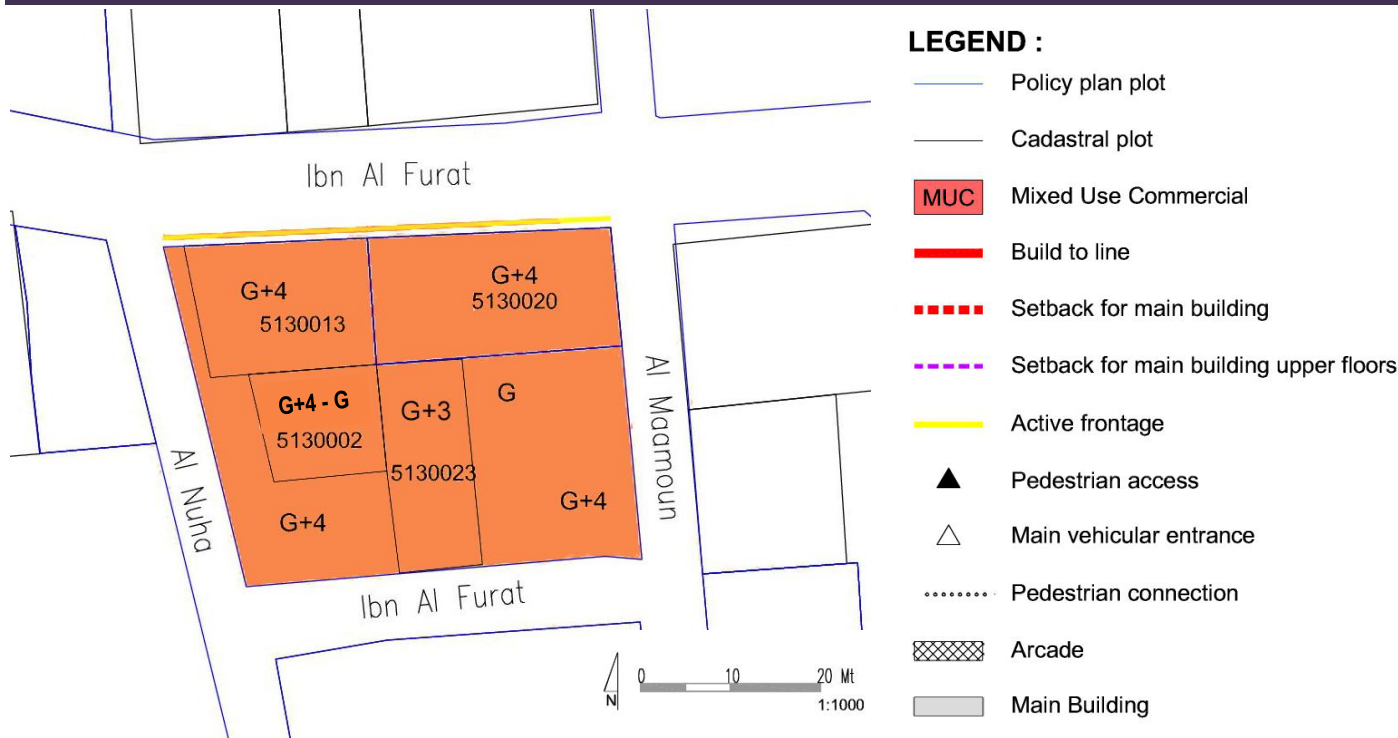
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Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
1.2 Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
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3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
4.1 Educational	x	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2	✓	✓	✓	x	1020	Technical Training / Vocational / Language School / Centers
4.3	x	✓	✓	x	1021	Boys Qur'anic School / Madrasa / Markaz
4.4	x	✓	✓	x	1022	Girls Qur'anic School
4.5 Health	✓	✓	✓	x	1102	Primary Health Center
4.6	✓	✓	✓	x	1103	Private Medical Clinic
4.7	✓	✓	x	x	1104	Private Hospital/Polyclinic
4.8	✓	✓	✓	✓	1105	Ambulance Station
4.9	✓	✓	x	x	1106	Medical Laboratory / Diagnostic Center
4.10 Governmental	x	✓	x	x	1201	Ministry / Government Agency / Authority
4.11	x	✓	x	x	1202	Municipality
4.12	✓	✓	✓	x	1203	Post Office
4.13	✓	✓	✓	✓	1209	Library
4.14 Cultural	✓	✓	✓	x	1301	Community Center / Services
4.15	✓	✓	✓	x	1302	Welfare / Charity Facility
4.16	✓	✓	x	x	1303	Convention / Exhibition Center
4.17	✓	✓	✓	✓	1304	Art / Cultural Centers
4.18 Religious	✓	✓	✓	x	1406	Islamic / Dawa Center
<b>5 SPORTS AND ENTERTAINMENT</b>						
5.1 Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2	✓	✓	x	x	1504	Theatre / Cinema
5.3	✓	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
5.4	✓	✓	✓	✓		Green ways / Corridors
5.5 Sports	x	✓	✓	x	1607	Tennis / Squash Complex
5.6	x	✓	✓	✓	1609	Basketball / Handball / Volleyball Courts
5.7	x	✓	✓	✓		Small Football Fields
5.8	x	✓	✓	✓	1610	Jogging / Cycling Track
5.9	✓	✓	✓	✓	1611	Youth Centre
5.10	x	✓	✓	x	1612	Sports Hall / Complex (Indoor)
5.11	✓	✓	✓	✓		Private Fitness Sports (Indoor)
5.12	✓	✓	✓	✓	1613	Swimming Pool
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

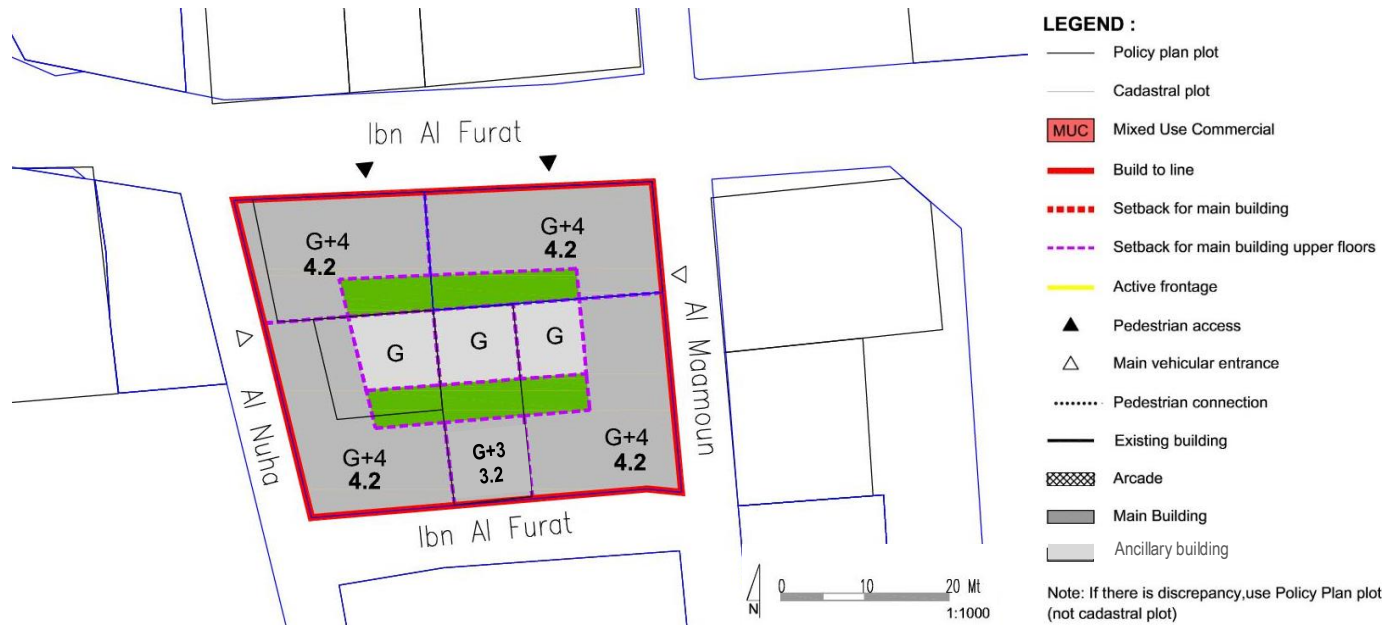
MUR: Mixed Use Residential			
Commercial (retail/office)	☑*	Ground floor level	2.50 % max
Residential	✓	All	77.5 % min
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	All	20 % max

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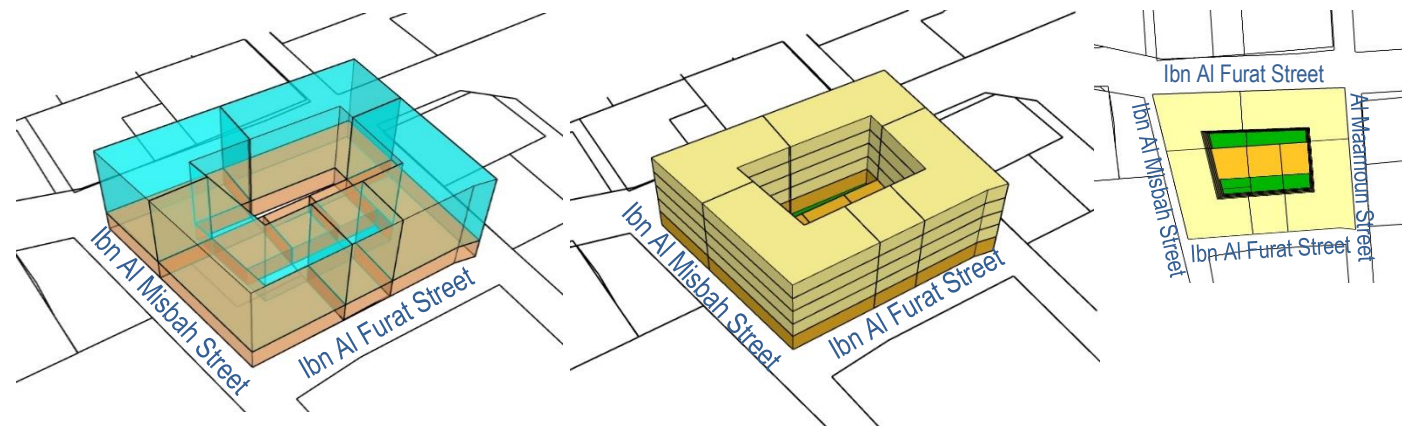
**SPECIFIC USE REGULATIONS**

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

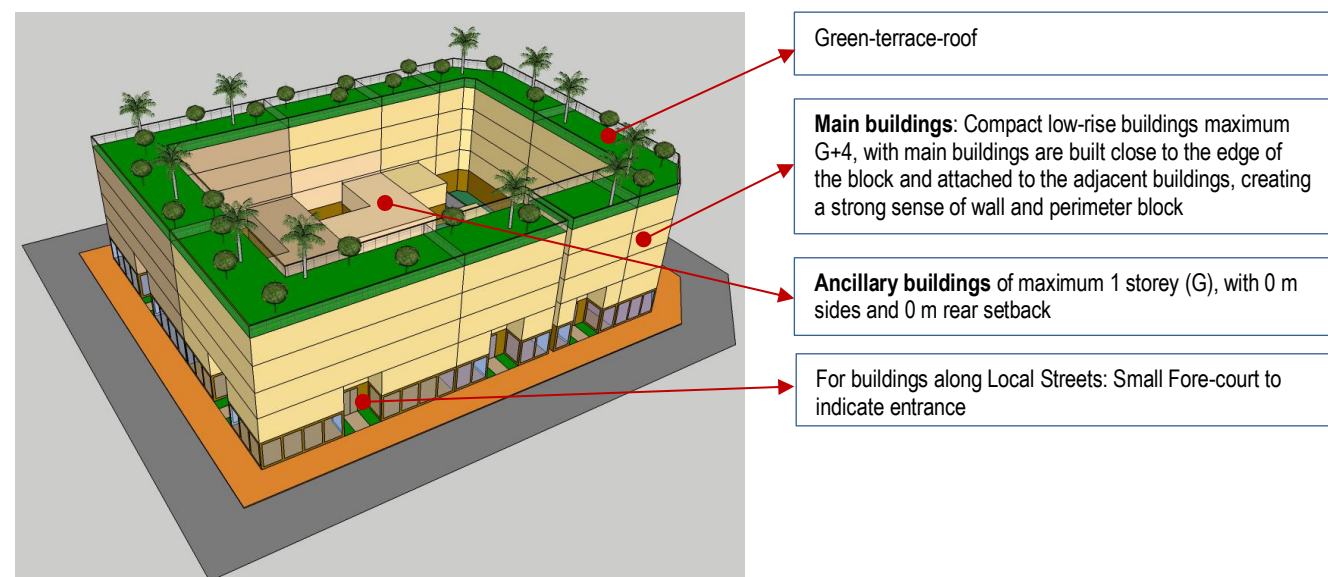
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD**



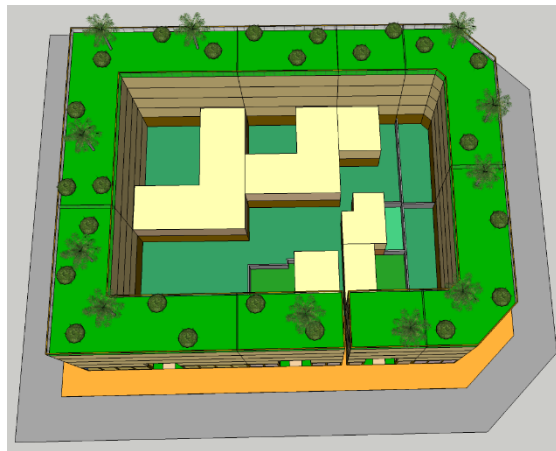
**BLOCK FORM REGULATIONS**

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: <b>Main buildings:</b> • 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	<b>Fine grain;</b> • 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	<b>Small Fore-court to indicate entrance</b>
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"> <li>Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking.</li> <li>For plot sizes &lt; 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li> </ul>
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15 % reduction in parking requirements: (block is located within 800m radius from metro entry point)

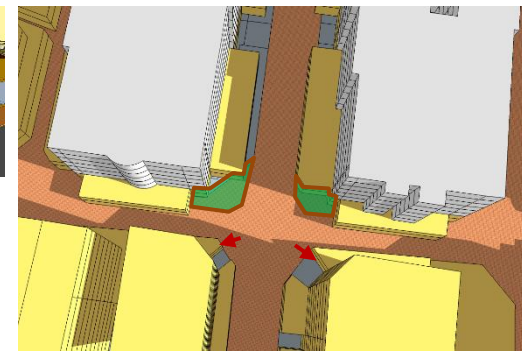
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

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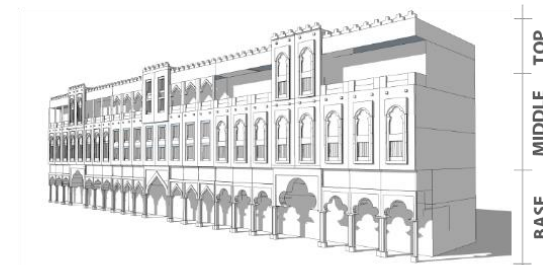
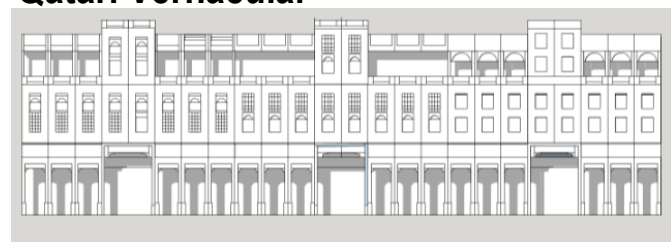
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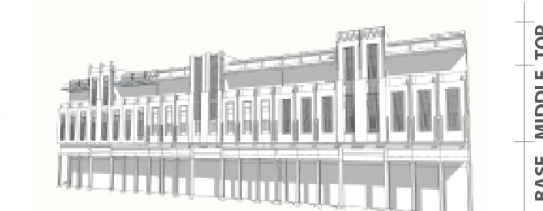
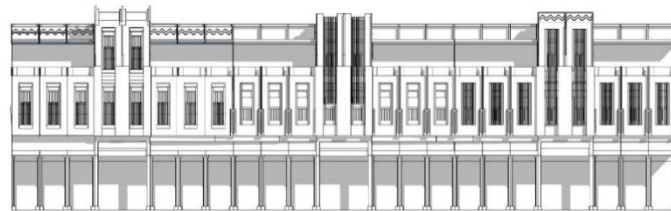
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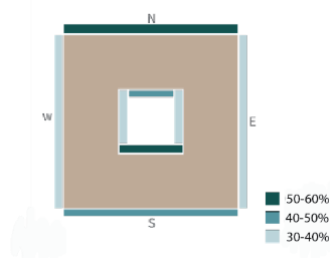


**Early Modern (Doha - Art Deco)\***



(illustration)

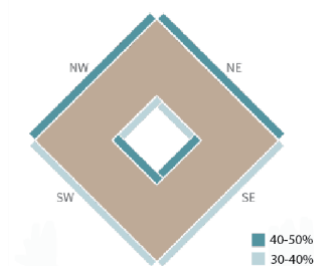
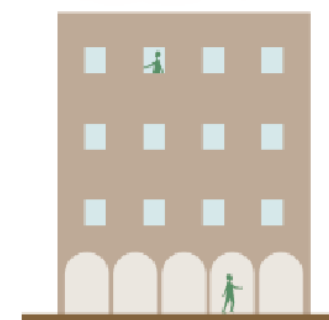
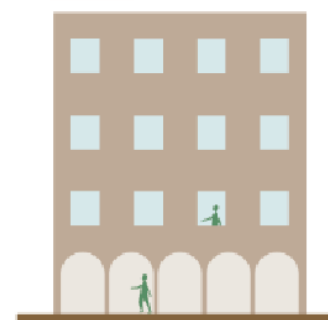
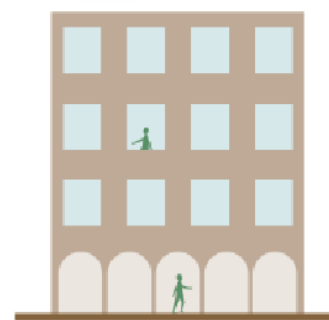
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North : 50%-60%

South : 40%-50%

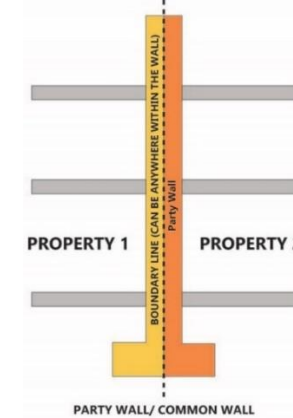
East & West : 30%-40%



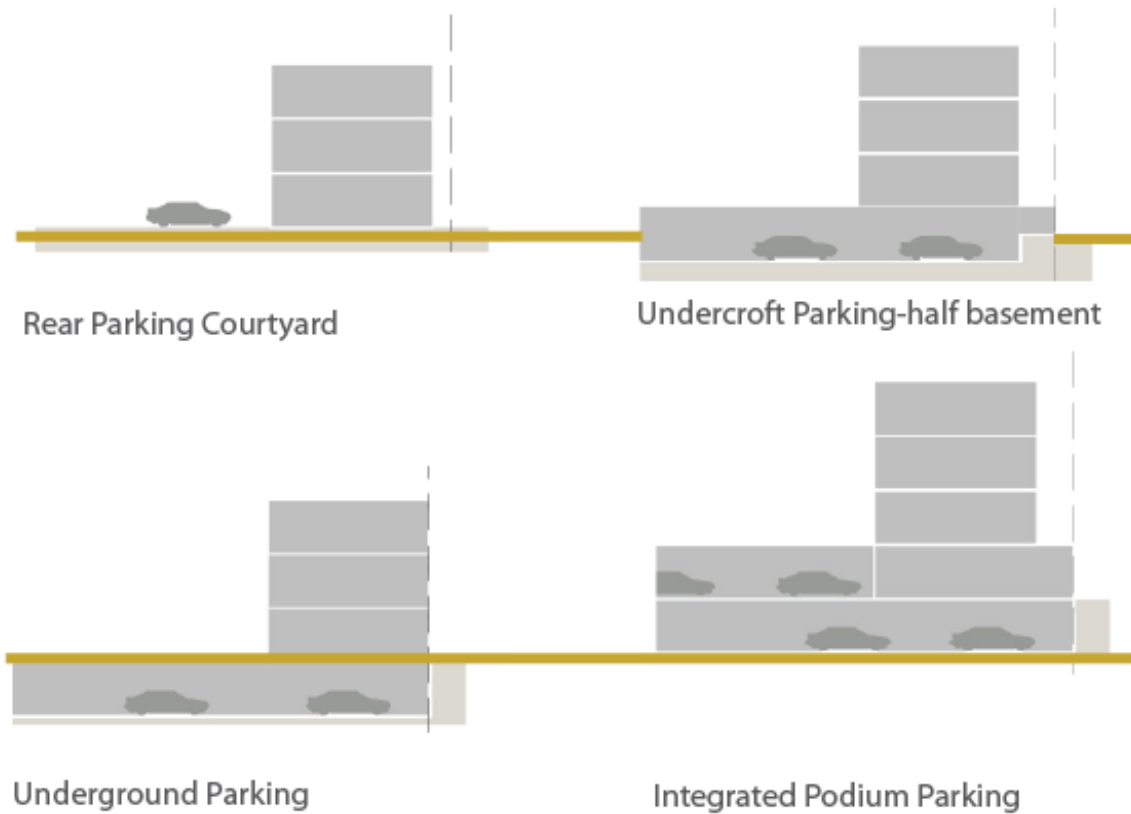
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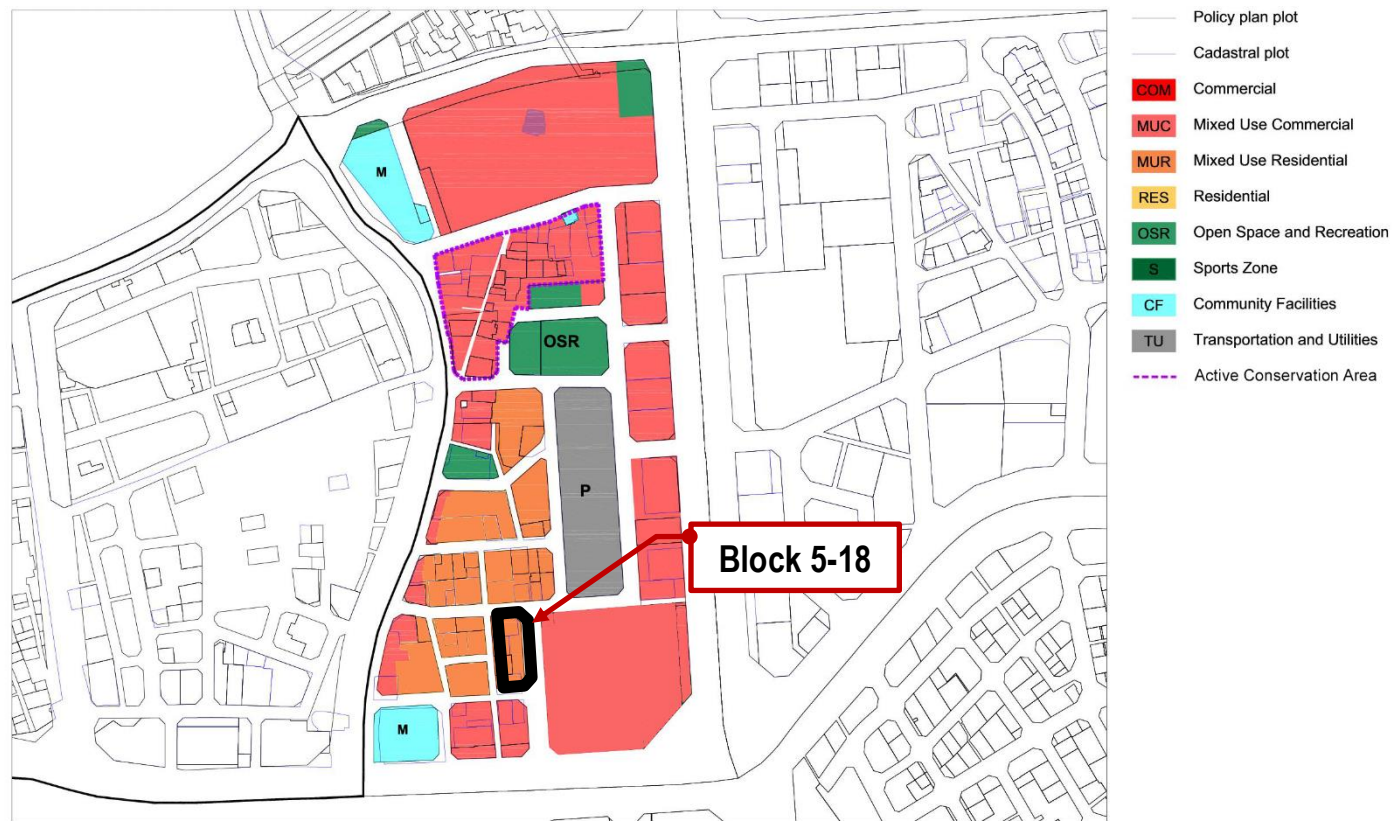
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4.5 Health	✓	✓	✓	x	1102	Primary Health Center
4.6	✓	✓	✓	x	1103	Private Medical Clinic
4.7	✓	✓	x	x	1104	Private Hospital/Polyclinic
4.8	✓	✓	✓	✓	1105	Ambulance Station
4.9	✓	✓	x	x	1106	Medical Laboratory / Diagnostic Center
4.10 Governmental	x	✓	x	x	1201	Ministry / Government Agency / Authority
4.11	x	✓	x	x	1202	Municipality
4.12	✓	✓	✓	x	1203	Post Office
4.13	✓	✓	✓	✓	1209	Library
4.14 Cultural	✓	✓	✓	x	1301	Community Center / Services
4.15	✓	✓	✓	x	1302	Welfare / Charity Facility
4.16	✓	✓	x	x	1303	Convention / Exhibition Center
4.17	✓	✓	✓	✓	1304	Art / Cultural Centers
4.18 Religious	✓	✓	✓	x	1406	Islamic / Dawa Center
<b>5 SPORTS AND ENTERTAINMENT</b>						
5.1 Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2	✓	✓	x	x	1504	Theatre / Cinema
5.3	✓	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
5.4	✓	✓	✓	✓		Green ways / Corridors
5.5 Sports	x	✓	✓	x	1607	Tennis / Squash Complex
5.6	x	✓	✓	✓	1609	Basketball / Handball / Volleyball Courts
5.7	x	✓	✓	✓		Small Football Fields
5.8	x	✓	✓	✓	1610	Jogging / Cycling Track
5.9	✓	✓	✓	✓	1611	Youth Centre
5.10	x	✓	✓	x	1612	Sports Hall / Complex (Indoor)
5.11	✓	✓	✓	✓		Private Fitness Sports (Indoor)
5.12	✓	✓	✓	✓	1613	Swimming Pool
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

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

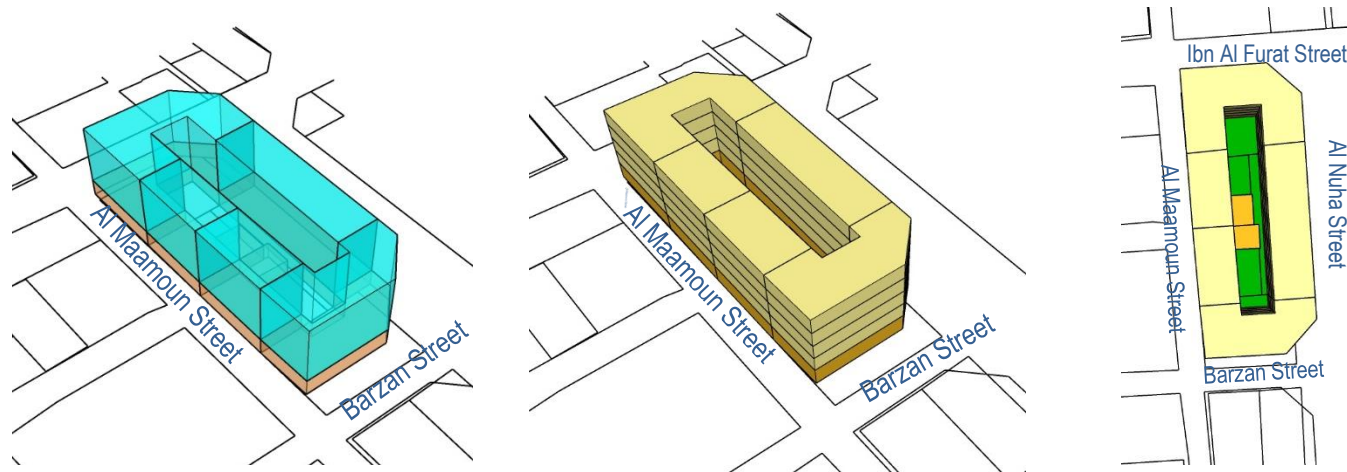
**SPECIFIC USE REGULATIONS**

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

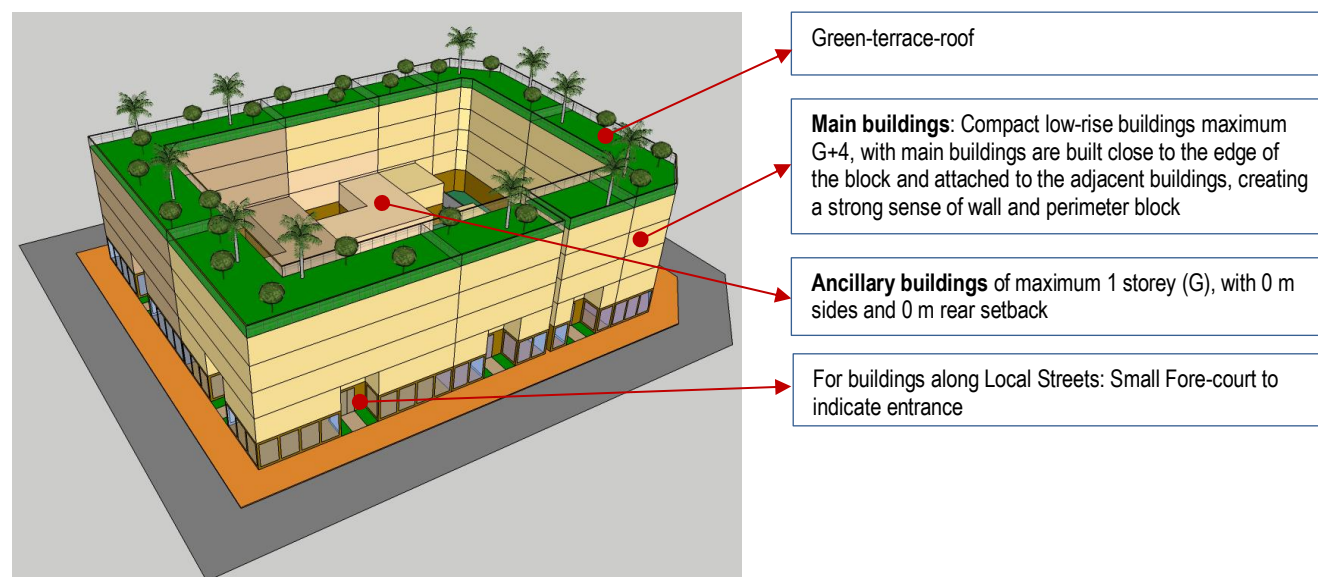
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD**



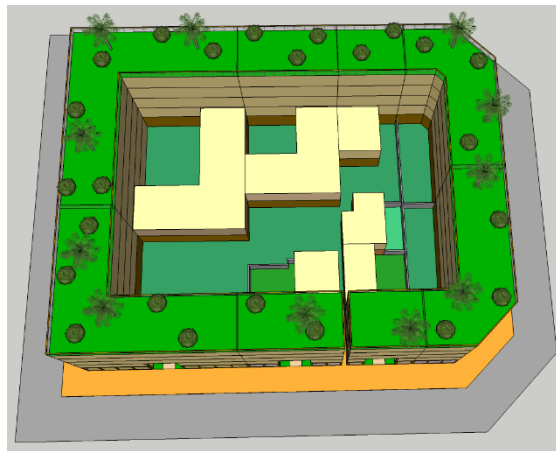
**BLOCK FORM REGULATIONS**

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: <b>Main buildings:</b> • 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	<b>Fine grain;</b> • 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	<b>Small Fore-court to indicate entrance</b>
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"> <li>Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking.</li> <li>For plot sizes &lt; 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li> </ul>
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirements: (block is located within 800m radius from metro entry point)

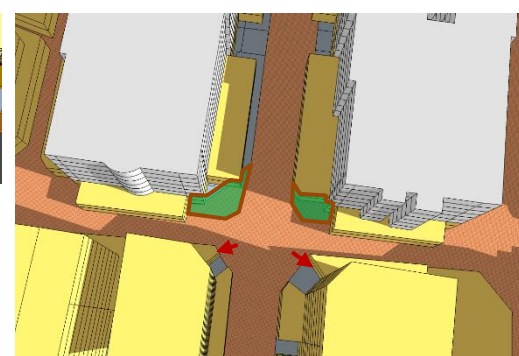
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

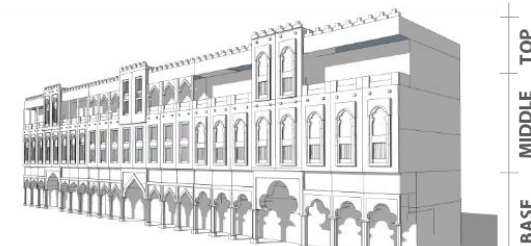
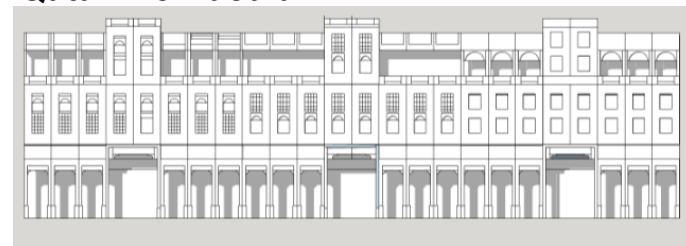
Provision of terrace roof garden (min. 50% of the area)



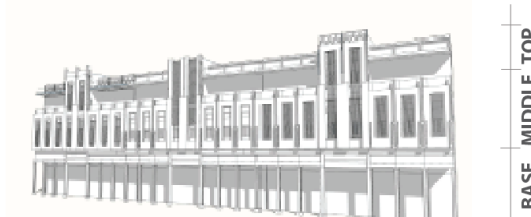
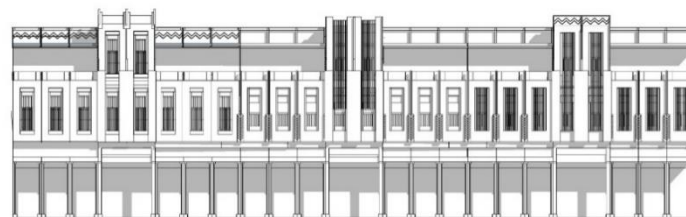
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Vernacular\***

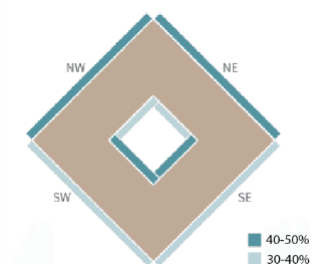
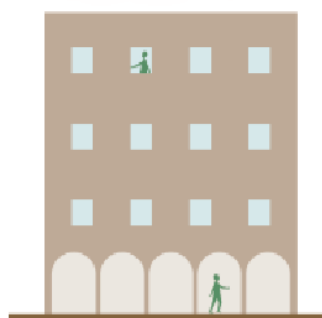
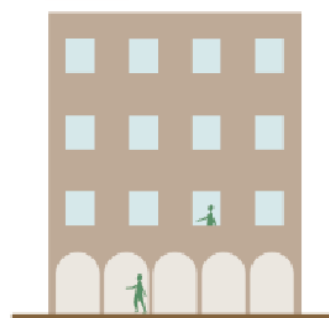
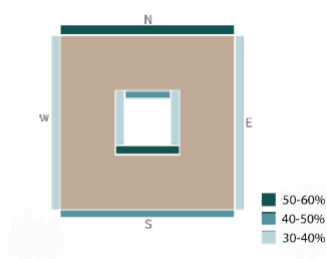


**Early Modern (Doha - Art Deco)\***



(illustration)

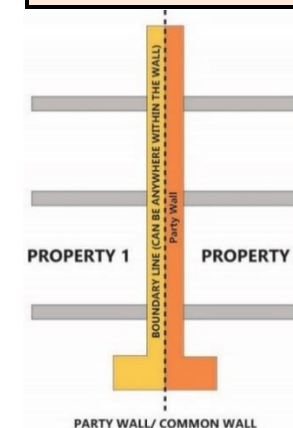
**WINDOW-TO-WALL RATIOS**



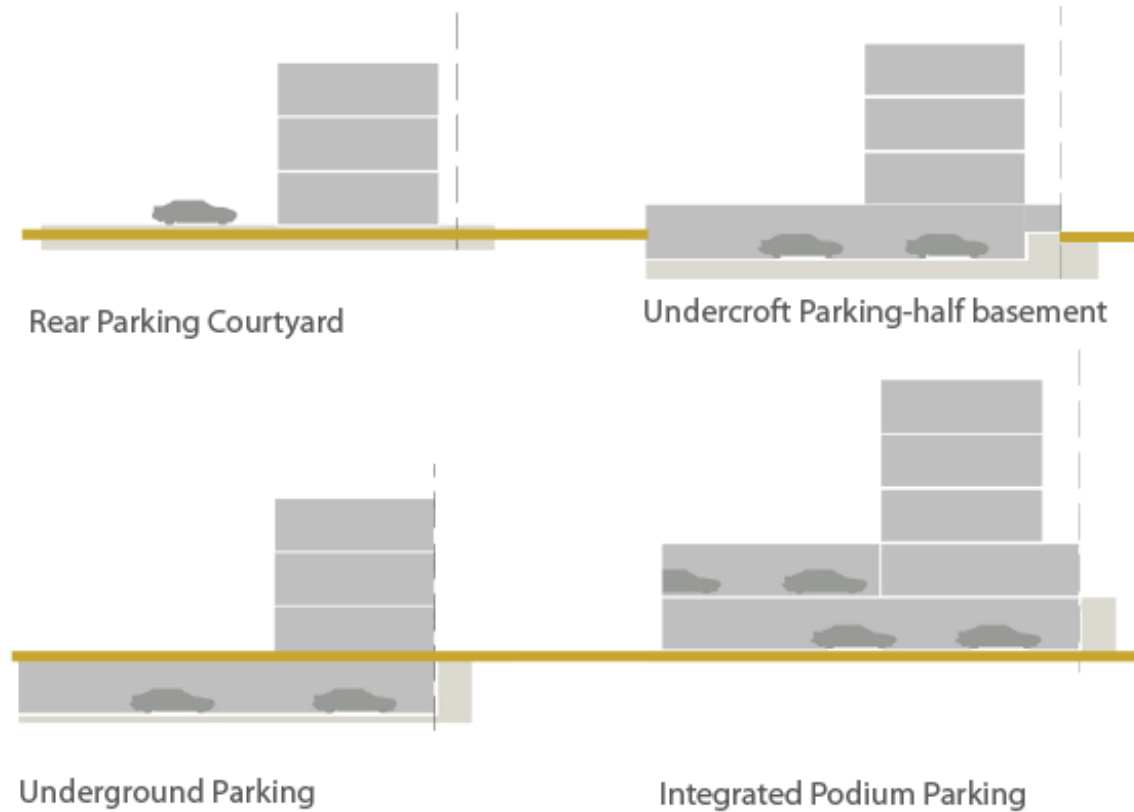
**STANDARDS**

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

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



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

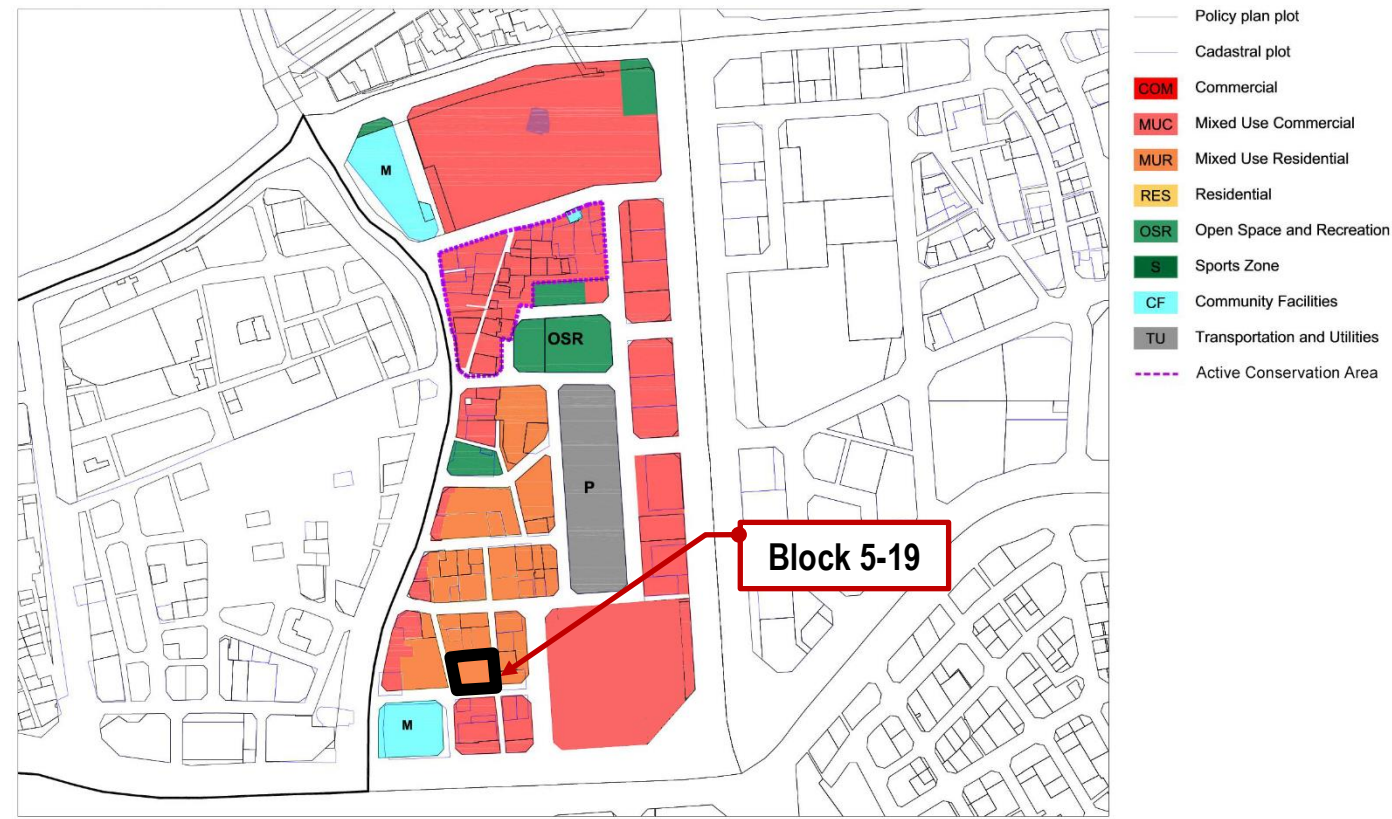
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

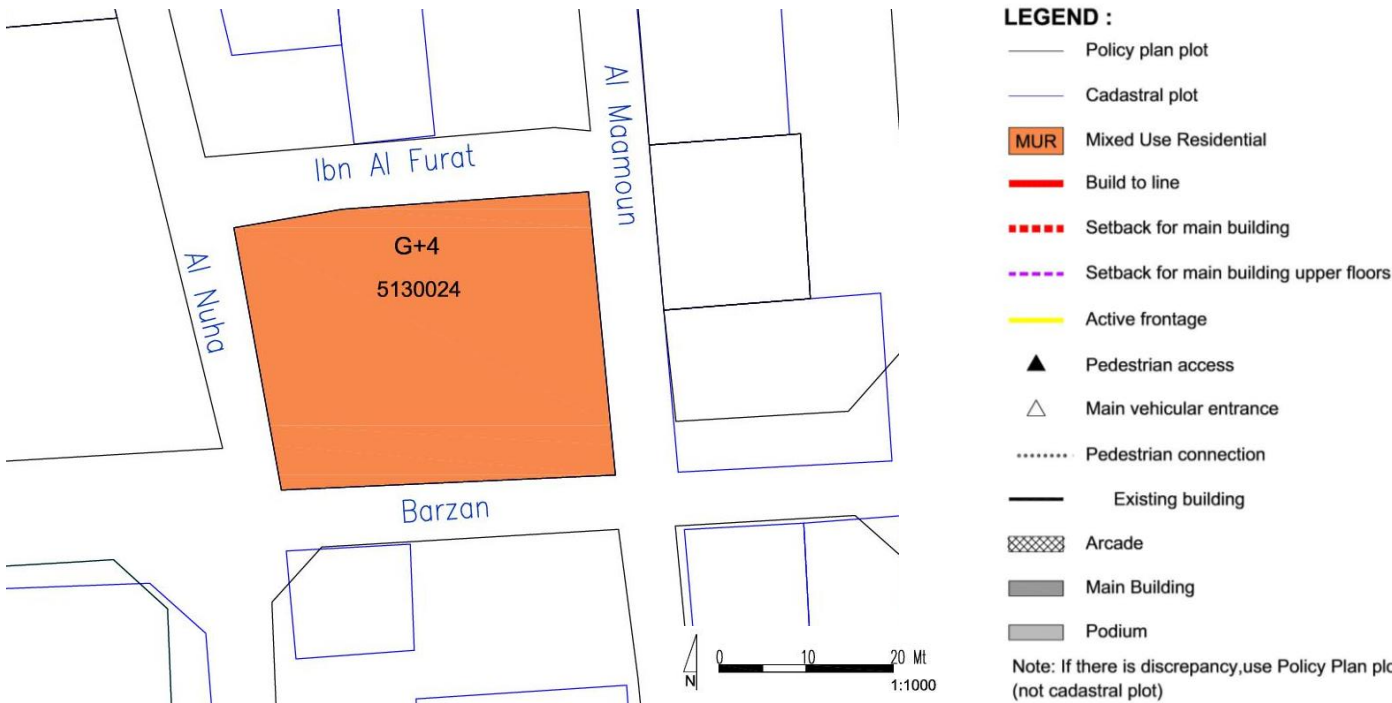
**PERMITTED USES TABLE**

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

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

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

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

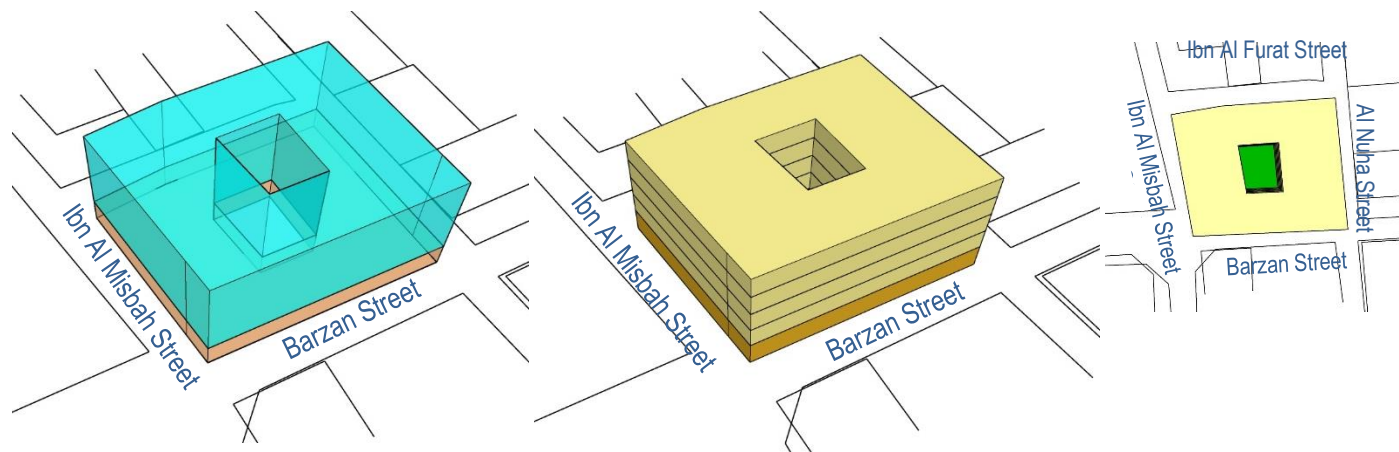
**SPECIFIC USE REGULATIONS**

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

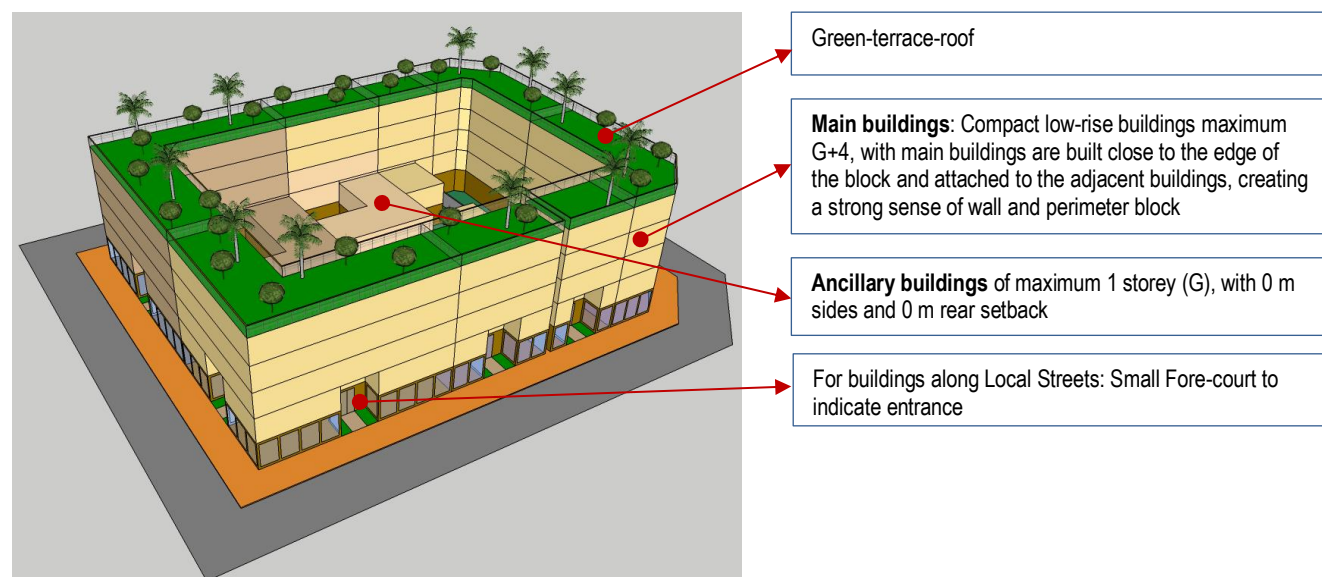
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD**



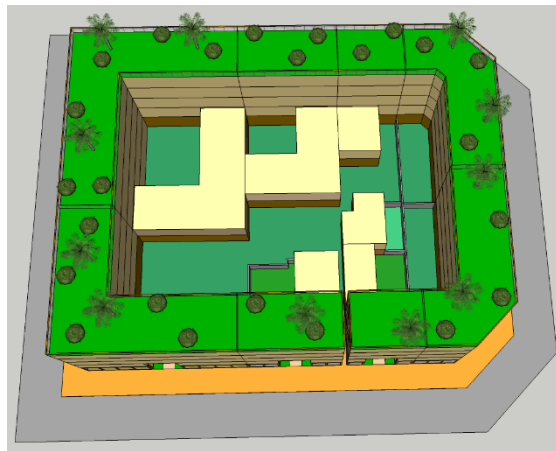
**BLOCK FORM REGULATIONS**

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	<b>Main buildings:</b> • 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	<b>Fine grain;</b> • 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	<b>Small Fore-court to indicate entrance</b>
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"> <li>Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking.</li> <li>For plot sizes &lt; 300 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li> </ul>
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	Courtyard, rear ground floor, undercroft, basement, integrated with building
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	15% reduction in parking requirements: (block is located within 800m radius from metro entry point)

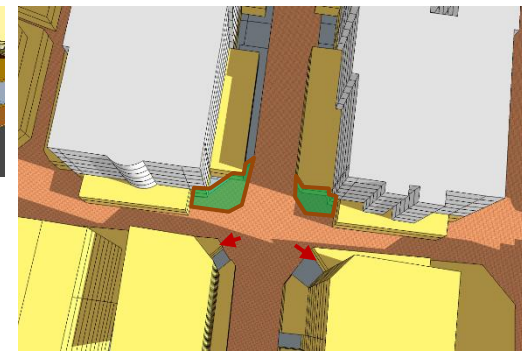
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

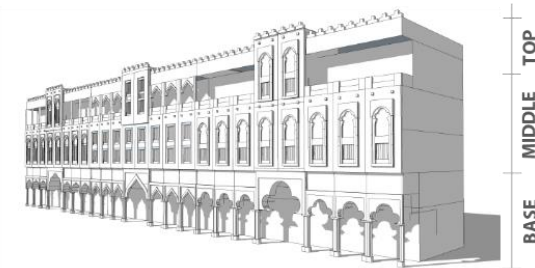
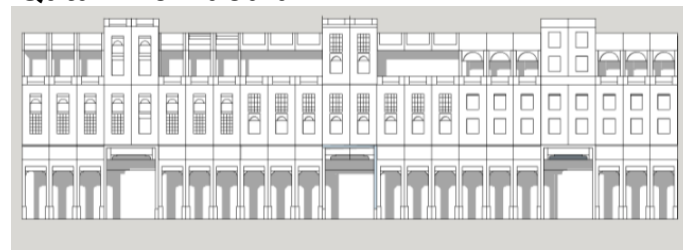
Provision of green terrace roof garden (min. 50% of the area)



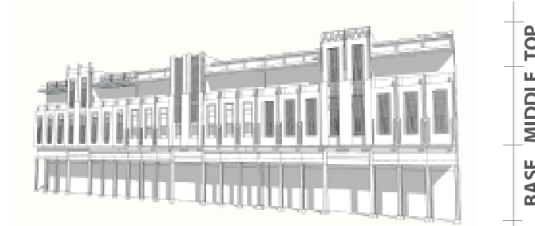
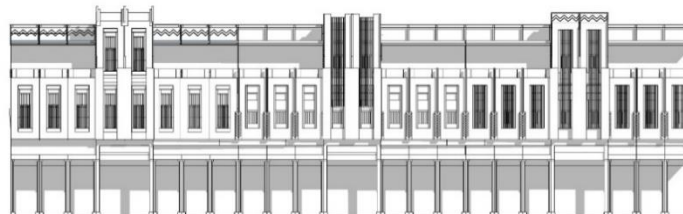
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Vernacular\***

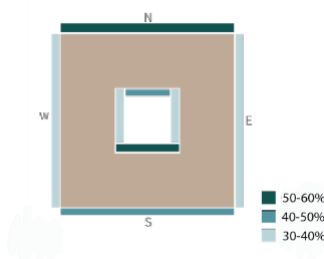


**Early Modern (Doha - Art Deco)\***



(illustration)

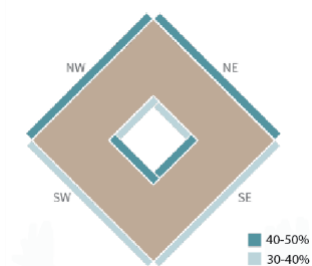
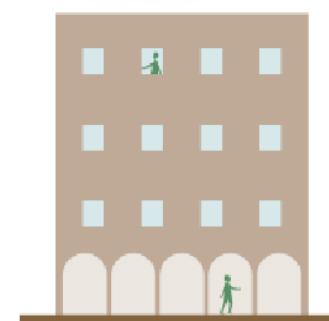
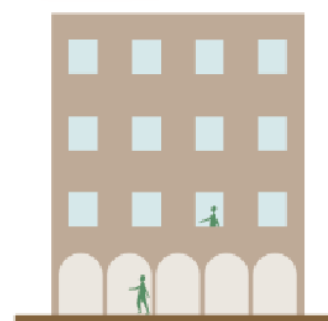
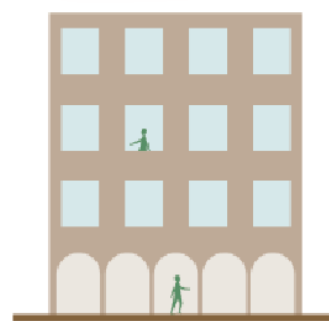
**WINDOW-TO-WALL RATIOS**



North : 50%-60%

South : 40%-50%

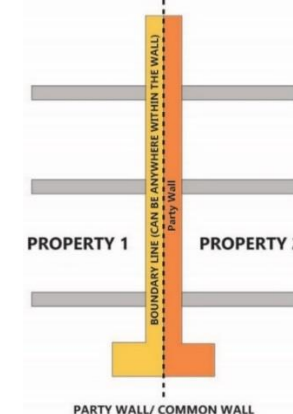
East & West : 30%-40%



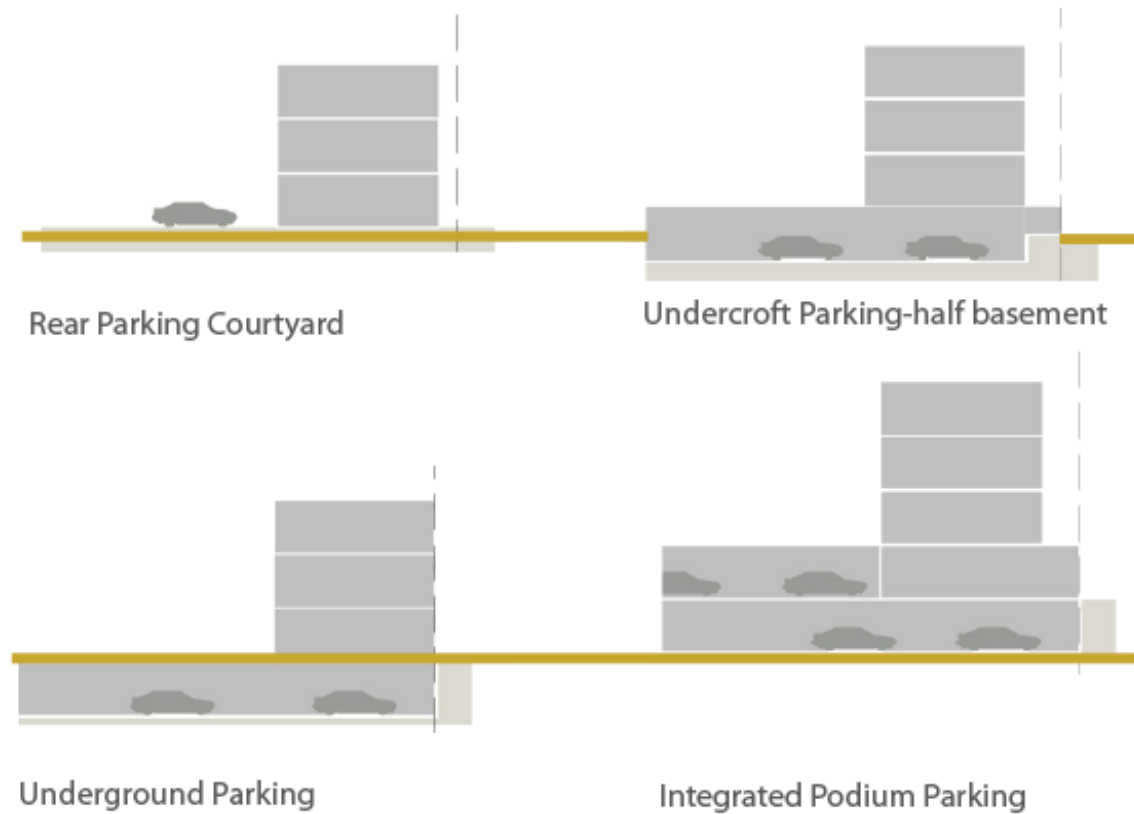
**STANDARDS**

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

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



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

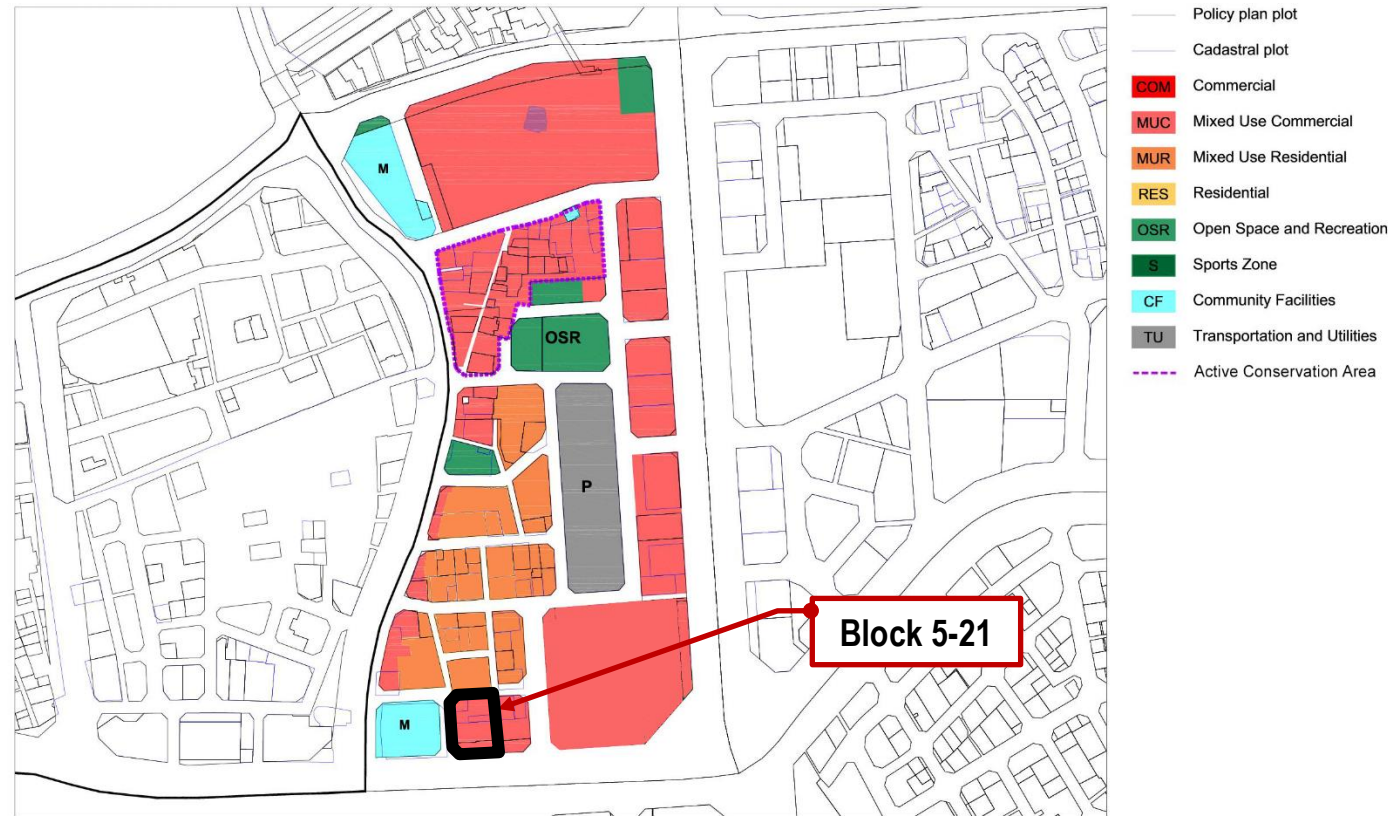
Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

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

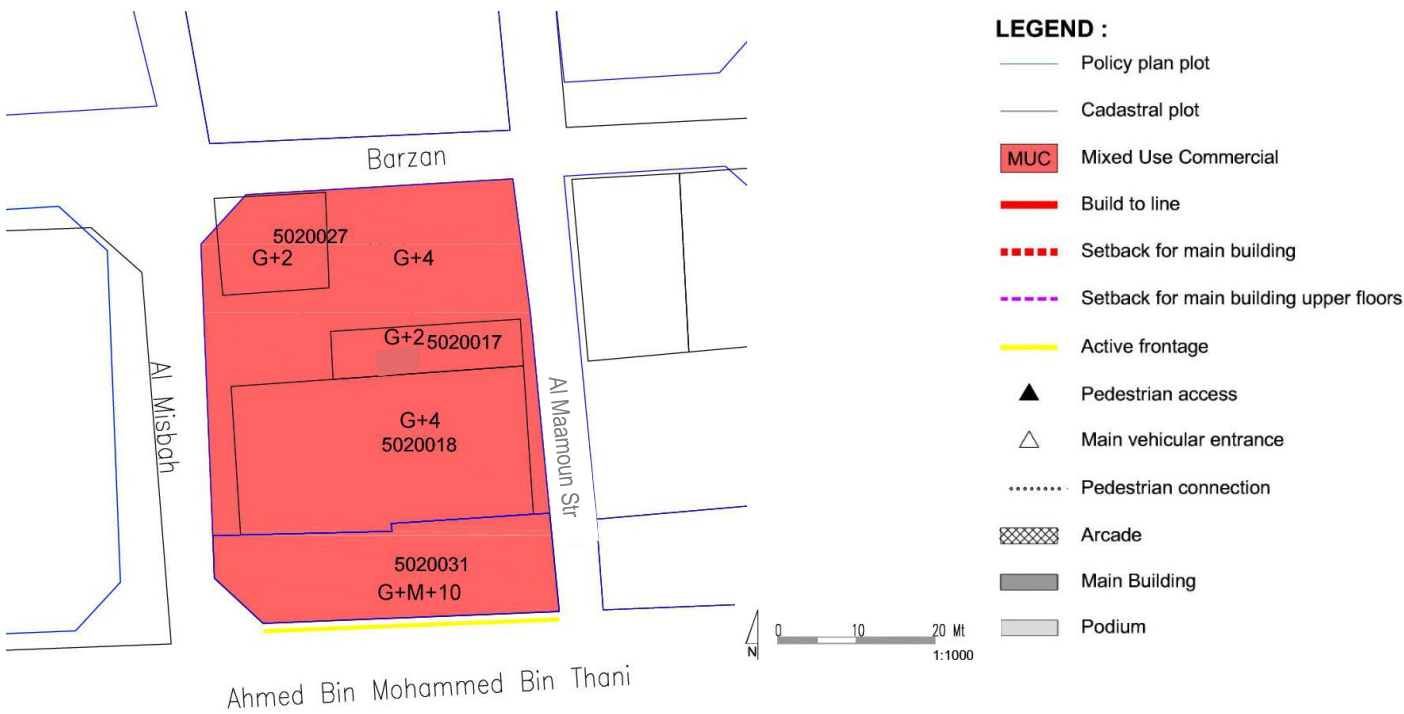
**PERMITTED USES TABLE**

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

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	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

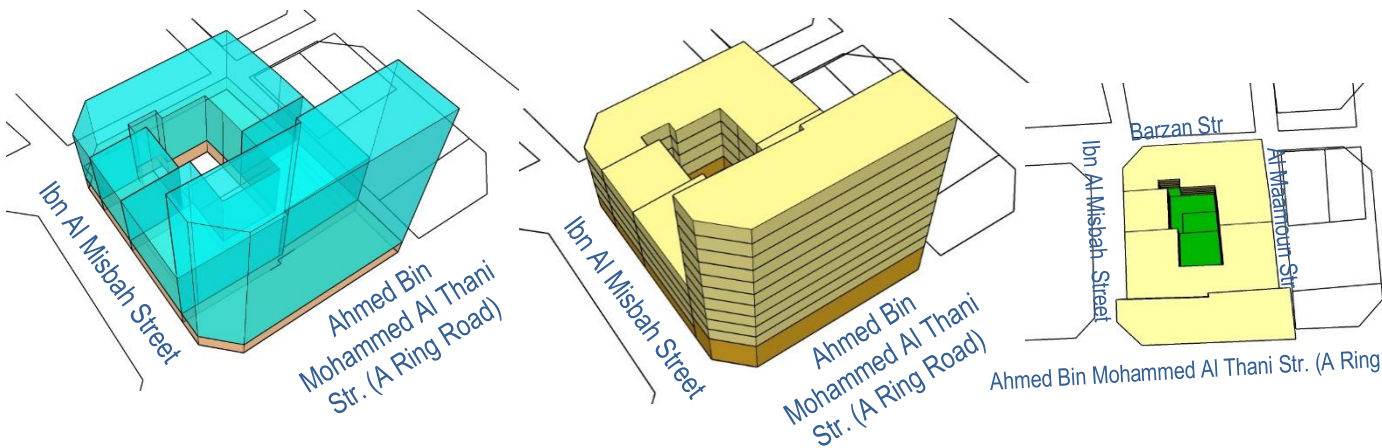
**SPECIFIC USE REGULATIONS**

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

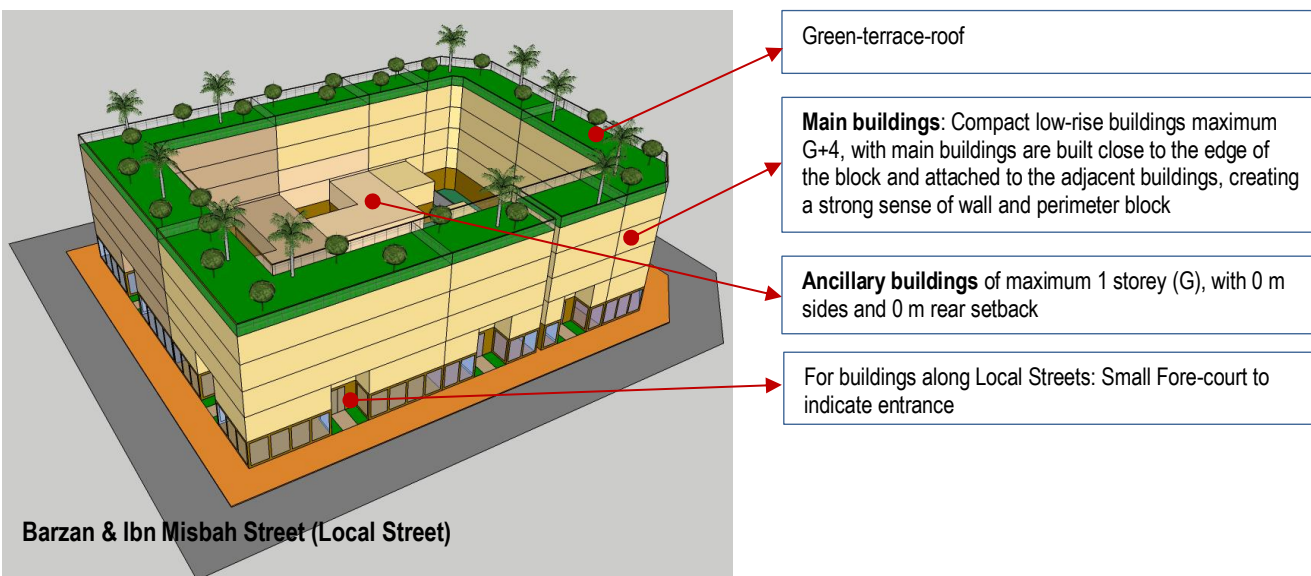
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD**



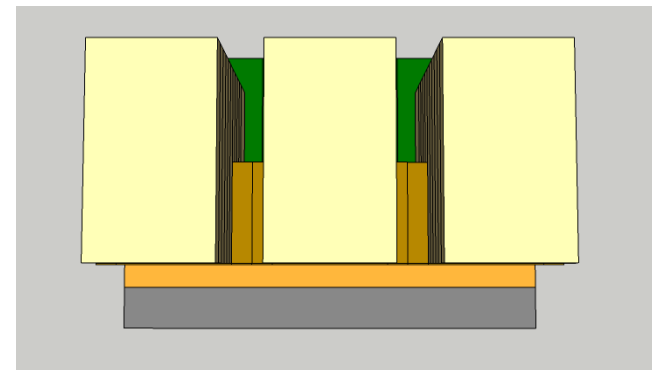
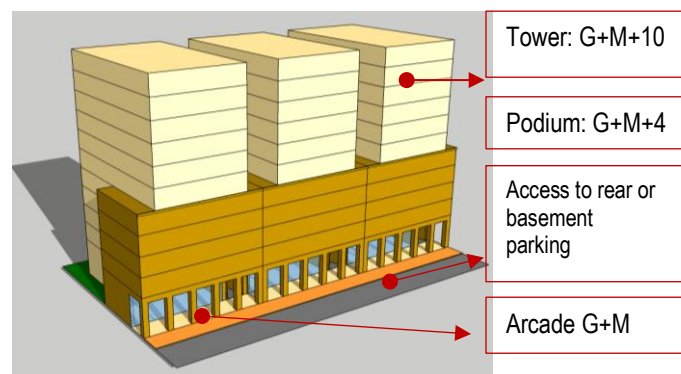
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	Barzan & Ibn Al Misbah & Al Maamoun Street • G+4
	Ahmed Bin Mohammed Al Thani Str. (A Ring Road) • G+M+10
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: <b>Main buildings:</b> • 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"> <li>For building facing to Ahmed Bin Mohammed Bin Thani Street Fine grain; 30m maximum building width or length</li> <li>For building facing to Barzan &amp; 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</li> </ul>
Primary Active Frontage	As indicated in the plan

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

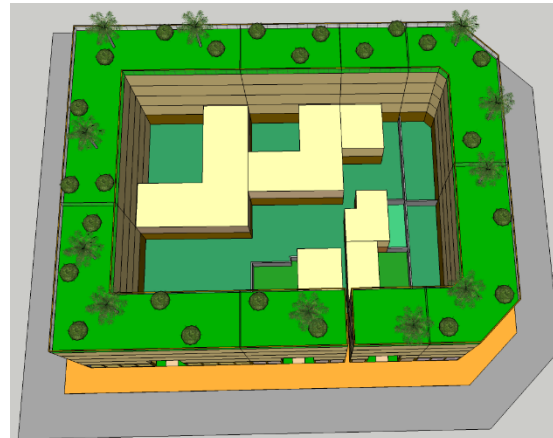
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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



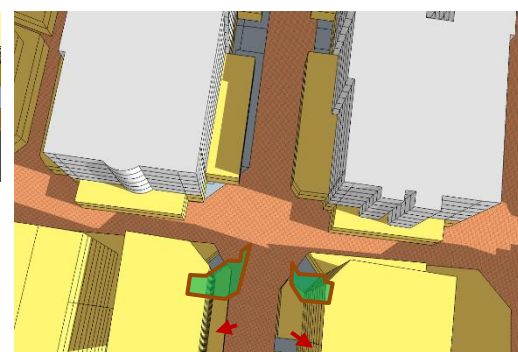
Ahmed Bin Mohammed Bin Thani Street (Arterial Street)

**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)

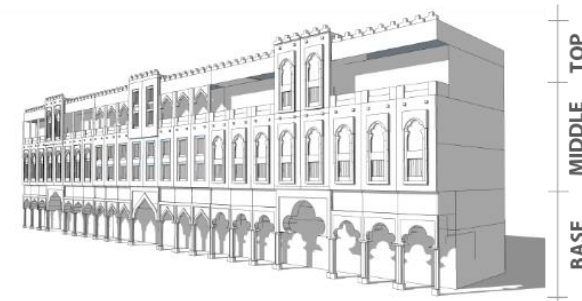
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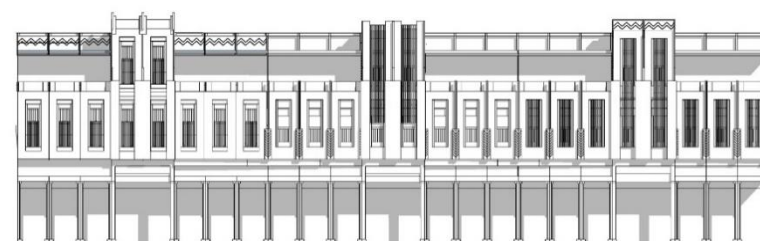
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**RECOMMENDED ARCHITECTURAL STYLES**

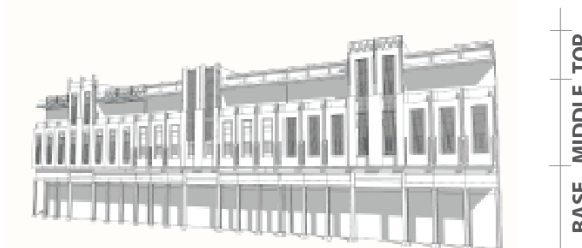
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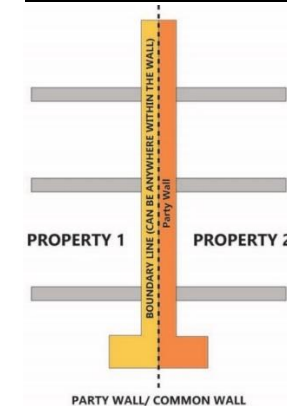
(illustration)



**STANDARDS**

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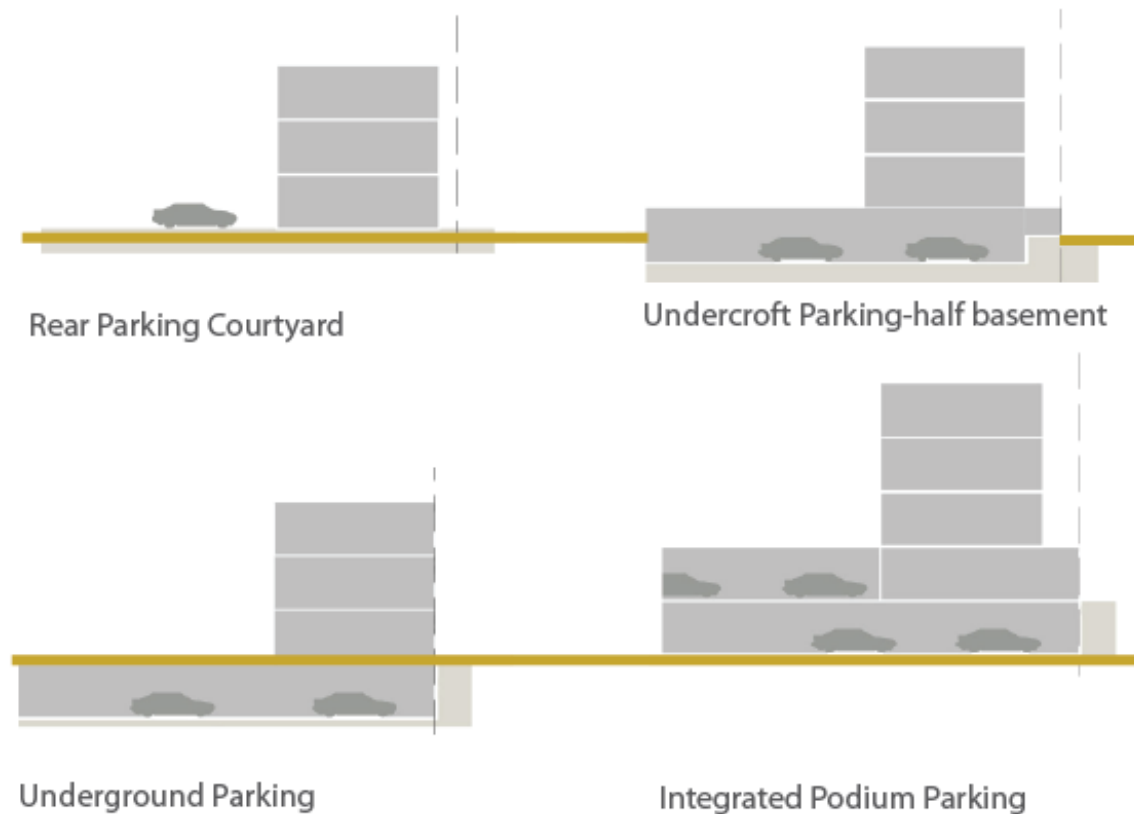
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SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



**WINDOW-TO-WALL RATIOS**



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

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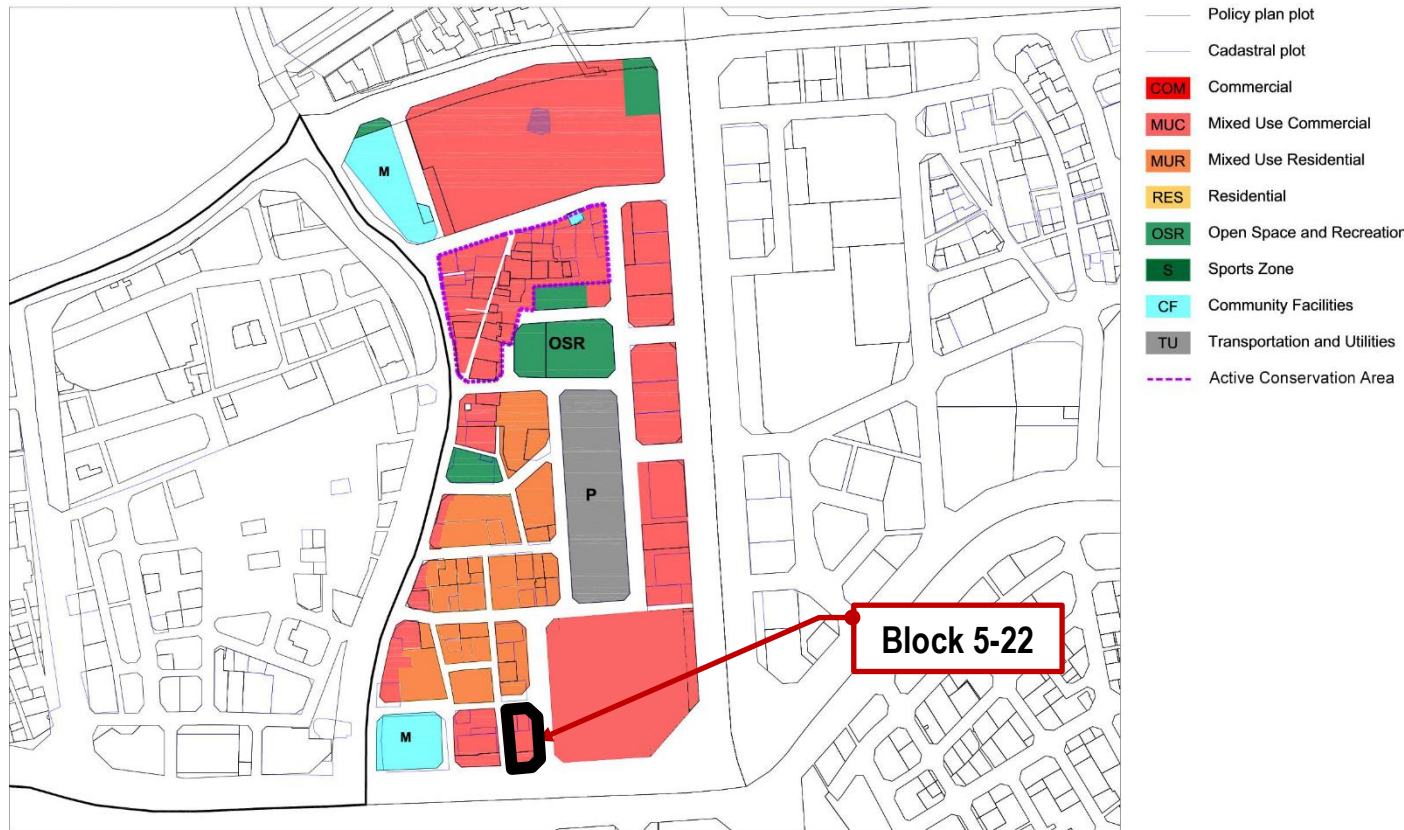
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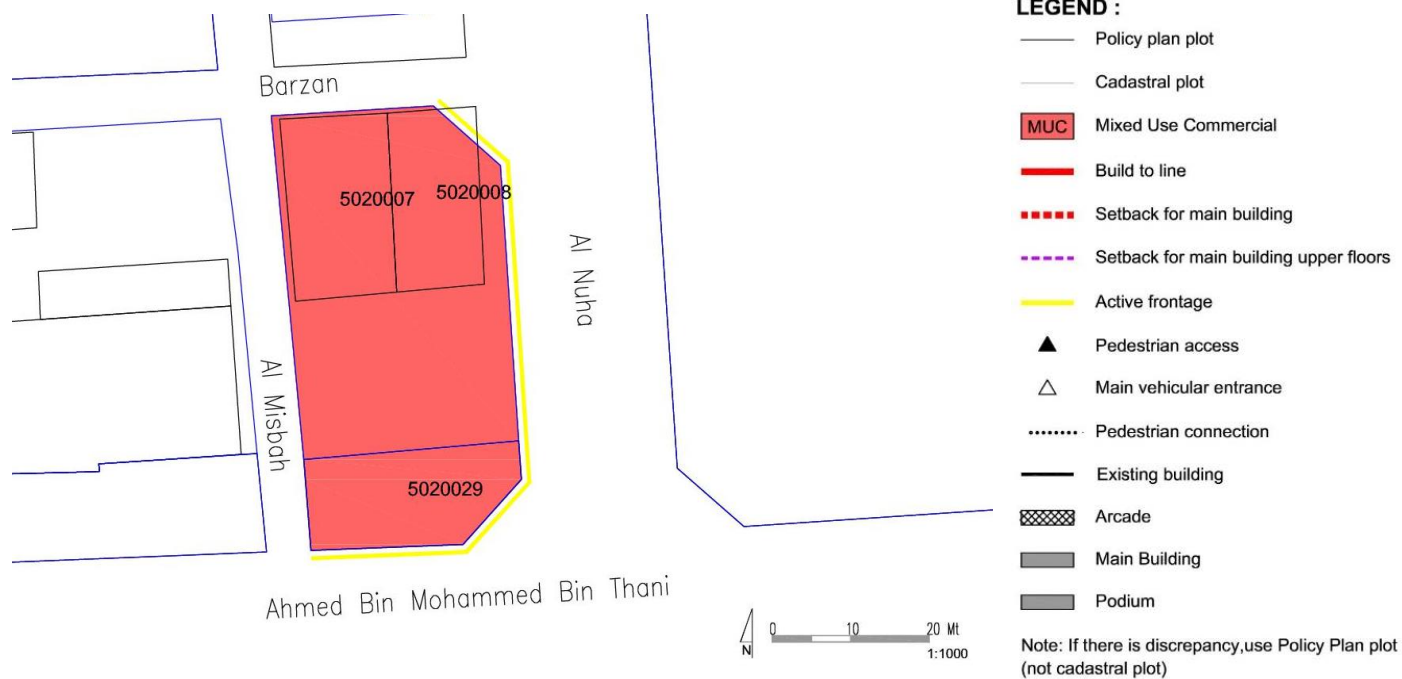
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1.4	✓	✓	✓	x	303	Pharmacy
1.5	✓	✓	✓	x	306	Electrical / Electronics / Computer Shop
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1.8	✓	✓	✓	✓	312	Bakery
1.9	✓	✓	✓	✓	313	Café
1.10 Shopping Malls	✓	✓	x	x	314	Shopping Mall
1.11 Services/Offices	✓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

**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

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

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

**USE SPLIT**

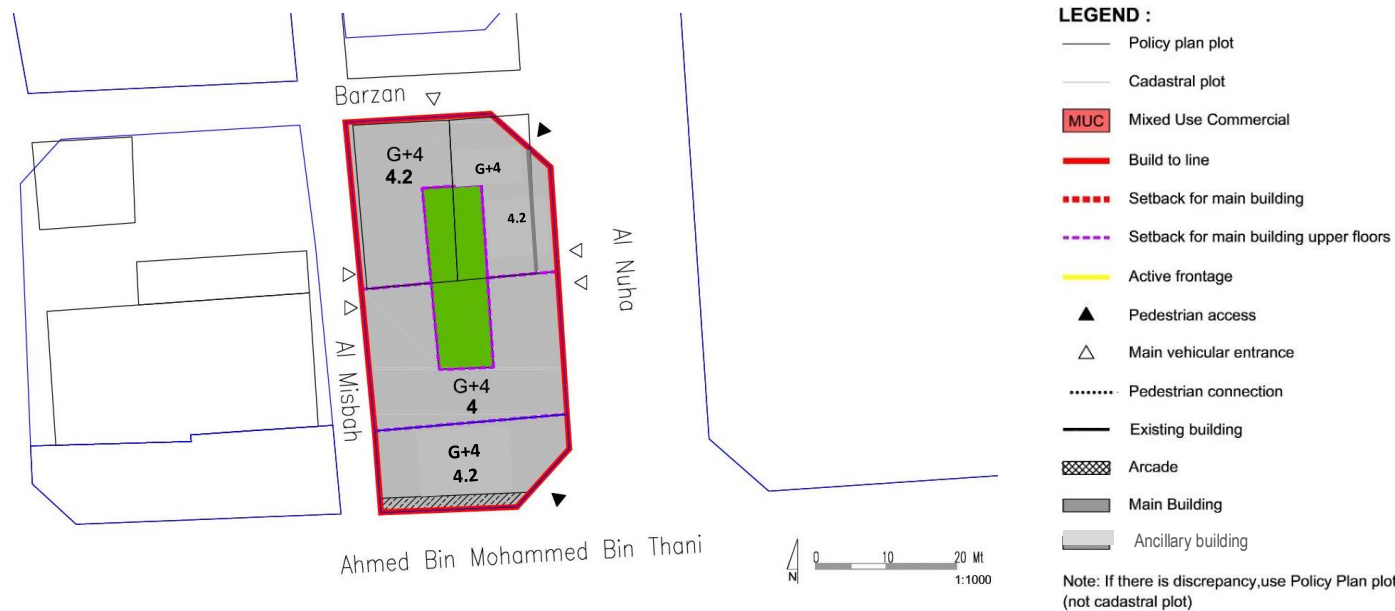
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

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

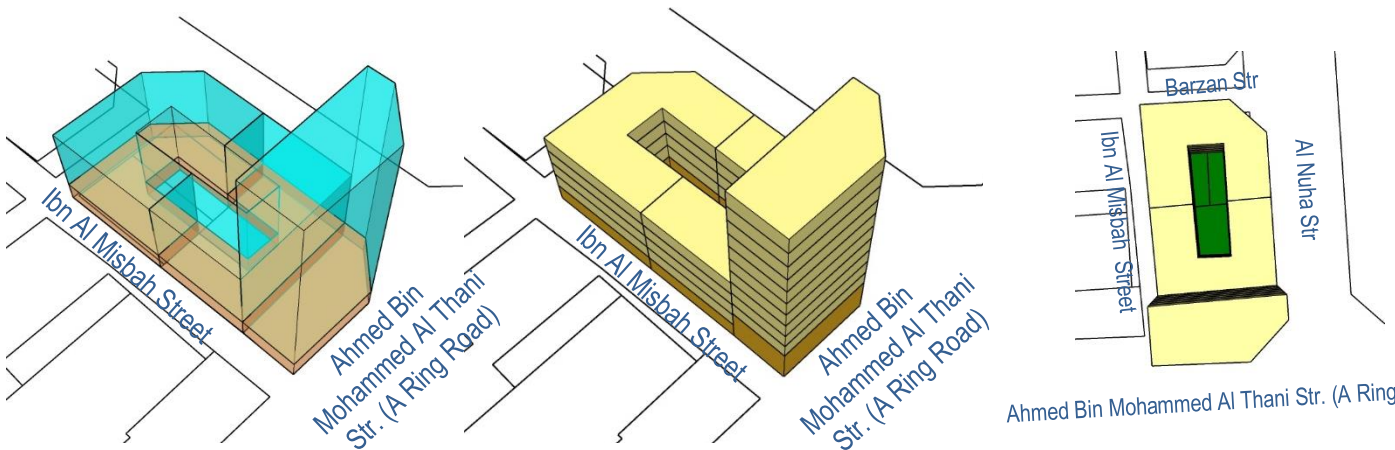
**SPECIFIC USE REGULATIONS**

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

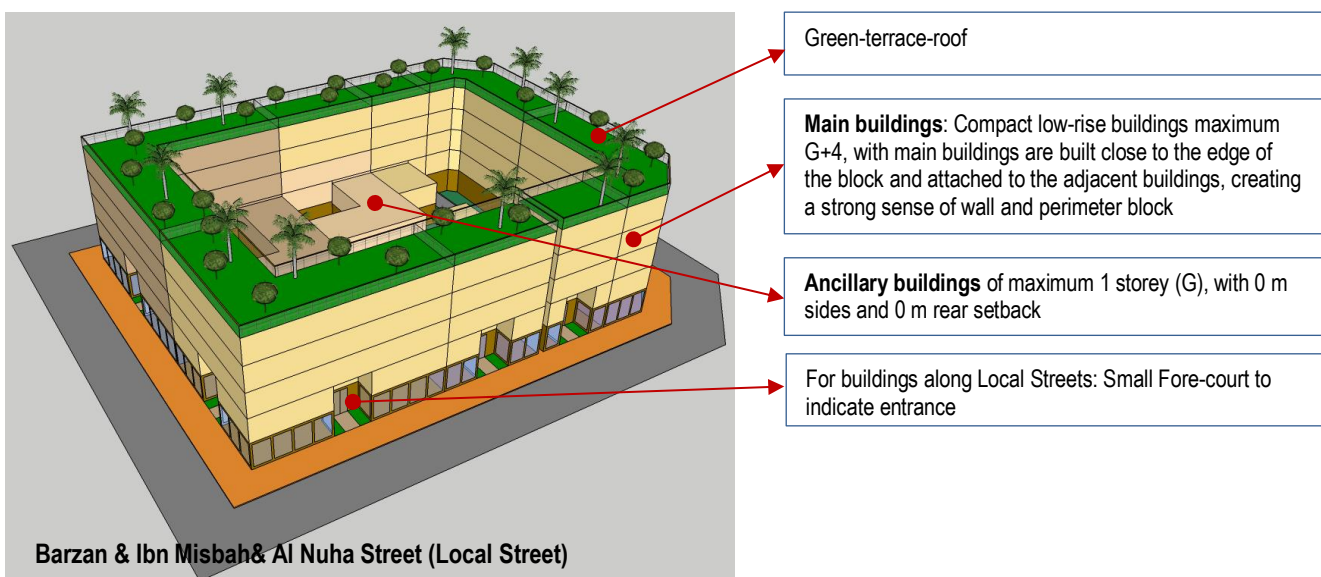
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & COURTYARD**



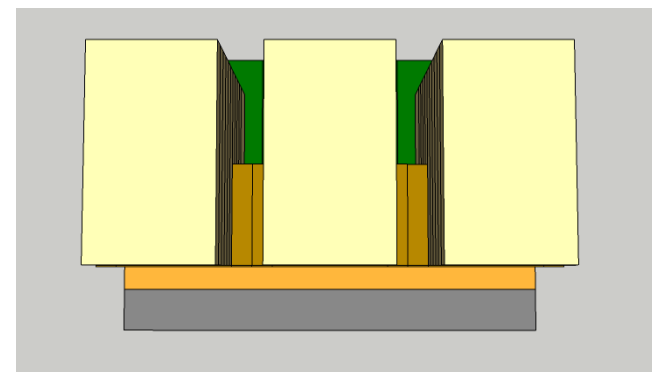
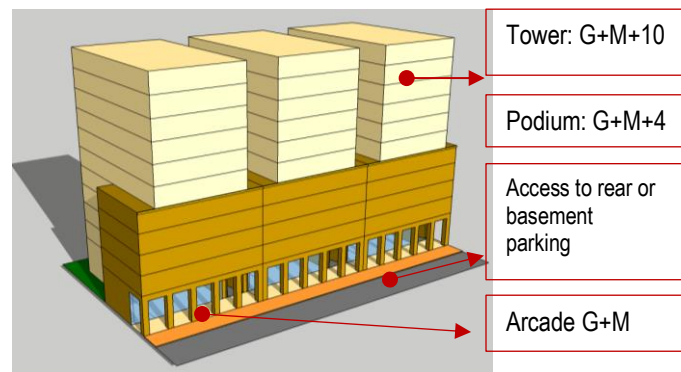
**BLOCK FORM REGULATIONS**

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: <b>Main buildings:</b> • 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

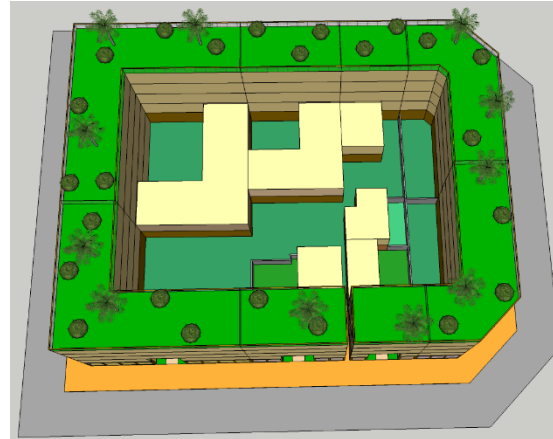
Frontage Profile	Grand Hamad Street & Ahmed Bin Mohammed Al Thani Str. (A Ring Road) : <b>Arcade/ Colonnade:</b> • 2.5 m minimum width (Grand Hamad) • 3 m minimum width (a Ring Road) • G+M maximum height • Located as per drawing  Barzan & Ibn Al Misbah & Al Nuha Street : <b>Small Fore-court to indicate entrance</b>
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**

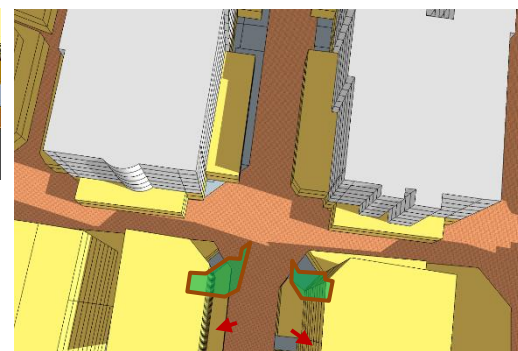


**LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION**



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

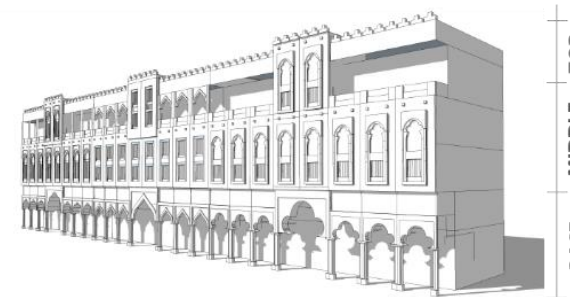
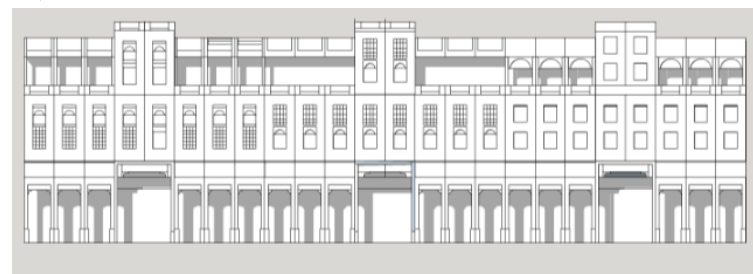
Provision of green terrace roof garden (min. 50% of the area)



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

**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Vernacular\***

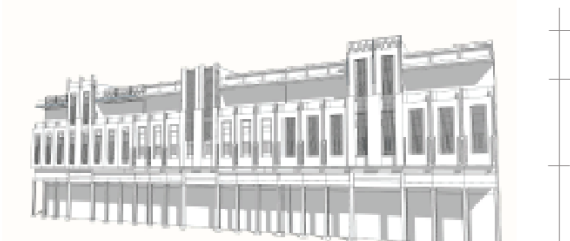


TOP  
MIDDLE  
BASE

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



(illustration)

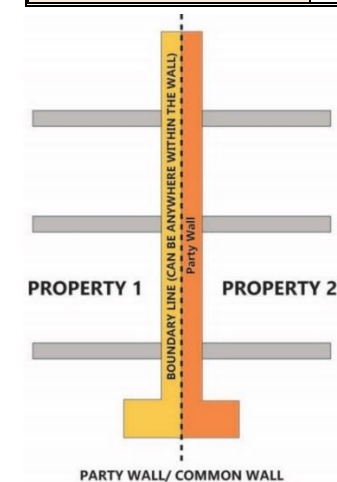


TOP  
MIDDLE  
BASE

**STANDARDS**

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

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



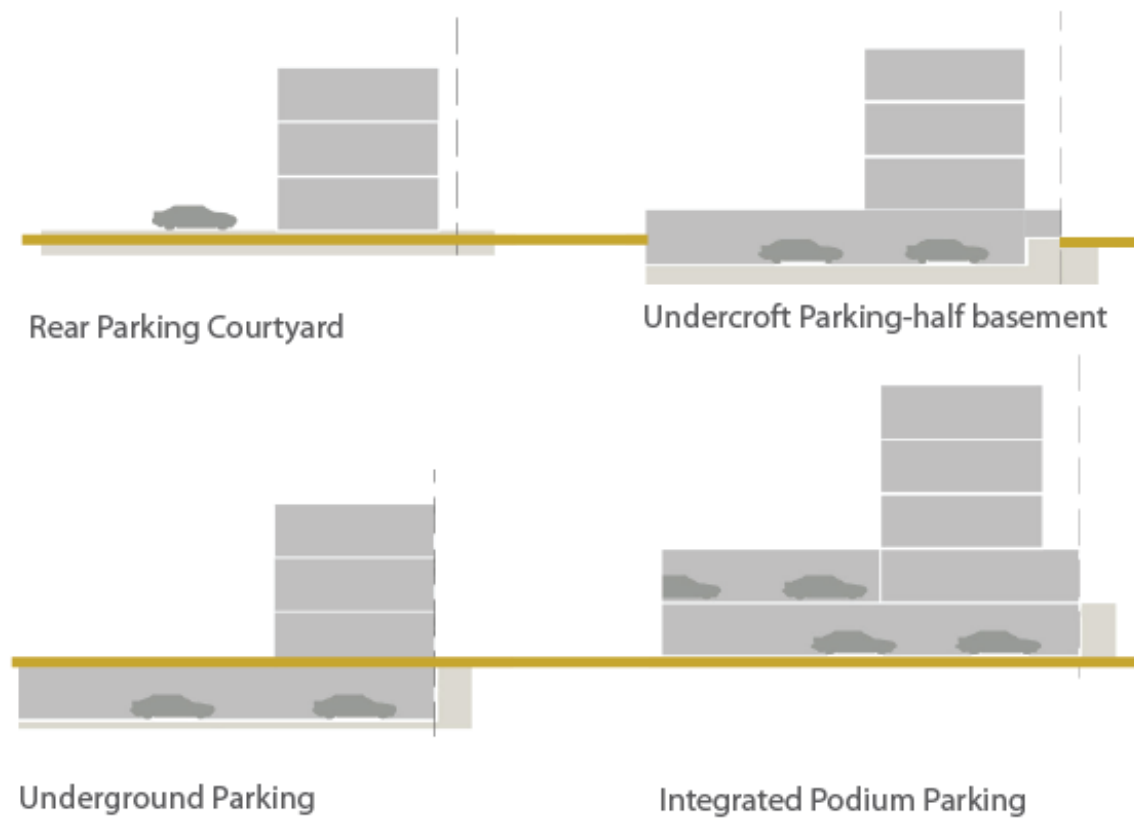
**WINDOW-TO-WALL RATIOS**



**PERMITTED USES TABLE**

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

**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