

- LEGEND**
- Residential Villa
 - Commercial
 - Commercial Street
 - Mixed Use
 - Industrial Area
 - School
 - Government
 - Mosque
 - Open Space / Park / Recreation
 - Farm
 - Corniche
 - Natural Grass Land
 - Graveyard
 - Utility
 - Parking
 - City Limit

CAUTIONARY NOTE

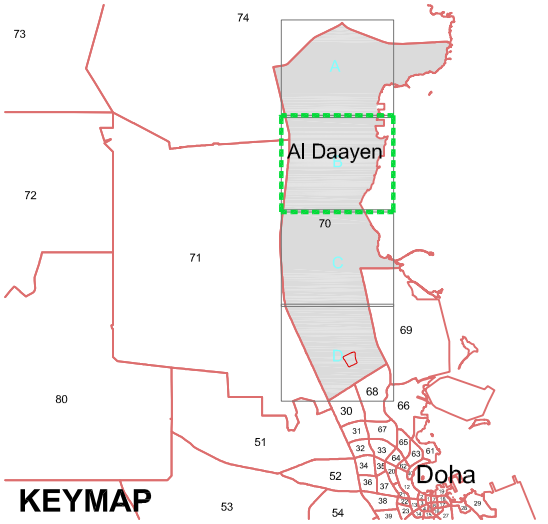
Due to a new Master Plan for Al Ruwais / Madinat Al Shamal / Aba Al Dulouf under preparation, changes in in this Generalized LandUse Map could occur at any given time in response to socio-economic and Policy changes. Such changes would supersede information in this Map. For more current information, please contact the Planning Department of this Ministry.



وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: Generalized Land Use Plan	
District Name: Madinat Al Shamal / Al Ruwais / Aba Al Dulouf	Zone no. 78 & 79
Checked by:	
Drawn by: Mabrun	Scale: 1:20000
Computer File Name: <small>D:\PROJECT\Land Use\Land use Layout\Madinat Shamal.dwg</small>	





- LEGEND**
- Residential Villa
 - Commercial
 - Mixed Use
 - Industrial
 - School
 - Government
 - Mosque
 - Open Space / Park / Recreation
 - Farm
 - Graveyard
 - Natural Reserve
 - Utility
 - Parking
 - Special Use

CAUTIONARY NOTE

This Map is part of the Greater Doha Generalized Land Use Map which is undergoing some review and amendments. Final decisions are still pending in both the Existing and Proposed Land Uses in some areas. Therefore, changes in the Greater Doha Map could occur at any given time in response to socio-economic realities. Such changes could supersede information in this Map and the changes will be reflected on subsequent versions. For more current information, please contact the Planning Department of this Ministry.

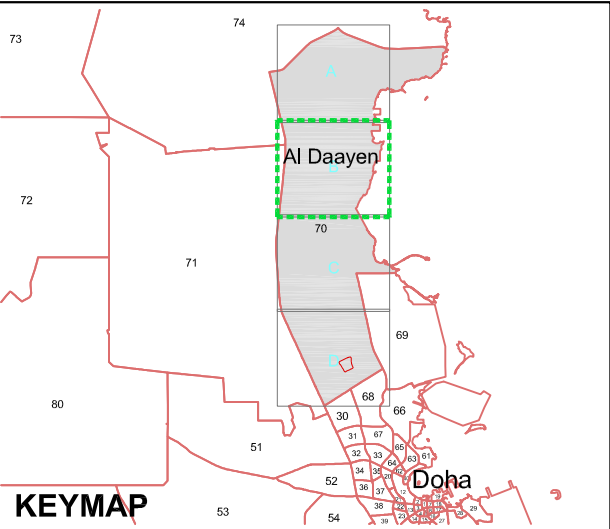
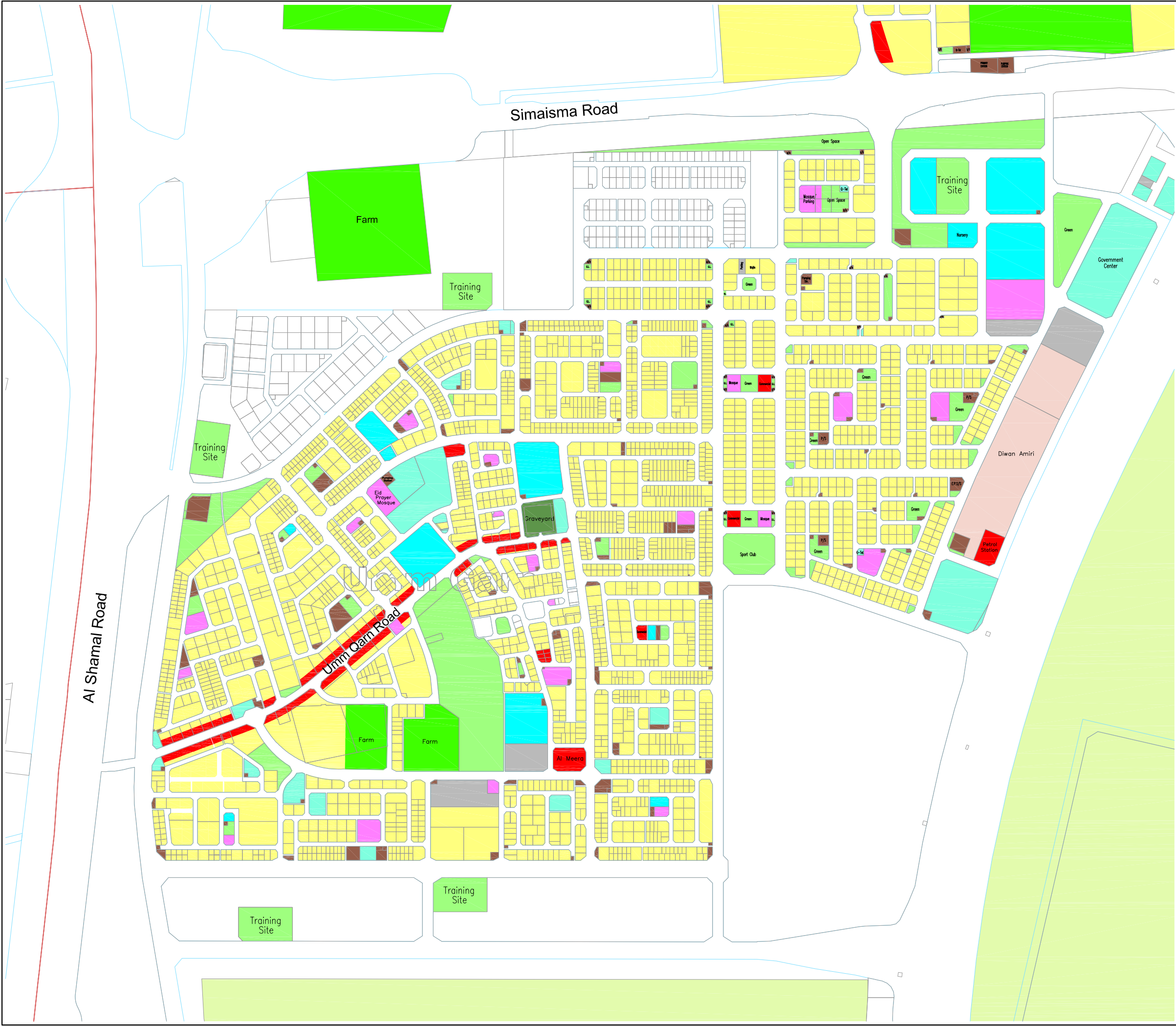


وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: Generalized Land Use Plan	
District Name: Wadi Al Ewaira / Al Rehaya / Halat Awbair / Jery Al Matrooshi / Tenbek / Al Jeryan / Semaisma / Al Ebb / Leabaib / Jeryan Jenaihat / Al Kheesa / Wadi Al Wasah / Rawdat Al Hamama / Al Sakhama / Al Masrouhiya / Wadi Lusail / Lusail / Umm Garn / Al Daayen / Wadi Al Banat	
Checked by:	Zone no. 70
Drawn by: Mabrun	Scale: nts
Computer File Name: D:\PROJECT\Land Use\Land use Layout\Zone 70-021116.dwg	



Sheet. B



- LEGEND**
- Residential Villa
 - Commercial
 - Mixed Use
 - Industrial
 - School
 - Government
 - Mosque
 - Open Space / Park / Recreation
 - Farm
 - Graveyard
 - Natural Reserve
 - Utility
 - Parking
 - Special Use

CAUTIONARY NOTE

This Map is part of the Greater Doha Generalized Land Use Map which is undergoing some review and amendments. Final decisions are still pending in both the Existing and Proposed Land Uses in some areas. Therefore, changes in the Greater Doha Map could occur at any given time in response to socio-economic realities. Such changes could supersede information in this Map and the changes will be reflected on subsequent versions. For more current information, please contact the Planning Department of this Ministry.



وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **Generalized Land Use Plan**

District Name: Wadi Al Ewaira / Al Rehaya / Halat Awbair / Jery Al Matrooshi / Tenbek / Al Jeryan / Semaisma / Al Ebb / Leabaib / Jeryan Jenaihat / Al Kheesa / Wadi Al Wasah / Rawdat Al Hamama / Al Sakhama / Al Masrouhiya / Wadi Lusail / Lusail / Umm Garn / Al Daayen / Wadi Al Banat

Zone no. **70**

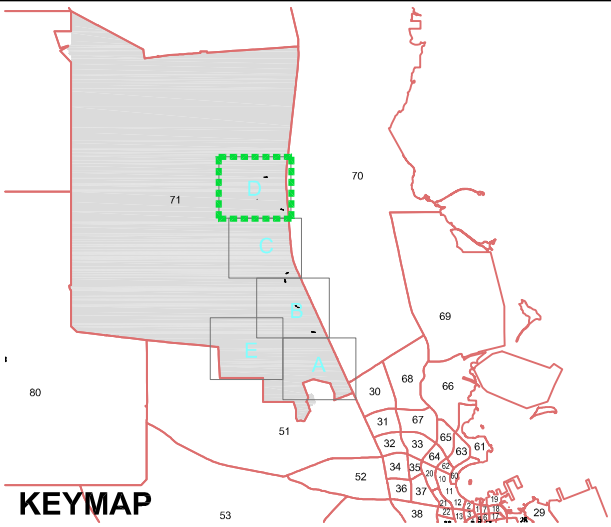
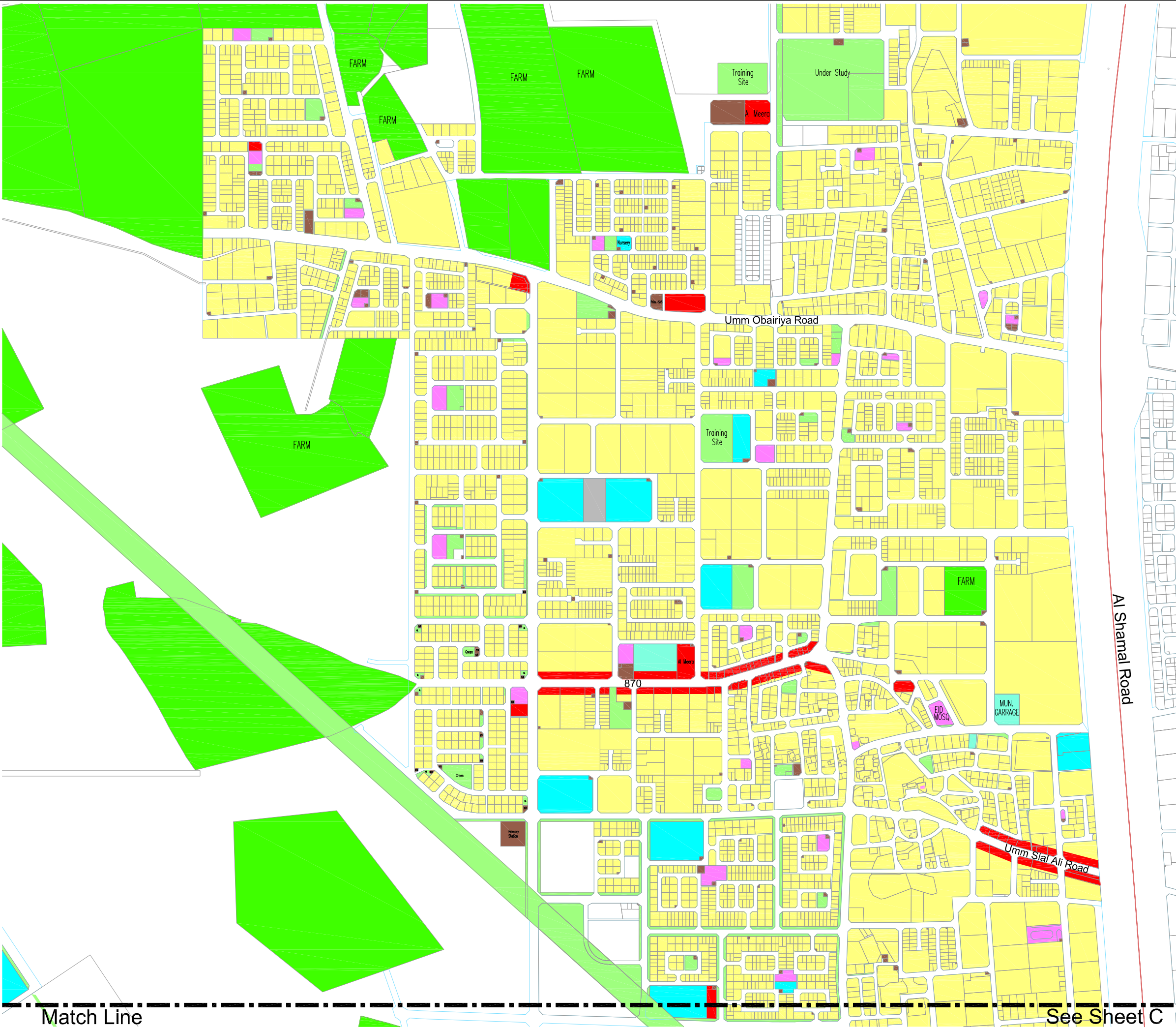
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Drawn by: **Mabrun** Scale: **nts**

Computer File Name: D:\PROJECT\Land Use\Land use Layout\Zone 70-021116.dwg



Sheet. B



- LEGEND**
- Residential Villa
 - Commercial
 - Mixed Use
 - Industrial
 - School
 - Government
 - Mosque
 - Open Space / Park / Recreation
 - Farm
 - Graveyard
 - Natural Reserve
 - Utility
 - Parking
 - Services Corridor
 - Special Use

CAUTIONARY NOTE

This Map is part of the Greater Doha Generalized Land Use Map which is undergoing some review and amendments. Final decisions are still pending in both the Existing and Proposed Land Uses in some areas. Therefore, changes in the Greater Doha Map could occur at any given time in response to socio-economic realities. Such changes could supersede information in this Map and the changes will be reflected on subsequent versions. For more current information, please contact the Planning Department.



وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

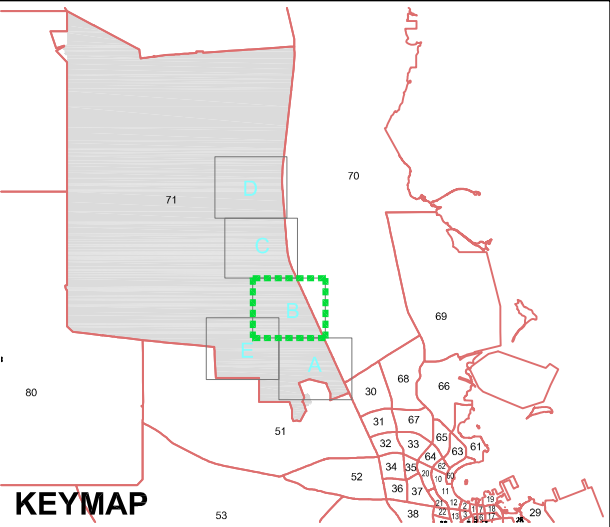
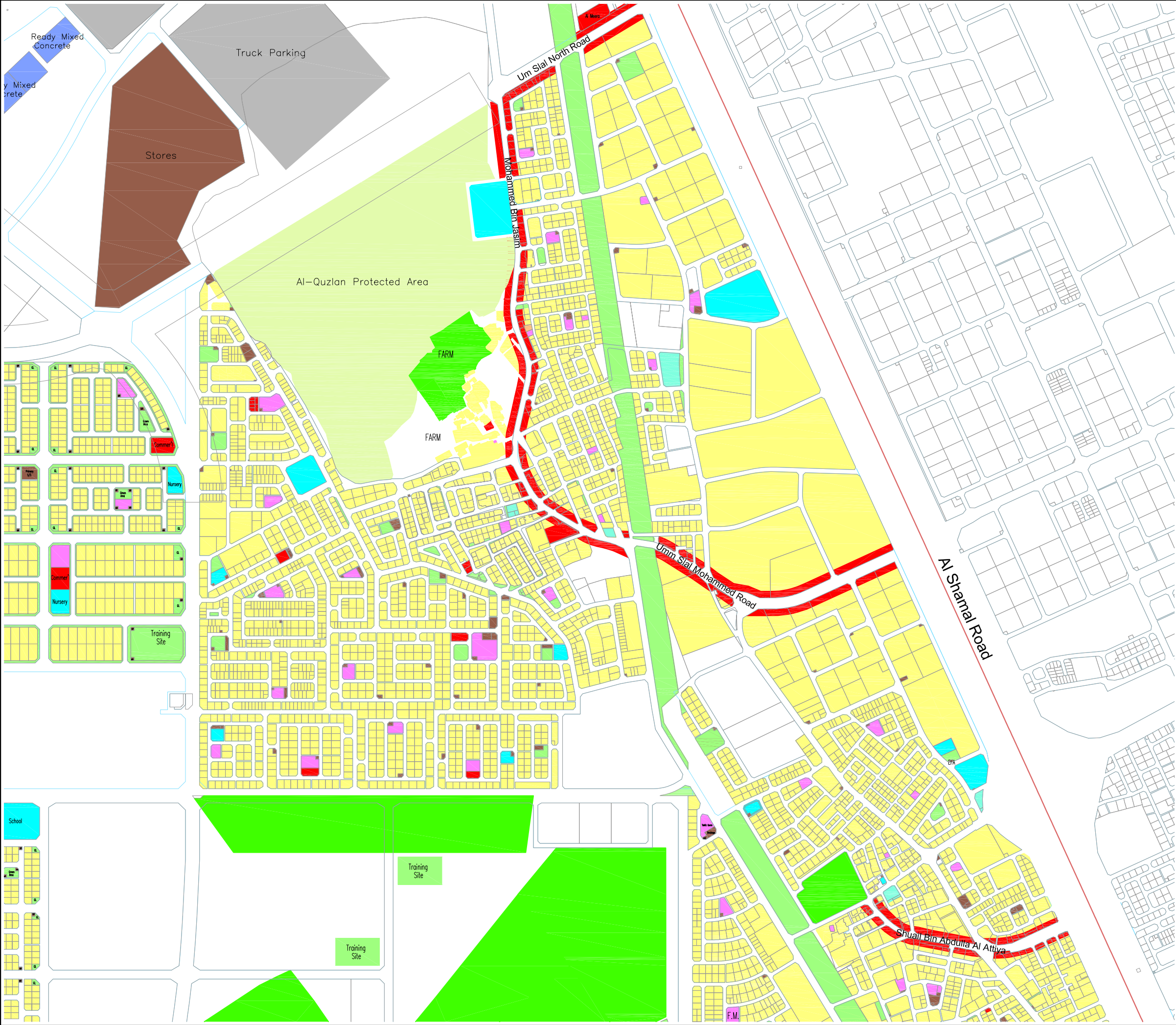
Title: **Generalized Land Use Plan**

District Name: Al Kharaitiyat / Izgawa / Umm Slal Mohammed / Bu Fes-sela / Umm Slal Ali / Umm Al Amad / Snay Lehmaidi / Al Shefallahiya / Abal Najem / Jerry Khabbab / Umm Ebairiya / Bu Hesayya / Al Maz-rooah / Bu Merzaz / Wadi Al Mazrooah / Al Froozh / Jerry Al Samur / Bu Garn / Umm Shahrain / Bu Fass / Muaither Al Dasem / Muaither Al Meshaf / Abal Heeran / Bu Glaila / Al Masluba / Bu Thaila / Wadi Al Waab / Wdi Al Askar	Zone no. 71
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Drawn by: Mabrun	Scale: nts
Computer File Name: D:\PROJECT\Land Use\Land use Layout\Zone 71.dwg	



Sheet. D



LEGEND

- Residential Villa
- Commercial
- Mixed Use
- Industrial
- School
- Government
- Mosque
- Open Space / Park / Recreation
- Farm
- Graveyard
- Natural Reserve
- Utility
- Parking
- Services Corridor
- Special Use

CAUTIONARY NOTE

This Map is part of the Greater Doha Generalized Land Use Map which is undergoing some review and amendments. Final decisions are still pending in both the Existing and Proposed Land Uses in some areas. Therefore, changes in the Greater Doha Map could occur at any given time in response to socio-economic realities. Such changes could supersede information in this Map and the changes will be reflected on subsequent versions. For more current information, please contact the Planning Department of this Ministry.



وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **Generalized Land Use Plan**

District Name: Al Kharaitiyat / Izgawa / Umm Slal Mohammed / Bu Fes-sela / Umm Slal Ali / Umm Al Amad / Snay Lehmaidi / Al Shefallahiya / Abal Najem / Jerry Khabbab / Umm Ebairiya / Bu Hesayya / Al Maz-rooah / Bu Merzaz / Wadi Al Mazrooah / Al Froozh / Jerry Al Samur / Bu Garn / Umm Shahrain / Bu Fass / Muaither Al Dasem / Muaither Al Meshaf / Abal Heeran / Bu Glaila / Al Masluba / Bu Thaila / Wadi Al Waab / Wdi Al Askar

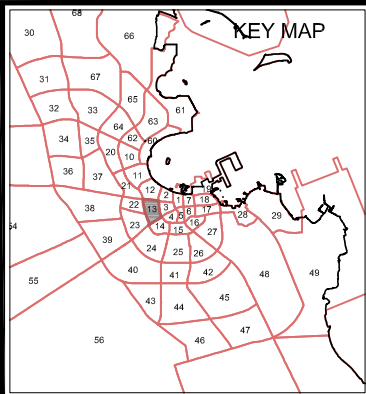
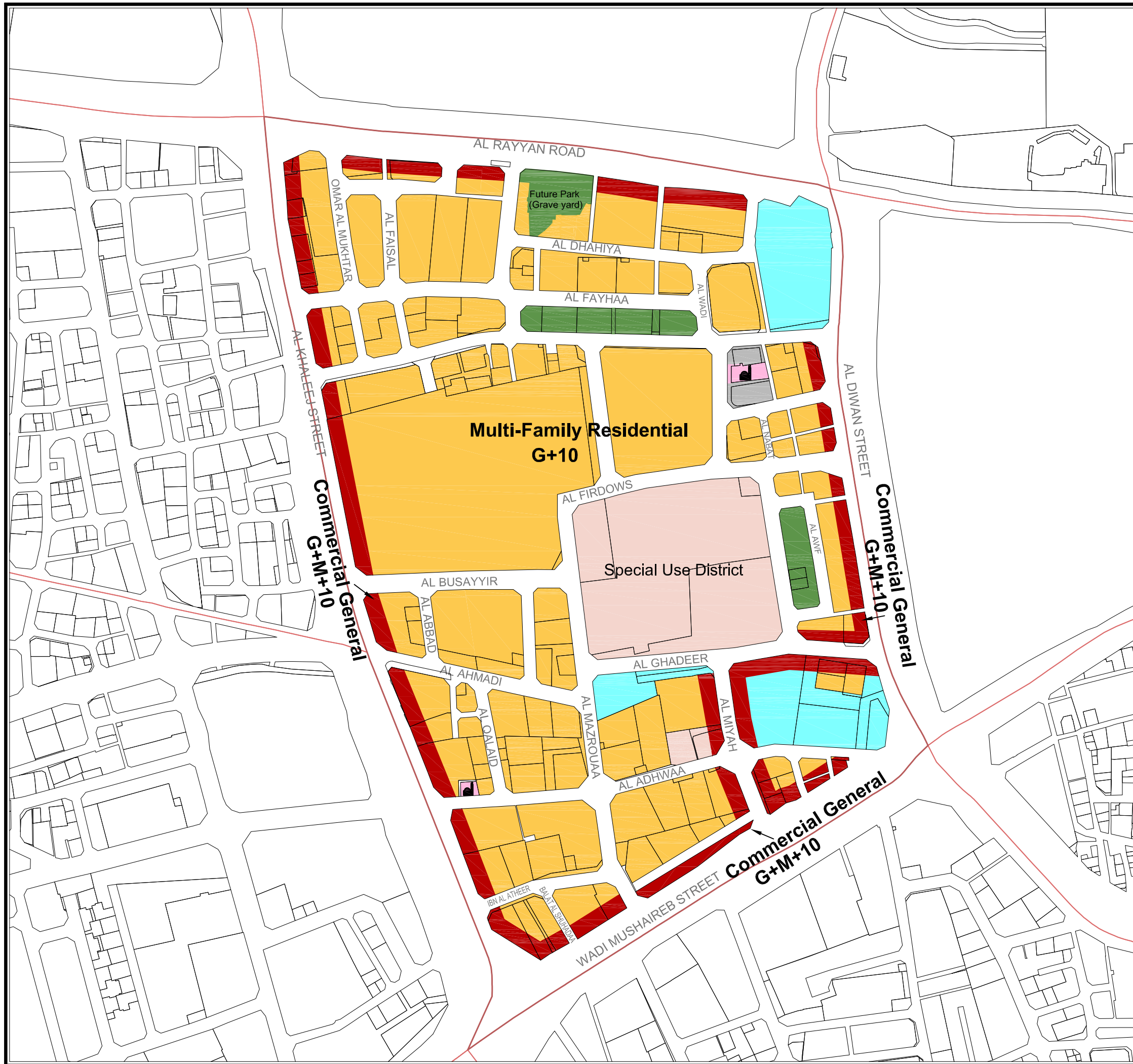
Zone no. **71**

Checked by: _____

Drawn by: **Mabrun** Scale: **nts**

Computer File Name: D:\PROJECT\Land Use\Land use Layout\Zone 71.dwg

Sheet. **B**



LEGEND									
	Single Family (Attached/Detached)		Public Institutions: Government		Park / Recreation / Open Space		Mosque		Parking
	Multi Family Residential		Community Center		Special Use District		Utility		
	Commercial Office								
	Commercial Souks/Shopping Center								
	Commercial Frontage (Mixed Use)								
	Industrial Light								
	Industrial Heavy								
	Public Institutions: Schools								

Residential District Permitted Uses and Requirements								
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60%	2 per unit
Attached Villa	625	5	3	0	3	G+1+P	60%	1 per unit
Flats	600	*	3	3	3	G+10	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements								
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Bldg. Depth	Max. Bldg. Heights	Max. Bldg. Coverage
		Front	Side (w)	Side (nw)	Rear			
Rayyan Road	ON HOLD							
Al Khaleej	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+10	60,70%
Wadi Mushaireb	ON HOLD							
Al Diwan	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+10	60,70%
Al Miyah	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+10	60,70%
Al Ghadeer	Mixed Use	5	3	3	3	30	G+M+10	60,70%

Notes: -Commercial Depth = Offices:30m, Showroom:20m, and retail:12m
-Building Lot Coverage:70% base/podium and 60% for Tower
-Development within Special Use District will be reviewed under Special Regulations
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
-Extra Setbacks required for lots fronting Roundabouts.

Front Setbacks for Interior Streets	
Street	Front Setback (m)
Omar Al Mukhtar south	3
Al Faisal South	3
Al Wadi	3
Al Nabat	3
Awf	3
Abbad	3
Al Adhwaa (mid section)	3
Balat Al Shuhadaa	3
Sukat Al Anwar	3
Al Qalaid	3
Ebn Al Atheer	3
Al Fayhah	3
Al Other interior road	5

Required Minimum Setbacks for Under Sized Lots (Flat)					
Lot Area	Max Helght	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+3	*	3	0	**
300-400	G+5	*	3	1.5	**
<600	G+7	*	3	1.5	**

* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width

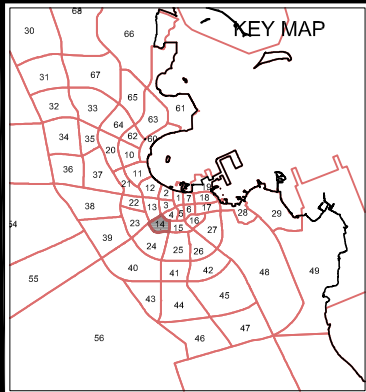
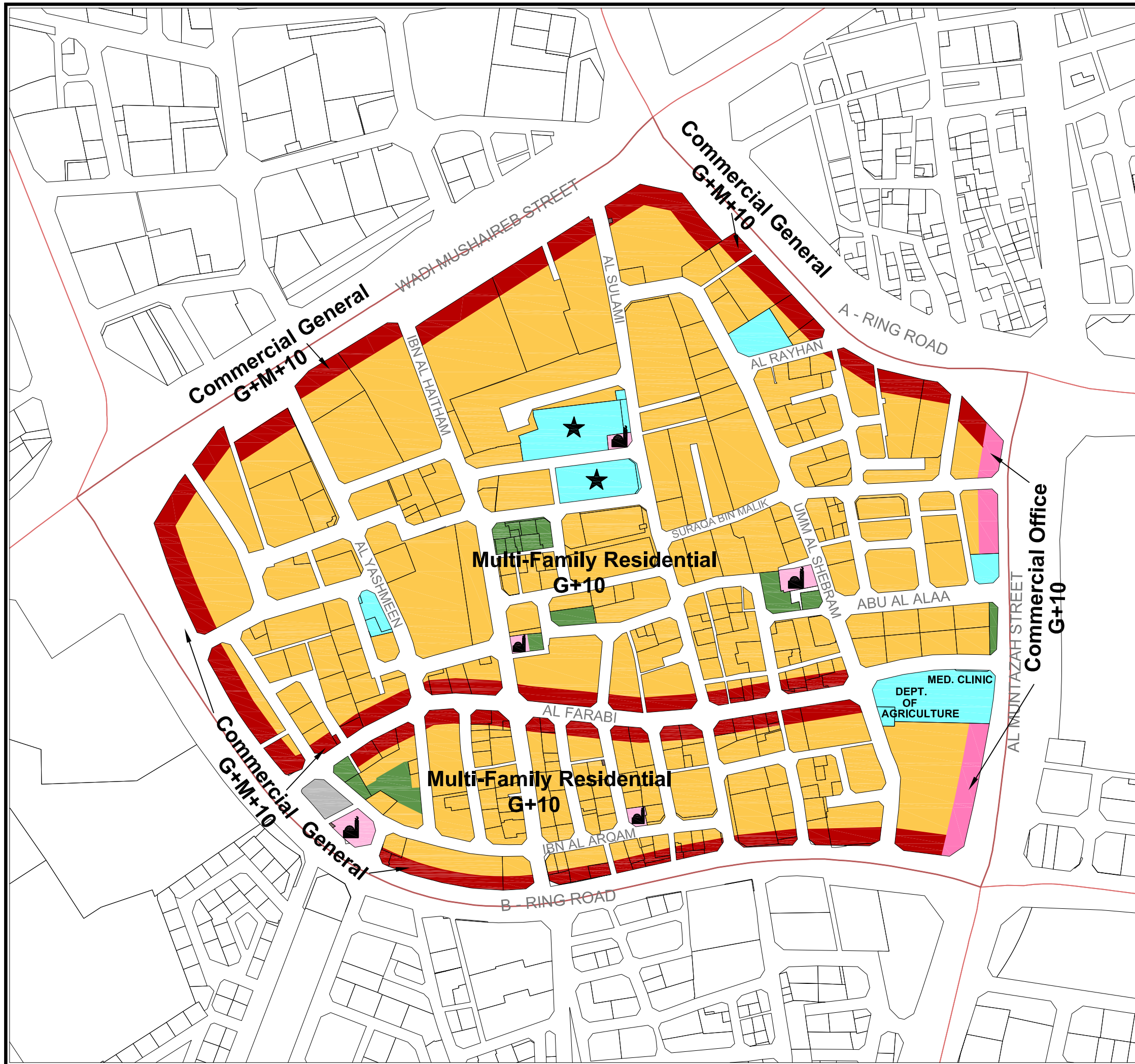
Source: Al Shamlan Plan Survey Report

وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

District Name: Mushaireb	Zone Number: 13
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department	Scale: 1:5000 (A-3)
Date: April 2007 Updated March 2016 (Mabrun)	File path: (Mabrun)
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1	60%	2 per unit
Attached Villa	625	5	3	0	3	G+1+P	60%	1 per unit
Flats	600	*	3	3	3	G+10	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Notes: -Penthouse(P)=30% of the Ground or First Floor Area
-For Compounds: See UPDA compound regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
A Ring Road	Mixed Use	5	Base(G+M) 0m Tower:3m		3	30	G+M+10	60,70%	1/65 sm GFA
Wadi Musheireb	ON HOLD								
B Ring Road	Mixed Use	5	Base(G+M) 0m Tower:3m		3	30	G+M+10	60,70%	1/65 sm GFA
Al Farabi	Mixed Use	3	Base(G+M) 0m Tower:3m		3	30	G+M+10	60,70%	1/65 sm GFA

Muntazah See Muntazah Street Redevelopment Plan by PCI Consultants

Notes: -Commercial Depth = Offices:30m, Showroom:20m, and retail:12m
-Building Lot Coverage:70% base/podium and 60% for Tower
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
-Extra Setbacks required for lots fronting Roundabouts.
*-For more details see Special Regulations for New Commercial Streets

Required Minimum Setbacks for Under Sized Lots (Flat)

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+3	*	3	0	**
300-400	G+5	*	3	1.5	**
<600	G+7	*	3	1.5	**

* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width

Front Setbacks for Interior Streets

Street	Front Setback(m)
Abu Abbad	5
Al Yasmeen (North only)	5
Al Zuhour (South only)	5
Al Sulami	5
Umm Al Shebram	5
Al Rayhan	0
Al Nasr	5
Al Other interior Road	3

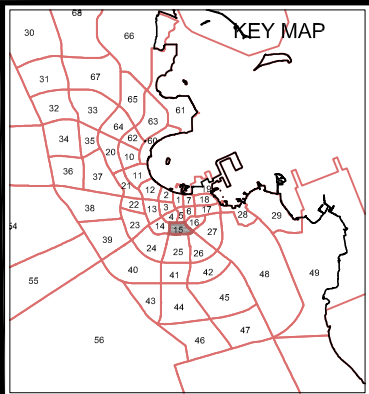
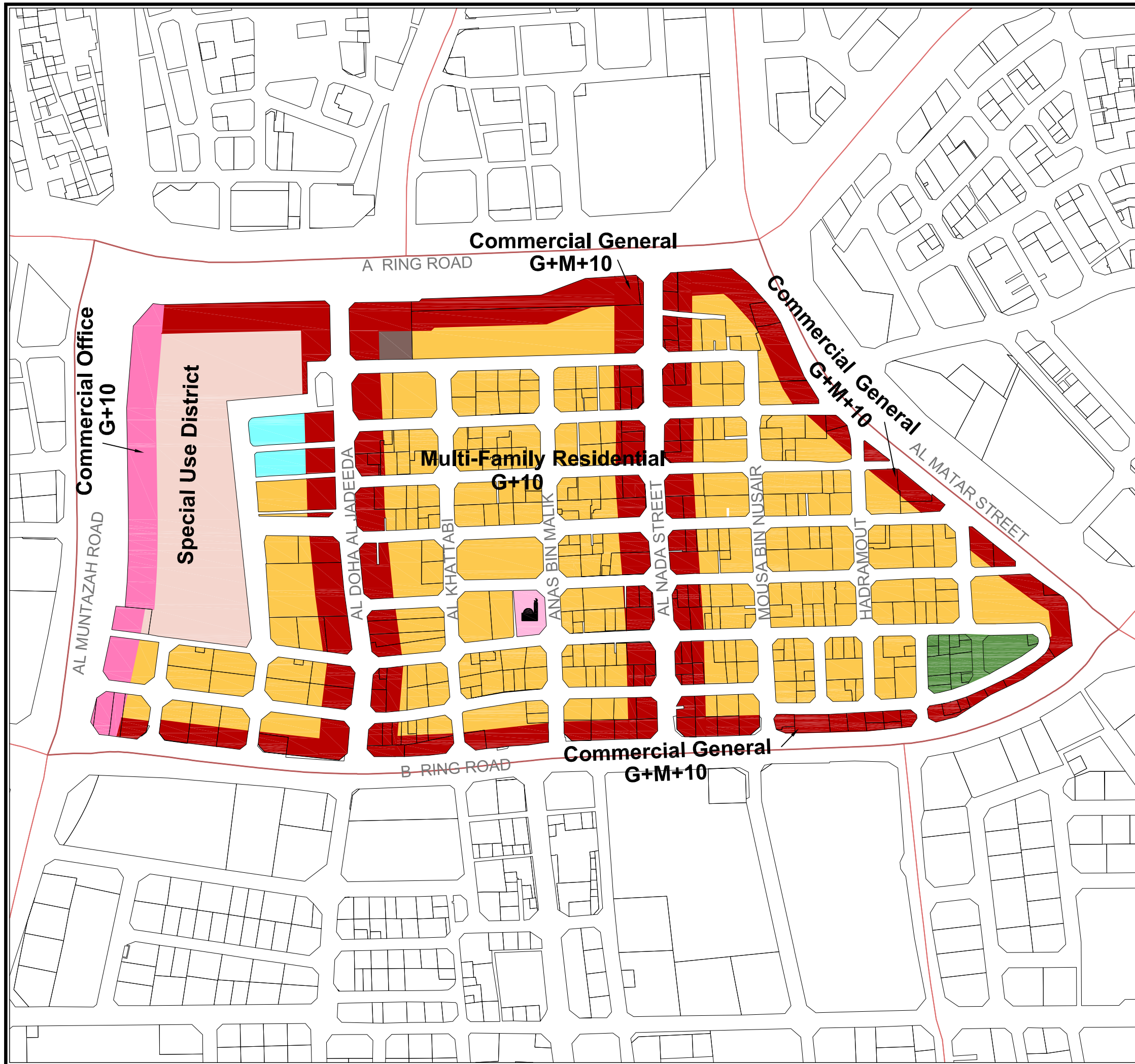
Source: Al Shamlan Plan Survey Report

وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

Zone Name: Fareej Abdel Aziz	Zone Number: 14
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department	Scale: 1:4000
Date: April 2007 Updated March 2016	File path: (Mabrun) \\02Zoning Maps & Regulation July 2008\Drawings\2016\Zone14\Zoning_210316.dwg
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

- | | |
|-----------------------------------|---------------------------------|
| Single Family (Attached/Detached) | Public Institutions: Government |
| Multi Family Residential | Park / Recreation / Open Space |
| Commercial Office | Mosque |
| Commercial Souks/Shopping Center | Parking |
| Commercial Frontage (Mixed Use) | Community Center |
| Industrial Light | Special Use District |
| Industrial Heavy | Utility |
| Public Institutions: Schools | |

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (In mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1	60%	2 per unit
Attached Villa	625	5	3	0	3	G+1+P	60%	1 per unit
Flats	600	*	3	3	3	G+10	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
A Ring Road	ON HOLD								
Al Matar	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+10	60,70%	1/65 sm GFA
B Ring Road	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+10	60,70%	1/65 sm GFA
Muntazah		See Muntazah Street Redevelopment Plan by PCI Consultants							
Al Doha Al Jadeeda	Mixed Use	Refer to Al Doha Al Jadeeda Street Commercial Frontage Regulations							
Al Nada	Mixed Use	Refer to Al Nada Street Commercial Frontage Regulations							

Notes: -Commercial Depth = Offices:30m, Showroom:20m, and retail:12m
-Building Lot Coverage:70% base/podium and 60% for Tower
-Development within Special Use District will be reviewed under Special Regulations
* -For more details see Special Regulations for New Commercial Streets
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
-Extra Setbacks required for lots fronting Roundabouts.

Required Minimum Setbacks for Under Sized Lots (Flat)

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+3	*	3	0	**
300-400	G+5	*	3	1.5	**
<600	G+7	*	3	1.5	**

* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width

Source: Al Shamlan Plan Survey Report

Front Setbacks for Interior Streets

Street	Front Setback (m)
Al Doha Al Jadeeda	5
Al Khattabi	3
Anas Bin Malik	3
Al Nada	5
Mousa Bin Nusair	3
Hadramout	3




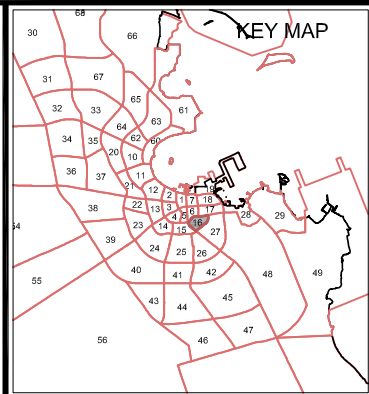
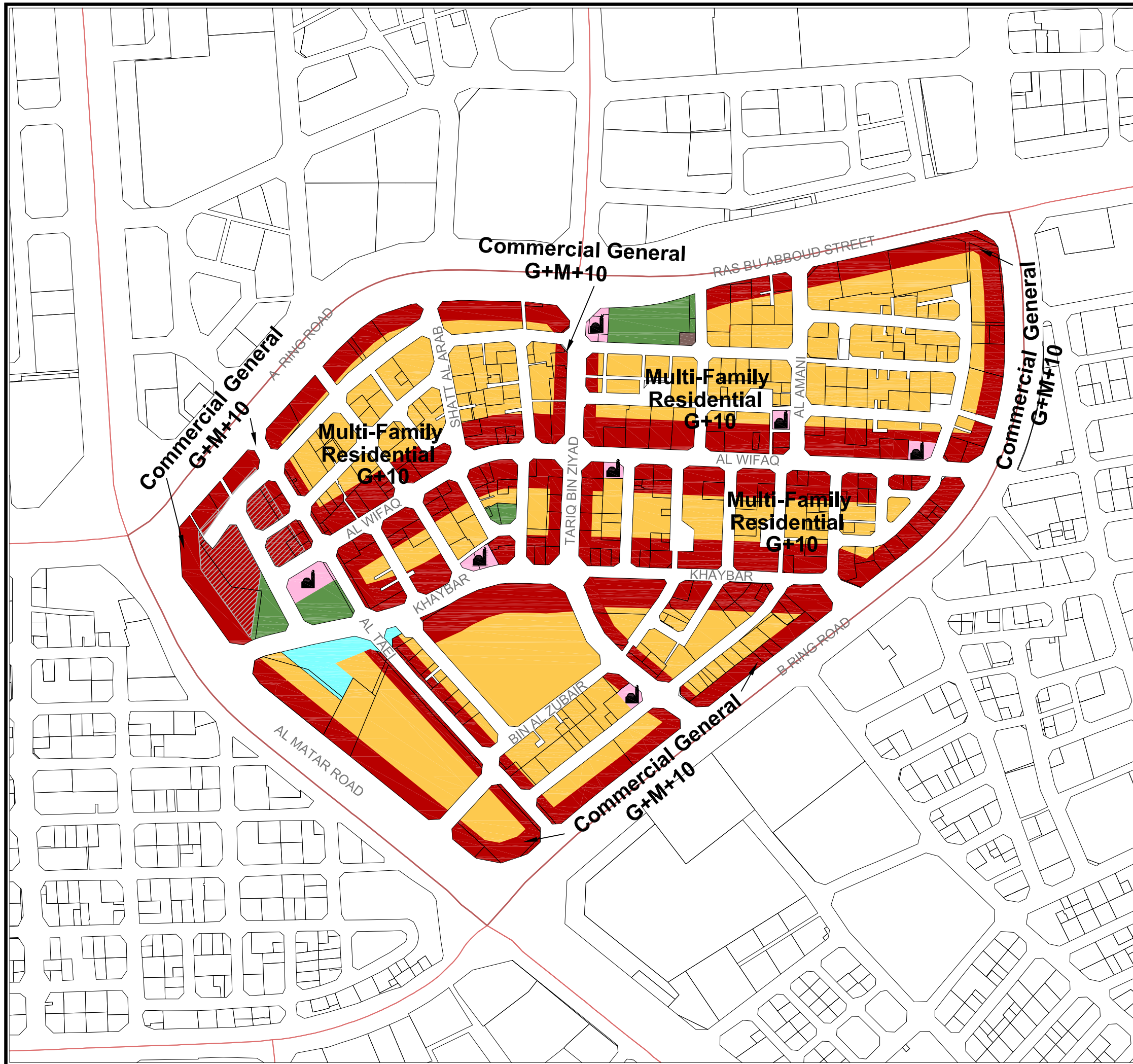
وزارة البلدية والبيئة

MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title:

INTERIM ZONING MAP & REGULATIONS

District Name: Al Doha Al Jadeeda		Zone Number: 15	
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department		Scale: 1:4000	
Date: April 2007 Updated March 2016	File path: (Mabrun)\\02\Zoning Maps & Regulations July 2008\Drawings\2016\Zone15\2008\10316.dwg		
Checked: Enoch / Ernie / Aboagla / Mohuiddin		Drawn: Mabrun / Benny / Muneer / Ben / Anas	
Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar			



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Mixed Use (No Offices)	Special Use District
Industrial Light	Utility
Industrial Heavy	
Public Institutions: Schools	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60%	2 per unit
Attached Villa	625	5	3	0	3	G+1+P	60%	1 per unit
Flats	600	*	3	3	3	G+10	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Tariq Bin Zayed	Mixed Use	3	Base(G+M): 0m Tower: 3m	3	3	30	G+M+10	60,70%	1/65 sm GFA
Al Taei	Mixed Use	3	Base(G+M): 0m Tower: 3m	3	3	30	G+M+10	60,70%	1/65 sm GFA
Al Matar	Mixed Use	5	Base(G+M): 0m Tower: 3m	3	3	30	G+M+10	60,70%	1/65 sm GFA
B Ring Road	Mixed Use	0	Base(G+M): 0m Tower: 3m	3	3	30	G+M+10	60,70%	1/65 sm GFA
A Ring Road (Ahmad Bin Mub Al Thani)	ON HOLD								
Ras Bu Abboud	ON HOLD								
Al Wifaq	Mixed Use	Refer to Al Wifaq Street Commercial Frontage Regulations							
Khaybar	Mixed Use	Refer to Khaybar Street Commercial Frontage Regulations							

Notes: -Commercial Depth = Offices:30m, Showroom:20m, and retail:12m
-Building Lot Coverage:70% base/podium and 60% for Tower
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
-Extra Setbacks required for lots fronting Roundabouts.

Required Minimum Setbacks for Under Sized Lots (Flat)

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+3	*	3	0	**
300-400	G+5	*	3	1.5	**
<600	G+7	*	3	1.5	**

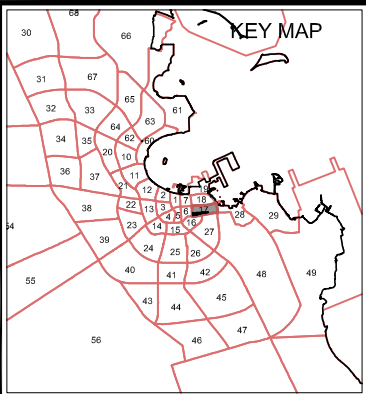
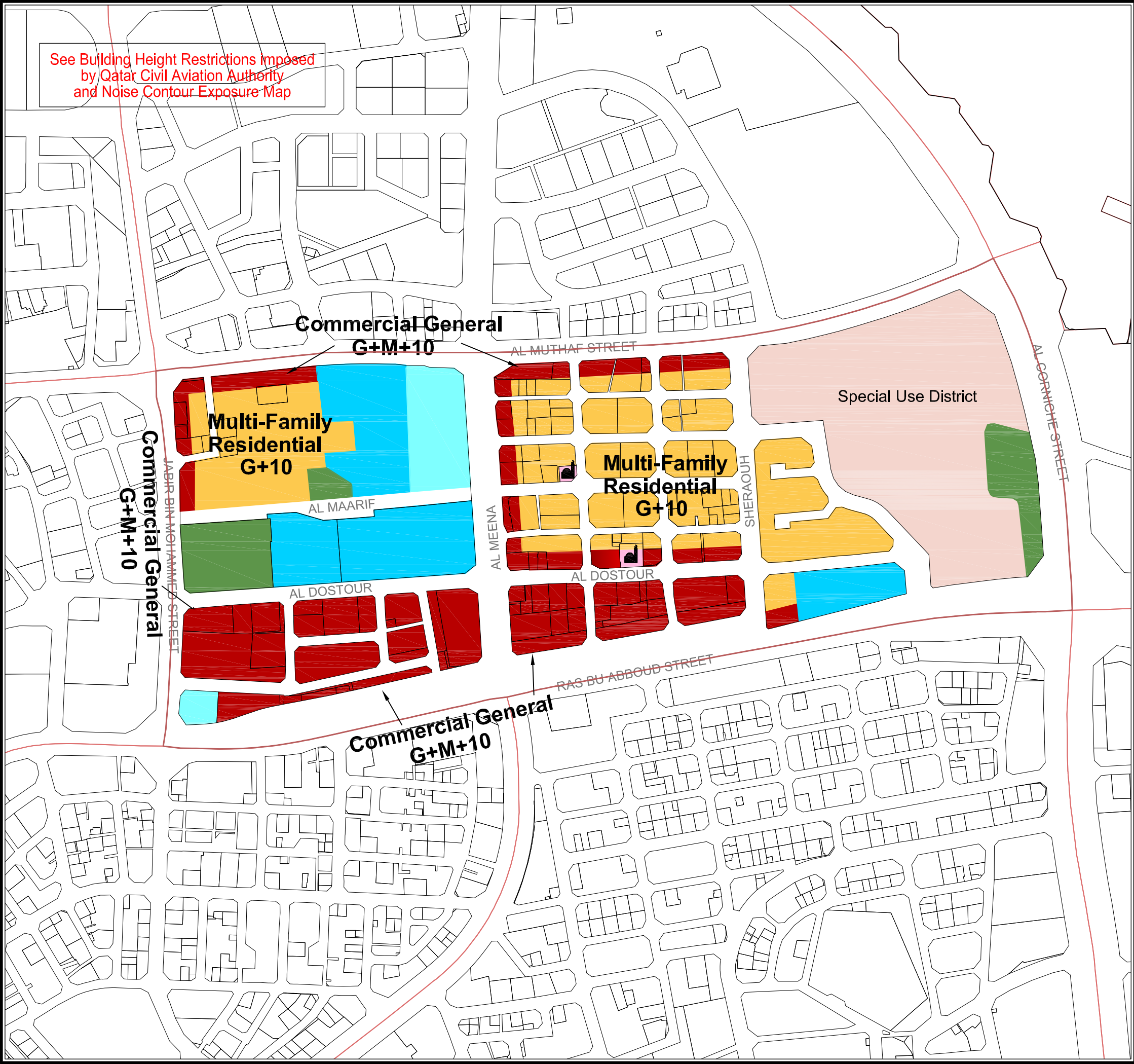
* depends on road width: 5m if road < 12 meters wide
3m if road > 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width

وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

District Name: Old Al Ghanim	Zone Number: 16
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department	Scale: 1 : 4000 (A-3)
Date: April 2007 Updated March 2014	File path: (Mabrun) C:\Zoning Maps & Regulations\July 2007\Design\2016\Zone16\20160314.dwg
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (In mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60%	2 per unit
Attached Villa	625	5	3	0	3	G+1+P	60%	1 per unit
Flats	600	*	3	3	3	G+10	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Note: -For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements


Street Name	Bldg. Type Permitted use	Setbacks (In mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Jabir Bin Mohammed	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+10	60,70%	1/65 sm GFA
Al Muthaf	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+10	60,70%	1/65 sm GFA
Al Meena	Mixed Use	3	Base(G+M): 0m Tower: 3m		3	30	G+M+10	60,70%	1/65 sm GFA
Al Dostour East	Mixed Use	3	Base(G+M): 0m Tower: 3m		3	30	G+M+10	60,70%	1/65 sm GFA
Al Dostour West	Mixed Use	0	Base(G+M): 0m Tower: 3m		3	30	G+M+10	60,70%	1/65 sm GFA
Ras Bu Abboud	ON HOLD								

Notes: -Commercial Depth = Offices:30m, Showroom:20m, and retail:12m
-Building Lot Coverage:70% base/podium and 60% for Tower
-For smaller streets please refer to the Planning Dept Setback Plan for Zone 17
-Development within Special Use District will be reviewed under Special Regulations
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts. Extra Setbacks required for lots fronting Roundabouts.

Required Minimum Setbacks for Under Sized Lots (Flat)

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+3	*	3	0	**
300-400	G+5	*	3	1.5	**
<600	G+7	*	3	1.5	**

* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width

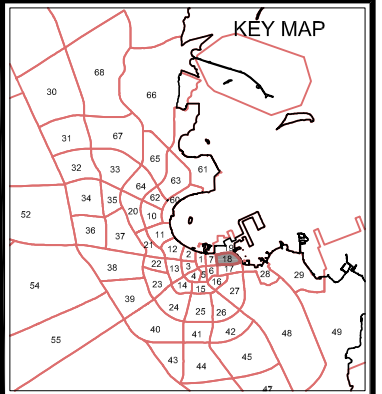
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MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title:
INTERIM ZONING MAP & REGULATIONS

District Name:	Al Rufaa / Al Hitmi	Zone Number:	17
Section:	Urban Development Section	Scale:	1 : 5000 (A-3)
In Coordination with:	Urban Design Section and Urban Development Department		
Date:	April 2007 Updated April 2008	File path:	(Mabrun)
Checked:	Enoch / Ernie / Aboagla / Mohuiddin	Drawn:	Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar

See Building Height Restrictions imposed by Qatar Civil Aviation Authority and Noise Contour Exposure Map



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office / Flat / Hotel	Mosque
Commercial Souks / Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (In mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Flats	600	5	5	5	5	G+14	60%	1/Flat @ 120 sm CFA or 1/Flat whichever is greater

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (In mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Corniche	Offices, Hotel, Luxury Flats	10	5	5	5	CASE BY CASE	G+M+14	60%	1/100 sm NFA
Jabir Bin Mohammed	Mixed Use, Hotel, Offices, Flats	5	5	5	5		G+M+14	60%	1/100 sm NFA
Al Milaha	Offices, Hotel, Service Flats	5	5	5	5		G+M+14	60%	1/100 sm NFA
Al Aaliya	Mixed Use, Hotel, Offices, Flats	5	5	5	5		G+M+14	60%	1/100 sm NFA
Al Muthaf	Mixed Use, Hotel, Offices, Flats	5	5	5	5		G+M+14	60%	1/100 sm NFA

Notes:

PERMITTED USES

- Mixed Use include: Offices, Hotel, Flats & Retail
- Retail allowed only on front lots on Al Muthaf St.

ACCESS

- All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, and roundabout
- Extra Setbacks required for lots fronting Roundabouts.



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MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title:

INTERIM ZONING MAP & REGULATIONS

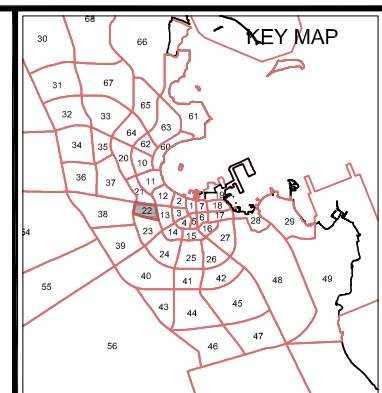
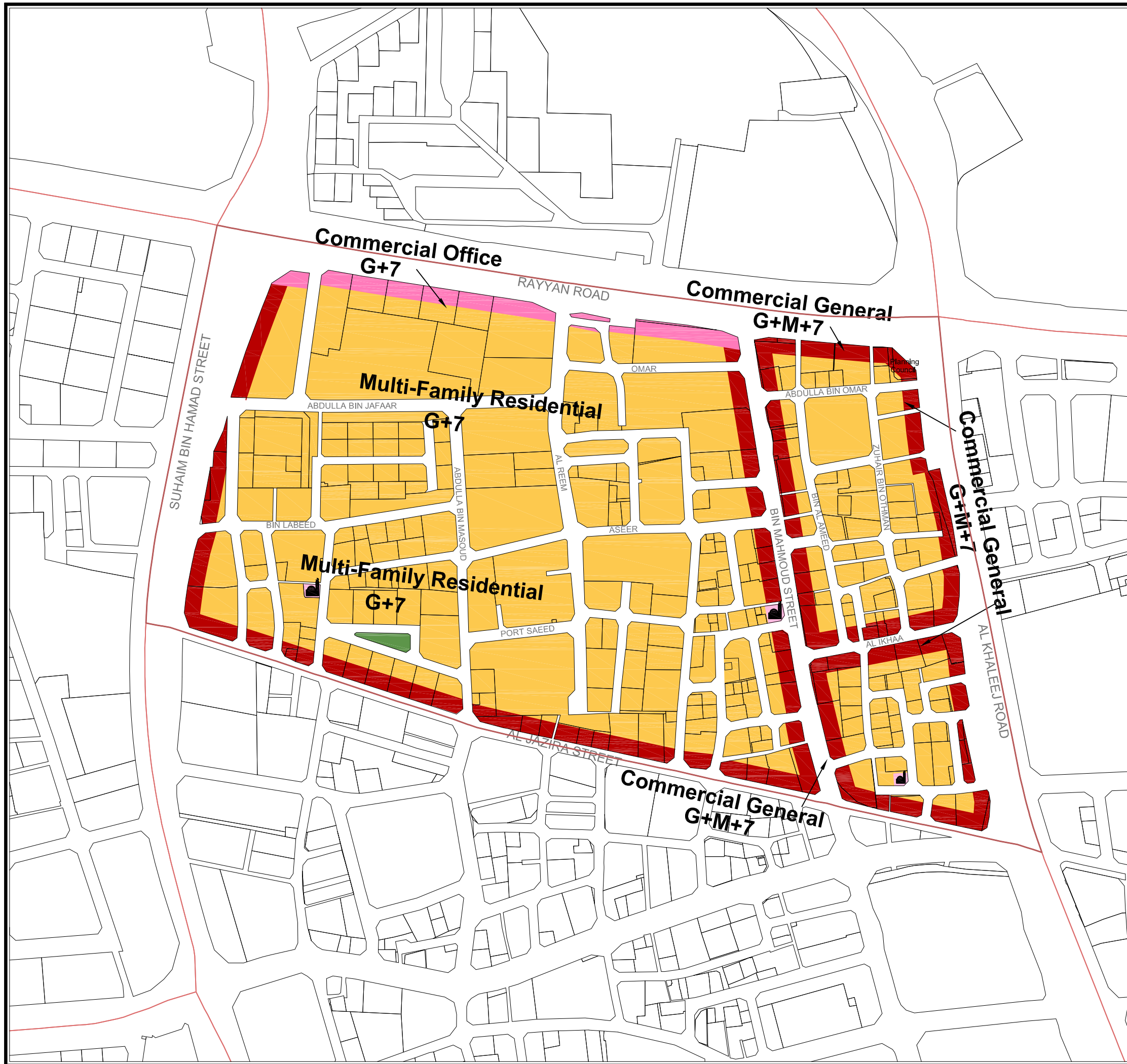
District Name: Al Mirqab / Slata Zone Number: 18

Section: Urban Development Section
In Coordination with: Urban Design Section and Urban Development Department
Scale: 1 : 5000 (A-3)

Date: April 2007
Updated April 2008
File path: (Mabrun) D:\Zoning Maps & Regulation July 2008\Drawings\2010\Zone18-2008-120116.dwg

Checked: Enoch / Ernie / Aboagla / Mohuiddin
Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1	60%	2 per unit
Attached Villa	625	5	3	0	3	G+1+P	60%	1 per unit
Flats	600	*	3	3	3	G+7	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Suhaim Bin Hamad	Retail, Offices Showroom & Shops	Refer to Suhaim Bin Hamad Commercial Frontage Regulations							
Rayyan Road	Offices	5	3	3	3	30	G+7	60%	1/65 sm GFA
	Mixed Use	5	Base G+M:0m Tower:3m		3	30	G+M+7	60,70%	1/65 sm GFA
Al Khaleej	Mixed Use	5	Base G+M:0m Tower:3m		3	30	G+M+7	60,70%	1/65 sm GFA
Al Jazeera	Mixed Use	3	Base G+M:0m Tower:3m		3	30	G+M+7	60,70%	1/65 sm GFA
Bin Mahmoud	Mixed Use	5	Base G+M:0m Tower:3m		3	30	G+M+7	60,70%	1/65 sm GFA
Al Ikhaa	Mixed Use	3	Base G+M:0m Tower:3m		3	30	G+M+7	60,70%	1/65 sm GFA

Note: -Commercial Depth = Offices:30m, Showroom:20m, and retail:12m
-Building Lot Coverage:70% base/podium and 60% for Tower
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
-Extra Setbacks required for lots fronting Roundabouts.

* See Suhaim Bin Mahmoud zoning regulations.

Required Minimum Setbacks for Under Sized Lots (Flat)

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+3	*	3	0	**
300-400	G+4	*	3	1.5	**
<600	G+5	*	3	1.5	**

* depends on road width: 5m if road < 12 meters wide
3m if road > 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width

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MINISTRY OF MUNICIPALITY AND ENVIRONMENT

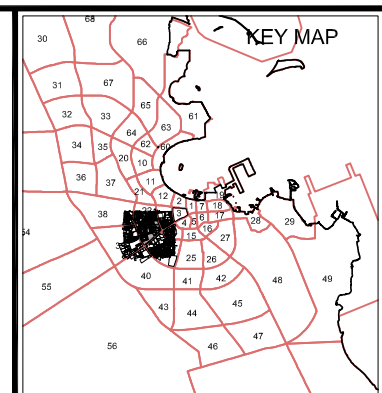
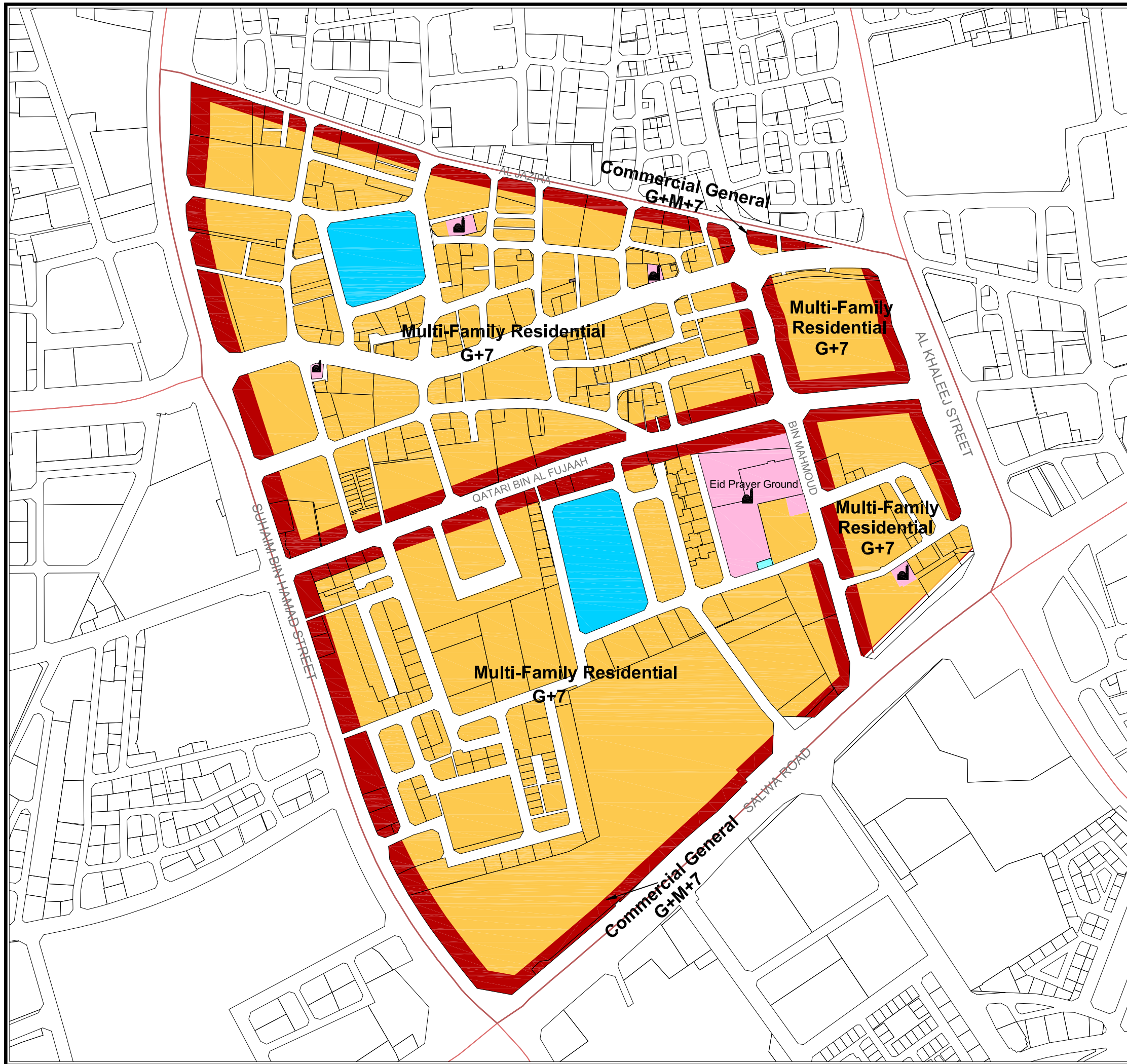
Urban Planning Department

Title:

INTERIM ZONING MAP & REGULATIONS

District Name:	Fereej Bin Mahmoud	Zone Number:	22
Section:	Urban Development Section	Scale:	1 : 5000 (A-3)
In Coordination with:	Urban Design Section and Urban Development Department		
Date:	April 2007 Updated March 2016	File path:	(Mabrun)
Checked:	Enoch / Ernie / Aboagla / Mohuiddin	Drawn:	Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (In mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1	60	2/unit
Attached Villa	650	5	3	0	3	G+1+P	60	1/unit
Flats	600	*	3	3	3	G+7	60	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.
-No one bedroom or studio units are allowed in this zone except commercial streets.

Commercial District Permitted Uses and Requirements									
Street Name	Bldg. Type Permitted use	Setbacks (In mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Suhaim Bin Hamad *	Retail, Offices Showrooms, Flats	Refer to Suhaim Bin Hamad Commercial Frontage Regulations							
Salwa Road	Mixed Use	OS per bldg. line	Base(G+M): 0m Tower: 3m	3	30	G+M+7	60,70%	1/65 SM GFA	
Al Khaleej	Mixed Use	5	Base(G+M): 0m Tower: 3m	3	30	G+M+7	60,70%	1/65 SM GFA	
Al Jazira	Mixed Use	3	Base(G+M): 0m Tower: 3m	3	30	G+M+7	60,70%	1/65 SM GFA	
Bin Mahmoud	Mixed Use	5	Base(G+M): 0m Tower: 3m	3	30	G+M+7	60,70%	1/65 SM GFA	
Qatari Bin Fujah	Mixed Use	3	Base(G+M): 0m Tower: 3m	3	30	G+M+7	60,70%	1/65 SM GFA	

Notes: -Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
-Building Lot Coverage: 70% for Base/Podium and 60% for Tower
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.

* See Suhaim Bin Mahmoud zoning regulations.

Required Minimum Setbacks for Under Sized Lots

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+3	*	3	0	**
300-400	G+4	*	3	1.5	**
<600	G+5	*	3	1.5	**

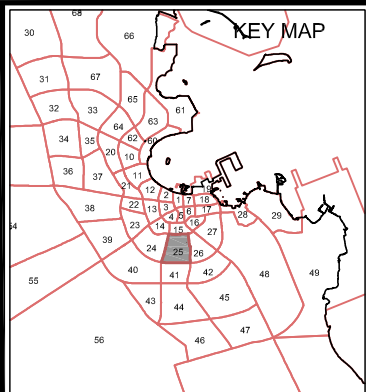
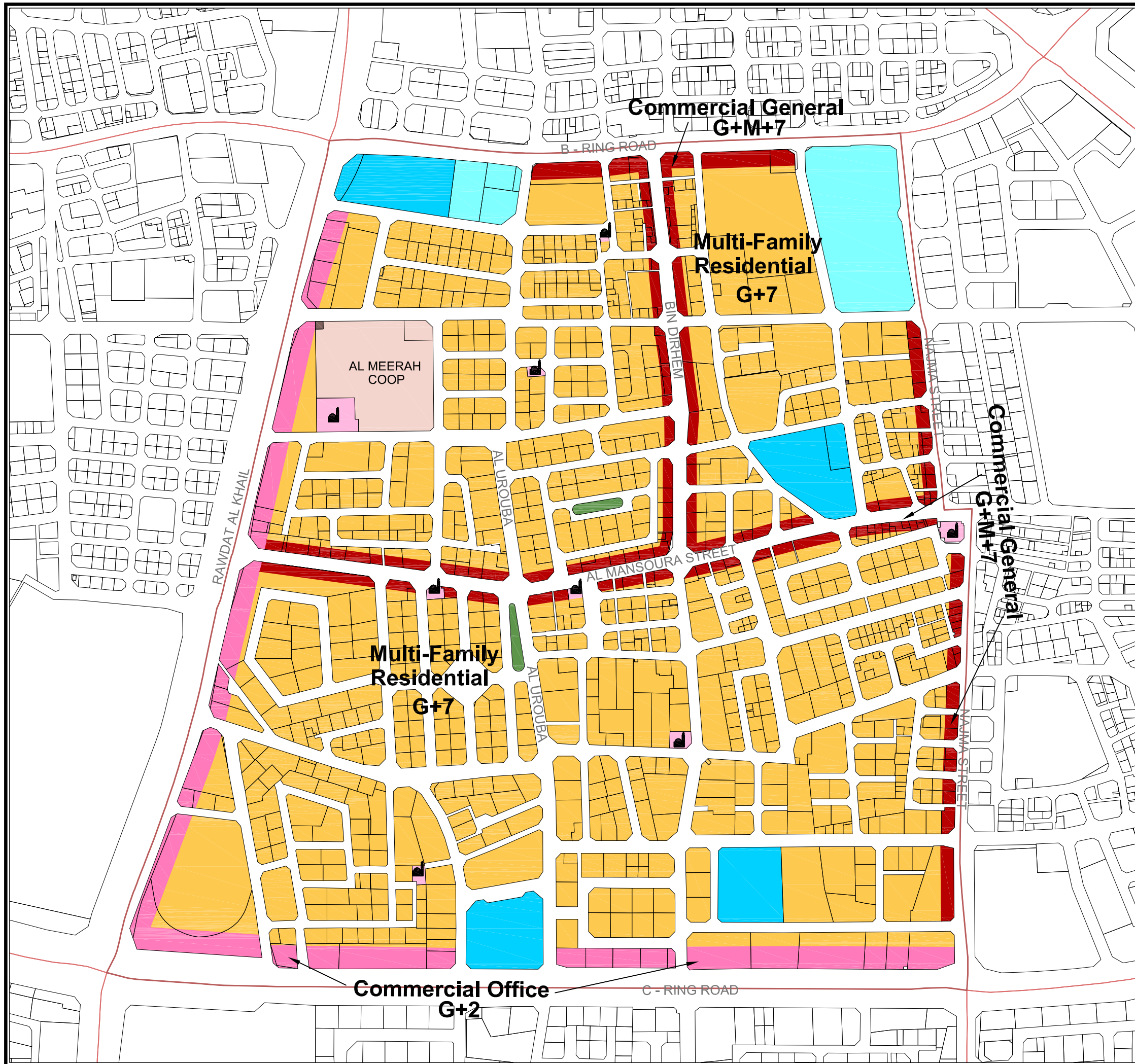
* depends on road width: 5m if road < 12 meters wide
3m if road > 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width

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MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

District Name: Fereej Bin Mahmoud		Zone Number: 23	
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department		Scale: 1:6000 (A-3)	
Date: April 2007 Updated March 2016	File path: (Mabrun) <small>\\G:\Zoning Maps & Regulations\Jab 2008\Drawings\2016\Zone23\Z023_21016.dwg</small>		
Checked: Enoch / Ernie / Aboagla / Mohuiddin		Drawn: Mabrun / Benny / Muneer / Ben / Anas	

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar




LEGEND									
	Single Family (Attached/Detached)		Public Institutions: Government		Park / Recreation / Open Space		Mosque		Parking
	Multi Family Residential		Commercial Office		Commercial Souks/Shopping Center		Community Center		Special Use District
	Commercial Frontage (Mixed Use)		Industrial Light		Industrial Heavy		Utility		
	Public Institutions: Schools								

Residential District Permitted Uses and Requirements								
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60%	2/unit
Attached Villa	625	5	3	0	3	G+1+P	60%	1/unit
Flats	600	*	3	3	3	G+7	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater
Notes: –No one bedroom or studio units are allowed in this zone except for commercial streets. –Penthouse(P)=30% of the greater of the Ground or First Floor area –For Compounds: See UPDA compound regulations.								

Commercial District Permitted Uses and Requirements									
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
C Ring Road	Refer to C-Ring Road Office Frontage Regulations	Front	Side (w)	Side (nw)	Rear	Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
B Ring Road	Mixed Use	5	Base(G+M): 0m Tower: 3m	3	30	G+M+7	60,70%	1/65 SM GFA	
Bin Dirham	Mixed Use	3	Base(G+M): 0m Tower: 3m	3	30	G+M+7	60,70%	1/65 SM GFA	
Al Mansoura *	Mixed Use *	3	Base(G+M): 0m Tower: 3m	3	30	G+M+7	60,70%	1/65 SM GFA	
Najma	Mixed Use	3	Base(G+M): 0m Tower: 3m	3	30	G+M+7	60,70%	1/65 SM GFA	
Muntazah	Offices Only	5	3	3	30	G+7	60%	1/65 SM GFA	

Notes: -Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
-Building Lot Coverage: 70% for Base/Podium and 60% for Tower
-Development within Special Use District will be reviewed under Special Regulations
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts. Extra Setbacks required for lots fronting Roundabouts.
* -Al Mansoura Street: Offices not permitted between Al Urouba and Al Muntazah Street

Required Minimum Setbacks for Under Sized Lots (Flat)					
Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+3	*	3	0	**
300-400	G+4	*	3	1.5	**
<600	G+5	*	3	1.5	**
* depends on road width: 5m if road < 12 meters wide 3m if road ≥ 12 meters wide					
** 3 meters at 50% lot width and 1.5 meters at 50% lot width					



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Urban Planning Department

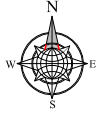
Title:
INTERIM ZONING MAP & REGULATIONS

District Name:
Al Mansoura / Fereej Bin Derhem

Zone Number:
25

Section: Urban Development Section
In Coordination with: Urban Design Section and Urban Development Department

Scale:
1:6000 (A-3)



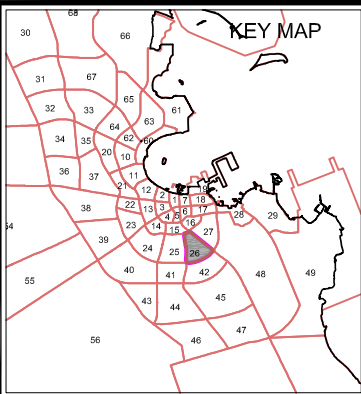
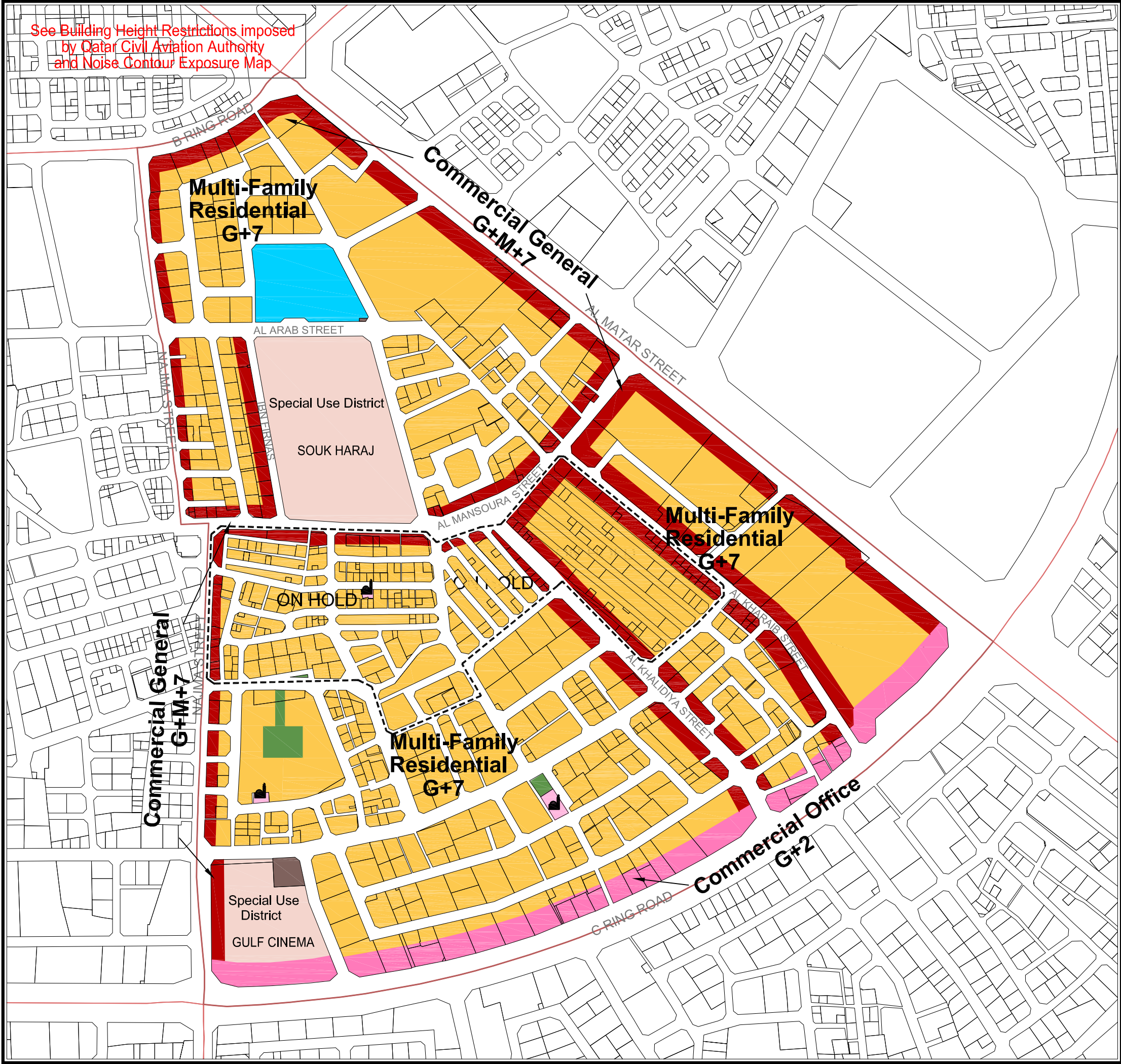
Date: April 2007
Updated: March 2016

File path: (Mabrun) \\G:\Zoning Maps & Regulations\Map_2016\Drawings\2016\Zone25\Zone25_2016.dwg

Checked:
Enoch / Ernie / Aboagla / Mohuiddin

Drawn:
Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

- | | |
|-----------------------------------|---------------------------------|
| Single Family (Attached/Detached) | Public Institutions: Government |
| Multi Family Residential | Park / Recreation / Open Space |
| Commercial Office | Mosque |
| Commercial Souks/Shopping Center | Parking |
| Commercial Frontage (Mixed Use) | Community Center |
| Industrial Light | Special Use District |
| Industrial Heavy | Utility |
| Public Institutions: Schools | |

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (In mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60%	2/unit
Attached Villa	625	5	3	0	3	G+1+P	60%	1/unit
Flats	600	*	3	1.5	3	G+7	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Notes: -No one bedroom or studios allowed except for commercial streets.
-Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (In mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear			
C Ring Road	Refer to C-Ring Road Office Frontage Regulations							
B Ring Road	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+7	60,70% 1/65 SM GFA
Al Matar	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+7	60,70% 1/65 SM GFA
Najma	Mixed Use	3	Base(G+M): 0m Tower: 3m		3	30	G+M+7	60,70% 1/65 SM GFA
Al Mansoura	Mixed Use	3	Base(G+M): 0m Tower: 3m		3	30	G+M+7	60,70% 1/65 SM GFA
Al Khalidiya	Mixed Use	0	Base(G+M): 0m Tower: 3m		3	30	G+M+7	60,70% 1/65 SM GFA
Ibn Firas	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+7	60,70% 1/65 SM GFA
Al Kharab	Mixed Use	Refer to Al Kharab Street Commercial Frontage Regulation						

Notes: -Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
-Building Lot Coverage: 70% for Base/Podium and 60% for Tower
-Development within Special Use District will be reviewed under Special Regulations
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts. Extra Setbacks required for lots fronting Roundabouts.

Required Minimum Setbacks for Under Sized Lots (Flat)

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+3	*	0	0	**
300-400	G+4	*	3	1.5	**
<600	G+5	*	3	1.5	**

* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width



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MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: INTERIM ZONING MAP & REGULATIONS

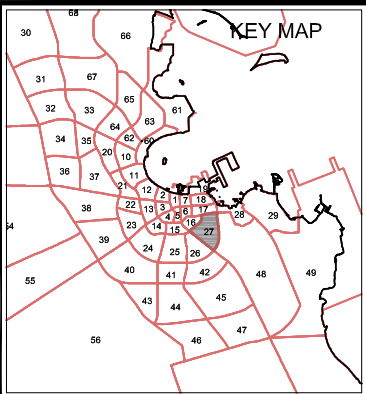
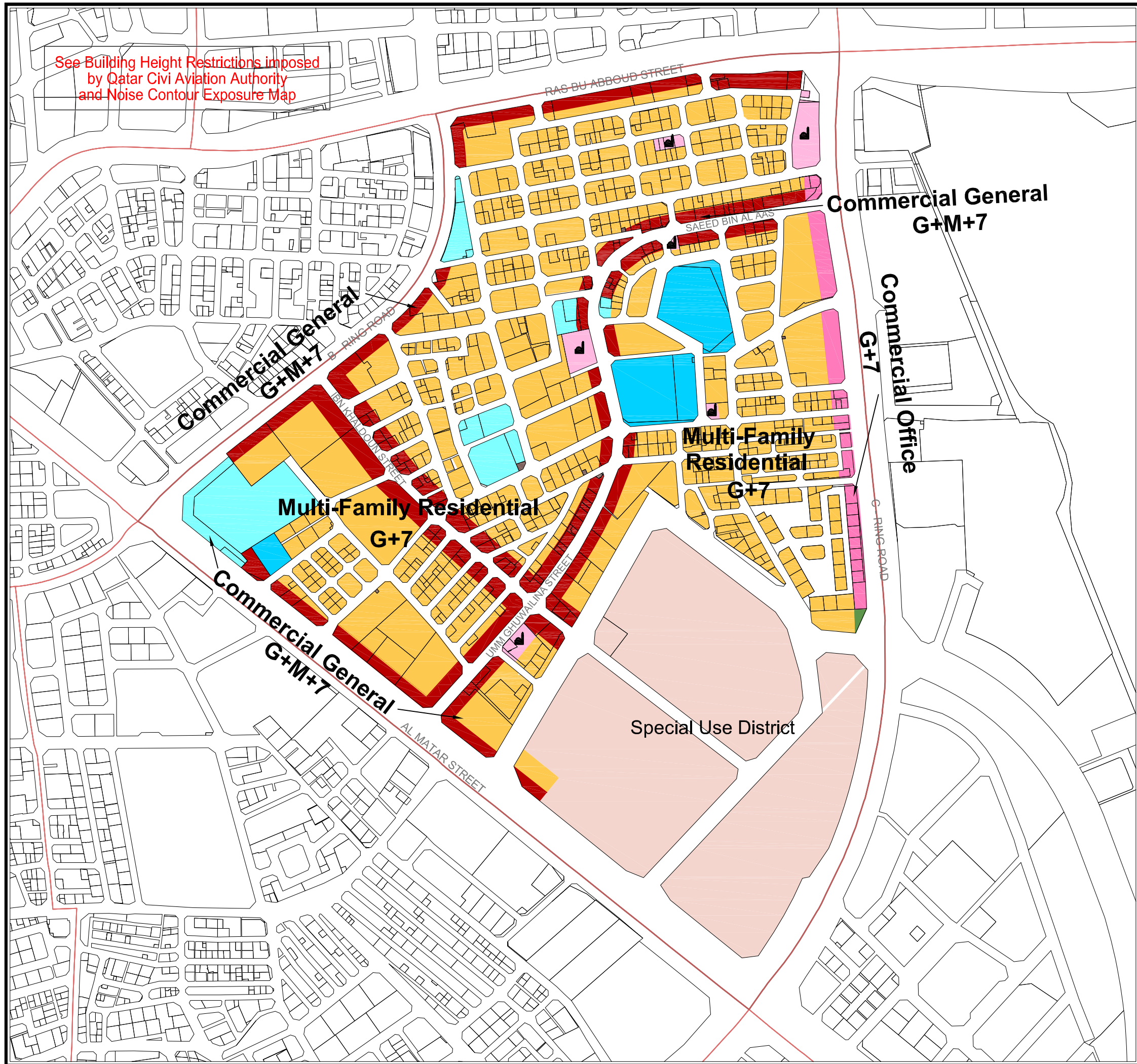
District Name: Najma Zone Number: 26

Section: Urban Development Section Scale: 1:6000 (A-3)
In Coordination with: Urban Design Section and Urban Development Department

Date: April 2007 File path: (Mabrun)
Updated April 2008

Checked: Enoch / Ernie / Aboagla / Mohuiddin Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Front	Side (w)	Side (nw)	Rear	Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
Detached Villa	400	5	3	1.5	3	G+1+P	60%	2/unit
Attached Villa	625	5	3	0	3	G+1+P	60%	1/unit
Flats	600	*	3	3	3	G+7	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Notes:
-Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Front	Side (w)	Side (nw)	Rear	Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
C Ring Road	Refer to C-Ring Road Office Frontage Regulations								
B Ring Road	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+7	60,70%	1/65 SM GFA
Al Matar	Mixed Use	5	Base(G+M): 0m Tower: 3m		3	30	G+M+7	60,70%	1/65 SM GFA
Ras Bu Abboud	ON HOLD								1/65 SM GFA
Umm Ghuwailina	Mixed Use	3	Base(G+M): 0m Tower: 3m		3	30	G+M+7	60,70%	1/65 SM GFA
Saeed Bin Al Aas	Mixed Use	3	Base(G+M): 0m Tower: 3m		3	30	G+M+7	60,70%	1/65 SM GFA
Ibn Khaldoun	Mixed Use	Refer to Ibn Khaldoun Street Commercial Frontage Regulation							

Notes:

- Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
- Building Lot Coverage: 70% for Base/Podium and 60% for Tower
- All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts. Extra Setbacks required for lots fronting Roundabouts.

Required Minimum Setbacks for Under Sized Lots (Flat)

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+3	*	0	0	**
300-400	G+4	*	3	1.5	**
<600	G+5	*	3	1.5	**

* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide

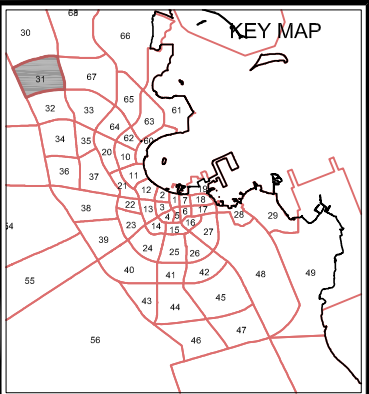
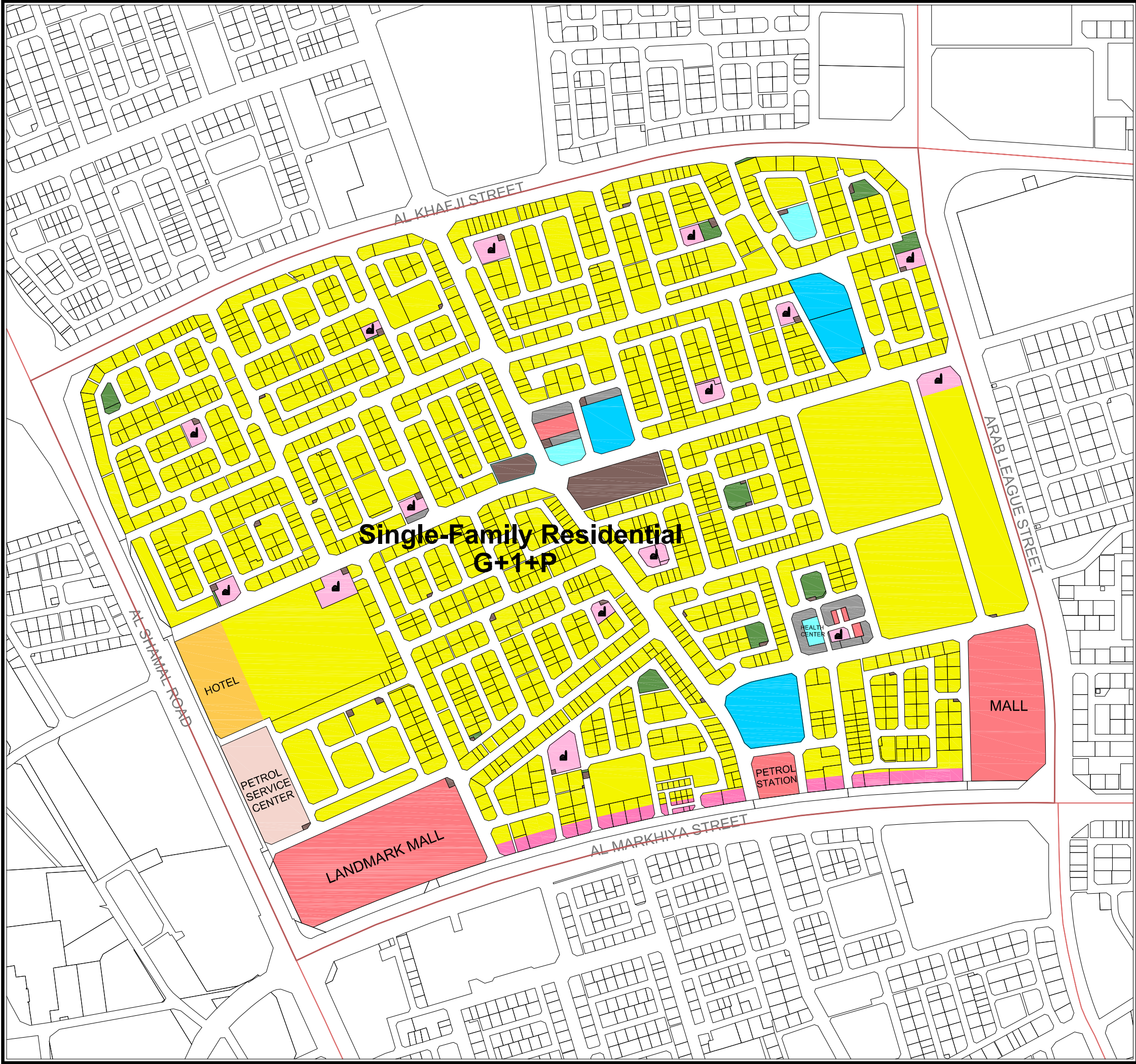
** 3 meters at 50% lot width and 1.5 meters at 50% lot width

وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

District Name: Umm Ghuwailina	Zone Number: 27
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department	Scale: 1:7000 (A-3)
Date: April 2007 Updated March 2014	File path: (Mabrun) C:\Zoning Maps & Regulations\Jub 2009\Zoning\2010\Zoning\2010-04-01\A3.mxd
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)

Multi Family Residential / Hotel

Commercial Office

Commercial Souks/Shopping Center

Commercial Frontage (Mixed Use)

Industrial Light

Industrial Heavy

Public Institutions: Schools

Public Institutions: Government

Park / Recreation / Open Space

Mosque

Parking


Community Center

Special Use District

Utility

Residential District Permitted Uses and Requirements								
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60	1/unit
Attached Villa	625	5	3	0	3	G+1+P	60	2/unit
Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area -For Compounds: See UPDA Compound Regulations.								

Commercial District Permitted Uses and Requirements													
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking				
		Front	Side (w)	Side (nw)	Rear								
Al Markhiya *	Offices	Refer to Al Markhiya Street Office Frontage Regulations											
Notes: * -For more details see Special Regulations for New Commercial Streets -Development within Special Use District will be reviewed under Special Regulations -All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts. -Extra Setbacks required for lots fronting Roundabouts.													



وزارة البلدية والبيئة

MINISTRY OF MUNICIPALITY AND ENVIRONMENT

Urban Planning Department

Title:

INTERIM ZONING MAP & REGULATIONS

District Name:

Umm Lekhba

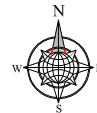
Zone Number:

31

Section: Urban Development Section

In Coordination with: Urban Design Section and Urban Development Department

Scale: 1:9000 (A-3)



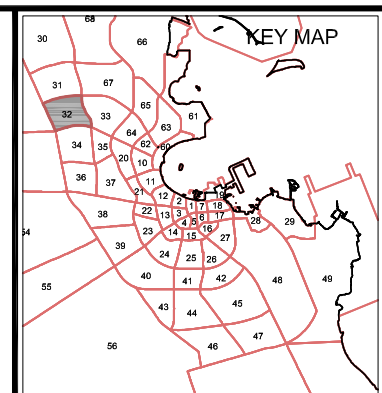
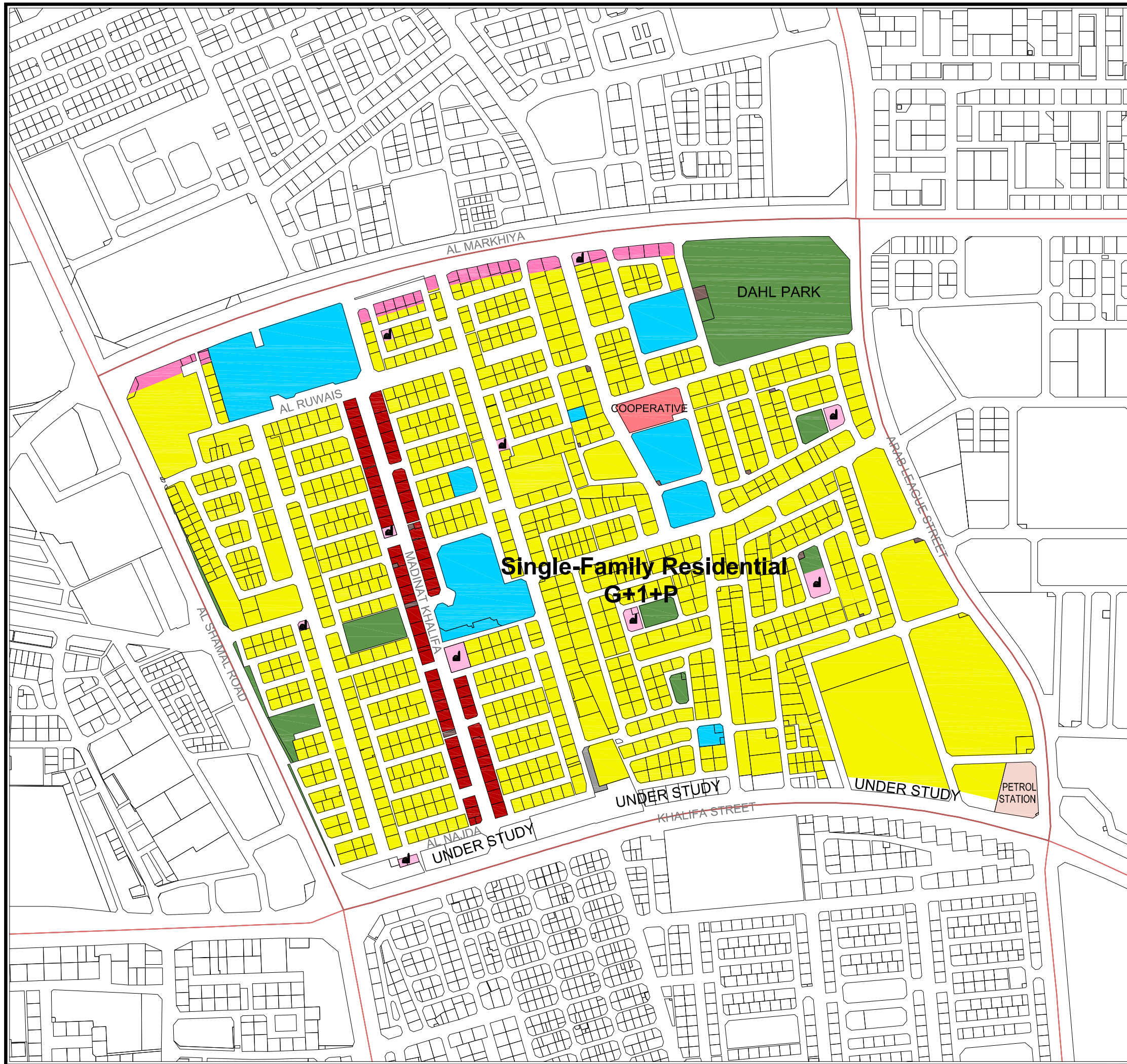
Date: April 2007
Updated March 2014

File path: (Mabrun)

Checked: Olfa
Enoch / Ernie / Aboagla / Mohiddin

Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	

Residential District Permitted Uses and Requirements


Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60	2/unit
Attached Villa	625	5	3	0	3	G+1+P	60	1/unit

Notes:
-Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Al Markhiya	* Offices	Refer to Al Markhiya Street Office Frontage Regulations							
Khalifa		Refer to Khalifa Street Enhancement Plan							
Mhadinat Khalifa	Mixed Use	Refer to Madint Khalifa Street Commercial Frontage Regulations							

Notes:
* -For more details see Special Regulations for New Commercial Streets
-All Commercial Use(etail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
-Extra Setbacks required for lots fronting Roundabouts.
-Development within Special Use District will be reviewed under Special Regulations



وزارة البلدية والبيئة

MINISTRY OF MUNICIPALITY AND ENVIRONMENT

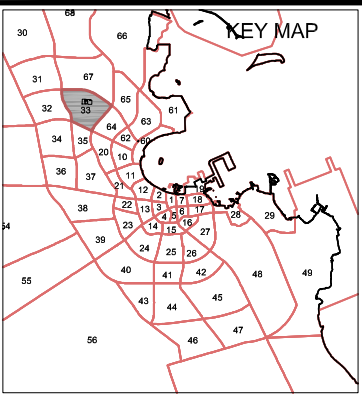
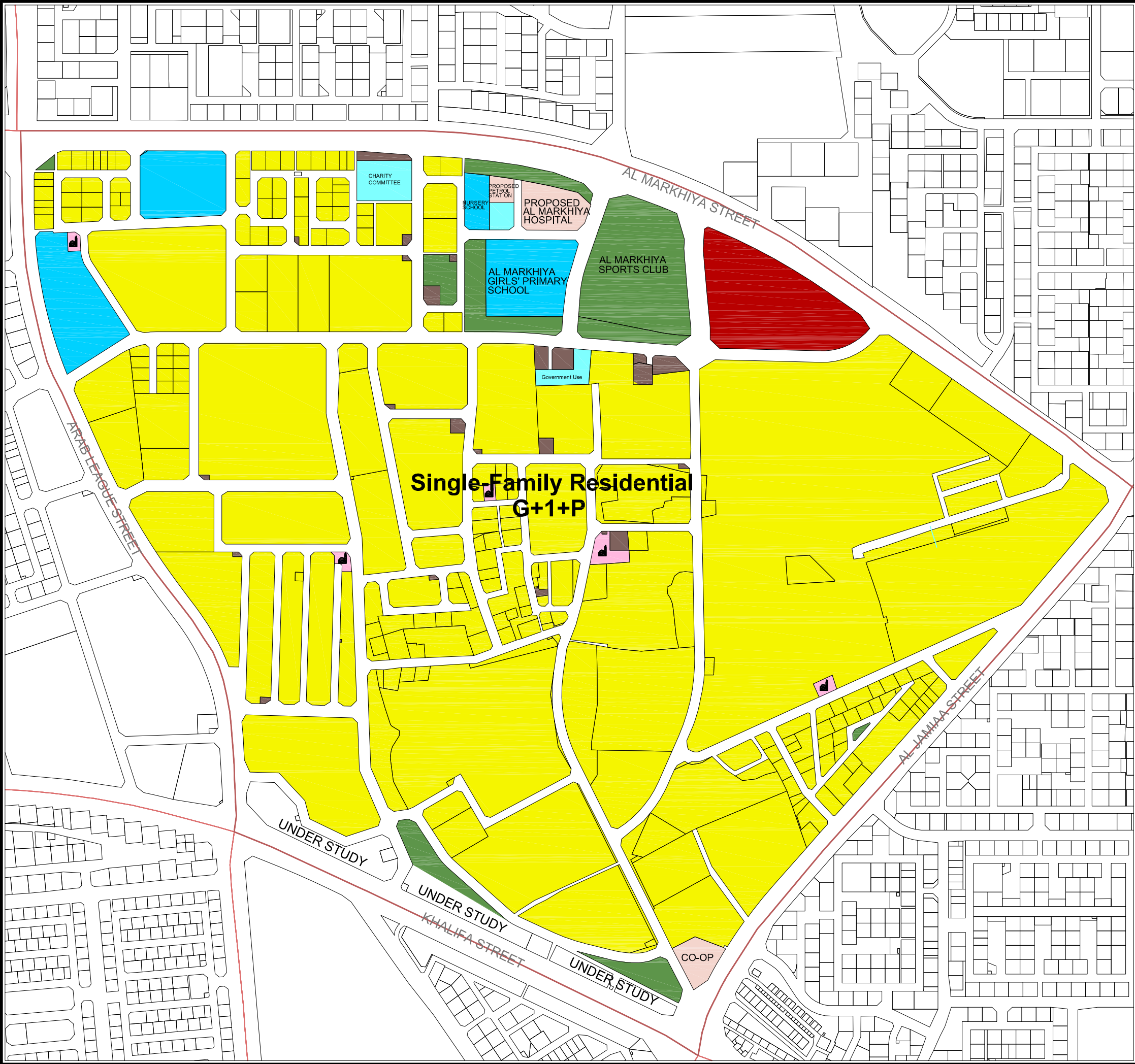
Urban Planning Department

Title:

INTERIM ZONING MAP & REGULATIONS

District Name:	Madinat Khalifa North / Dahl Al Hamam	Zone Number:	32
Section:	Urban Development Section	Scale:	1:9000 (A-3)
In Coordination with:	Urban Design Section and Urban Development Department		
Date:	April 2007 Updated May 2014	File path:	(Mabrun) G:\Zoning Maps & Regulations July 2018\Drawings\2018\Zone32\008-00016.dwg
Checked:	Olfa Enoch / Ernie / Aboagla / Mohuidin	Drawn:	Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60	2/unit
Attached Villa	625	5	3	0	3	G+1+P	60	1/unit

Notes:

- Penthouse(P)=30% of the greater of the Ground or First Floor area
- For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Khalifa	Refer to Khalifa Sreet Enhancement Plan								

Note:

- Development within Special Use District will be reviewed under Special Regulations
- Extra Setbacks required for lots fronting Roundabouts.

Table with 2 columns: District Name, Zone Number

District Name:	Al Markhiya
Zone Number:	33

وزارة البلدية والبيئة

MINISTRY OF MUNICIPALITY AND ENVIRONMENT

Urban Planning Department

Title:

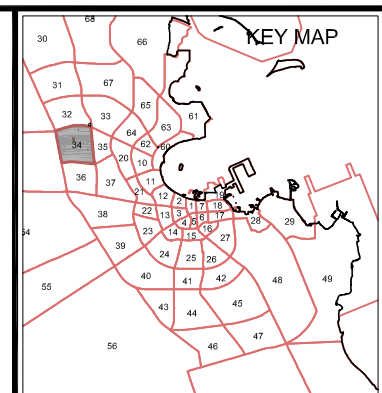
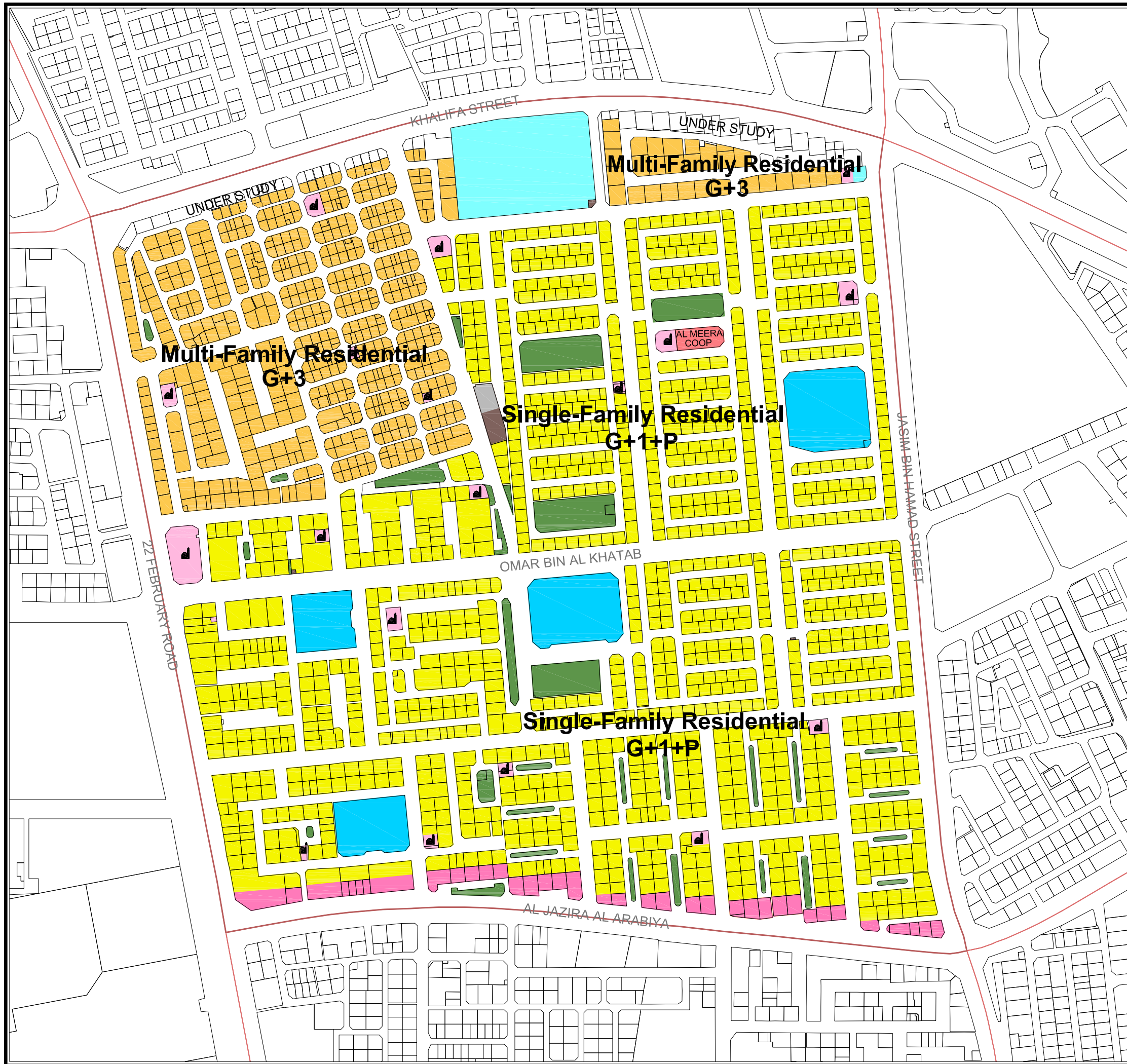
INTERIM ZONING MAP & REGULATIONS

Section: Urban Development Section		Scale: 1:8000 (A-3)	
In Coordination with: Urban Design Section and Urban Development Department			

Date: April 2007 Updated May 2014	File path: (Mabrun)
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Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60	2/unit
Attached Villa	625	5	3	1.5	3	G+1+P	60	1/unit
Flats	300	*	3	1.5	**	G+3	60	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Al Jazira Al Arabiya	* Offices	Refer to Al Jazira Al Arabiya Street Office Frontage Regulations							
Khalifa		Refer to Khalifa Sreet Enhancement Plan							

Notes:


- * -For more details see Special Regulations for New Commercial Streets
- All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts. Extra Setbacks required for lots fronting Roundabouts.

Required Minimum Setbacks for Under Sized Lots (Flat)

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+2	*	3	0	**

* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide

** 3 meters at 50% lot width and 1.5 meters at 50% lot width

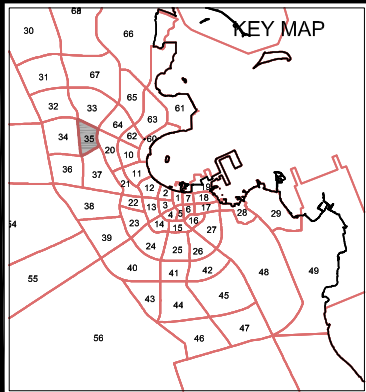
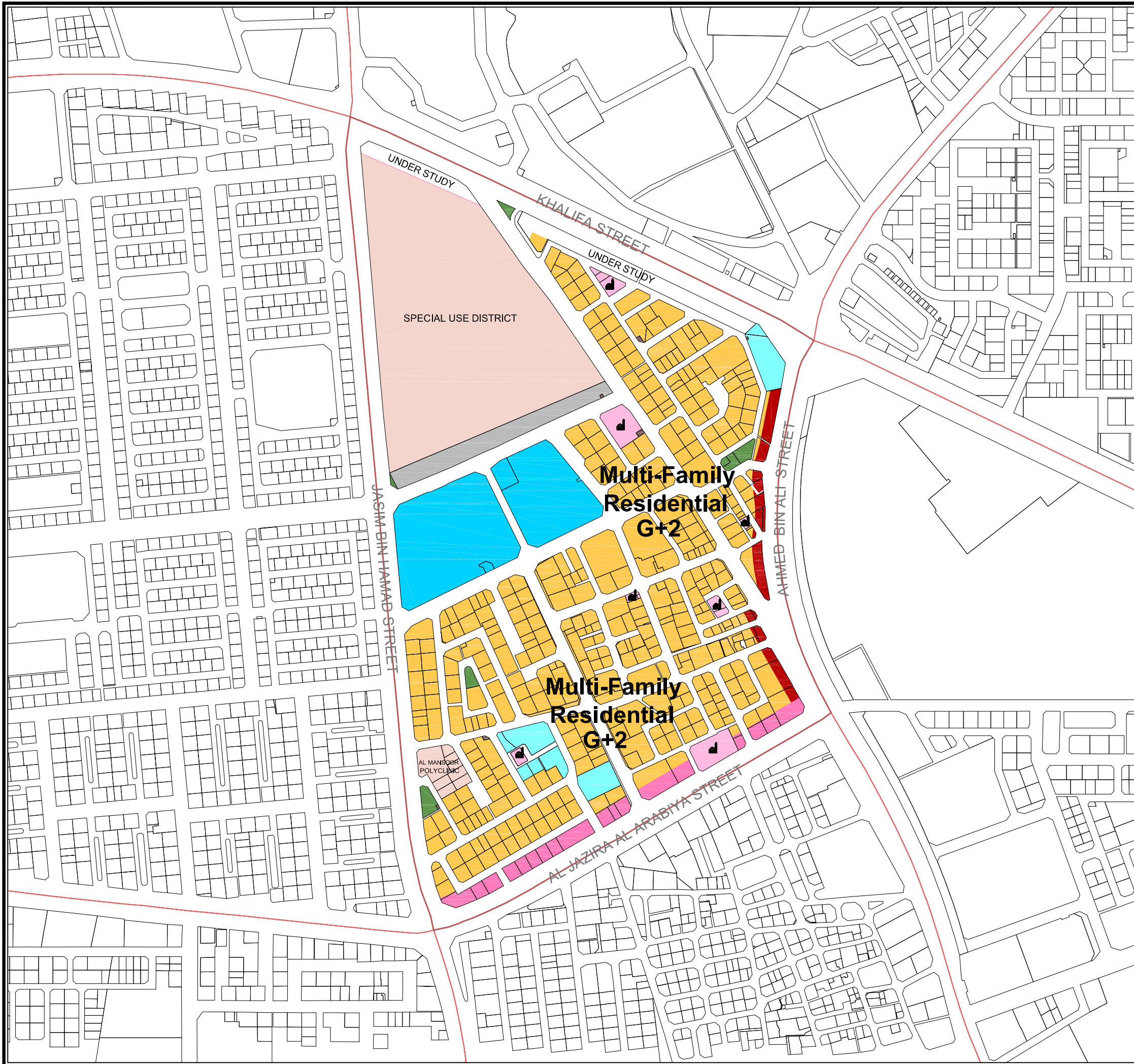


وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title:
INTERIM ZONING MAP & REGULATIONS

District Name: Madinat Khalifa South	Zone Number: 34
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department	Scale: 1:8000 (A-3)
Date: April 2007 Updated May 2016	File path: (Mabrun)
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND									
<div></div>	Single Family (Attached/Detached)	<div></div>	Public Institutions: Government	<div></div>	Park / Recreation / Open Space	<div></div>	Mosque	<div></div>	Parking
<div></div>	Multi Family Residential	<div></div>	Public Institutions: Schools	<div></div>	Community Center	<div></div>	Special Use District	<div></div>	Utility
<div></div>	Commercial Office	<div></div>		<div></div>		<div></div>		<div></div>	
<div></div>	Commercial Souks/Shopping Center	<div></div>		<div></div>		<div></div>		<div></div>	
<div></div>	Commercial Frontage (Mixed Use)	<div></div>		<div></div>		<div></div>		<div></div>	
<div></div>	Industrial Light	<div></div>		<div></div>		<div></div>		<div></div>	
<div></div>	Industrial Heavy	<div></div>		<div></div>		<div></div>		<div></div>	
<div></div>	Public Institutions: Schools	<div></div>		<div></div>		<div></div>		<div></div>	

Residential District Permitted Uses and Requirements							
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Minimum Parking
		Front	Side (w)	Side (nw)	Rear		
Detached Villa	400	5	3	1.5	3	G+1+P	2/unit
Attached Villa	625	5	3	1.5	3	G+1+P	1/unit
Flats	300	*	3	1.5	**	G+2	1/Flat @ 120 sm GFA or 1/Flat whichever is greater
Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area -For Compounds: See UPDA Compound Regulations.							


Commercial District Permitted Uses and Requirements									
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Ahmed Bin Ali	Mixed Use	Refer to Ahmed Bin Ali Commercial Frontage Regulations							
Al Jazira Al Arabiya	Office	Refer to Al Jazira Al Arabiya Street Office Frontage Regulations							
Khalifa	Refer to Khalifa Sreet Enhancement Plan								

Notes: -Commercial Depth = 12m retail or 20m for showroom or 30m if office only
-Building Lot Coverage: Base 70% and Tower 60%
-Development within Special Use District will be reviewed under Special Regulations
-For Khalifa street see Design Guidelines for uses and regulations.
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts. Extra Setbacks required for lots fronting Roundabouts.

Required Minimum Setbacks for Under Sized Lots (Flat)

Lot Area	Max Height	S E T B A C K S (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+2	*	3	0	**

* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width



وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

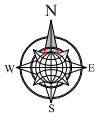
Title:
INTERIM ZONING MAP & REGULATIONS

District Name:
Fereej Kulaib

Zone Number:
35

Section: Urban Development Section
In Coordination with: Urban Design Section and Urban Development Department

Scale:
1:8000
(A-3)



Date: April 2007
Updated April 2008

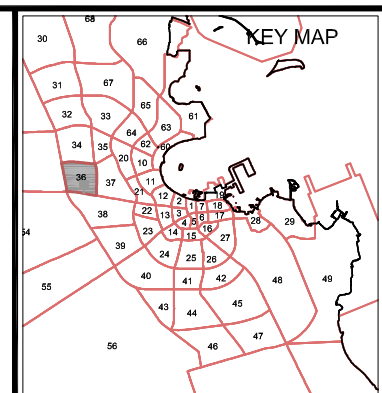
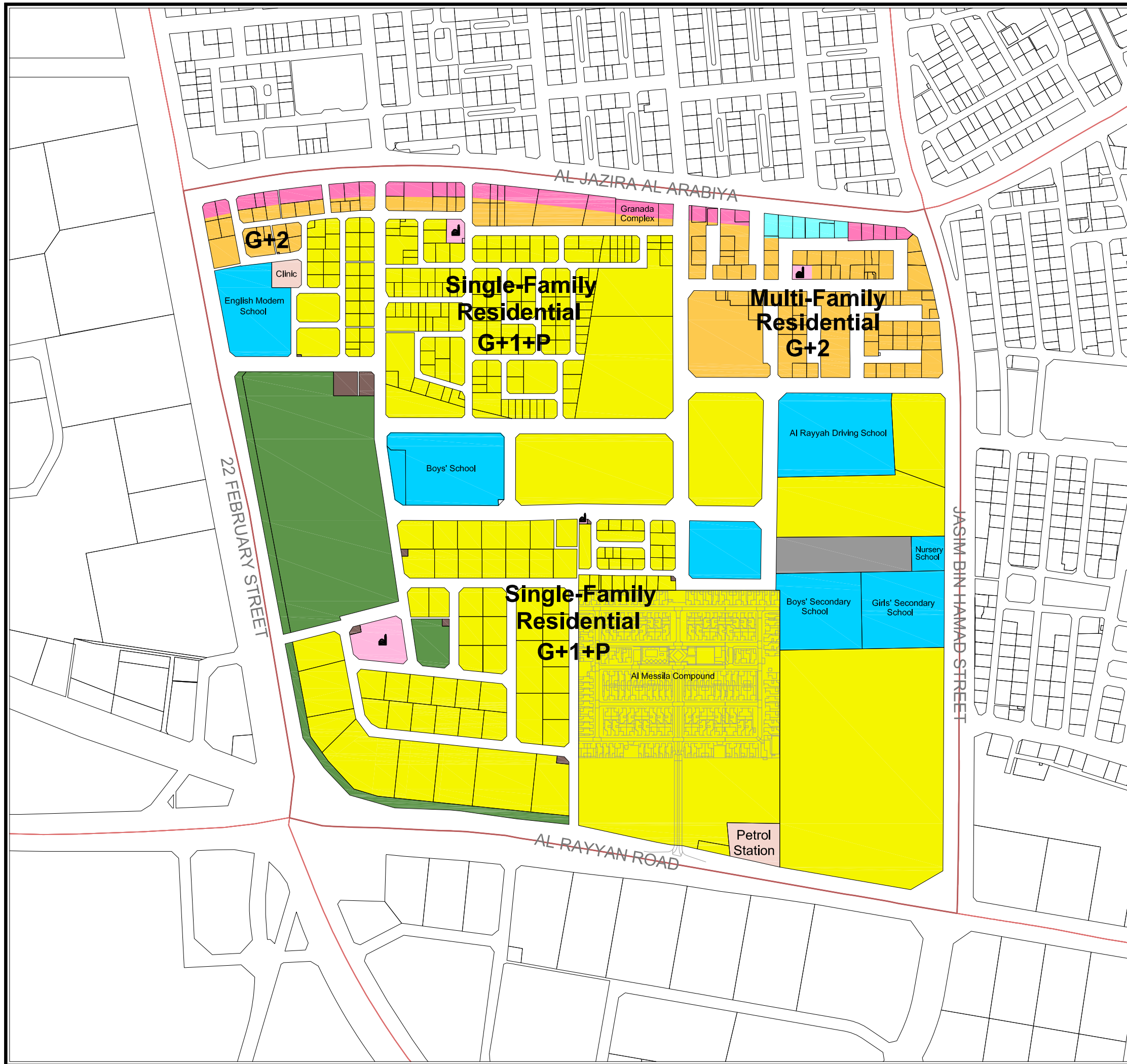
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City Zoning Maps & Regulations July 2008 Draft.qxd 2010 Z:\wpl\2010\Zoning\2010\Zoning.dwg

Checked: Olfa
Enoch / Emie / Aboagla / Mohuiddin

Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar




LEGEND									
<div></div>	Single Family (Attached/Detached)	<div></div>	Public Institutions: Government	<div></div>	Park / Recreation / Open Space	<div></div>	Mosque	<div></div>	Parking
<div></div>	Multi Family Residential	<div></div>	Commercial Office	<div></div>	Commercial Souks/Shopping Center	<div></div>	Commercial Frontage (Mixed Use)	<div></div>	Industrial Light
<div></div>	Commercial Office	<div></div>	Commercial Souks/Shopping Center	<div></div>	Commercial Frontage (Mixed Use)	<div></div>	Industrial Light	<div></div>	Industrial Heavy
<div></div>	Commercial Souks/Shopping Center	<div></div>	Commercial Frontage (Mixed Use)	<div></div>	Industrial Light	<div></div>	Industrial Heavy	<div></div>	Public Institutions: Schools
<div></div>	Commercial Frontage (Mixed Use)	<div></div>	Industrial Light	<div></div>	Industrial Heavy	<div></div>	Public Institutions: Schools	<div></div>	Public Institutions: Government
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<div></div>	Industrial Heavy	<div></div>	Public Institutions: Schools	<div></div>	Public Institutions: Government	<div></div>	Park / Recreation / Open Space	<div></div>	Mosque
<div></div>	Public Institutions: Schools	<div></div>	Public Institutions: Government	<div></div>	Park / Recreation / Open Space	<div></div>	Mosque	<div></div>	Parking
<div></div>	Public Institutions: Government	<div></div>	Park / Recreation / Open Space	<div></div>	Mosque	<div></div>	Parking	<div></div>	Community Center
<div></div>	Park / Recreation / Open Space	<div></div>	Mosque	<div></div>	Parking	<div></div>	Community Center	<div></div>	Special Use District
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<div></div>	Special Use District	<div></div>	Utility						
<div></div>	Utility								

Residential District Permitted Uses and Requirements							
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Minimum Parking
Detached Villa	400	Front	Side (w)	Side (nw)	Rear	G+1+P	1/unit
Attached Villa	625	5	3	1.5	3	G+1+P	2/unit
Flats	300	*	3	1.5	**	G+2	1/Flat @ 120 sm GFA or 1/Flat whichever is greater
Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area -For Compounds: See UPDA Compound Regulations.							

Commercial District Permitted Uses and Requirements							
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Bldg. Heights	Parking
Al Jazira Al Arabiya	Office	Front	Side (w)	Side (nw)	Rear	Max. Comm. Depth	Max. Bldg. Coverage
Al Jazira Al Arabiya	Office	Refer to Al Jazira Al Arabiya Street Office Frontage Regulations					
Notes: -Development within Special Use District will be reviewed under Special Regulations -All Commercial Use(etail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts. -Extra Setbacks required for lots fronting Roundabouts.							

Required Minimum Setbacks for Under Sized Lots (Flat)					
Lot Area	Max Height	SETBACKS (meters)			
<300 sm	G+2	Front	Side (w)	Side (nw)	Rear
		*	3	0	**
* depends on road width: 5m if road < 12 meters wide 3m if road ≥ 12 meters wide ** 3 meters at 50% lot width and 1.5 meters at 50% lot width					



وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

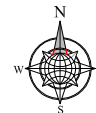
Title:
INTERIM ZONING MAP & REGULATIONS

District Name:
Al Messila

Zone Number:
36

Section: Urban Development Section
In Coordination with: Urban Design Section and Urban Development Department

Scale:
1:8000
(A-3)



Date: April 2007
Updated April 2008

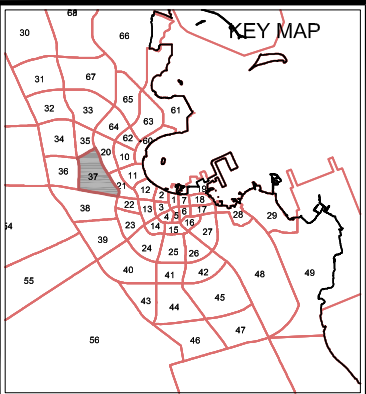
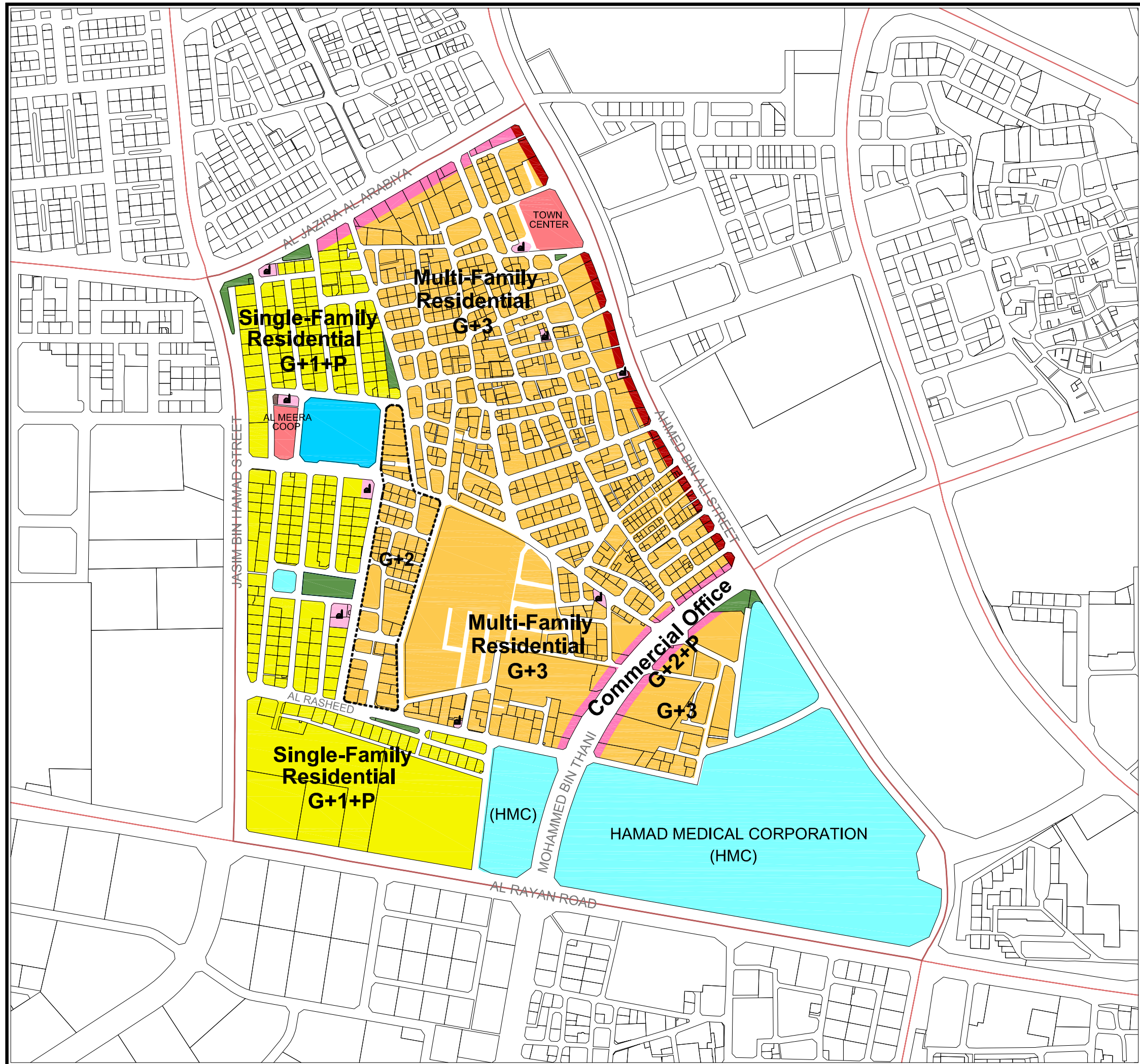
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Checked:
Enoch / Ernie / Aboagla / Mohuiddin

Drawn:
Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)

Multi Family Residential

Commercial Office

Commercial Souks/Shopping Center

Commercial Frontage (Mixed Use)

Industrial Light

Industrial Heavy

Public Institutions: School

Public Institutions: Government

Park / Recreation / Open Space

Mosque

Parking

Community Center

Special Use District

Utility

Residential District Permitted Uses and Requirements							
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage
		Front	Side (w)	Side (nw)	Rear		
Detached Villa	400	5	3	1.5	3	G+1+P	60%
Attached Villa	625	5	3	1.5	3	G+1+P	60%
Flats	300	*	3	1.5	**	G+2	60%
	300	*	3	1.5	**	G+3	60%


Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements									
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Heights	Max. Bldg. Coverage	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Mohammed Bin Thani	Offices only	5	3	3	3	30	G+2+P	60%	1/65 SM GFA
Ahmed Bin Ali Street	Mixed Use	Refer to Ahmed Bin Ali Commercial Frontage Regulations							
Al Jazira Al Arabiya	* Office	Refer to Al Jazira Al Arabiya Street Office Frontage Regulations							

Notes: -Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
-Building Lot Coverage: 70% for Base/Podium and 60% for Tower
* -For more details see Special Regulations for New Commercial Streets
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
-Extra Setbacks required for lots fronting Roundabouts.

Required Minimum Setbacks for Under Sized Lots (Flat)						
Lot Area	Max Height	SETBACKS (meters)				
		Front	Side (w)	Side (nw)	Rear	
<300 sm	G+2	*	3	0	**	

* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width



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MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title:

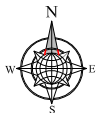
INTERIM ZONING MAP & REGULATIONS

District Name: Fereej Bin Omran / New Al Hitmi / Hamad Medical City

Zone Number: 37

Section: Urban Development Section
In Coordination with: Urban Design Section and Urban Development Department

Scale: 1:10000 (A-3)



Date: April 2007
Updated April 2008

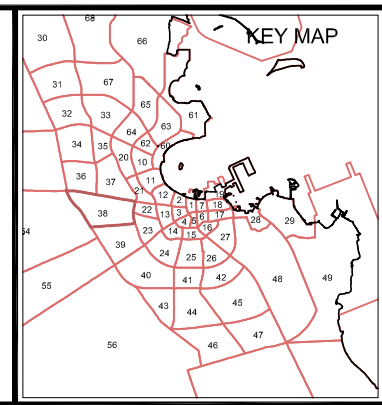
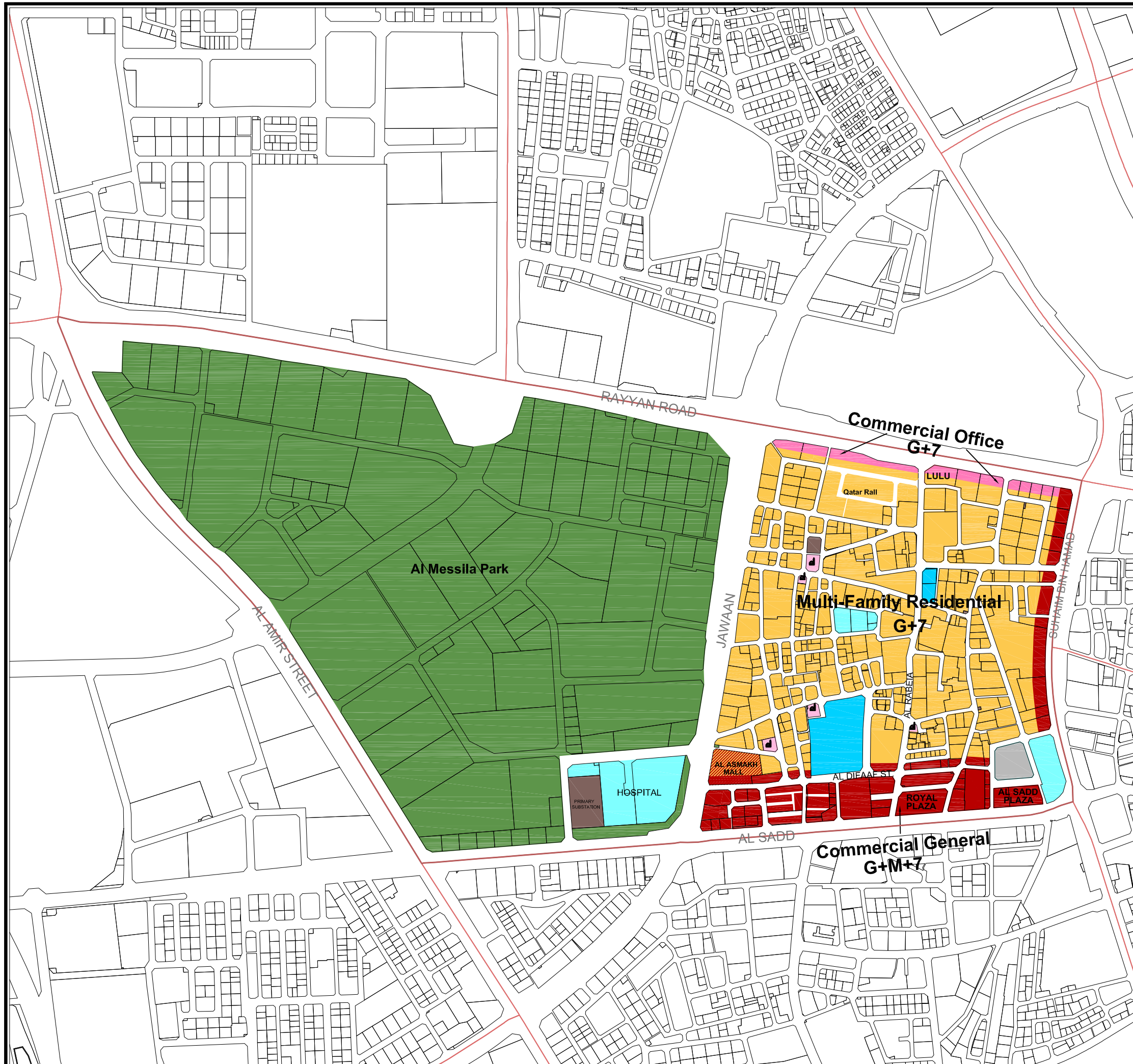
File path: (Mabrun)

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Checked: Olfa
Enoch / Ernie / Aboagla / Mohuiddin

Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: School	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60	2/unit
Attached Villa	625	5	3	0	3	G+1+P	60	1/unit
Flats	600	*	3	3	3	G+7	60	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements


Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Rayyan Road	Office only	5	3	3	3	30	G+M+7	60	1/65 sm GFA
Suhaim Bin Hamad	Mixed use	Refer to Suhaim Bin Hamad Commercial Frontage Regulations							
Al Sadd	Mixed use	0	3	3	3	30	G+M+7	70	1/65 sm GFA
Al Difaaf	Mixed use	5	3	3	3	30	G+M+7	70	1/65 sm GFA

Notes: -Commercial Depth:Office:30m, Showroom:20m, and retail:12m
-Building Lot Coverage:70% for base/podium and 60% for Tower
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
-Extra Setbacks required for lots fronting Roundabouts.
* See Suhaim Bin Hamad street zoning regulations.

Required Minimum Setbacks for Under Sized Lots

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+3	*	3	0	**
300-400	G+4	*	3	1.5	**
<600	G+5	*	3	1.5	**

* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width

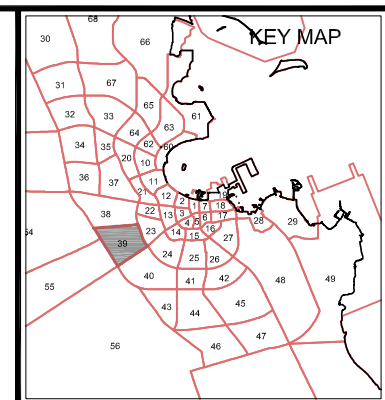
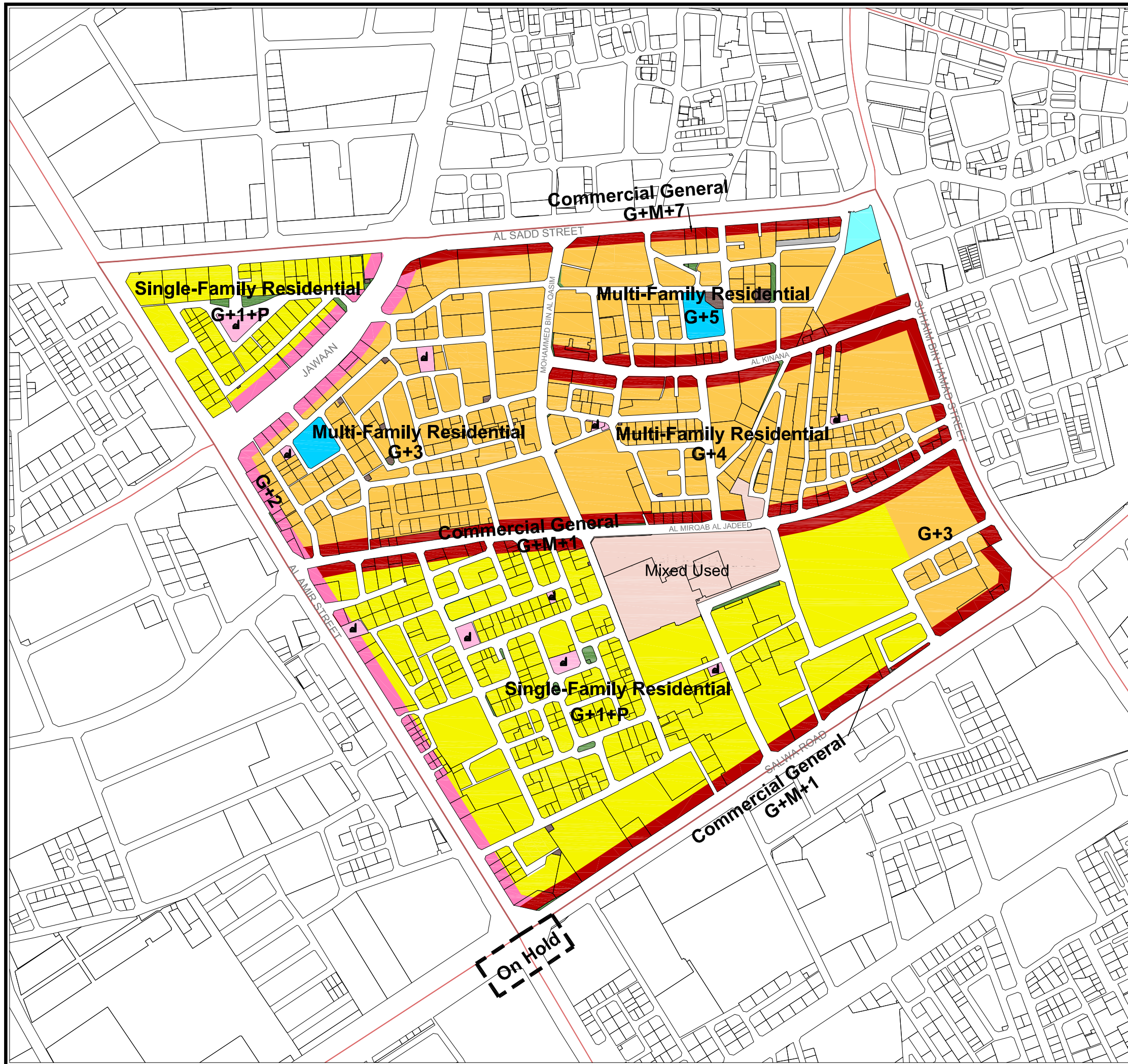


وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

District Name: Al Sadd	Zone Number: 38
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department	Scale: 1:12000 (A-3)
Date: April 2007 Updated June 2016	File path: (Mabrun)D:\Zoning Maps & Regulation\July 2008\Drawings\2016\Zone38-290911-3130616.dwg
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Park / Recreation / Open Space
Multi Family Residential	Mosque
Commercial Office	Parking
Commercial Souks/Shopping Center	Community Center
Commercial Frontage (Mixed Use)	Special Use District
Public Institutions: Schools	Utility
Public Institutions: Government	Area On Hold

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	350	5	3	1.5	3	G+1+P	60%	2/unit
Attached Villa	550	5	3	0	3	G+1+P	60%	1/unit
Flats	400	*	3	1.5	**	G+5	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater
	300	*	3	1.5	**	G+3	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Al Sadd	Mixed Use	0	3	3	3	30	G+M+7	60,70%	1/65 SM GFA
Al Mirqab Al Jadeeda	Mixed Use	5	0	0	3	30	G+M+1	70%	1/65 SM GFA
Salwa	Mixed Use	15	0	0	3	30	G+M+1 or G+2	70%	1/65 SM GFA
Suham Bin Hamad	Mixed Use	Refer to Suham Bin Hamad Commercial Frontage Regulations							
Jawaan	West Side Offices	Refer to Jawaan Street(South) Office Frontage Regulations							
***	East Side Offices	Refer to Jawaan Street(South) Office Frontage Regulations							
Al Amir	*** Offices	Refer to D-Ring Road Office Frontage Regulations							
Al Kinana	Mixed Use	Refer to Al Kinana Street Commercial Frontage Regulations							

Notes: -Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
-Building Lot Coverage: 70% for Base/Podium and 60% for Tower
-For more details see Special Regulations for New Commercial Streets
-Development within Special Use District will be reviewed under Special Regulations
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
-Extra Setbacks required for lots fronting Roundabouts.

* See Suham Bin Hamad street regulations.

Required Minimum Setbacks for Under Sized Lots (Flat)

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+2	*	3	0	**

* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width

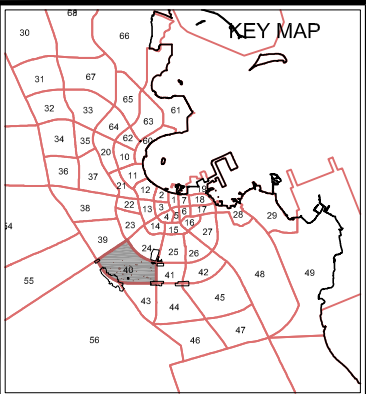
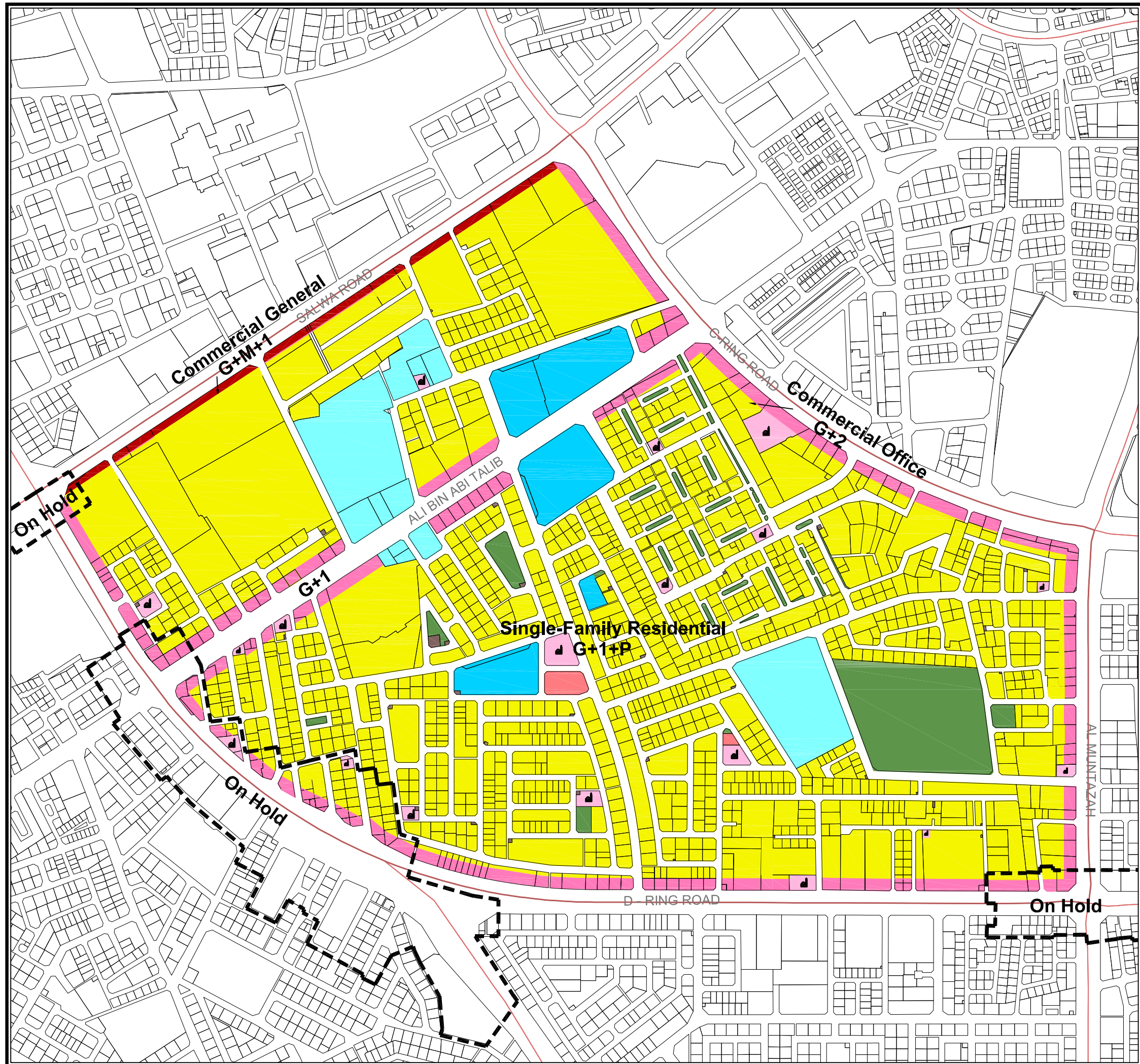


وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

District Name: Al Sadd / New Al Mirqab / Fereej Al Nasr	Zone Number: 39
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department	Scale: 1:10000 (A-3)
Date: April 2007 Updated June 2011	File path: (Mabrun) D:\Zoning Maps & Regulations\Proposed Changes\Drawing\Zone39-2008_2.dwg
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar




LEGEND									
	Single Family (Attached/Detached)		Public Institutions: Government		Park / Recreation / Open Space		Mosque		Parking
	Multi Family Residential		Park / Recreation / Open Space		Mosque		Parking		Community Center
	Commercial Office		Mosque		Parking		Community Center		Special Use District
	Commercial Souks/Shopping Center		Mosque		Parking		Community Center		Special Use District
	Commercial Frontage (Mixed Use)		Mosque		Parking		Community Center		Special Use District
	Industrial Light		Mosque		Parking		Community Center		Special Use District
	Industrial Heavy		Mosque		Parking		Community Center		Special Use District
	Public Institutions: Schools		Mosque		Parking		Community Center		Special Use District
	Area On Hold		Mosque		Parking		Community Center		Special Use District

Residential District Permitted Uses and Requirements									
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking	
Detached Villa	400	Front	Side (w)	Side (nw)	Rear	G+1+P	60%	2/unit	
Attached Villa	625	5	3	1.5	3	G+1+P	60%	1/unit	

Notes:
-Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements									
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
C Ring Road	Refer to C-Ring Road Office Frontage Regulations								
Salwa Road	Mixed Use	15	0	0	3	30	G+M+1 or G+2	60%	1/65 SM GFA
D Ring Road	Refer to D-Ring Road Office Frontage Regulations								
Al Muntazah *	Offices only	Refer to Al Muntazah Sreet Office Frontage Regulations							
Ali Bin Talib *	Offices only	Refer to Ali Bin Abi Talib Office Frontage Regulations							

Notes:
-Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
* -For more details see Special Regulations for New Commercial Streets
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts. Extra Setbacks required for lots fronting Roundabouts.



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MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

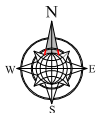
Title:
INTERIM ZONING MAP & REGULATIONS

District Name:
New Slata

Zone Number:
40

Section: Urban Development Section
In Coordination with: Urban Design Section and Urban Development Department

Scale:
1:10000
(A-3)



Date: April 2007
Updated: Nov. 16, 2014

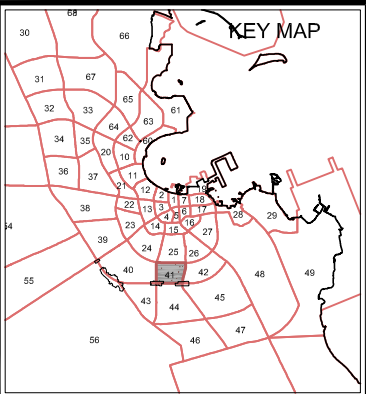
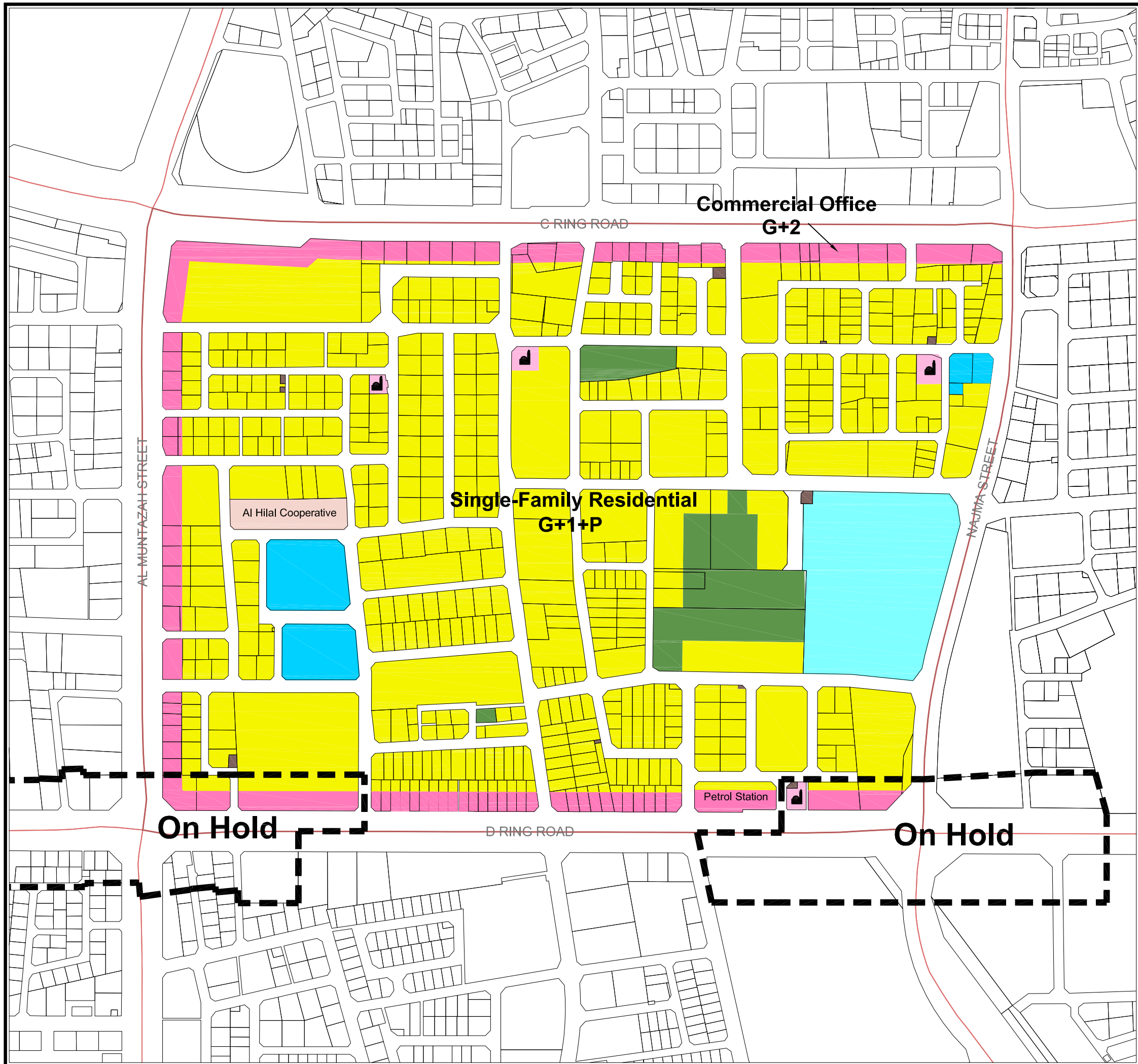
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Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND									
	Single Family (Attached/Detached)		Public Institutions: Government		Park / Recreation / Open Space		Mosque		Parking
	Multi Family Residential		Park / Recreation / Open Space		Mosque		Community Center		Special Use District
	Commercial Office		Park / Recreation / Open Space		Mosque		Community Center		Special Use District
	Commercial Souks/Shopping Center		Park / Recreation / Open Space		Mosque		Community Center		Special Use District
	Commercial Frontage (Mixed Use)		Park / Recreation / Open Space		Mosque		Community Center		Special Use District
	Industrial Light		Park / Recreation / Open Space		Mosque		Community Center		Special Use District
	Industrial Heavy		Park / Recreation / Open Space		Mosque		Community Center		Special Use District
	Public Institutions: Schools		Park / Recreation / Open Space		Mosque		Community Center		Special Use District
	Area On Hold		Park / Recreation / Open Space		Mosque		Community Center		Special Use District

Residential District Permitted Uses and Requirements							
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage
		Front	Side (w)	Side (nw)	Rear		
Detached Villa	400	5	3	1.5	3	G+1+P	60%
Attached Villa	625	5	3	1.5	3	G+1+P	60%
Notes:							
-Penthouse(P)=30% of the greater of the Ground or First Floor area							
-For Compounds: See UPDA Compound Regulations.							

Commercial District Permitted Uses and Requirements									
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
C-Ring		Refer to C-Ring Road Office Frontage Regulations							
D Ring Road *	Office	Refer to D-Ring Road Office Frontage Regulations							
Al Muntazah *	Office	Refer to Al Muntazah Sreet Office Frontage Regulations							
Notes:									
-Commercial Depth = 12m retail or 20m for showroom or 30m if office only									
* -For more details see Special Regulations for New Commercial Streets									
-Development within Special Use District will be reviewed under Special Regulations									
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.									
-Extra Setbacks required for lots fronting Roundabouts.									



وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

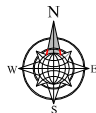
Title:
INTERIM ZONING MAP & REGULATIONS

District Name:
Nuaija

Zone Number:
41

Section: Urban Development Section
In Coordination with: Urban Design Section and Urban Development Department

Scale:
1:6000
(A-3)



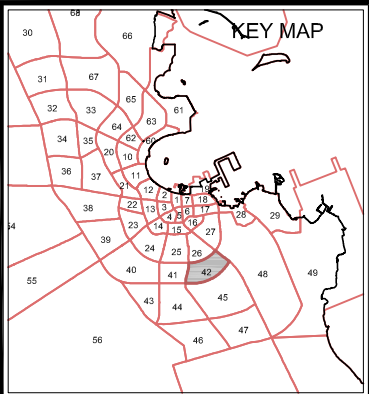
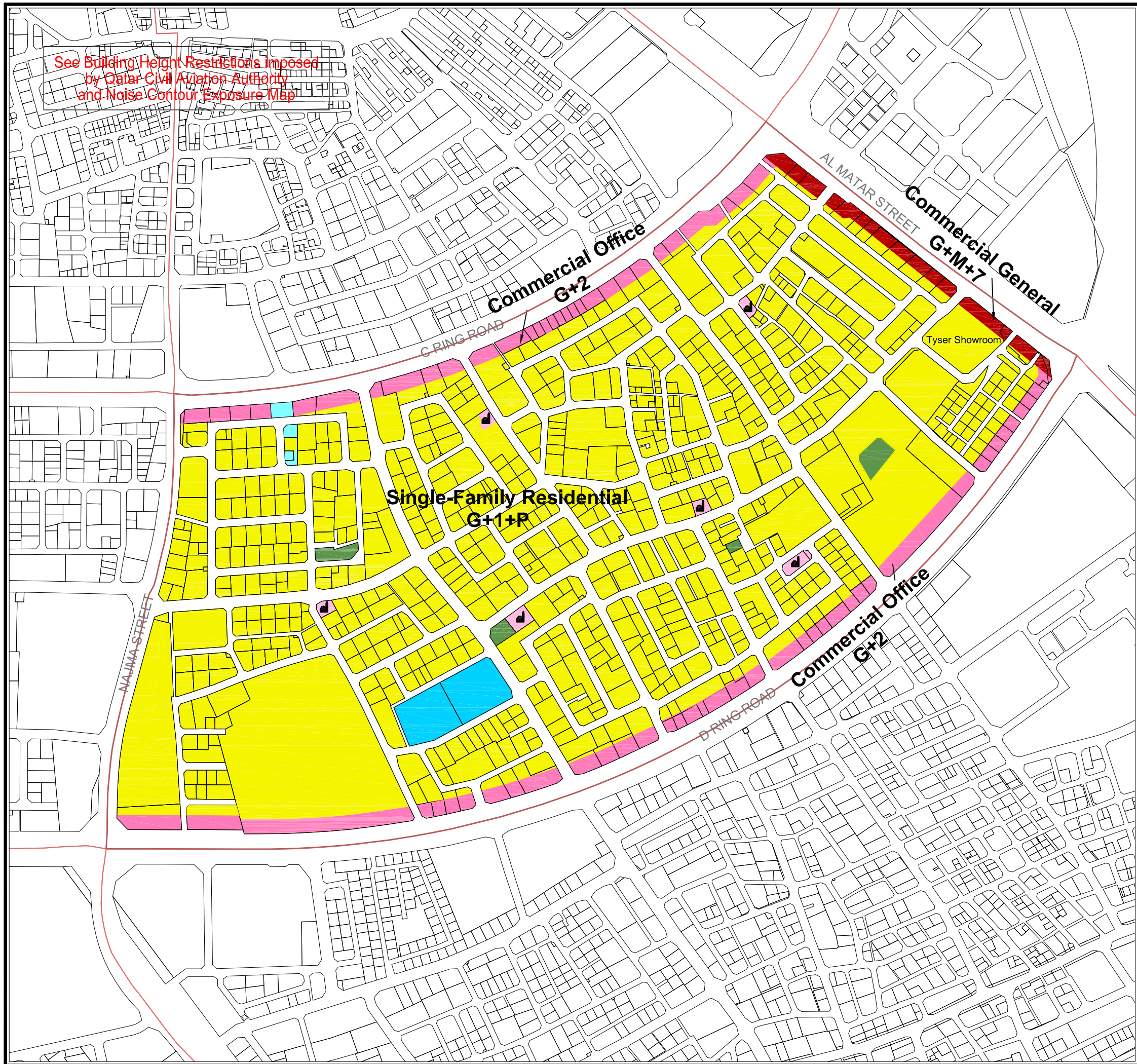
Date: April 2007
Updated April 2008

File path: (Mabrun)
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Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND									
Single Family (Attached/Detached)	Multi Family Residential	Commercial Office	Commercial Souks/Shopping Center	Commercial Frontage (Mixed Use)	Industrial Light	Industrial Heavy	Public Institutions: Schools	Public Institutions: Government	Park / Recreation / Open Space
								Mosque	Parking
								Community Center	Special Use District
									Utility

Residential District Permitted Uses and Requirements							
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage
		Front	Side (w)	Side (nw)	Rear		
Detached Villa	400	5	3	1.5	3	G+1+P	60%
Attached Villa	625	5	3	1.5	3	G+1+P	60%

Note: –Penthouse(P)=30% of the greater of the Ground or First Floor area

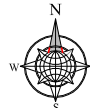
Commercial District Permitted Uses and Requirements									
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
C Ring Road	Refer to C-Ring Road Office Frontage Regulations								
Al Matar	Mixed Use	0	Base (G+M): 0m Tower: 3m		3	30	G+M+7	60,70%	1/65 SM GFA
D Ring Road *	Offices only	5	3	3	3	30	G+2	60%	1/65 SM GFA

Notes:

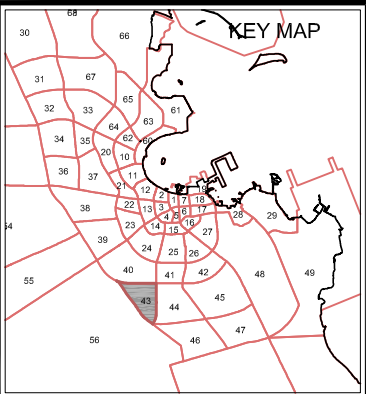
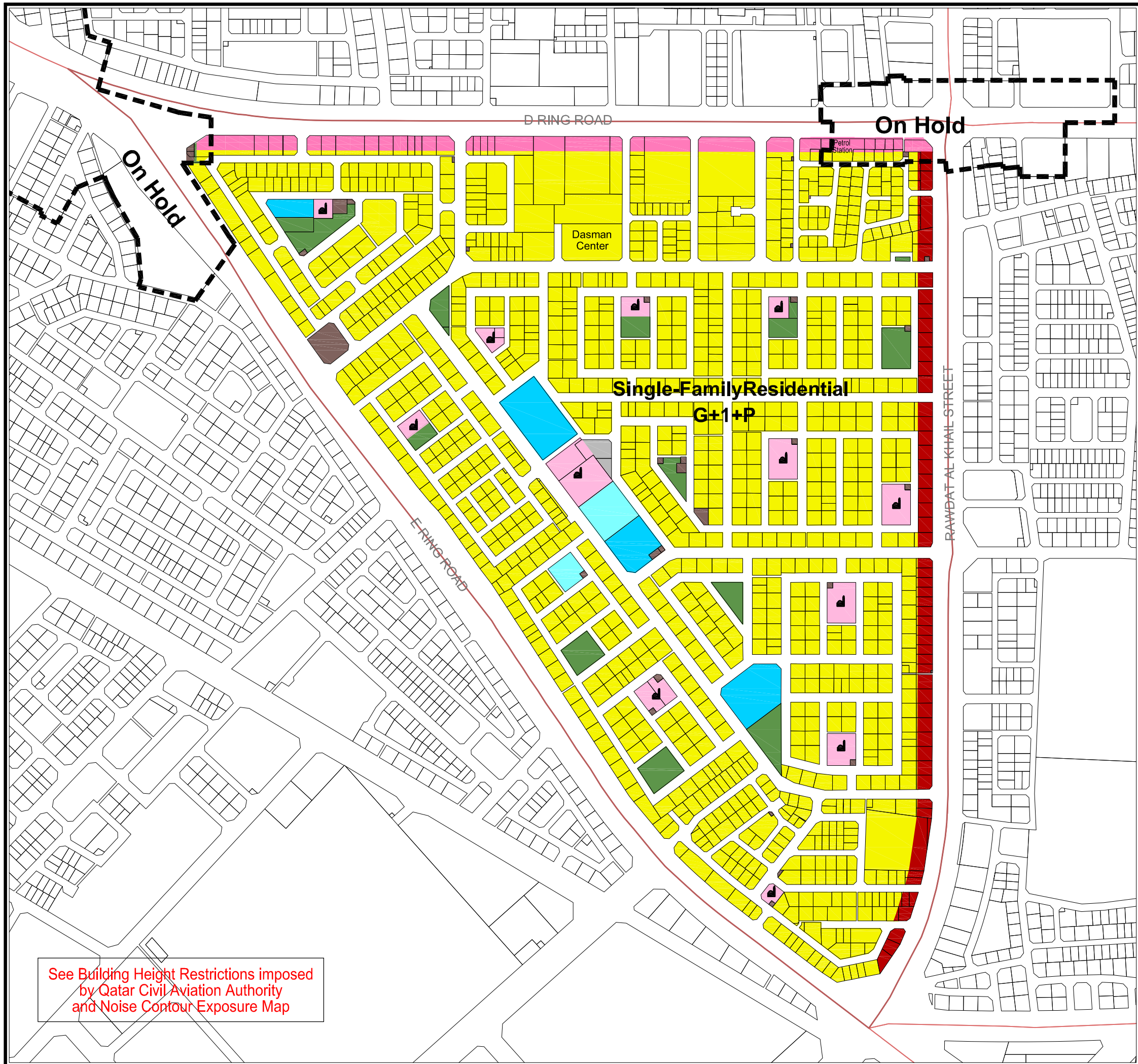
- Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
- Building Lot Coverage: 70% for Base/Podium and 60% for Tower
- * –For more details see Special Regulations for New Commercial Streets
- All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
- Extra Setbacks required for lots fronting Roundabouts.



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MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: INTERIM ZONING MAP & REGULATIONS			
District Name: Al Hilal		Zone Number: 42	
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department		Scale: 1:8000 (A-3)	
Date: April 2007 Updated April 2008	File path: (Mabrun) <small>20Conting Maps & Regulations July 2008\Conting\2011\2\Zone42_Zoning_2.dwg</small>		
Checked: Enoch / Ernie / Aboagla / Mohuiddin		Drawn: Mabrun / Benny / Muneer / Ben / Anas	

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	
Area On Hold	


Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60	2/unit
Attached Villa	625	5	3	1.5	3	G+1+P	60	1/unit

Notes:
-Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compound Regulations.

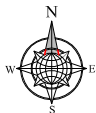
Commercial District Permitted Uses and Requirements									
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
D Ring Road *	Office Only	Refer to D-Ring Road Office Frontage Regulations							
Rawdat Al Khail	Mixed Use	Refer to Rawdat Al Khail Stret Commercial Frontage Regulations							

Notes:
* -For more details see Special Regulations for New Commercial Streets
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.Extra Setbacks required for lots fronting Roundabouts.

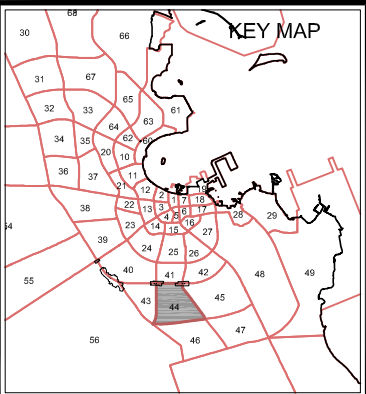
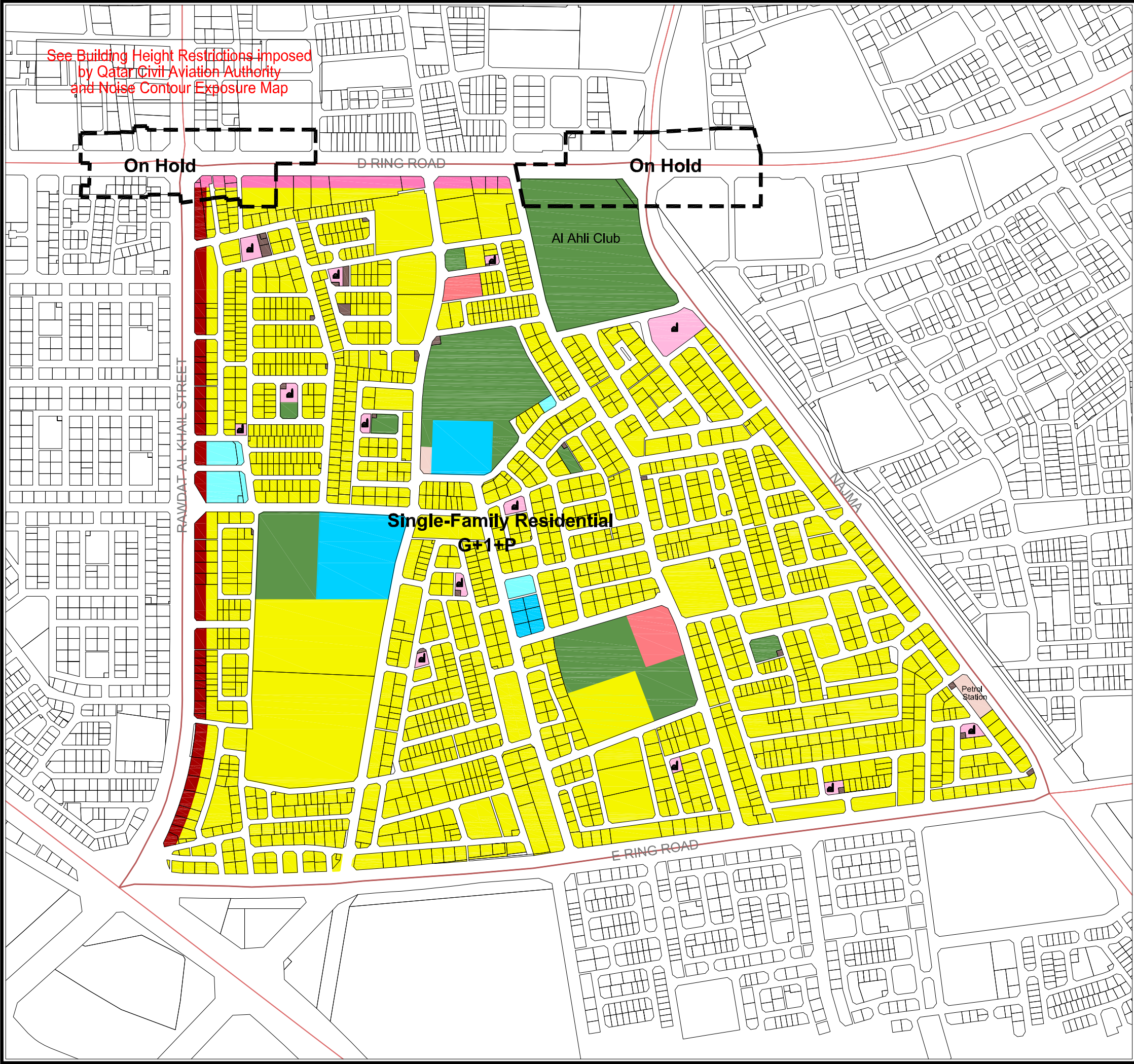


وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

District Name: Nuaija	Zone Number: 43	
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department	Scale: 1:8000 (A-3)	
Date: April 2007 Updated March 2014	File path: (Mabrun)	
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas	

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	
Area On Hold	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60	2/unit
Attached Villa	625	5	3	1.5	3	G+1+P	60	1/unit

Notes:

- Penthouse(P)=30% of the greater of the Ground or First Floor area
- For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
D Ring Road	* Office Only	Refer to D-Ring Road Office Frontage Regulations							
Rawdat Al Khaïl	Mixed Use	Refer to Rawdat Al Khaïl Street Commercial Frontage Regulations							

Notes:

- * -For more details see Special Regulations for New Commercial Streets
- All Commercial Use(etail/office/etc.) approvals are subject to proper access, especially at junctions intersections and roundabouts.

وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title:
INTERIM ZONING MAP & REGULATIONS

District Name: Nuaija Zone Number: 44

Section: Urban Development Section
In Coordination with: Urban Design Section and Urban Development Department

Date: April 2007
Updated March 2014

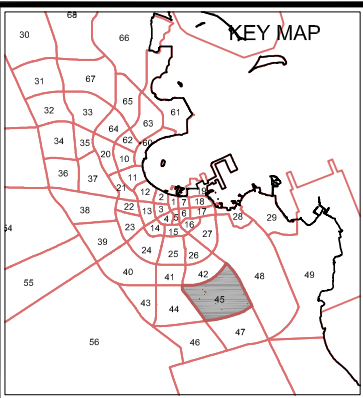
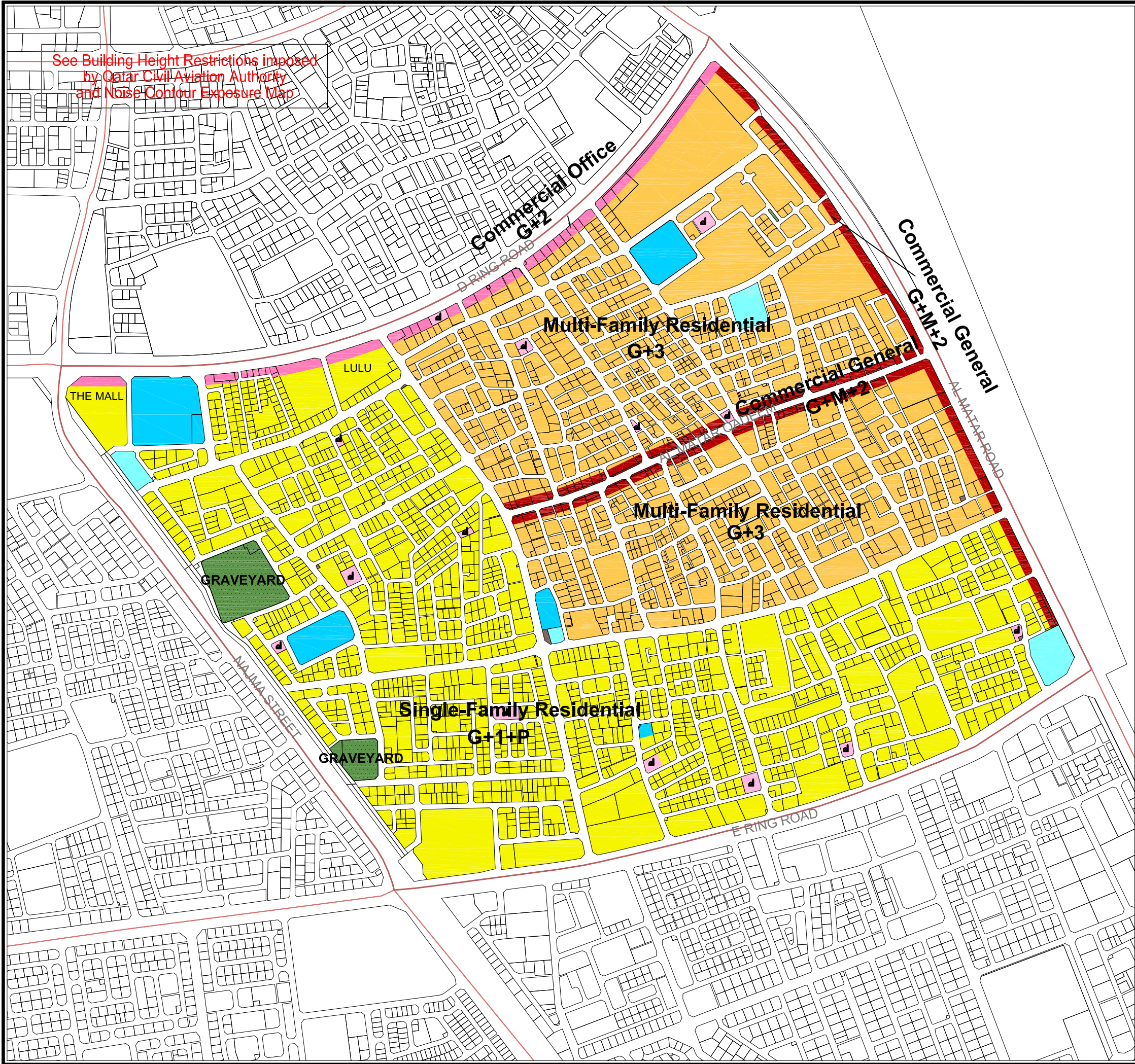
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Scale:
1:10000
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Checked:
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Drawn:
Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60%	2/unit
Attached Villa	625	5	3	1.5	3	G+1+P	60%	1/unit
Flats	300	*	3	1.5	**	G+3	60%	1/Flat @ 120 sm GFA or 1/Flat whichever is greater

Notes:

- Penthouse(P)=30% of the greater of the Ground or First Floor area
- For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
D Ring Road	Office Only	5	3	3	3	30	G+2	60%	1/65 SM GFA
Al Matar	Mixed Use	0	0	0	3	30	G+M+2	70%	1/65 SM GFA
Al Matar Qadeem ***	Mixed Use	5	0	0	3	30	G+M+2	70%	1/65 SM GFA

Notes:

- Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
- Building Lot Coverage: 70% for Base/Podium and 60% for Tower
- *** -Commercial uses allowed only on lots that front commercial streets.
- All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.Extra Setbacks required for lots fronting Roundabouts.


Required Minimum Setbacks for Under Sized Lots (Flat)

Lot Area	Max Height	SETBACKS (meters)			
		Front	Side (w)	Side (nw)	Rear
<300 sm	G+2	*	3	0	**

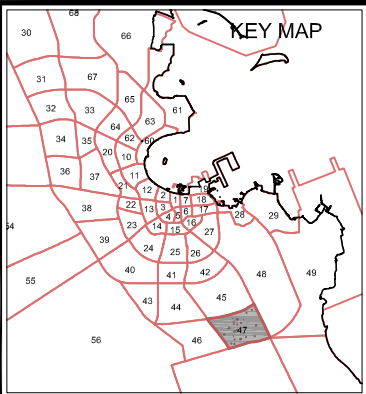
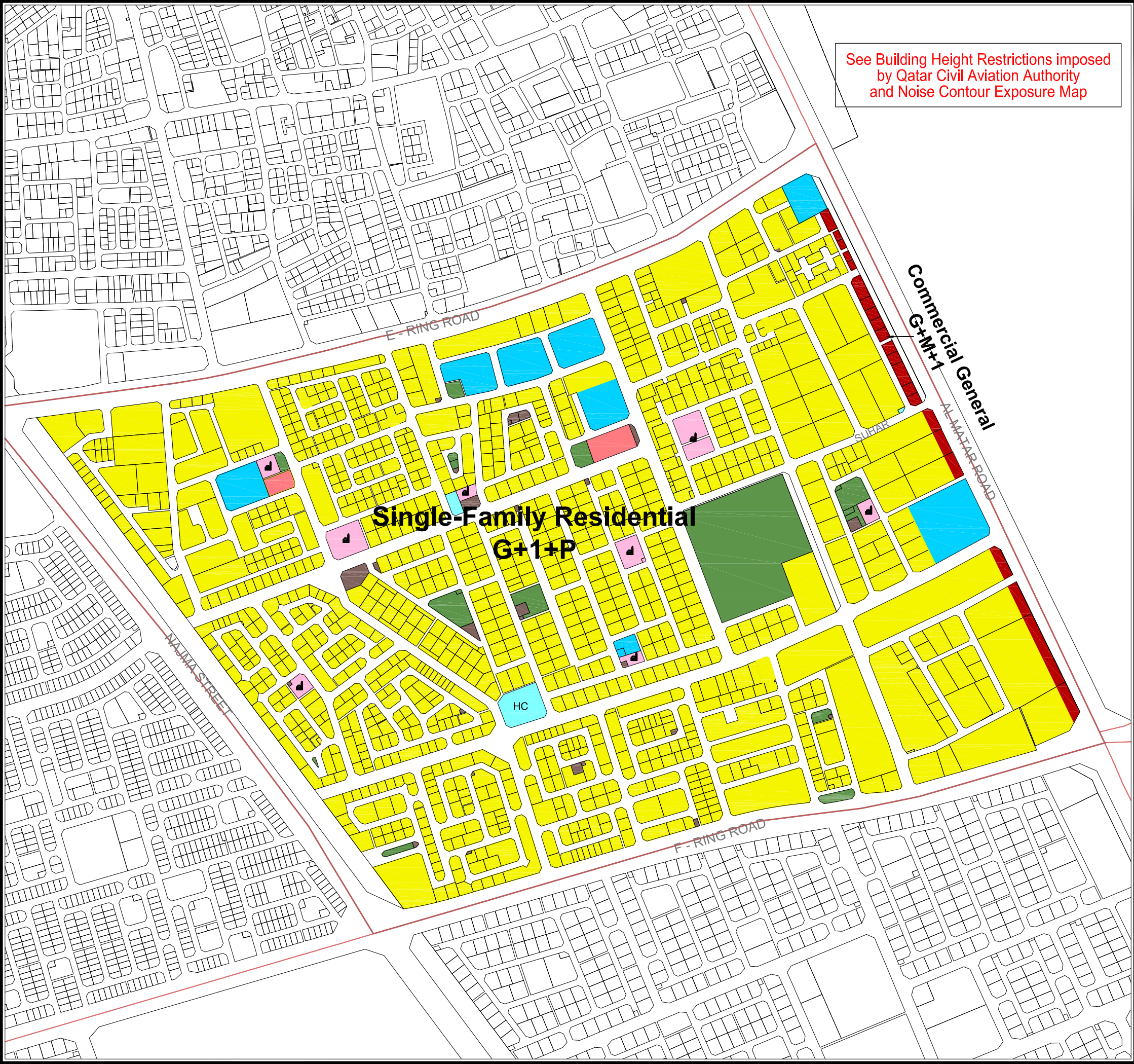
* depends on road width: 5m if road < 12 meters wide
3m if road ≥ 12 meters wide
** 3 meters at 50% lot width and 1.5 meters at 50% lot width



وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: INTERIM ZONING MAP & REGULATIONS				
District Name: Old Al Matar		Zone Number: 45		
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department		Scale: 1:12000 (A-3)		
Date: April 2007 Updated April 2008	File path: (Mabrun) C:\Zoning Maps & Regulations July 2008\Drawings\2008\Zoning\2008_Zoning\2008_Zoning.dwg			
Checked: Enoch / Ernie / Aboagla / Mohuiddin		Drawn: Mabrun / Benny / Muneer / Ben / Anas		

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60	2/unit
Attached Villa	625	5	3	1.5	3	G+1+P	60	1/unit

Notes:


- Penthouse(P)=30% of the greater of the Ground or First Floor area
- For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Al Matar	General	0	3	0	3	30	G+M+1	70%	1/65 SM GFA
Al Ajma Street	General	15	3	0	3	30	G+M+1	60%	1/65 SM GFA

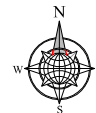
Notes:

- Commercial Depth = 12m retail or 20m for showroom or 30m if office only
- No retail on Al Matar only showrooms allowed
- All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
- Extra Setbacks required for lots fronting Roundabouts.

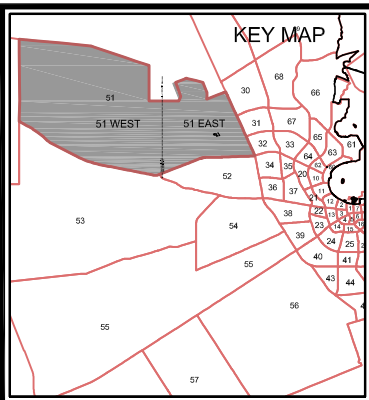
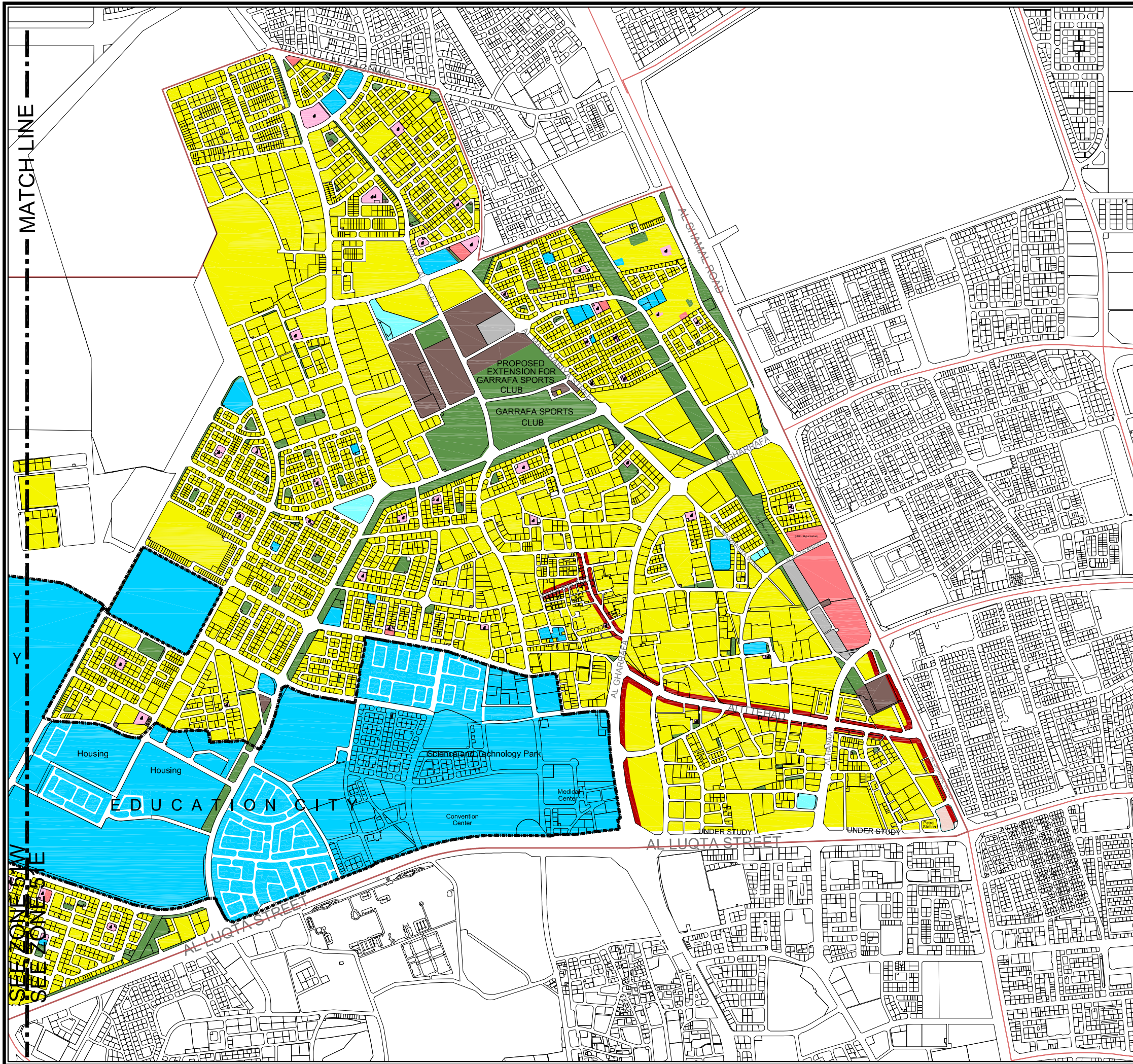


وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

District Name:	Al Thumama	Zone Number:	47
Section: Urban Development Section	In Coordination with: Urban Design Section and Urban Development Department	Scale: 1:10000 (A-3)	
Date: April 2007 Updated Dec 2010	File path: (Mabrun)		
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas		

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

- Single Family (Attached/Detached)
- Multi Family Residential
- Commercial Office
- Commercial Souks/Shopping Center
- Commercial Frontage (Mixed Use)
- Industrial Light
- Industrial Heavy
- Public Institutions: Schools
- Public Institutions: Government
- Park / Recreation / Open Space
- Mosque
- Parking
- Community Center
- Special Use District
- Utility

Residential District Permitted Uses and Requirements								
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60%	2/unit
Attached Villa	625	5	3	1.5	3	G+1+P	60%	1/unit
Flats	Flats are currently not permitted in this zone							
Notes:								
-Penthouse(P)=30% of the greater of the Ground or First Floor area								
-For Compounds: See UPDA Compounds Regulations.								

Commercial District Permitted Uses and Requirements							
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights
		Front	Side (w)	Side (nw)	Rear		
Al Gharrafa	Mixed Use	12	3	3	3	30	G+M+1
Al Ittehad	Mixed Use	12	3	3	3	30	G+M+1
Al Luqta	Refer to Khalifa Sreet Enhancement Plan						
Maan Bin Addi	Mixed Use	6	3	0	3	30	G+M+1
Shamal	Mixed Use	6	3	0	3	30	G+M+1

Note:

- Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
- All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
- Extra Setbacks required for lots fronting Roundabouts.



وزارة البلدية والتخطيط العمراني
MINISTRY OF MUNICIPALITY & URBAN PLANNING
Urban Planning & Development Sector
إدارة التخطيط العمراني
Planning Department

Title:
INTERIM ZONING MAP & REGULATIONS

District Name:
Al Gharrafa / Jery Al Dabi / Izghawa /
Rawdat Bu Dabah / Bani Hajer / Al Seej /
Rawdat Al Jahhaniya / Jeryan Al Saham /
Shariya / Umm Al Afai / Al Themaid

Zone Number:
51

Section: Urban Development Section
In Coordination with: Urban Design Section and
Urban Development Department

Scale:
1:25000
(A-3)

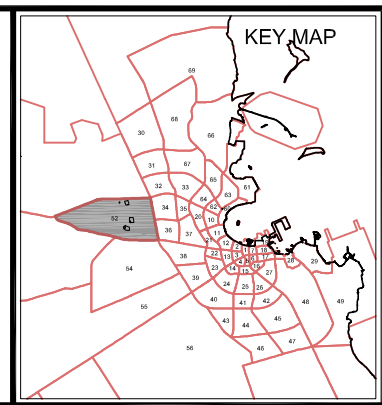
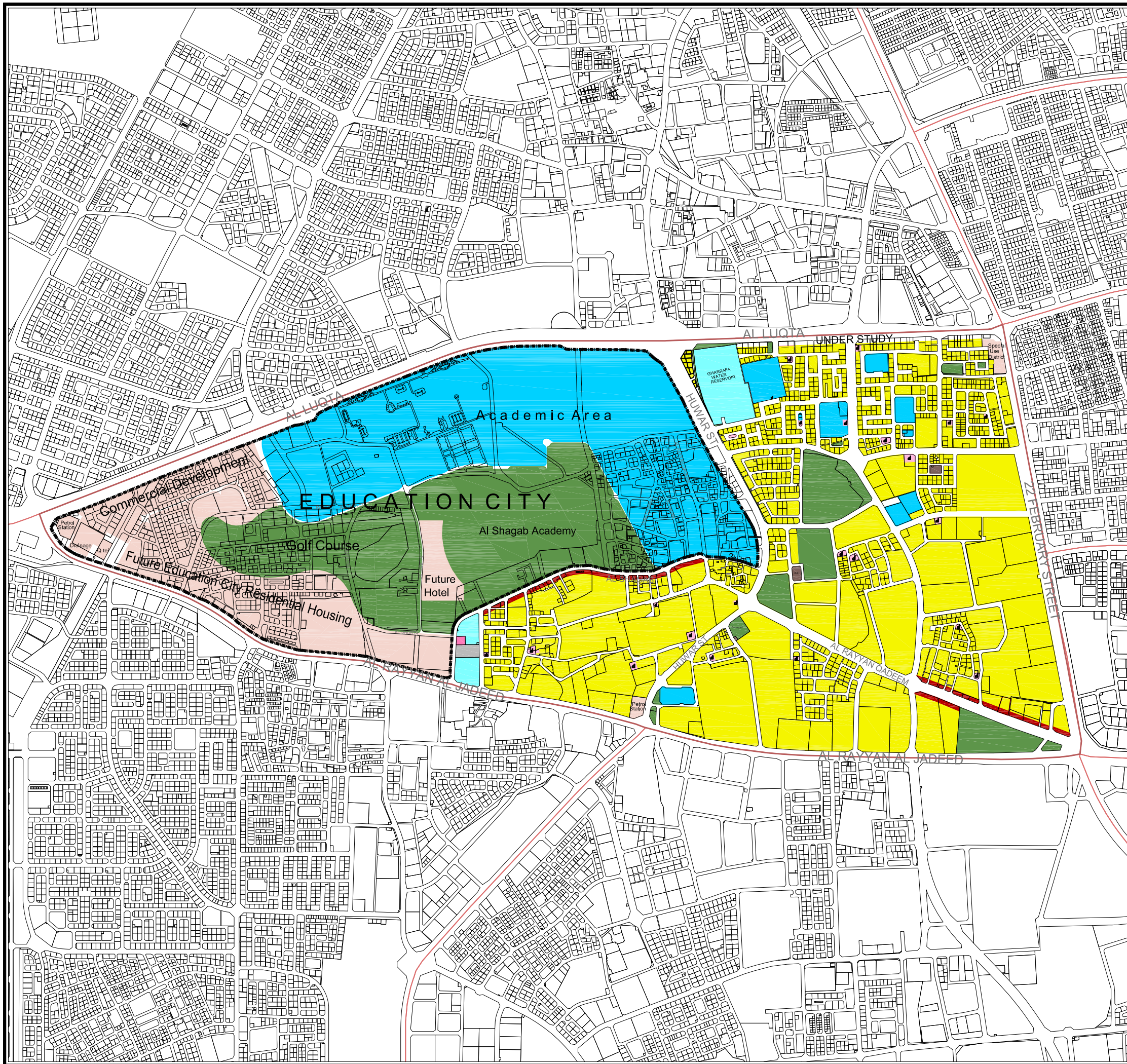
Date: April 2007
Updated April 2014

File path:
(Mabrun) \D:\Zoning Maps & Regulation July 2008\Drawings\2010\Zone51-2008_162-130116.dwg

Checked:
Enoch / Ernie / Aboagla / Mohuiddin

Drawn:
Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	
Education City Current Boundary	

Residential District Permitted Uses and Requirements								
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60%	2/unit
Attached Villa	625	5	3	1.5	3	G+1+P	60%	1/unit
Flats	Flats are currently not permitted in this zone							
Notes: -Penthouse(P)=30% of the greater of the Ground or First Floor area -For Compounds: See UPDA Compounds Regulations.								

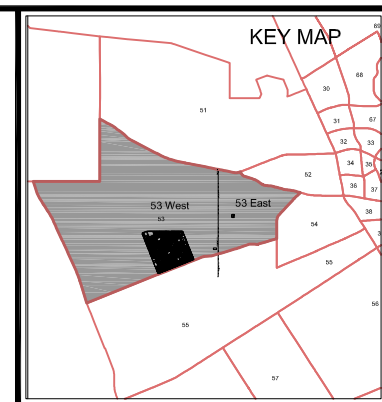
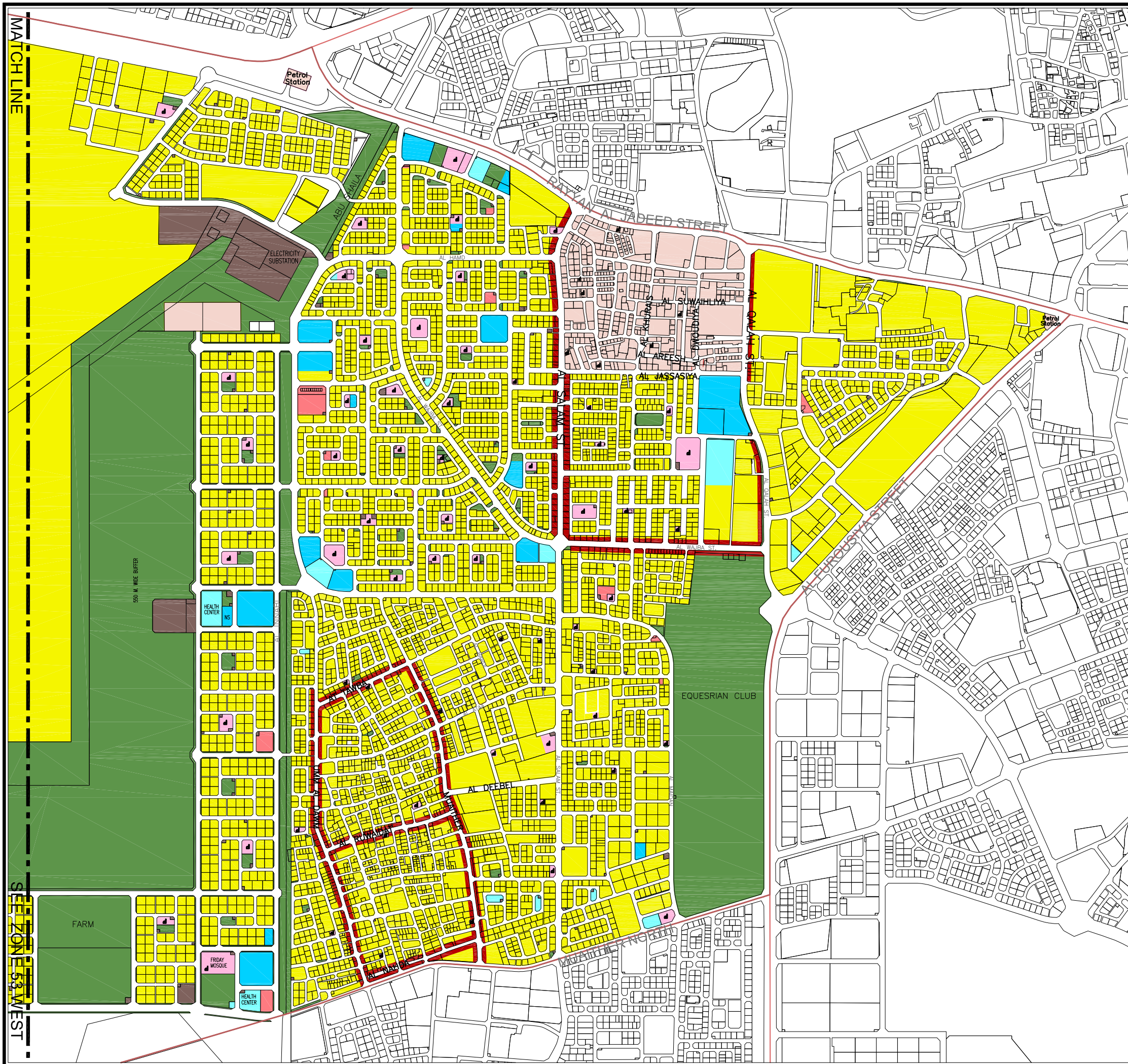
Commercial District Permitted Uses and Requirements									
Street Name	Bldg. Type Permitted Use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Al Luqta	Refer to Khalifa Sreet Enhancement Plan								
Al Shagab	Mixed Use	10	3	0	3	30	G+M+1	70%	1/65 SM GFA
Al Rayyan Al Qadeem	Mixed Use	10	3	0	3	30	G+M+1	70%	1/65 SM GFA
Notes: -Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m -All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts. -Development within Special Use District will be reviewed under Special Regulations -See the Education City Master Plan for detaied Zoning and Regulations -Extra Setbacks required for lots fronting Roundabouts.									

وزارة البلدية والتخطيط العمراني
MINISTRY OF MUNICIPALITY & URBAN PLANNING
Urban Planning & Development Sector
إدارة التخطيط العمراني
Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

District Name: Al Luqta / Lebday / Al Shagub / Fereej Al Zaeem	Zone Number: 52
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department	Scale: 1:25000 (A-3)
Date: April 2007 Updated Dec. 30, 2013	File path: J:\Zoning Maps & Regulation July 2008\Drawings\2013\Zone52-2008_2-301213.dwg (Mabrun)
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

- Single Family (Attached/Detached)
- Multi Family Residential
- Commercial Office
- Commercial Souks/Shopping Center
- Commercial Frontage (Mixed Use)
- Industrial Light
- Industrial Heavy
- Public Institutions: Schools
- Public Institutions: Government
- Park / Recreation / Open Space
- Mosque
- Parking
- Community Center
- Special Use District
- Utility

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60%	2/unit
Attached Villa	625	5	3	1.5	3	G+1+P	60%	1/unit

Note:
-Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compounds Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted Use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Al Salam	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Al Qalah	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Al Suwaihiya	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Al Khurais	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Al Areesh	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Al Dwoudiya	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Al Jassasiya	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Al Tawba	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Al Ruwaidat	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Al Nahda	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Umm Al Dawm	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Muaither	Mixed Use	8	3	3	3	30	G+M+1	70%	1/65 SM GFA
Al Wajba	Mixed Use	Refer to Al Wajba Street Commercial Frontage Regulations							

Note:
-Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
-Development within Special Use District will be reviewed under Special Regulations
-All Commercial Use(etail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
-Extra Setbacks required for lots fronting Roundabouts.



وزارة البلدية والتخطيط العمراني
MINISTRY OF MUNICIPALITY & URBAN PLANNING
Urban Planning & Development Sector
إدارة التخطيط العمراني
Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

District Name: New Al Rayyan / Rawdat Bu Ghameelat / Leb-saiteen / Al Wajba / Rawdat Al Thanya / Muaither / Rawdat Al Naisar / Umm Juwashen / Rawdat Bu Braika / Magroon Al Markhiya / Al Khazaliya / Rawdat Bu Laila / Rawdat Abal Heeran

Zone Number: 53

Sheet Ref : 53E

Section: Urban Development Section
In Coordination with: Urban Design Section and Urban Development Department

Scale: 1:20000 (A-3)

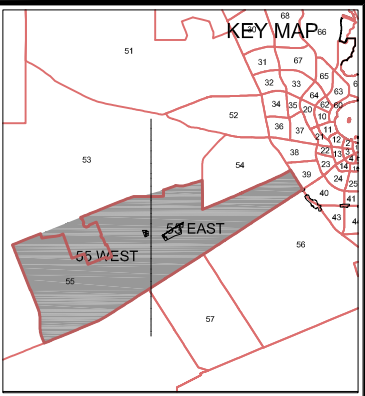
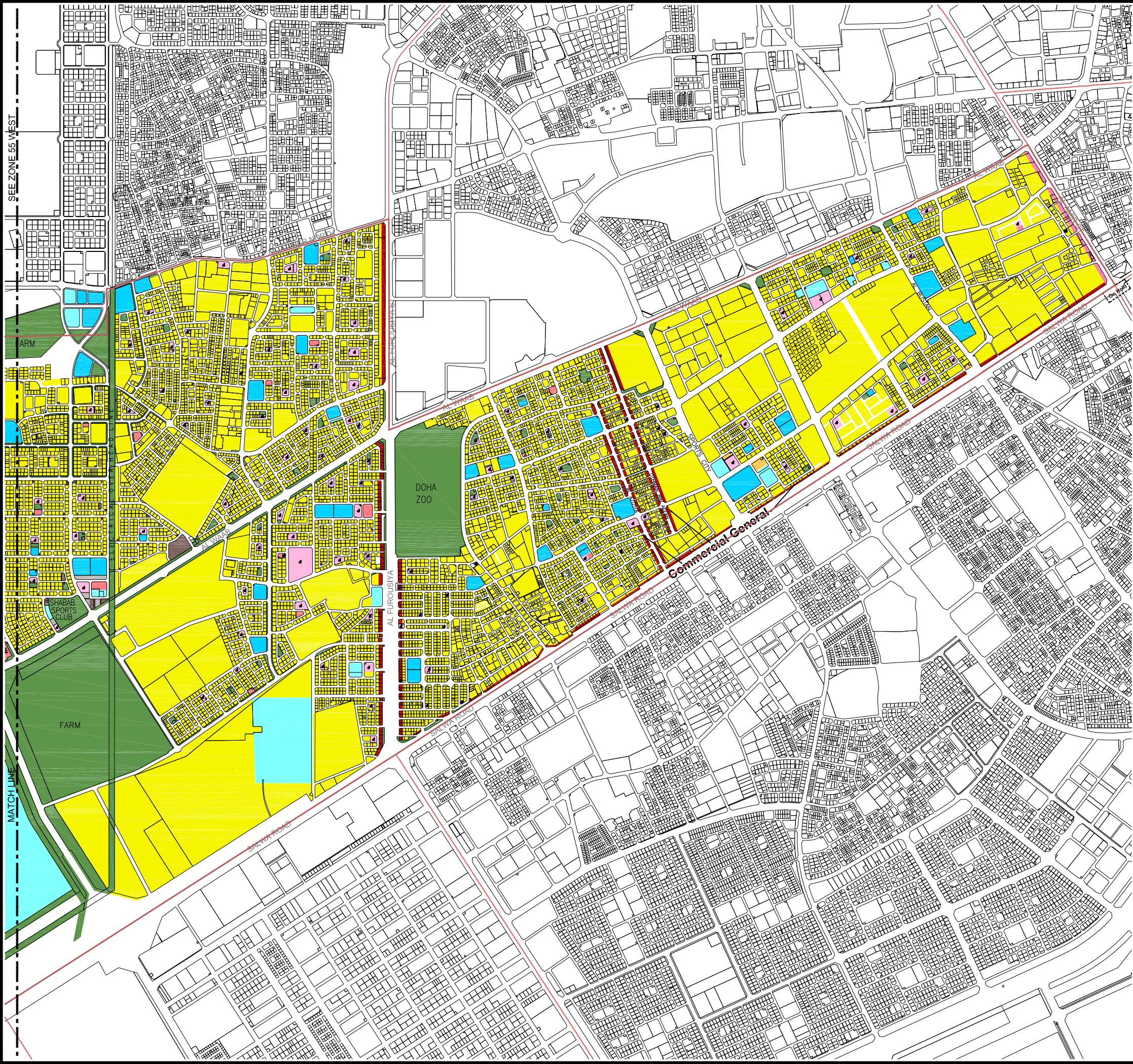
Date: April 2007
Updated March 2014

File path: D:\Zoning Maps & Regulation\July 2008\Drawings\2016\Zone53-2008_162-140116.dwg

Checked: Enoch / Ernie / Aboagla / Mohuiddin

Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



- LEGEND**
- | | |
|-----------------------------------|---------------------------------|
| Single Family (Attached/Detached) | Public Institutions: Government |
| Multi Family Residential | Park / Recreation / Open Space |
| Commercial Office | Mosque |
| Commercial Souks/Shopping Center | Parking |
| Commercial Frontage (Mixed Use) | Community Center |
| Industrial Light | Special Use District |
| Industrial Heavy | Utility |
| Public Institutions: Schools | Area On Hold |

Residential District Permitted Uses and Requirements								
Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
Detached Villa	400	Front	Side (w)	Side (nw)	Rear	G+1+P	60%	2/unit
Attached Villa	625	5	3	1.5	3	G+1+P	60%	1/unit
Flats	Flats are currently not permitted in this zone							

Notes:
-Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compounds Regulations.

Commercial District Permitted Uses and Requirements									
Street Name	Bldg. Type Permitted Use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Al Aziziya	Mixed Use	10	3	0	3	30	G+M+1	70%	1/65 SM GFA
Othman Bin Affan	Mixed Use	10	3	0	3	30	G+M+1	70%	1/65 SM GFA
Salwa	Mixed Use	0	3	0	3	30	G+M+1 or G+2	70%	1/65 SM GFA
Al Amir	Office	See D-Ring Road Regulations for New Commercial Streets							
Al Furoosiya	Mixed Use	0	3	0	5	30	G+M+1	70%	1/65 SM GFA

Notes:
-Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
-Development within Special Use District will be reviewed case by case
-All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
-Salwa Road front setback 0m. from road right of way
-Extra Setbacks required for lots fronting Roundabouts.

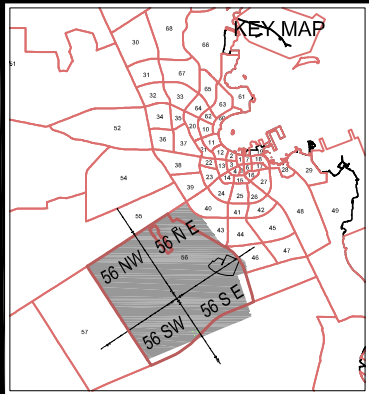
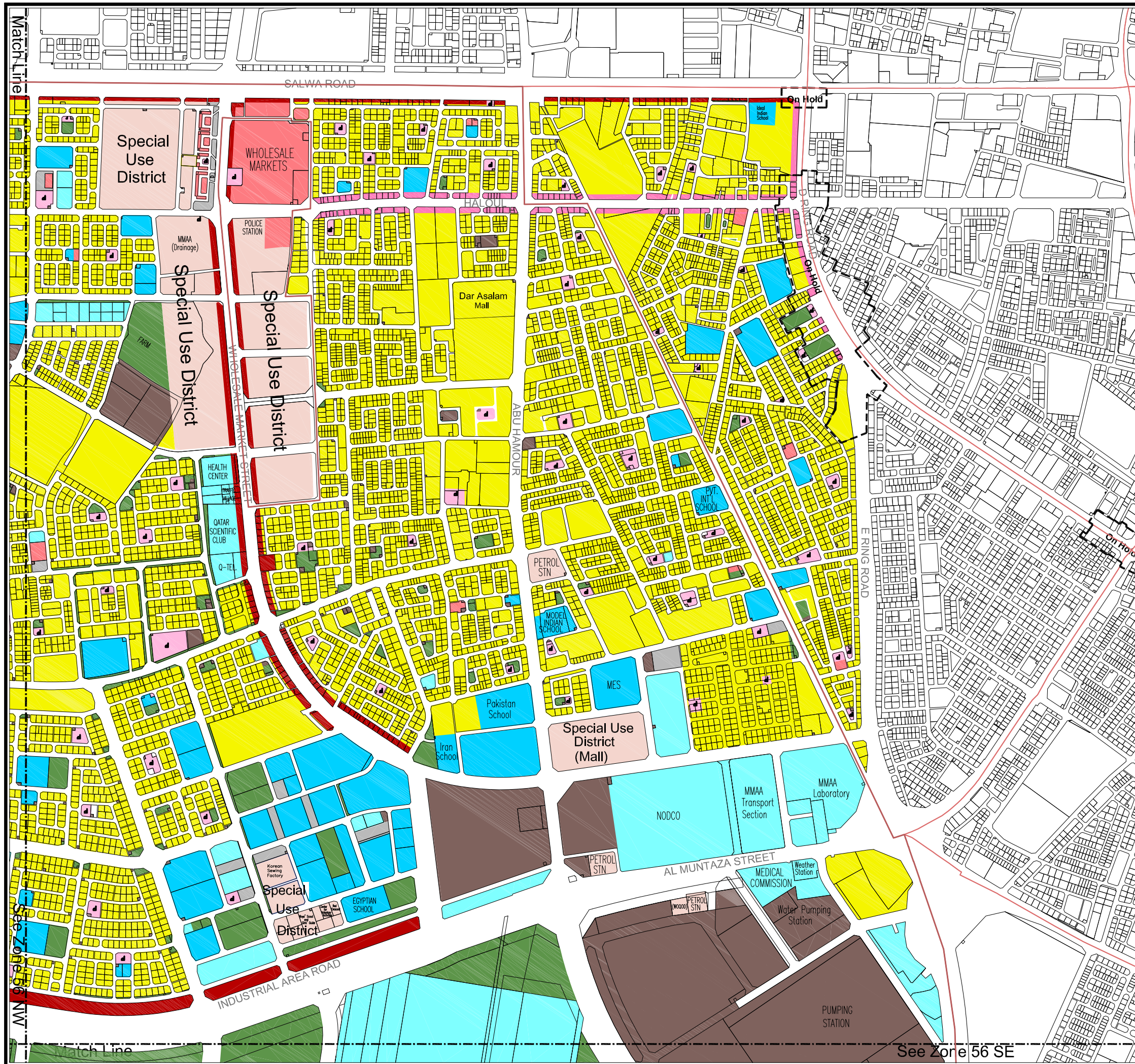


وزارة البلدية والتخطيط العمراني
MINISTRY OF MUNICIPALITY & URBAN PLANNING
Urban Planning & Development Sector
إدارة التخطيط العمراني
Planning Department

Title:
INTERIM ZONING MAP & REGULATIONS

District Name: Al Waab / Al Aziziya / New Fereej Al Gha-nim / Fereej Al Murra / Fereej Al Manaseer / Bu Sidra / Muaither / Al Sailiya / Al Mearad	Zone Number: 55
Sheet Ref : 55E	
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department	Scale: 1:35000 (A-3)
Date: April 2007 Updated March 2014	File path: (Mabrun) D:\Zoning Maps & Regulation July 2008\Drawings\2015\Zone55-2008_1&2-161215.dwg
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



LEGEND

Single Family (Attached/Detached)	Public Institutions: Government
Multi Family Residential	Park / Recreation / Open Space
Commercial Office	Mosque
Commercial Souks/Shopping Center	Parking
Commercial Frontage (Mixed Use)	Community Center
Industrial Light	Special Use District
Industrial Heavy	Utility
Public Institutions: Schools	
Area On Hold	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Detached Villa	400	5	3	1.5	3	G+1+P	60%	2/unit
Attached Villa	625	5	3	1.5	3	G+1+P	60%	1/unit
Flats are currently not permitted in this zone								

Notes:
-Penthouse(P)=30% of the greater of the Ground or First Floor area
-For Compounds: See UPDA Compounds Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking	
		Front	Side (w)	Side (nw)	Rear					
Salwa	Mixed Use	0	3	0	3	30	G+M+1 or G+2	70%	1/65 SM GFA	
Haloul	Office	See Special Regulations for New Commercial Streets								
East Industrial	Salwa Rd. to Khalid Bin Ahmed Opposite Al Mono Motors to Industrial Area Rd	Mixed Use	0	3	0	3	30	G+M+1	70%	1/65 SM GFA
		Yet to be determined	This is a Special Project by Barwa under Special Regulations							
D-Ring Road		Refer to D-Ring Road Commercial Use Regulations								
Wholesale Market Rd.		Refer to Wholesale Market Sreet Commercial Use Regulations								
Industrial Area Rd.		Yet to be determined	This is a Special Project by Barwa under Special Regulations							

Notes:
-Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
-Development within Special Use District will be reviewed under Special Regulations
-All Commercial Use(office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.Extra Setbacks required for lots fronting Roundabouts.
-Salwa Road front setback 0m from road right of way



وزارة البلدية والبيئة

MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title:

INTERIM ZONING MAP & REGULATIONS

District Name: Fereej Al Asiri / Fereej Al Khulaifa / Al Maamoura / Bu Hamour / Mesalmeer / Ain Khaled / Umm Al Seneem Zone Number: 56
Sheet Ref : 56 NE

Section: Urban Development Section
In Coordination with: Urban Design Section and Urban Development Department

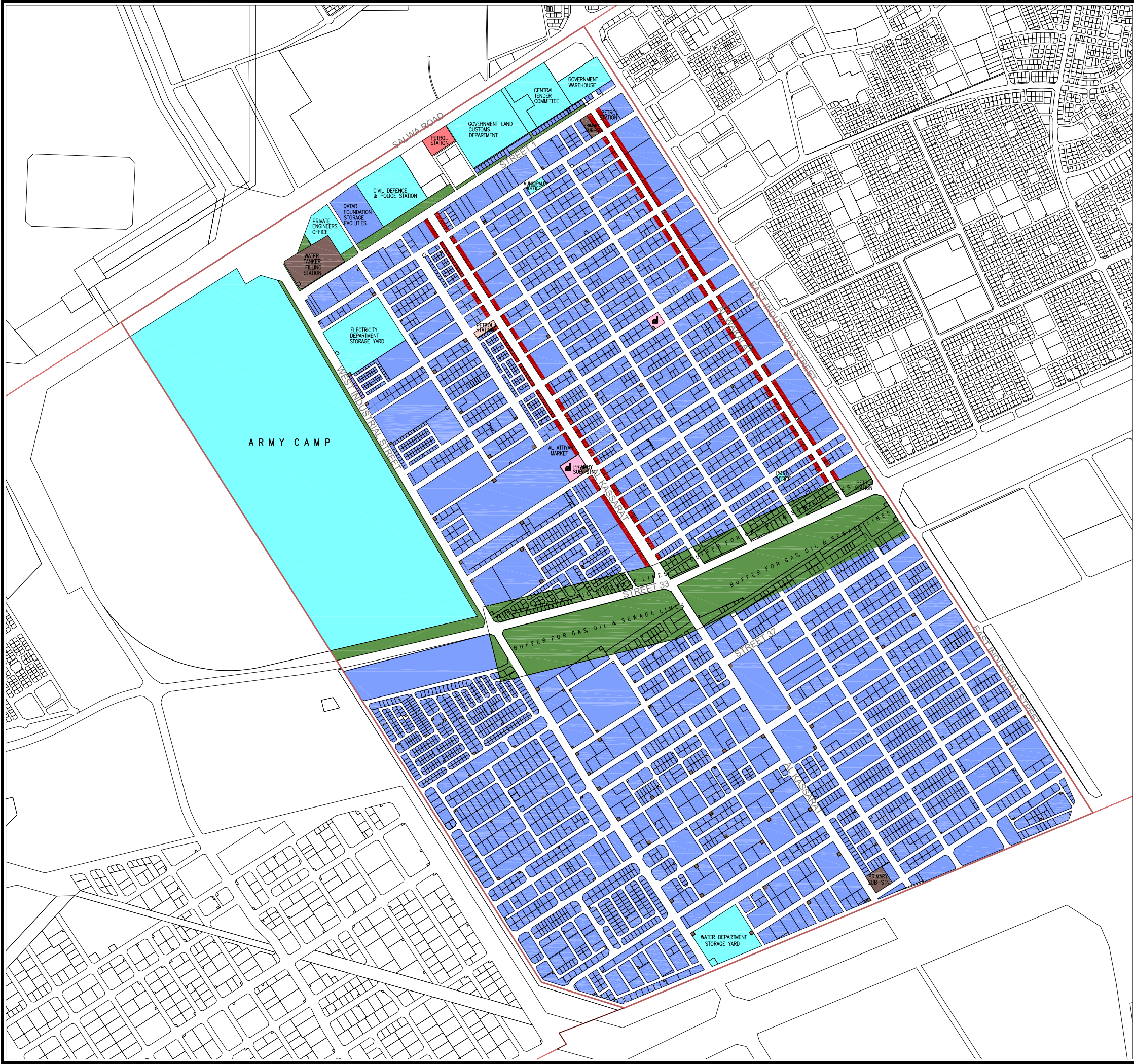
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Date: April 2007
Updated March 2014
File path: (Mabrun) D:\Zoning Maps & Regulation July 2008\Drawings\2017\Zone56-2008_12_384-040917.dwg

Checked: Enoch / Ernie / Aboagla / Mohuiddin Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



Mohammed A. Qader Abu-Erhama
Director, Planning Department UPDA

H.E.Ali Abdulla Al Abdulla
Director-General UPDA

LEGEND

Single Family (Attached/Detached)

Multi Family Residential

Commercial Office

Commercial Souks/Shopping Center

Commercial Frontage (Mixed Use)

Industrial Light

Industrial Heavy

Public Institutions: Schools

Public Institutions: Government

Park / Recreation / Open Space

Mosque

Parking

Community Center

Special Use District

Utility

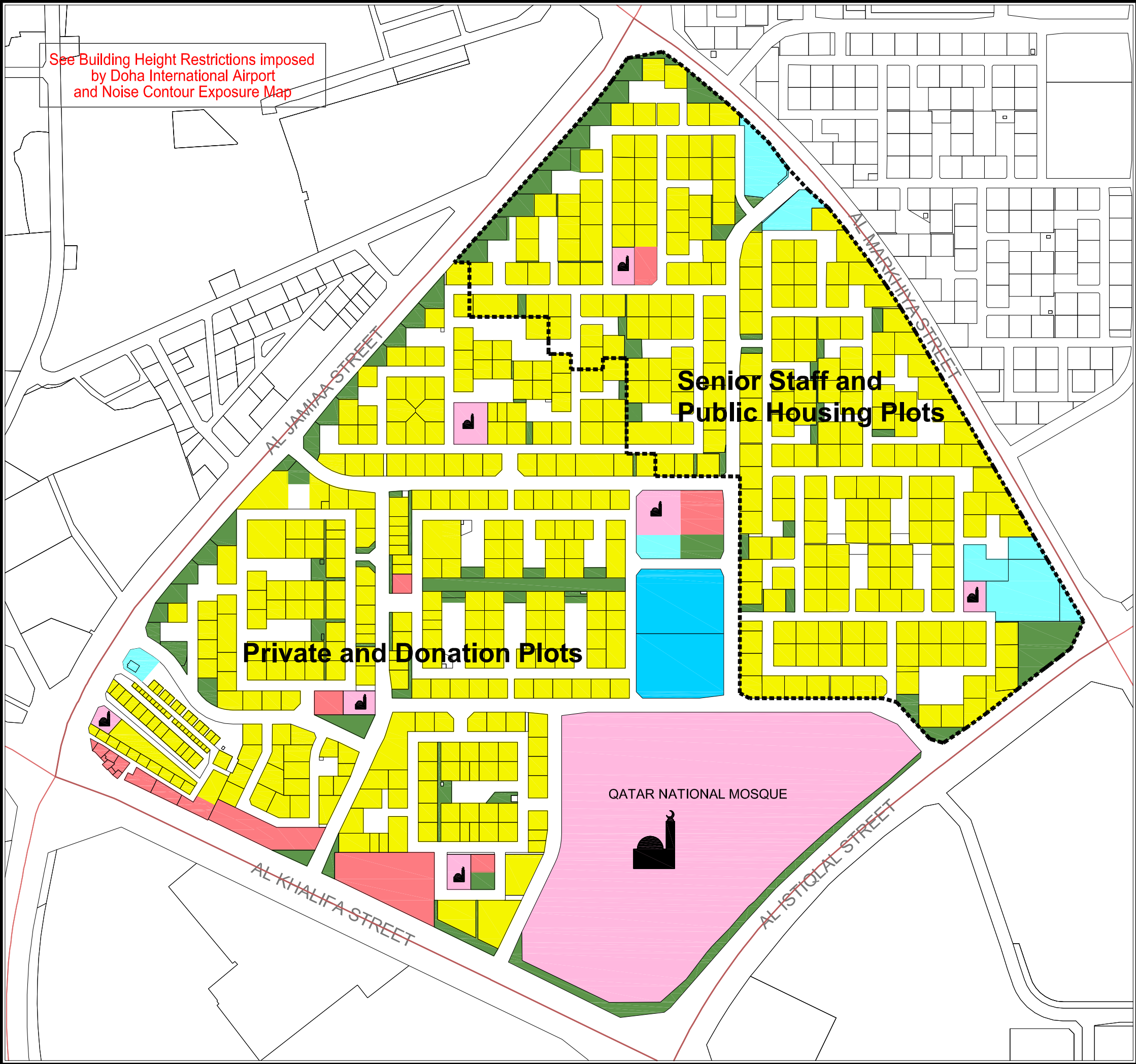
Commercial District Permitted Uses and Requirements									
Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Salwa		Each Lot has specific Land Use and Setbacks For details see contract document in the Urban Development Department							
East Industrial St.									
Al Wakalat									
Al Kassarat									
-Extra Setbacks required for lots fronting Roundabouts.									

المدينة العظمى والخطط والبنية التحتية
Urban Planning & Development Authority
Planning Department

Title:
INTERIM ZONING MAP & REGULATIONS

Zone Name: Industrial Area		Zone Number: 57		
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department		Scale: 1:30000 (A-3)		
Date: April 2007 Updated April 2008		File path: (Mabrun) D:\Zoning Maps & Regulation July 2008\Drawings\Zone57-2008_2.dwg		
Checked: Enoch / Ernie / Aboagla / Mohuiddin		Drawn: Mabrun / Benny / Muneer / Ben / Anas		

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar

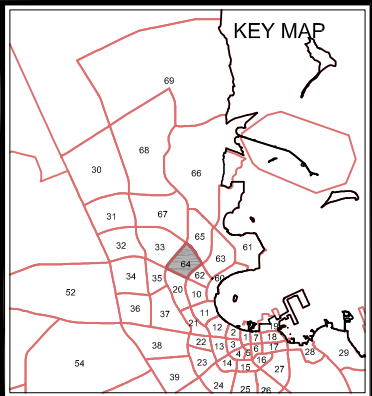


See Building Height Restrictions imposed by Doha International Airport and Noise Contour Exposure Map

Senior Staff and Public Housing Plots

Private and Donation Plots

QATAR NATIONAL MOSQUE



LEGEND

Single Family (Attached/Detached)	Park / Recreation / Open Space
Multi Family Residential	Mosque
Commercial Office	Parking
Commercial Souks/Shopping Center	Community Center
Commercial Frontage (Mixed Use)	Special Use District
Public Institutions: Schools	Utility
Public Institutions: Government	

Residential District Permitted Uses and Requirements

Residential	Minimum Lot Area	Setbacks (in mts.)				Max. Bldg. Heights	Max. Bldg. Coverage	Minimum Parking
		Front	Side (w)	Side (nw)	Rear			
Senior Staff & Public Villas Det.	900	5	5	5	5	G+1+P	60%	2/unit
Private Villas Detached	400	5	3	1.5	3	G+1+P	60%	1/unit
Attached Villa	625	5	5	1.5	5	G+1+P	60%	1/unit

Notes:

- Penthouse(P)=30% of the greater of the Ground or First Floor area
- For Compounds: See UPDA Compound Regulations.

Commercial District Permitted Uses and Requirements

Street Name	Bldg. Type Permitted use	Setbacks (in mts.)				Max. Comm. Depth	Max. Bldg. Heights	Max. Bldg. Coverage	Parking
		Front	Side (w)	Side (nw)	Rear				
Khalifa Street *	Mixed Use	10	5	5	5	30	G+M+1	70%	1/65 SM GFA

Notes:

- Commercial Depth: Offices: 30m, Showrooms: 20m, and retail: 12m
- * -See Khalifa Street Design Guidelines
- All Commercial Use(retail/office/etc.) approvals are subject to proper access, especially at junctions, intersections and roundabouts.
- For Private Villa Plots 2 Villas attached/detached allowed
- Extra Setbacks required for lots fronting Roundabouts.

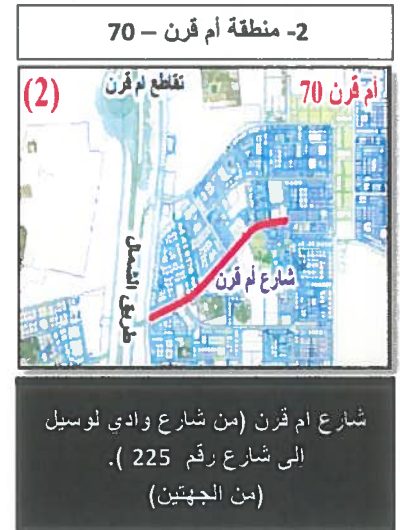


وزارة البلدية والبيئة
MINISTRY OF MUNICIPALITY AND ENVIRONMENT
Urban Planning Department

Title: **INTERIM ZONING MAP & REGULATIONS**

Zone Name: Lejbailat	Zone Number: 64
Section: Urban Development Section In Coordination with: Urban Design Section and Urban Development Department	Scale: 1:6000 (A-3)
Date: April 2007 Updated Nov. 2015	File path: (Mabrun)
Checked: Enoch / Ernie / Aboagla / Mohuiddin	Drawn: Mabrun / Benny / Muneer / Ben / Anas

Zoning Maps and Regulations will be reviewed and revised under the Master Plan for Qatar



النموذج (أ) : الاشتراطات التخطيطية في حال تحويل استخدام الفلل السكنية القائمة (المجلس الخارجي أو الملحق) إلى تجاري:

المعايير التخطيطية	
0.1 الاستخدامات	
<p>يتم تطبيقها على الفلل السكنية القائمة المكونة من (طابق أرضي + أول + طابق السطح) والمباني الإضافية (المجالس أو الملاحق) المكونة من أرضي فقط والمرخصة قبل صدور الاشتراطات التخطيطية المعتمدة حالياً. القسائم الواقعة بشكل مباشر على الشوارع التجارية الموضحة بالمخطط المرفق بعدد (7) :</p> <p>■ في حال تم تحويل استخدام كامل الفيلا لنشاط تجاري واحد (وحدة استنجارية واحدة) :</p> <ul style="list-style-type: none"> - فإنه يجب إزالة المجلس الخارجي أو الملاحق التي تقع ضمن الارتداد الامامي، - الإبقاء على المبنى كما هو عليه مع الأخذ دون اجراء أي إضافات عليه مع الأخذ بعين الاعتبار تعديل التصميم الداخلي بما يتناسب مع النشاط المطلوب (نشاط تجاري واحد). <p>■ أما في حال استخدام (المجلس الخارجي أو الملحق) تجاري، بشرط وحدة استنجارية واحدة:</p> <ul style="list-style-type: none"> - يسمح بتحويل استخدام المجلس الخارجي أو الملاحق المطل على الشارع التجاري لاستخدام تجاري واحد مع ضرورة الإبقاء على استخدام الفيلا (سكني). - لا تتعدى مساحة (المجلس الخارجي أو الملحق) عن (50) متر مربع. - أن يكون طول واجهة المبنى (المجلس الخارجي أو الملحق) المطل على الشارع الرئيسي (50)% كحد أقصى من طول واجهة القسيمة . - أن لا يقل عرض الواجهة (المجلس الخارجي أو الملحق) عن (4) متر. - الاستخدام التجاري المسموح به : عدد (1) وحدة استنجارية واحدة كحد أقصى . - وتشمل الاستخدامات الآتية: 	1.1 الاستخدامات المسموح بها
<p>■ الاستخدامات المسموح بها لكامل الفيلا لنشاط تجاري واحد (وحدة استنجارية واحدة) :</p> <p>○ فرع بنك .</p> <p>○ مباني شركات إدارية (نشاط تجاري واحد).</p> <p>○ عيادة طبية.</p> <p>○ مطاعم ومقاهي.</p> <p>○ مراكز التجميل.</p> <p>○ مراكز اللياقة البدنية .</p> <p>○ فعاليات ثقافية .</p> <p>○ رياض الأطفال والحضانات ، مشروطة بضرورة الحصول على الموافقات اللازمة من قبل المجلس الأعلى للتعليم وإدارة تخطيط النقل البري بوزارة المواصلات والاتصالات وغيرها من الجهات ذات العلاقة.</p> <p>○ المكاتب.</p> <p>○ الشقق السكنية .</p> <p>○ معارض السيارات والدراجات النارية والقوارب وغيرها من المعارض الكبيرة.</p>	2.1 الاستخدامات المشروطة
<p>○ محل زهور / شوكولا.</p> <p>○ مخبز.</p> <p>○ مكتبة .</p> <p>○ خياط .</p> <p>○ أزياء راقية.</p> <p>○ مجوهرات.</p> <p>○ اكسسورات.</p> <p>○ محل للتحف والاعمال الفنية .</p>	3.1 الاستخدامات الغير مسموحه
0.2 العمق التجاري	
1.2 العمق التجاري	● حسب الوضع القائم.
0.3 المساحة المغطاة للموقع	
1.3 نسبة المساحة الطابقية	● حسب الوضع القائم.
2.3 عامل البناء الكلي	
0.4 المبنى	
1.4 عدد الطوابق	● حسب الوضع القائم .



المعايير التخطيطية	
2.4 ارتفاع المبنى بالأمتار	• حسب الوضع القائم
0.5 الارتدادات	
1.5 المبني	• حسب الوضع القائم .
2.5 القبو	
0.6 المواقف	
1.6 المواقف للاستخدام التجاري لكامل المبني (وحده استنجره واحدة).	• توفير أكبر عدد ممكن من المواقف للاستخدام التجاري ضمن الارتدادات.
2.6 المواقف للاستخدام التجاري للمجلس الخارجي أو الملحق	• توفير مواقف مباشرة جانبية بجوار المجلس الخارجي أو الملحق ضمن حدود القسيمة . • توفير عدد (2) موقف للاستخدام التجاري ، مع ضرورة الحفاظ على مدخل الفيلا والمواقف الخاصة بها .
0.7 المداخل (للسيارات والمشاة)	
1.7 المداخل للاستخدامات التجارية .	• يجب ان تكون مباشرة من الشارع الرئيسي.
0.8 الاسوار المحيطة بالموقع	
1.8 الاسوار للاستخدام تجاري واحد لكامل المبني	○ الامامية • لا يسمح بوضع أسوار جهة الشارع التجاري الرئيسي . ○ الجانبية • توفير سور ، في حال (الجار أو الشارع). ○ الخلفية • توفير سور ، في حال (الجار أو الشارع).
2.8 الاسوار للمجالس الخارجية او الملاحق	• إزالة السور أمام المجلس الخارجي أو الملحق ، مع الابقاء على السور الأمامي للفيلا والاسوار الخلفية والجانبية أيضا.
0.9 اللوحات الاعلانية	
1.9 المواصفات العامة	• يجب الاخذ بعين الاعتبار حين تصميم الواجهات الخاصة بالمحلات التجارية ضرورة توفير اللوحات الاعلانية للاستخدام التجاري وفق النظم المتبعة بالبلديات.

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النموذج (ب - ج) : الاشتراطات التخطيطية الخاصة بالقسائم المطلوب إعادة تطويرها والمشاريع الجديدة :

المعايير التخطيطية		
0.1 الاستخدامات		
يتم تطبيق هذه الاشتراطات على - القسائم الواقعة بشكل مباشر على الشوارع التجارية المحددة بالمخطط المرفق وعددها (7) شوارع :		
النموذج (ج)	النموذج (ب)	
- استخدام تجاري واحد لكامل المبنى (وحده استثمارية واحدة) وتشمل الآتي:	- السماح بعدة استخدامات ضمن المبنى وتكون على النحو التالي :	- السماح بعدة استخدامات ضمن المبنى وتكون على النحو التالي :
<ul style="list-style-type: none"> ○ فرع بنك . ○ عيادة طبية. ○ مباني شركات إدارية. ○ مطعم كبير . ○ مكتبة . ○ مركز التجميل. ○ مركز لياقة بدنية . ○ فعاليات ثقافية . ○ محل للفنون ○ الجميلة . ○ محل للتحف ○ والأعمال الفنية. 	<ul style="list-style-type: none"> ● الأرضي: ○ محلات تجارية . ○ معارض. ● الطابق الأول/ ○ شقق سكنية / ○ مكاتب إدارية. 	<ul style="list-style-type: none"> ● الأرضي + الميزانين: ○ محلات تجزئة . ○ شركة تجارية واحدة . ○ صيدلية . ○ مغسلة ملابس . ○ محل أغذية . ○ مكاتب صرافة . ○ مكتب بريد . ○ مقهى . ○ محل زهور / شوكولا. ○ مخبز . ○ وغيرها من الأمثلة المشابهة . ● الطابق الأول: ○ شقق سكنية أو مكاتب إدارية.
1.1 الاستخدامات المسموح بها		
2.1 الاستخدامات المشروطة		
○ رياض الأطفال والحضانات ، مشروطة بضرورة الحصول على الموافقات اللازمة من قبل المجلس الأعلى للتعليم وإدارة تخطيط النقل البري بوزارة المواصلات والاتصالات وغيرها من الجهات ذات العلاقة.		
0.2 العمق التجاري		
النموذج (ج)	النموذج (ب)	
● المعارض التجارية (20) متر كحد أقصى .	● المحلات التجارية (12) متر كحد الأقصى.	1.2 العمق التجاري للاستخدامات
● (25) متر كحد أقصى.		
2.2 عمق المبنى		
0.3 المساحة المغطاة للموقع		
1.4 نسبة المساحة الطابقية		
● 60% (كحد أقصى) ● الميزانين - (80%) كحد أقصى من مساحة الطابق الأرضي		
النموذج (ج)	النموذج (ب)	2.3 عامل البناء الكلي
1.8 (كحد أقصى)	1.6 (كحد أقصى)	
0.4 المبنى		
النموذج (ج)	النموذج (ب)	1.4 عدد الطوابق
● أرضي + 2	● أرضي + ميزانين + 1	

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المعايير التخطيطية		
2.4 ارتفاع المبنى بالأمتار	النموذج (ب)	النموذج (ج)
	<ul style="list-style-type: none"> • (12) متر كحد أقصى. • الارتفاع الكلي للطابق الأرضي والميزانين (7.5) متر كحد أقصى. 	<ul style="list-style-type: none"> • (15) متر كحد أقصى .
0.5 الارتدادات (كحد أدنى)		
1.5 المبنى	<ul style="list-style-type: none"> • الأمامي (كحد أدنى) : (8.0) متر • الجانبي (كحد أدنى) : . - من جهة الجار: (3.5) متر ، - من جهة الشارع : (3.5) متر . • الخلفي (كحد أدنى) : (3) متر . 	<ul style="list-style-type: none"> • الأمامي (كحد أدنى) : (8.0) متر • الجانبي (كحد أدنى) : . - من جهة الجار: صفر ، - من جهة الشارع (3.0) متر • الخلفي (كحد أدنى) : (3.0) متر
2.5 القبو	<ul style="list-style-type: none"> • الأمامي (كحد أدنى) : (5) متر . • جهة الشارع (كحد أدنى) : (3) متر . • جهة الجوار: (صفر) . 	
0.6 المواقف		
1.6 المواقف المخصصة للاستخدام التجاري (محلات تجزئة / معارض)	<ul style="list-style-type: none"> • مواقف شريطية بحسب ما يتم توفيره ضمن الارتداد الأمامي ، علماً بأن أبعاد الموقف (5.5X2.65) متر ، مع توفير ممر للمشاة بين المحل التجاري والمواقف عند مدخل المبنى بحيث لا يقل عن (1.5) متر . • (1.25) موقف لكل شقة سكنية . • يتم توفير المواقف ضمن طابق القبو ، أو بعد الارتداد الخلفي مباشرة ، أو بعد الارتداد الجانبي في حال وجود شارع جانبي. 	
2.6 المواقف المخصصة للشقق السكنية	<ul style="list-style-type: none"> • (1) موقف لكل (65) متر مربع من المساحة المبنية . • يتم توفير المواقف ضمن طابق القبو ، أو خلف المحلات التجارية . • (1) موقف لكل (50) متر مربع من المساحة المبنية . • يتم توفير المواقف المطلوبة ضمن طابق القبو . 	
3.6 المواقف المخصصة لاستخدام المكاتب	<ul style="list-style-type: none"> • (1) موقف لكل (50) متر مربع من المساحة المبنية . • يتم توفير المواقف المطلوبة ضمن طابق القبو . 	
4.6 المواقف للاستخدام التجاري لكامل المبنى (وحده استنجره واحدة).	<ul style="list-style-type: none"> • (1) موقف لكل (50) متر مربع من المساحة المبنية . • يتم توفير المواقف المطلوبة ضمن طابق القبو . 	
5.6 المواقف في حال شركة تجارية واحدة (أرضي + ميزانين)	<ul style="list-style-type: none"> • (1) موقف لكل (50) متر مربع من المساحة المبنية . • يتم توفير المواقف المطلوبة ضمن طابق القبو . 	
0.7 المداخل (للسيارات والمشاة)		
1.7 المداخل للاستخدامات التجارية سواء (محلات تجزئة أو استخدام تجاري واحد/ شركة تجارية واحدة (الأرضي + الميزانين)/المكاتب الإدارية).	<ul style="list-style-type: none"> ○ للسيارات ○ للمشاة 	<ul style="list-style-type: none"> • يجب ان تكون مباشرة من الشارع الرئيسي. • فتح مداخل القبو من الشارع الرئيسي . • يجب ان تكون مباشرة من الشارع الرئيسي.
2.7 المداخل للاستخدامات السكنية (شقق سكنية) في الطوابق العلوية للمبنى.	<ul style="list-style-type: none"> ○ للسيارات ○ للمشاة 	<ul style="list-style-type: none"> • أمامي مباشرة من الشارع الرئيسي. • جانبي ، خلفي : في حال وجود شارع فرعي أو خلفي فمن الممكن السماح بفتح مداخل من خلاله. • أمامي ، خلفي ، جانبي .
0.8 الاسوار المحيطة بالموقع		
1.8 الاسوار للاستخدامات التجارية سواء (محلات تجزئة /المكاتب الإدارية).	<ul style="list-style-type: none"> ○ الامامية ○ الجانبية ○ الخلفية 	<ul style="list-style-type: none"> • لا يسمح بوضع أسوار جهة الشارع التجاري الرئيسي . • جهة الجار : يجب توفير سور وان يبدأ من حدود كتلة المبنى . • جهة الشارع : يجب توفير سور وان يبدأ من حدود كتلة المبنى . • جهة الجار : يجب توفير سور . • جهة الشارع : يجب توفير سور .
2.8 الاسوار للاستخدامات السكنية (شقق سكنية) في الطوابق العلوية للمبنى.	<ul style="list-style-type: none"> ○ الامامية ○ الجانبية ○ الخلفية 	<ul style="list-style-type: none"> • لا يسمح بوضع أسوار جهة الشارع التجاري الرئيسي . • جهة الجار : يجب توفير سور جانبي وان يبدأ من حدود كتلة المبنى . • جهة الشارع : بدون سور . في حال توفير مواقف سيارات لخدمة الشقق السكنية. • جهة الجار: يجب توفير سور . • جهة الشارع : بدون سور ، في حال توفير مواقف سيارات لخدمة الشقق السكنية.

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المعايير التخطيطية		
3.8 الاسوار للاستخدامات التجارية لكامل المبنى (وحده استنجرية واحدة)	○ الامامية	● لا يسمح بوضع أسوار جهة الشارع التجاري الرئيسي .
	○ الجانبية	● توفير سور ، في حال (الجارأو الشارع).
	○ الخلفية	● توفير سور ، في حال (الجارأو الشارع).
0.9 اللوحات الاعلانية		
1.9 المواصفات العامة	● يجب الاخذ بعين الاعتبار حين تصميم الواجهات الخاصة بالمحلات التجارية ضرورة توفير اللوحات الإعلانية للاستخدام التجاري وفق النظم المتبعة بالبلديات.	
0.10 المعدات والخدمات		
	● لا يسمح بوضع خدمات بالارتدادات (الأمامية ، الخلفية ، الجانبية) جهة الشوارع.	

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