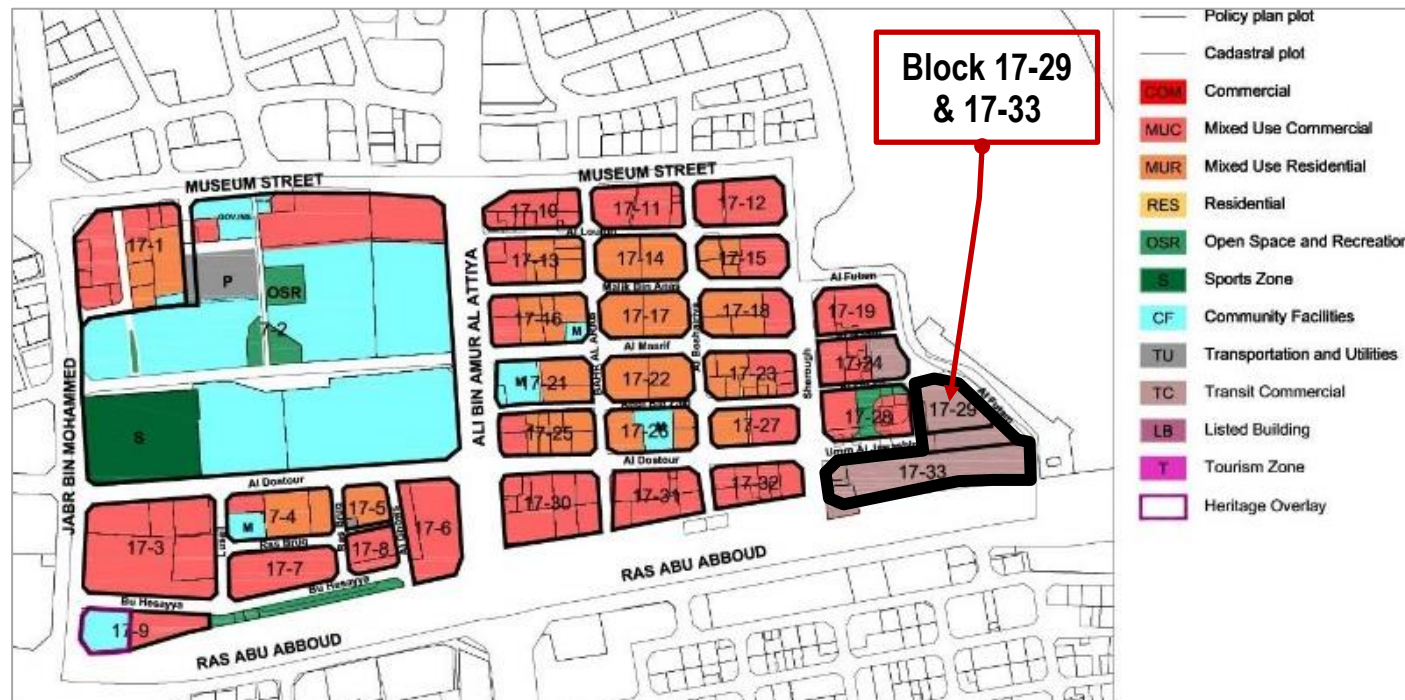







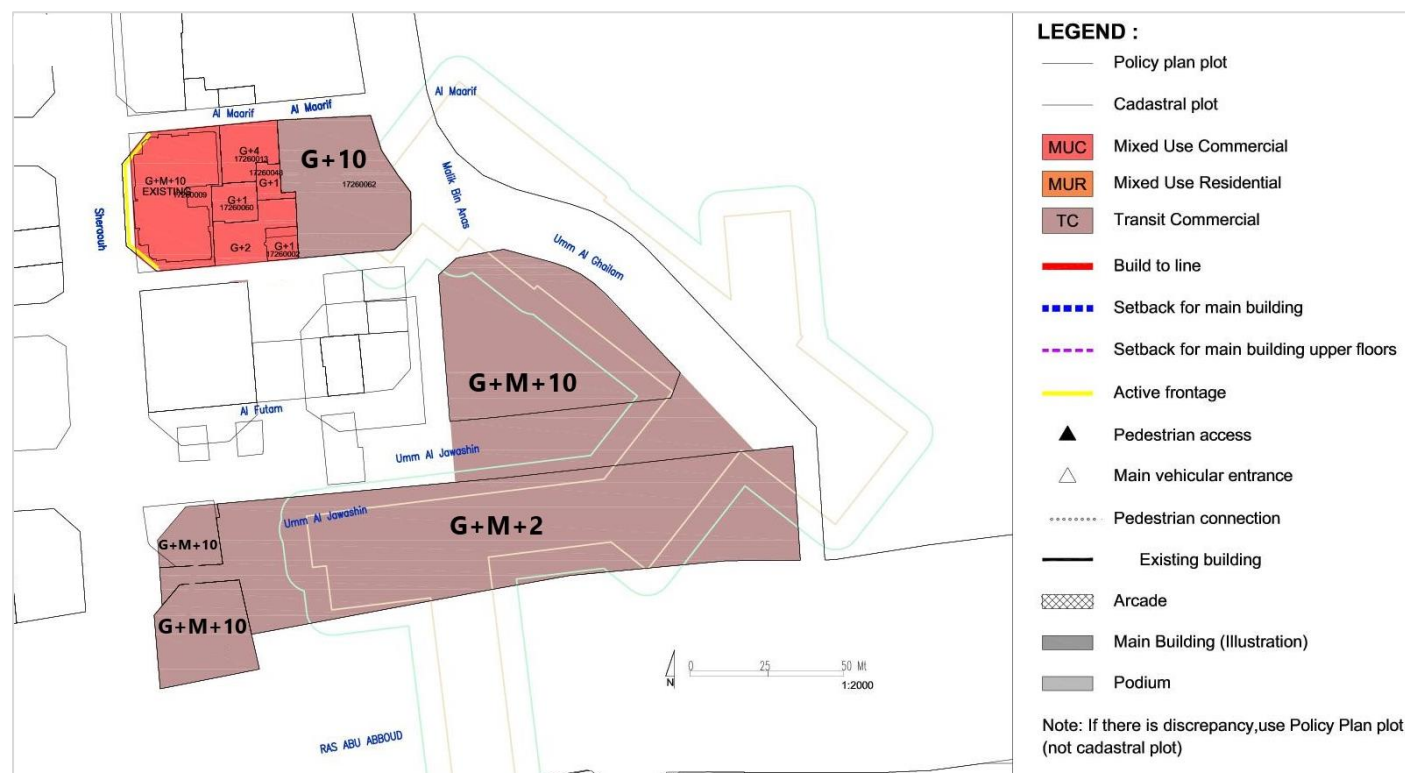
ZONING PLAN



GENERAL USE MIX

Zoning Category		Transit Commercial	
Zoning Code		TC	
Minimum required number of use type*		2	
Use Type per Zoning Category	Transportation facilities (<i>subway station, railway station, public transit, transportation nodes, seaport, airport, water taxi station, etc.</i>)		
	Commercial: <ul style="list-style-type: none">• Retail• Office		
	Residential (<i>Flats, Apartments, Affordable Housing, etc.</i>)		
	Hospitality (<i>Hotels, Serviced Apartments</i>)		
	Secondary/Complementary Uses (<i>Community Facilities, Sport & Entertainment, Open Space</i>)		
See details of Permitted Uses Table in page 4			

USE REGULATIONS



DETAILED USE SPLIT

TC: Transit 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	
Transportation facilities (subway station, railway station, public transit, transportation nodes, seaport, airport, water taxi station, etc.)	☑	Subject to be recommended by the transportation service providers	Subject to be recommended by the transportation service providers	n/a
Commercial**: <ul style="list-style-type: none">RetailOffice	✓	Total Com. 15% min	Total Com. 15% min	All
Residential (Flats, Apartments)	✓	Retail 25% max	Retail 25% max	Retail at ground level; podium; 1 st floor above podium; top floor level
Hospitality (Hotels, Serviced Apartments)	✓	85% max	80% max	All
Secondary/Complementary Uses	✓	40% max	20% max	Semi-public /publicly accessible facilities (e.g. commercial space) at ground level; podium; 1 st floor above podium; top floor level
				Podium; 1 st floor above podium; top level

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

SITE PLANNING

Plots ≥ 10,000sqm	<ul style="list-style-type: none">FAR: 5.0Site Coverage: 55%Open Space: 10% minStreets & utilities: 15% max
-------------------	--

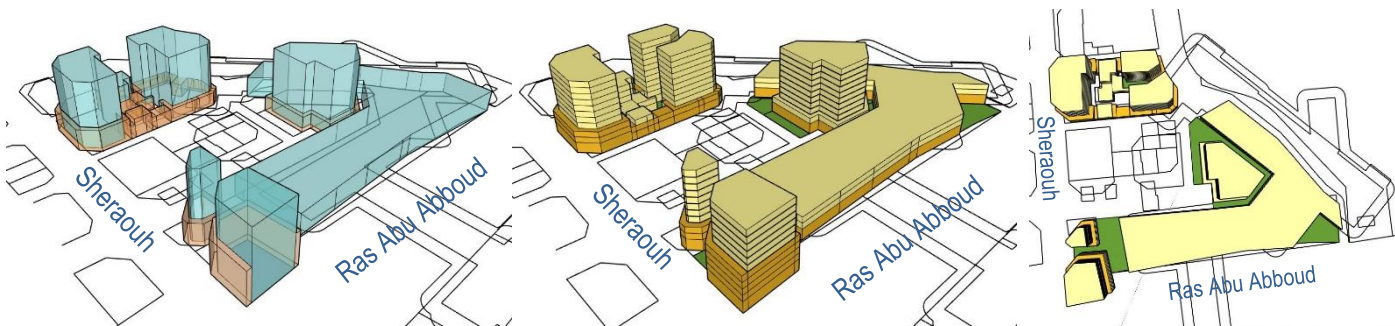
BLOCK MASSING PLAN



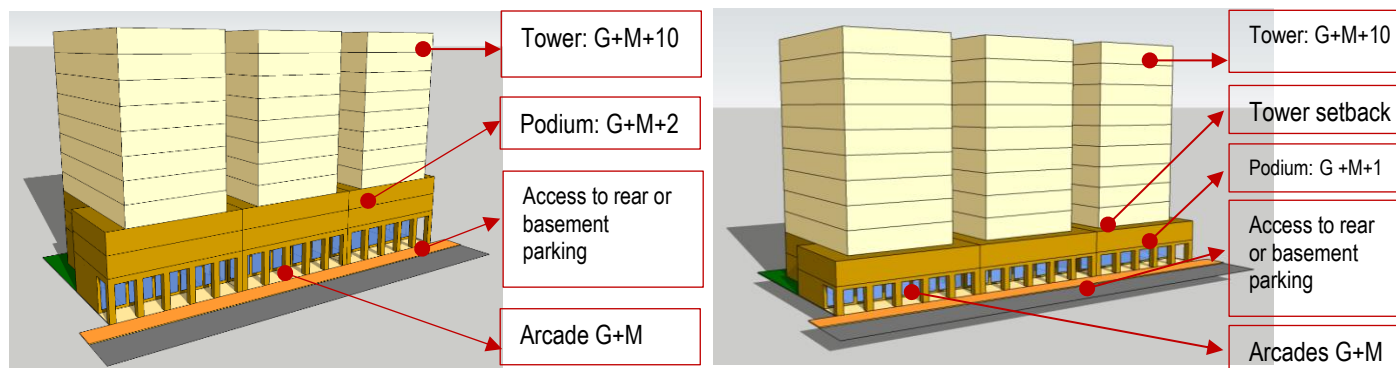
LEGEND :

- Policy plan plot
 - Cadastral plot
 - MUC: Mixed Use Commercial
 - MUR: Mixed Use Residential
 - TC: Transit Commercial
 - Build to line
 - Setback for main building
 - Setback for main building upper floors
 - Active frontage
 - Pedestrian access
 - Main vehicular entrance
 - Pedestrian connection
 - Existing building
 - Arcade
 - Main Building (Illustration)
 - Podium
- Note: If there is discrepancy, use Policy Plan plot (not cadastral plot)

BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



Sheraouh Street (Collector Street)

Local Streets

BLOCK FORM REGULATIONS

BULK REGULATIONS

Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	As stated in the Block Massing Plan	
	Sheraouh Street:	43.2 m (max)
	• G+M+10 (Podium G+M+2)	
	Umm Al Ghailam & Malik Bin Anas:	41.7 m (max)
	• G+10 (Podium G+1)	
FAR (max)	Ras Abu Abboud Street:	43.2 m (max)
	• G+M+10 (Podium G+M+4)	
	As stated in the Block Massing Plan	
	7.0 (along Ras Abu Abboud)	(+ 5 % for corner lots)
Building Coverage (max)	6.60 (along Sheraouh Str)	
	6.10 (along Umm Al Ghailam & Umm Al Jawashin, East Local Str)	
	75%	

MAIN BUILDINGS

Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: Sheraouh Street: • Podium: 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 • Tower: 0 m front setback; 3 m sides; 3m rear Ras Abu Abboud Street: • Podium: 0 m front all around • Tower: 0 m front setback facing Ras Abu Abboud Str.; 3 m for all other sides
Build to Line (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)	• 100% of 0 m front setback (mandatory)
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 & Umm Al Jawashin & East Local Street: Arcades (covered walkways): • 2.5 m minimum width (Sheraouh & local streets) • 3.0 m minimum width (Ras Abu Abboud) • G+M maximum height (All streets) • Located as per drawing
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 ≥ 10,000sqm	• FAR: 5.0 • Site Coverage: 55% • Open Space: 10% min • Streets & utilities: 15% max

ACCESSIBILITY AND CONNECTIVITY

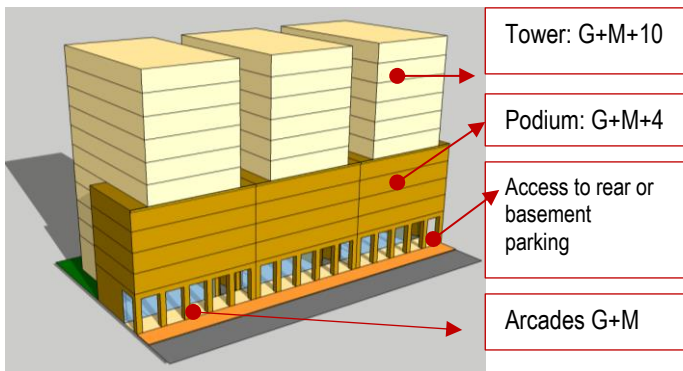
Pedestrian Entry Point	All sides
Vehicle Access Point	As per Q-Rail/ Transportation Service Providers and Traffic Study recommendation
Recommended Public Access	All sides

PARKING

Location	For transportation facilities: on-site parking, limited number of special purpose parking (for emergency, police surveillance vehicles, service maintenance, short term parking for VIPs)
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30% reduction in parking provision requirement

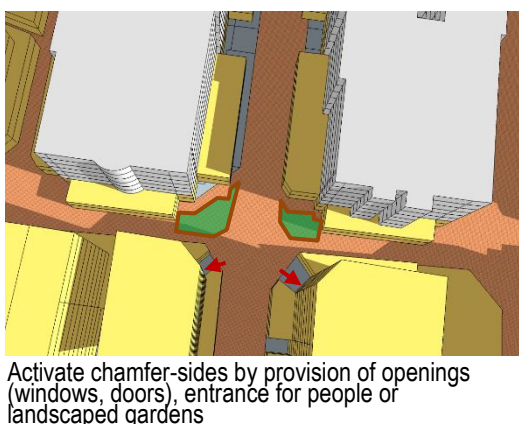
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only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

BUILDING TYPOLOGY



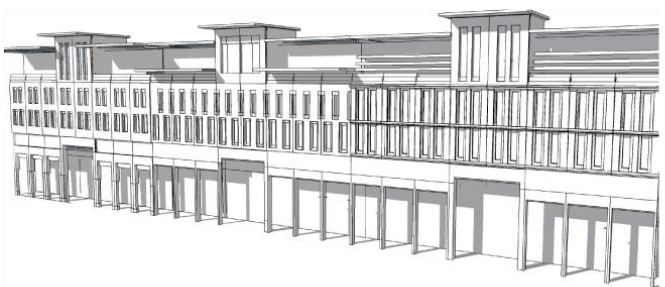
Ras Abu Abboud Street

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

Qatari Contemporary*



(illustration)



(Source: flickr.com)



(Source: thepeninsulaqatar.com)

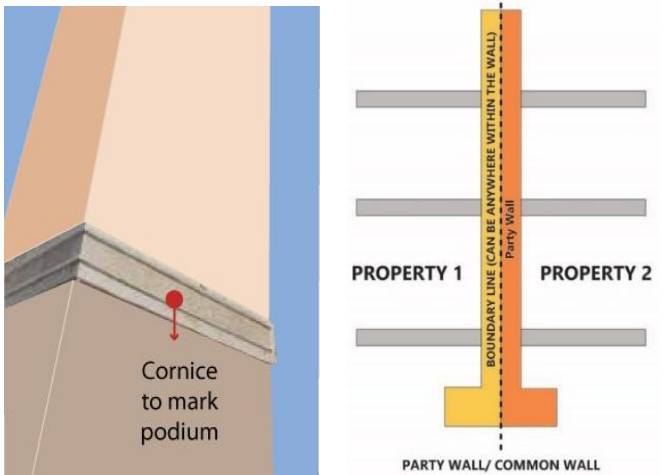


(Source: frasershospitality.com)

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/facade or small landscaped area with public

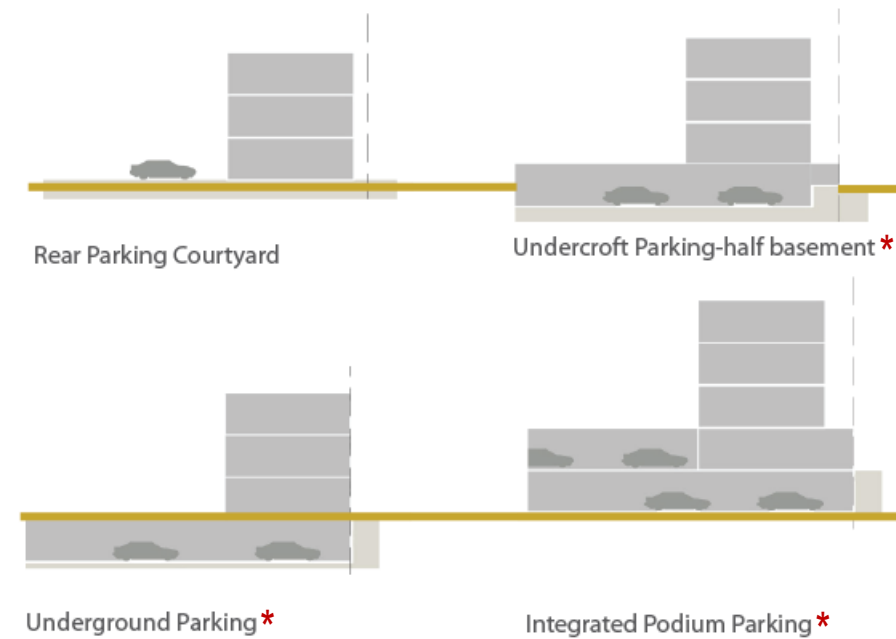
	facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none">Avoid excessive use of glass-wallUse the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
Window-to-Wall Ratios	Refer to the diagrams
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.



WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



* Subject to obtain approval from the relevant transportation service providers, especially Q-Rail.

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
		✓	✓	✓	✓	311	Restaurant
	Food and Beverage	✓	✓	✓	✓	312	Bakery
		✓	✓	✓	✓	313	Café
		✓	✓	✗	✗	314	Shopping Mall
	Shopping Malls	✓	✗	✗	✗	307	E-charging Station
E-charging Stations	✓	✓	✓	✗	401	Personal Services	
OFFICE	Services/Offices	✓	✓	✓	✗	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.