

Construction of Two Villas on One Plot of Land

Additional Guidance – Construction of two villas on one plot of land

Ministry of Municipality & Environment
Date:01/10/2014
Assistant Undersecretary for Planning Affairs
Ref:281326/2014

In reference to your letter No. 236/167317/2014 dated 28/5/2014 relating to your request for providing technical planning study on the possibility of permitting the construction of two residential villas on typical plots and non-typical plots in Qatari Housing areas, we are pleased to provide the following advice:

Zones classified as typical Qatari Housing zones include the following areas:

- New residential subdivisions that have been approved by the Planning Department, marked in yellow on the attached plan, for which, no separation or construction of more than one residential villa on a single subdivision is allowed
- The private lands that have been identified by the Amiri Diwan, which have become part of the typical areas, as shown in blue in the plan (Bani Hajer, Al-Rayyan, Al-Wajba, etc.)
- All new division projects to be included in the master plan for the government residential lands (in the future)

Owing to many applicants requesting development of more than one residential unit in the typical and non-typical zones, and the planning review on the said matter, the following guidance should be applicable:

<p>First: The Typical Zones</p>	<p>With regard to the applications submitted by the owners of plots located in the typical zones, who have more than one family (more than one spouse), construction of two attached villas is permissible in line with the following planning rules & regulations:</p> <ul style="list-style-type: none"> • Building coverage shall not exceed 60% of the plot area and a maximum floor area ratio (FAR) of 1.4 for the development of more than one villa • No more than one electricity meter with 160 ampere electric capacity will be allowed. • No more than one entrance shall be opened for the plot. <p>As for the special humanitarian cases (persons with special needs, the elderly, extended families etc.) each case will be reviewed on a case by case basis, by the Housing Department of the Ministry of Labour & Social Affairs prior to being forwarded to the Office of H.E. the Minister of Municipality & Environment</p>
<p>Second: Plots acquired by private Donations/Grants, Senior Staff Plots and the Public Housing Plots (Outside the Typical Zones):</p>	<p>The construction of two attached or detached villas is permitted on plots allocated for residential use in various parts of the country for senior staff housing, public housing and the plots acquired by private donations/grants, in line with the following planning rules & regulations:</p> <ul style="list-style-type: none"> • Built area shall not exceed 60% of the plot area, with maximum floor area ratio (FAR (1.4) in case of application for development of more than one villa. • Such development shall not contradict with the service departments and Infrastructure department's terms and requirements. • Development shall comply with the approved planning criteria, in terms of area and building ratio • Separate private entrance for each housing unit, in accordance with the planning rules & regulations is a must
<p>Third: Palace Zones</p>	<p>For the applications by owners for the development of more than one villa on their plot in a palace zone in addition to the existing palace, development of more than one residential unit is permitted provided that it should be dedicated for private use only with maximum coverage of 50% of the plot area and no sub-division is permitted for such plots</p>
<p>Fourth: Typical Zones Specified by the Amiri Diwan</p>	<p>For the areas that are not subject to investment or separation (Rawdat Aba Al-Heran, Al-Wajba, New Al Rayyan, Old Al Rayyan, Bani Hajer, Al See, Rawdat Egdaim):</p> <ul style="list-style-type: none"> • No development of residential complex shall be permitted, whether for family use or for investment, according to the Emiri Diwan instructions • No land separation or subdivision shall be permitted, according to the Emiri Diwan instructions