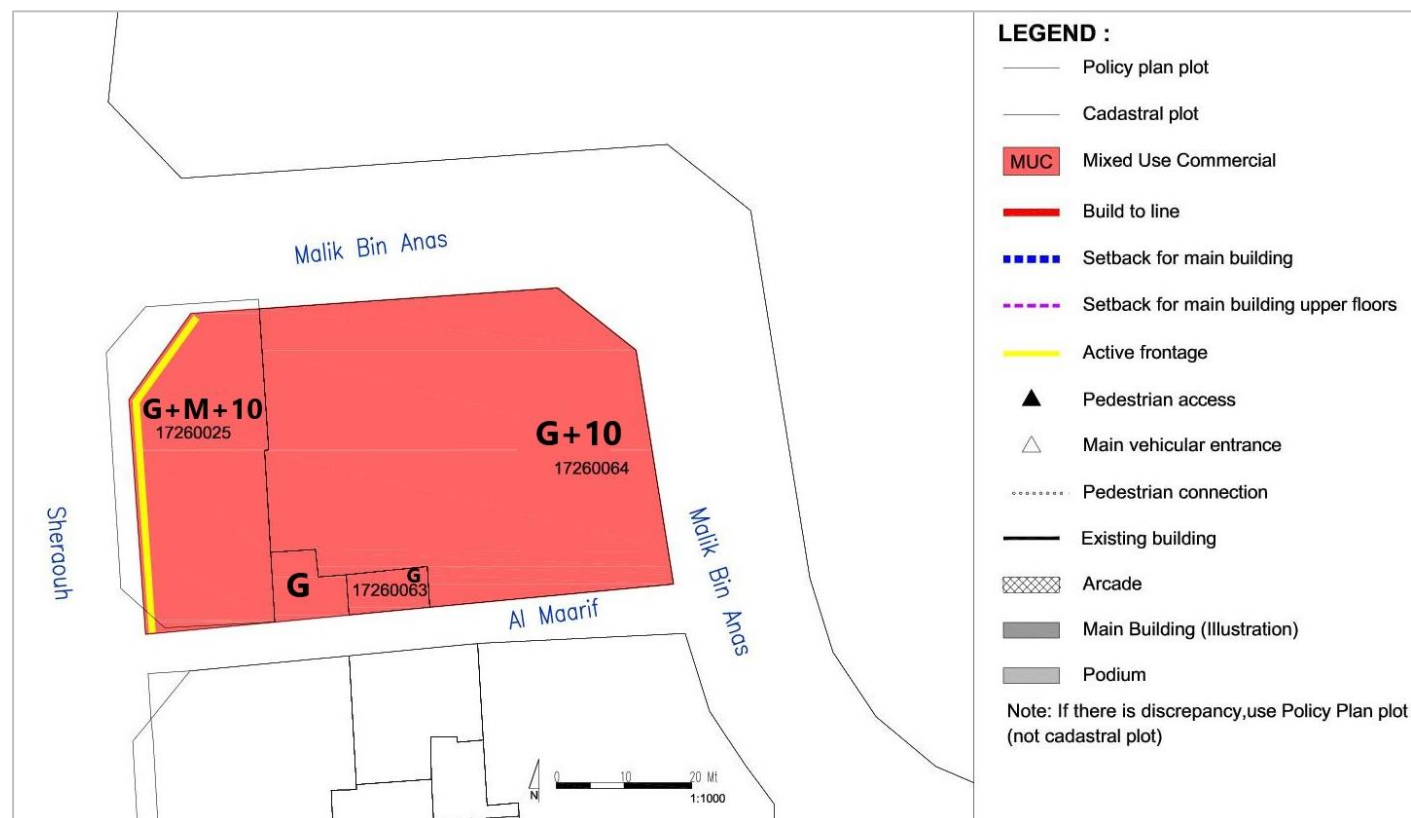


ZONING PLAN



USE REGULATIONS



GENERAL USE MIX

| Zoning Category | | Commercial | Mixed Use Commercial | Mixed Use Residential | Residential |
|---|---|------------|----------------------|-----------------------|-------------|
| Zoning Code | | COM | MUC | MUR | RES |
| Minimum required number of use type* | | 1 | 2 | 2 | 1 |
| Use Type per Zoning Category | Commercial: <ul style="list-style-type: none">RetailOffice | ✓ | ✓** | ✓ | ✗ |
| | Residential (Flats, Apartments) | ✗ | ✓ | ✓* | ✓ |
| | Hospitality (Hotels, Serviced Apartments) | ✓ | ✓ | ✓ | ✓ |
| | Secondary/Complementary Uses (Community Facilities, Sport & Entertainment) | ✓ | ✓ | ✓ | ✓ |
| See details of Permitted Uses Table in page 4 | | | | | |

DETAILED USE SPLIT

| MUC: Mixed Use Commercial | Uses Mix | GFA split | | Allowed Floor Location |
|---|----------|--|---|---|
| | | Plot < 2000 sqm or for Single Tower/ Higher Building | Plot ≥ 2000 sqm or for Multiple Tower/ Higher Buildings | |
| Commercial**: <ul style="list-style-type: none">RetailOffice | ✓ | Total Com. 15% min | Total Com. 15% min | All |
| | | Retail 25% max | Retail 25% max | Retail at ground level; podium; 1 st floor above podium; top floor level |
| Residential (Flats, Apartments) | ✓ | 85% max | 80% max | All |
| Hospitality (Hotels, Serviced Apartments) | ✓ | | 40% max | All Semi-public /publicly accessible facilities (e.g. commercial space) at ground level; podium; 1 st floor above podium; top floor level |
| Secondary/Complementary Uses | ✓ | 20% max | | Podium; 1 st floor above podium; top level |

Uses mix: ✓ Required; ✓ Allowed; ✗ Not allowed;

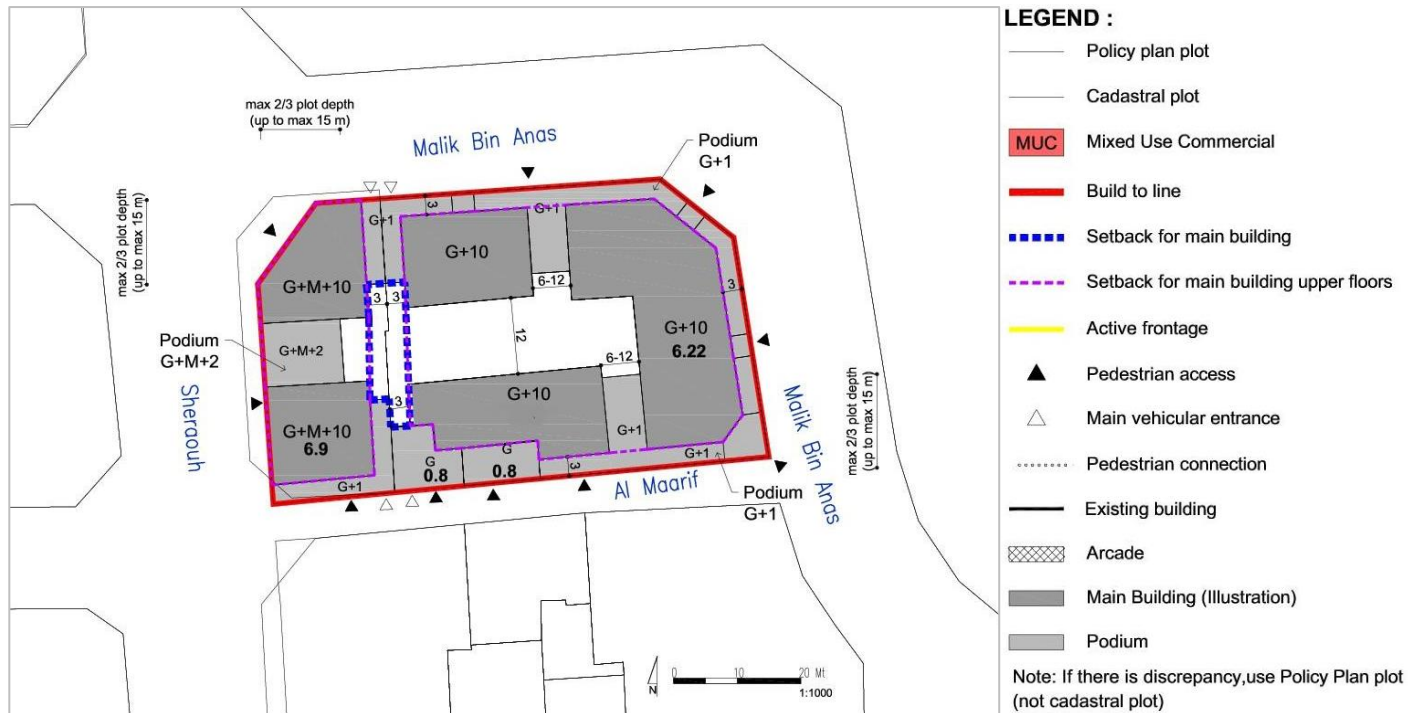
* In Mixed Use Residential, the required Residential Use Type can be substituted with Hospitality Use Type (e.g. hotel, serviced apartment);

** In Mixed Use Commercial, mixing between Commercial Uses only (Retail & Office) is allowed and this already fulfils the requirement 2 mix

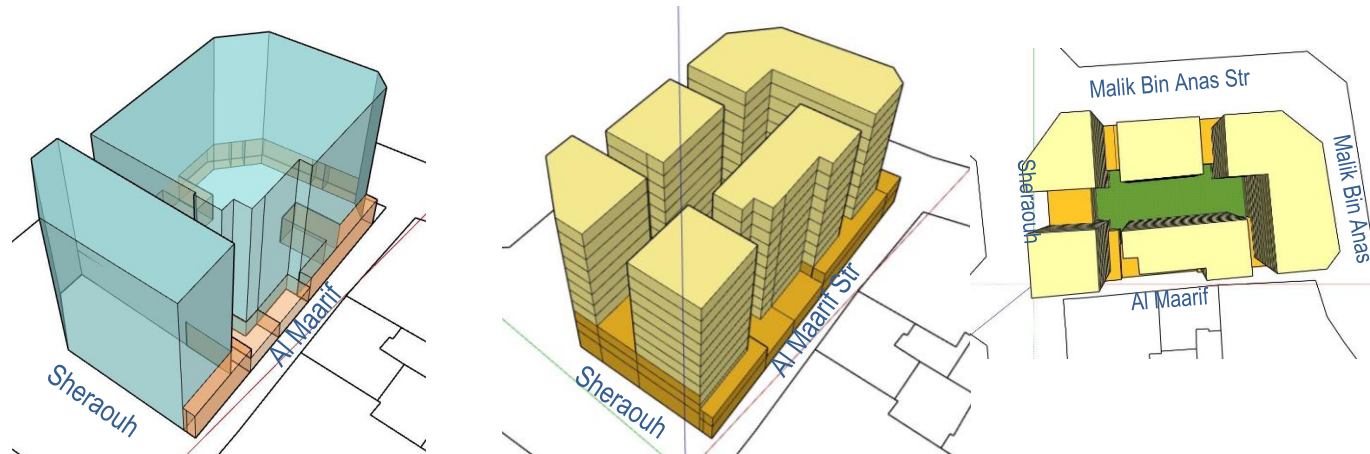
SPECIFIC USE REGULATIONS

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

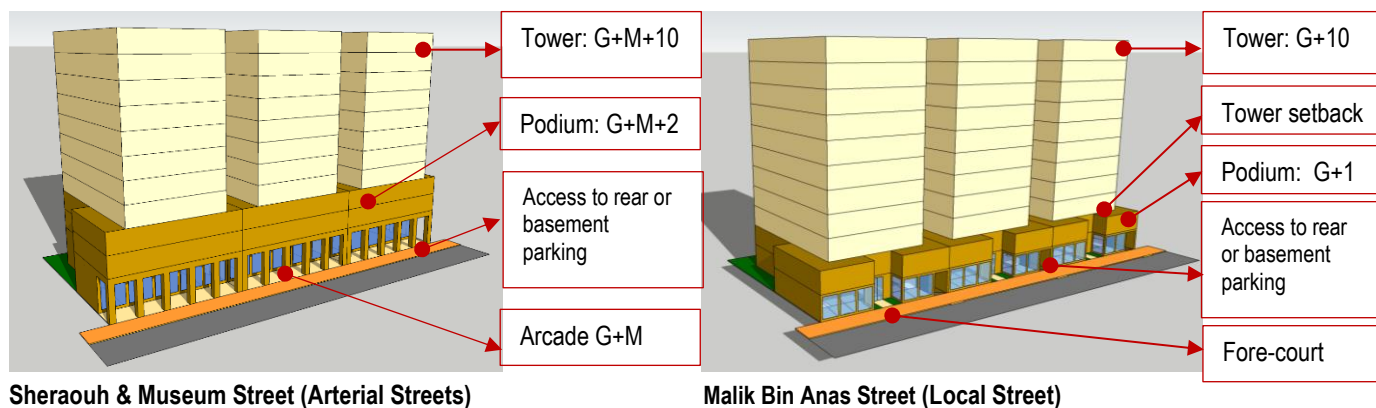
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



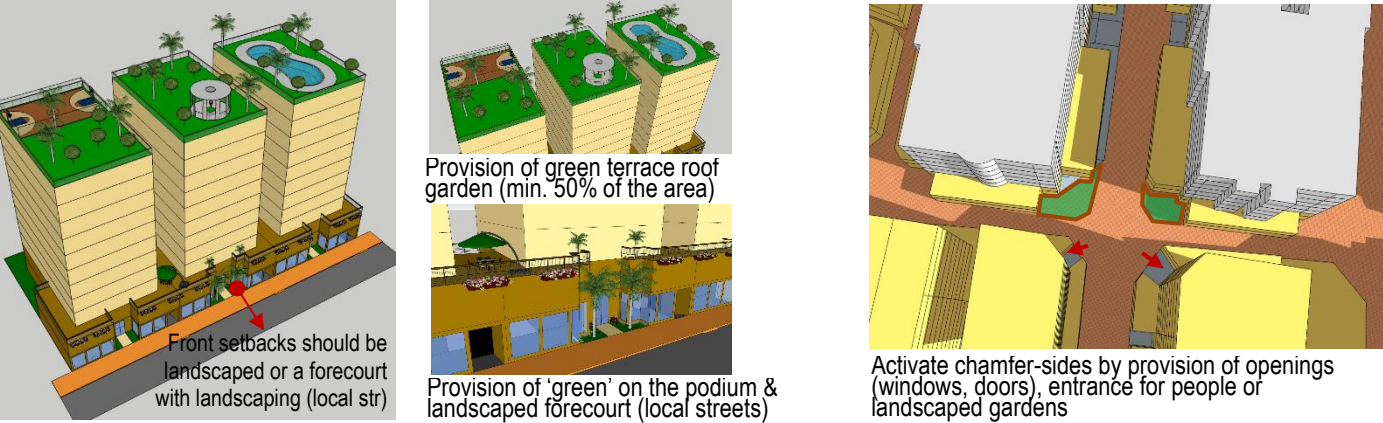
BLOCK FORM REGULATIONS

| BULK REGULATIONS | | |
|---|---|-------------------------|
| Uses (as per Zoning Plan) | MUC: Mixed Use Commercial | |
| Height (max) | Sheraouh Street | 43.2 m (max) |
| | <ul style="list-style-type: none">G+M+10 (Podium G+M+2) | |
| | Malik Bin Anas & Al Maarif Street | 41.7 m (max) |
| | <ul style="list-style-type: none">G+10 (Podium G+1) | |
| FAR (max) <i>(for large plots > 2000 sqm or ≥ 10,000 sqm, refer to the Block Massing Plan and Site Planning)</i> <i>(for plots < 600 sqm, refer to the Block Massing Plan)</i> | 6.60 (along Sheraouh Str.) | (+ 5 % for corner lots) |
| | 6.10 (along Malik Bin Anas & Al Maarif Street) | |
| | | |
| Building Coverage (max) | 75% | |
| MAIN BUILDINGS | | |
| Typology | Attached-Podium and Tower | |
| Building Placement | Setbacks as per block plan: | |
| | Sheraouh Street: <ul style="list-style-type: none"><u>Podium</u>: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear<u>Tower</u>: 0 m front setback; 3 m sides; 3m rear | |
| | Malik Bin Anas & Al Maarif Street: <ul style="list-style-type: none"><u>Podium</u>: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear<u>Tower</u>: 3 m front setback; 3 m sides; 3m rear | |
| Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i> | <ul style="list-style-type: none">Sheraouh & Malik Bin Anas Street: 100% of 0m front setback (mandatory)Al Maarif Street (Local streets): min. 60% of frontage indicated at block plan | |
| Building Depth (max) | 10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrated parking, for plot depth minimum 45 m) | |
| Building Size | Fine grain; 30 m maximum building width or length | |
| Primary Active Frontage | As indicated in the plan | |
| Frontage Profile | Sheraouh Street and Malik Bin Anas Street: Arcades (covered walkways): <ul style="list-style-type: none">2.5 m minimum widthG+M maximum heightLocated as per drawing | |

| | Al Maarif Street: Fore-court; cantilever/overhang on the ground floor |
|---|---|
| Basement; Half-Basement (undercroft) | • Allowed • 0 m setbacks • 0.5 m maximum height from street level (undercroft) |
| ANCILLARY BUILDINGS | |
| Height (max) | G |
| Setbacks | • Sides: 0 m, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; • Rear: 3 m |
| Building Depth (max) | 7.5 m |
| SITE PLANNING | |
| Plot Size for Subdivision | Minimum 600 sqm |
| Small Plot | • Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking. • For plot sizes < 600 sqm: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site |
| Open Space (min) | 5% |
| Plots 2000sqm –9999sqm | • FAR: as stated in the Block Massing Plan • Building Coverage: 75% • Internal open space: 10% min • Internal streets & utilities: 15% max |
| ACCESSIBILITY AND CONNECTIVITY | |
| Pedestrian Entry Point | As indicated in the plan |
| Vehicle Access Point | As indicated in the plan |
| Recommended Public Access on Private Plot | n/a |
| PARKING | |
| Location | On-site surface parking/ undercroft/ basement/ podium parking/ Multi-Storey Car Park (MSCP) for plot size > 2000 sqm |
| Required Number of Spaces | As per general MSDP Car Parking Regulations |
| Parking Waiver | • 30% reduction in parking provision requirement; • Relaxation for plots ≤ 350 sqm, provided all safety measures are fulfilled as per Qatar Parking Design Manual-QPDM (refer to page 4 for details): 1) Allowable stall parking dimension of 2.5m x 5.5 m 2) Allowable single driveway (not ramp) provision of 3.5m width to the rear on-site parking |

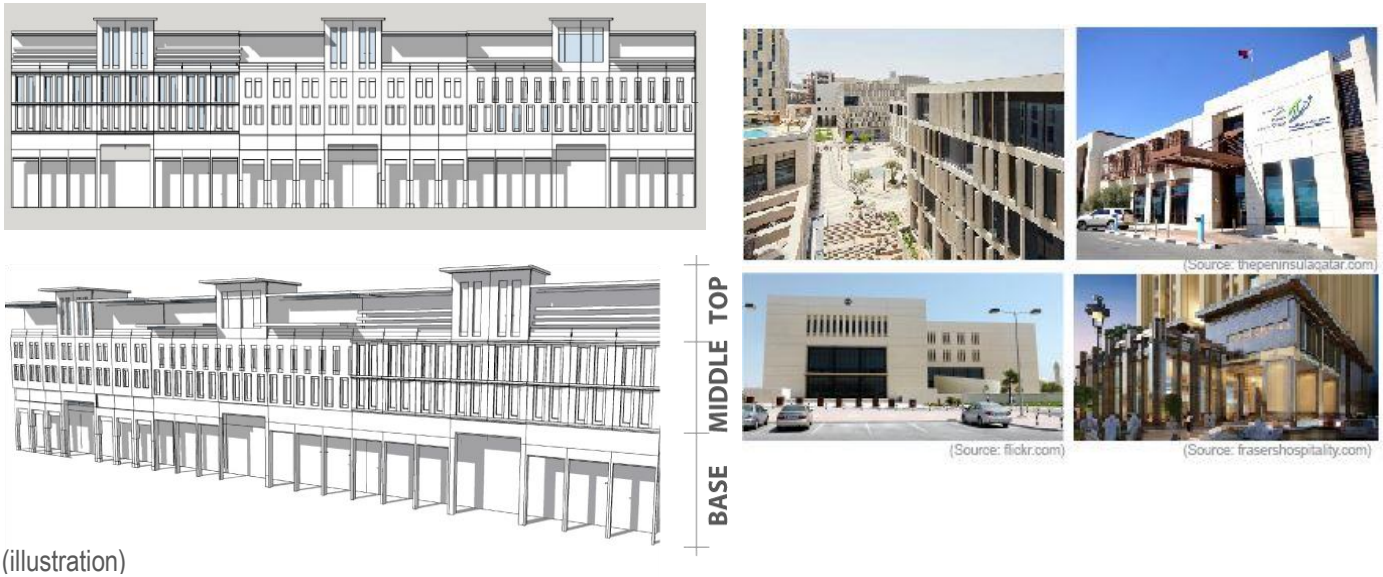
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



EXTERIOR EXPRESSION & BUILDING SEPARATION

Qatari Contemporary*



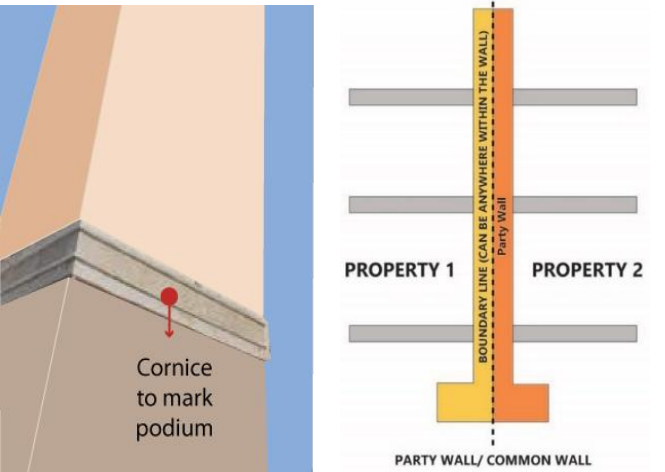
WINDOW-TO-WALL RATIOS



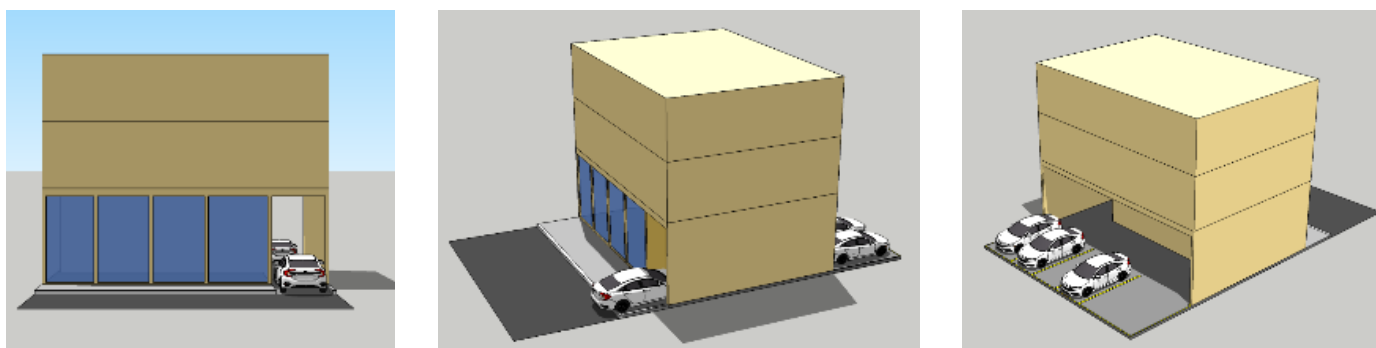
STANDARDS

| ARCHITECTURAL STANDARD | |
|------------------------------------|---|
| Architectural Theme/ Style | Qatari Contemporary Style (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar) |
| Exterior expression | <ul style="list-style-type: none">Clear building expression of a base, a middle and a topThe Base Part (podium): should clearly be expressed (eg. with architrave or cornice ornament, should there is no required setback for tower that can distinguish it from the podium)The Middle Part:<ul style="list-style-type: none">Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.Should reveal the external expression of each storeyThe Top Part should be marked by parapet or entablature |
| Minimum Building separation | <ul style="list-style-type: none">6 m between two buildings with facing non-habitable rooms8 m between two buildings with a facing non-habitable room and a facing habitable room12 m between two buildings with facing habitable rooms |
| Party-Wall / Common Wall | The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety |
| Floor height (maximum) | Slab to slab height (mid-point): <ul style="list-style-type: none">Ground floor: 5 mGround floor with mezzanine: 6.5 mTypical floors (residential and other): 3.50 mGround floor ancillary building: 3.50m |
| Building Orientation | <ul style="list-style-type: none">All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.Primary facade should orientate to the highway /expressway/ collector/ arterial streets. |
| Active frontage features | Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc |
| Active chamfer at the intersection | The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public |

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



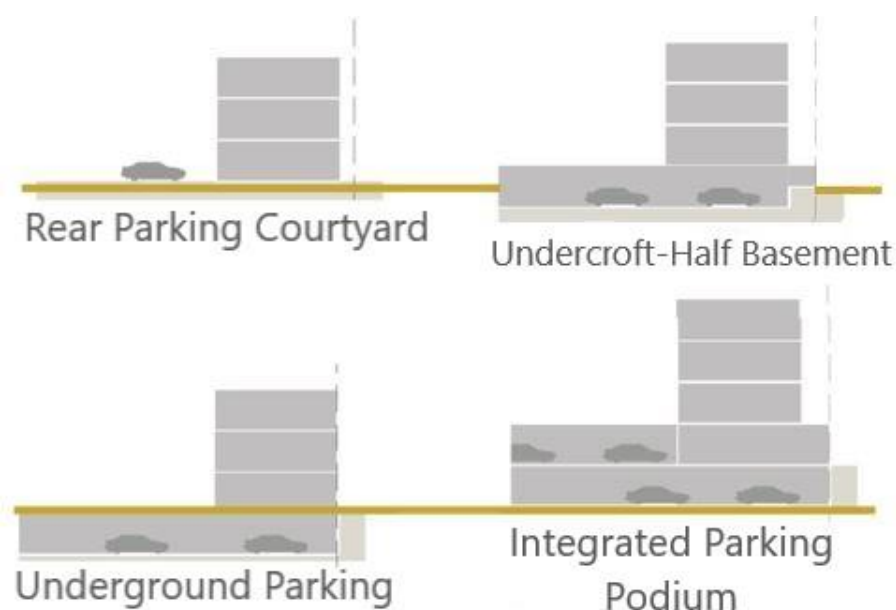
PARKING FORM & LOCATION OPTION



Parking at rear on small plots ≤ 350 sqm (illustration)

Conditional Requirements for Relaxation on Plots ≤ 350 sqm:

- The Owner/Developer to conduct a Parking Safety Audit as per QPDM and implement safety measures as suggested by the Safety Auditor;
- Provide exclusive signage and pavement marking cautioning the motorists and facility users (as per QPDM);
- Guidance on parking operations, accessible parking, pedestrian sidewalk to be adopted as per QPDM.
- The parking facility to be managed by trained security personnel/traffic marshal, where possible;
- Preferable use mechanical, automated, robotic parking systems, where possible;
- Use of Intelligent Transportation System technologies such as Variable Message Signage, etc, where possible.



INCENTIVE

Incentive Scheme

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

Provision of **Shared Public Parking**:

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

PERMITTED USES TABLE

| Type and category | | COM | MUC | MUR | RES | Code | Use |
|---------------------------|---------------------------|-----|-----|-----|------|----------------|---|
| COMMERCIAL | | | | | | | |
| RETAIL | Convenience | ✓ | ✓ | ✓ | ✓ | 301 | Food, Beverage & Groceries Shop |
| | Comparison/Speciality | ✓ | ✓ | ✓ | ✕ | 302 | General Merchandise Store |
| | | ✓ | ✓ | ✓ | ✕ | 303 | Pharmacy |
| | | ✓ | ✓ | ✓ | ✕ | 306 | Electrical / Electronics / Computer Shop |
| | | ✓ | ✓ | ✓ | ✕ | 309 | Apparel and Accessories Shop |
| | Food and Beverage | ✓ | ✓ | ✓ | ✓ | 311 | Restaurant |
| | | ✓ | ✓ | ✓ | ✓ | 312 | Bakery |
| | | ✓ | ✓ | ✓ | ✓ | 313 | Café |
| | Shopping Malls | ✓ | ✓ | ✕ | ✕ | 314 | Shopping Mall |
| | E-charging Stations | ✓ | ✕ | ✕ | ✕ | 307 | E-charging Station |
| OFFICE | Services/Offices | ✓ | ✓ | ✓ | ✕ | 401 | Personal Services |
| | | ✓ | ✓ | ✓ | ✕ | 402 | Financial Services and Real Estate |
| | | ✓ | ✓ | ✓ | ✕ | 403 | Professional Services |
| RESIDENTIAL | | | | | | | |
| | Residential | ✕ | ✓ | ✓ | ✓ | 201 | Residential Flats / Apartments |
| HOSPITALITY | | | | | | | |
| | Hospitality accommodation | ✓ | ✓ | ✓ | ✕ | 2201 | Serviced Apartments |
| | | ✓ | ✓ | ✓ | ✕ | 2202 | Hotel / Resort |
| SECONDARY / COMPLEMENTARY | | | | | | | |
| COMMUNITY FACILITIES | Educational | ✕ | ✓ | ✓ | ✓ | 1003 | Private Kindergarten / Nurseries / Child Care Centers |
| | | ✓ | ✓ | ✓ | ✕ | 1020 | Technical Training / Vocational / Language School / Centers |
| | | ✕ | ✓ | ✓ | ✕ | 1021 | Boys Qur'anic School / Madrasa / Markaz |
| | | ✕ | ✓ | ✓ | ✕ | 1022 | Girls Qur'anic School |
| | Health | ✓ | ✓ | ✓ | ✕ | 1102 | Primary Health Center |
| | | ✓ | ✓ | ✓ | ✕ | 1103 | Private Medical Clinic |
| | | ✓ | ✓ | ✕ | ✕ | 1104 | Private Hospital/Polyclinic |
| | | ✓ | ✓ | ✓ | ✓ | 1105 | Ambulance Station |
| | | ✓ | ✓ | ✕ | ✕ | 1106 | Medical Laboratory / Diagnostic Center |
| | Governmental | ✕ | ✓ | ✕ | ✕ | 1201 | Ministry / Government Agency / Authority |
| | | ✕ | ✓ | ✕ | ✕ | 1202 | Municipality |
| | | ✓ | ✓ | ✓ | ✕ | 1203 | Post Office |
| | | ✓ | ✓ | ✓ | ✓ | 1209 | Library |
| | Cultural | ✓ | ✓ | ✓ | ✕ | 1301 | Community Center / Services |
| | | ✓ | ✓ | ✓ | ✕ | 1302 | Welfare / Charity Facility |
| | | ✓ | ✓ | ✕ | ✕ | 1303 | Convention / Exhibition Center |
| | | ✓ | ✓ | ✓ | ✓ | 1304 | Art / Cultural Centers |
| | Religious | ✓ | ✓ | ✓ | ✕ | 1406 | Islamic / Dawa Center |
| SPORTS AND ENTERTAINMENT | Open Space & Recreation | ✓ | ✓ | ✓ | ✓ | | Park - Pocket Park |
| | | ✓ | ✓ | ✕ | ✕ | 1504 | Theatre / Cinema |
| | | ✓ | ✓ | ✓ | ✓ | | Civic Space - Public Plaza and Public Open Space |
| | | ✓ | ✓ | ✓ | ✓ | | Green ways / Corridors |
| | Sports | ✕ | ✓ | ✓ | ✕ | 1607 | Tennis / Squash Complex |
| | | ✕ | ✓ | ✓ | ✓ | 1609 | Basketball / Handball / Volleyball Courts |
| | | ✕ | ✓ | ✓ | ✓ | | Small Football Fields |
| | | ✕ | ✓ | ✓ | ✓ | 1610 | Jogging / Cycling Track |
| | | ✓ | ✓ | ✓ | ✓ | 1611 | Youth Centre |
| | | ✕ | ✓ | ✓ | ✕ | 1612 | Sports Hall / Complex (Indoor) |
| | | ✓ | ✓ | ✓ | ✓ | | Private Fitness Sports (Indoor) |
| | | ✓ | ✓ | ✓ | ✓ | 1613 | Swimming Pool |
| | Special Use | ✓ | ✓ | ✕ | ✕ | 2107 | Immigration / Passport Office |
| ✓ | | ✓ | ✕ | ✕ | 2108 | Customs Office | |
| Tourism | ✓ | ✓ | ✕ | ✕ | 2203 | Museum | |

- Supporting uses serves only to the primary use should not be regarded as a separate use. Therefore, their floor area calculation should be included in the GFA of the primary use (e.g. gym facility for residents in an apartment building should be calculated in the Residential GFA, or facilities of a hotel for guests should be calculated in Hospitality GFA).
- Unlisted uses in the table are categorised as non-permitted uses, especially the hazardous/ polluted uses (e.g car repair shops, industries, polluted-workshops, etc).
- Similar uses to the permitted uses in the table will be regarded as conditional cases.