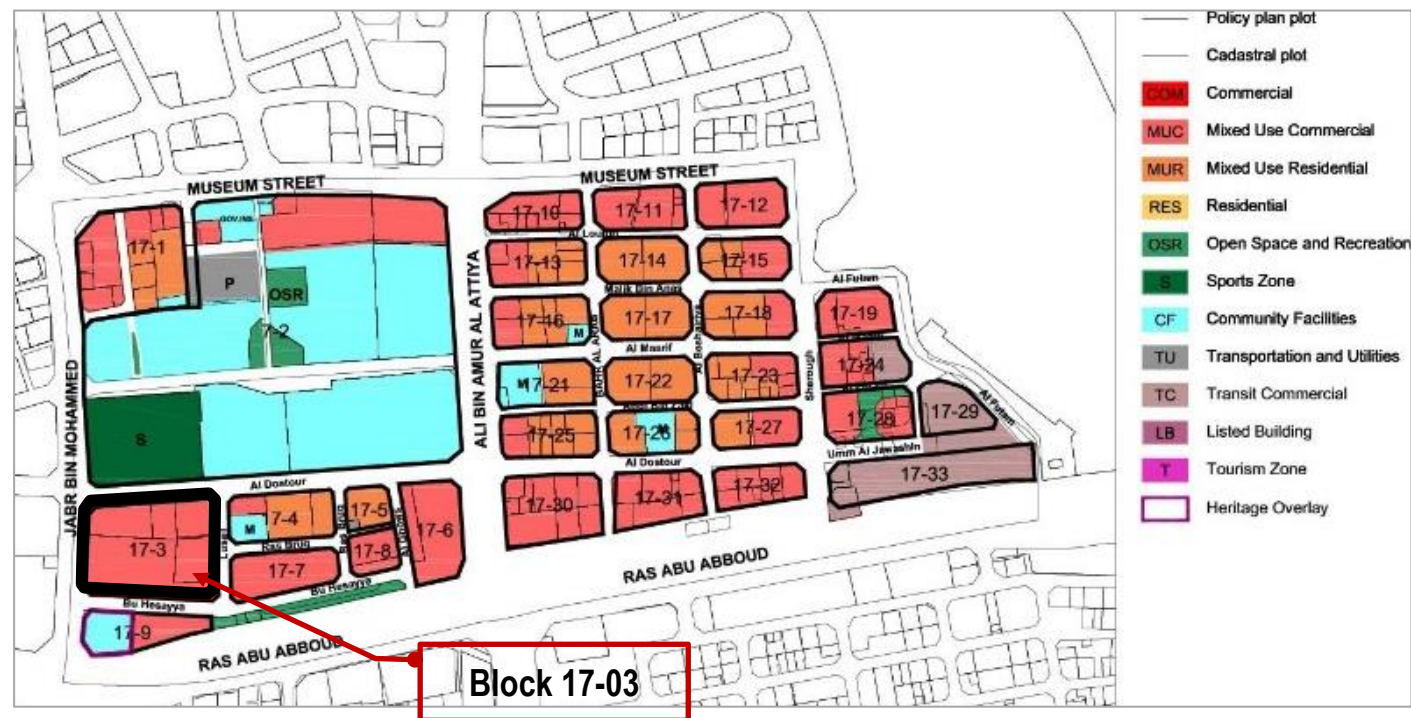
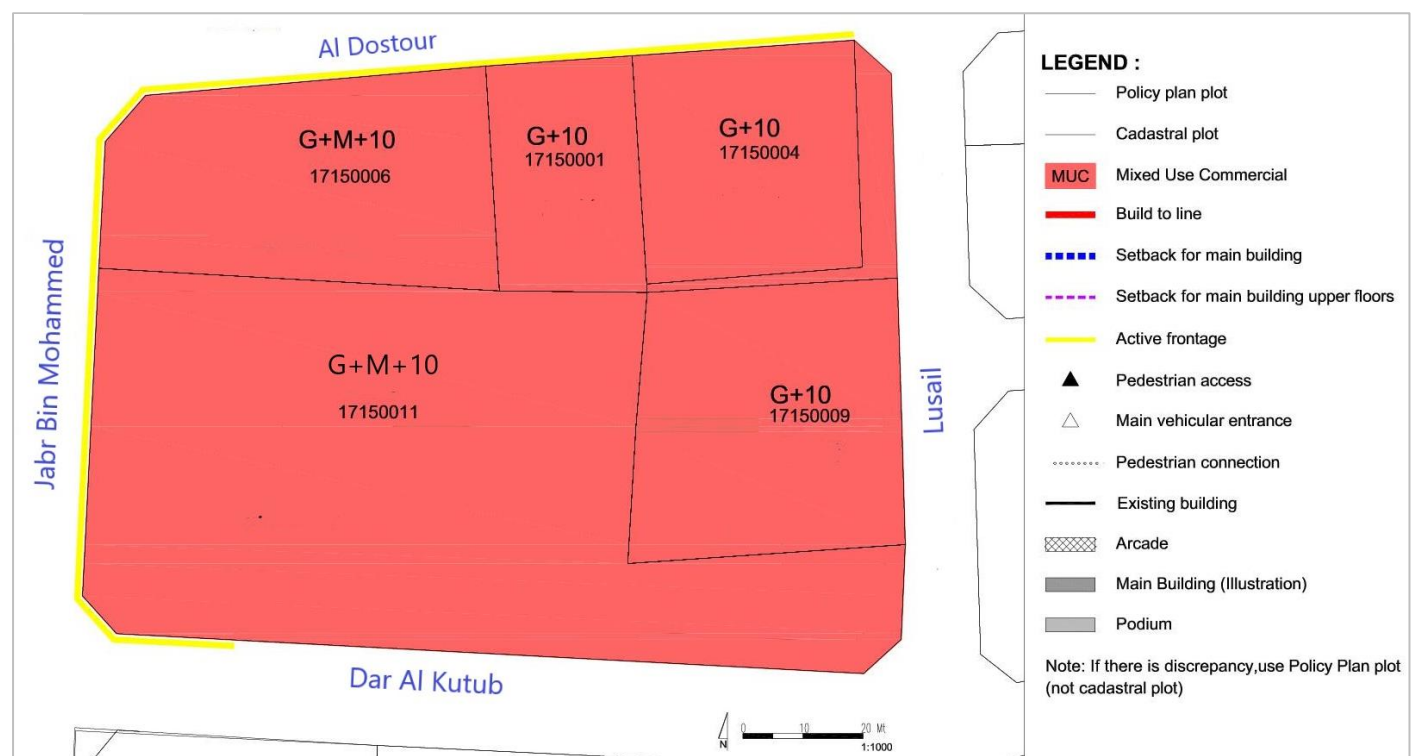


## ZONING PLAN



## 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"><li>Retail</li><li>Office</li></ul>	✓	✓**	✓	✗
	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"><li>Retail</li><li>Office</li></ul>	✓	Total Com. 15% min	Total Com. 15% min	All
		Retail 25% max	Retail 25% max	Retail at ground level; podium; 1 <sup>st</sup> 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 <sup>st</sup> floor above podium; top floor level
Secondary/Complementary Uses	✓	20% max		Podium; 1 <sup>st</sup> 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);

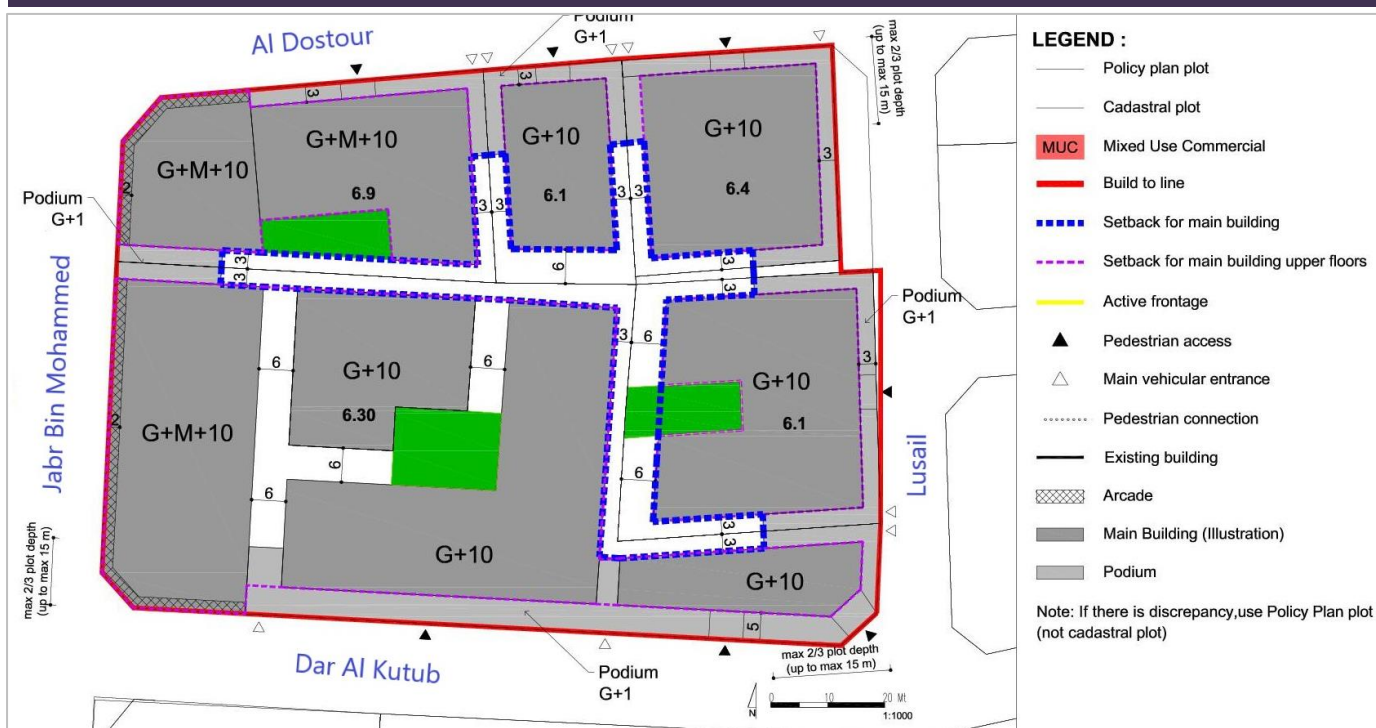
\*\* In Mixed Use Commercial, mixing between Commercial Uses only (Retail &amp; Office) is allowed and this already fulfils the requirement 2 mix

## SPECIFIC USE REGULATIONS

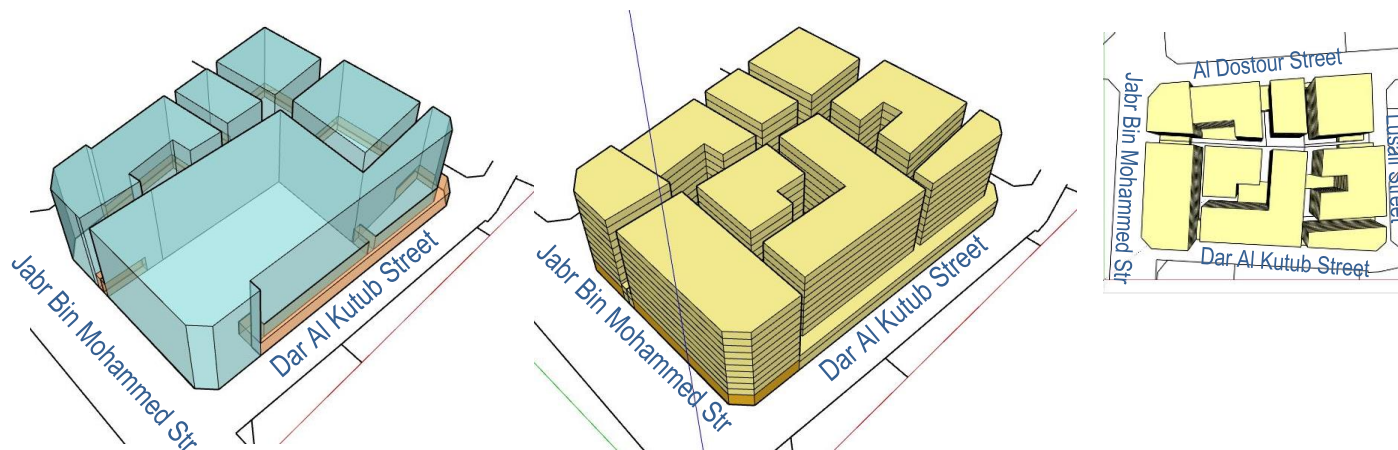
Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<b>Type of commercial in MUC:</b> Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed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



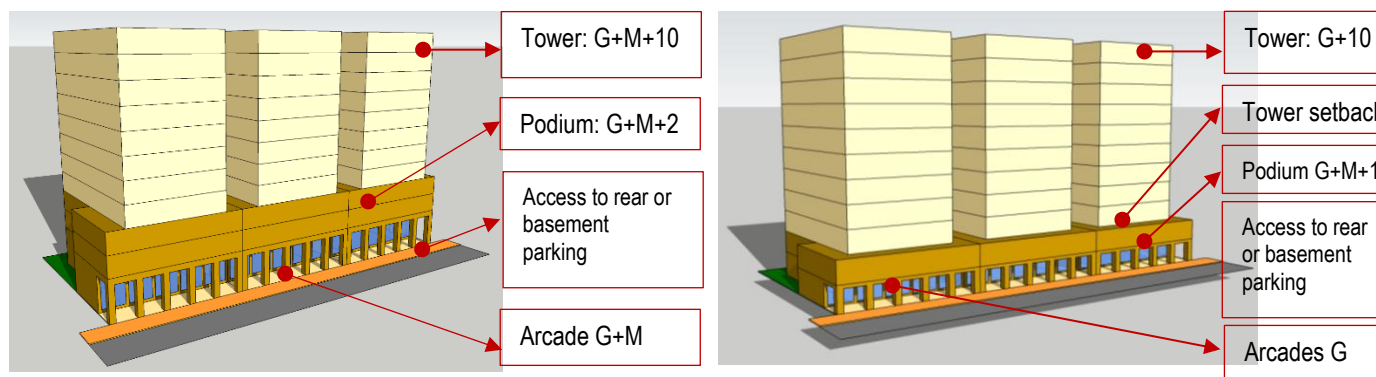
## BLOCK MASSING PLAN



## BUILDING ENVELOPE &amp; MASSING ILLUSTRATION



## BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



Jabr Bin Mohammed Street (Collector Street)

Al Dostour Street (Commercial Street)

## BLOCK FORM REGULATIONS

## BULK REGULATIONS

Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
	MUR: Mixed Use Residential	
Height (max)	Jabr Bin Mohammed Str:	43.2 m (max)
	<ul style="list-style-type: none"><li>G+M+10 (Podium G+M+2)</li></ul>	
	Al Dostour, Dar Al Kutub, Lusail Str.:	41.7 m (max)
	<ul style="list-style-type: none"><li>G+10 (Podium G+1)</li></ul>	
FAR (max) <i>(for large plots &gt; 2000 sqm or ≥ 10,000 sqm, refer to the Block Massing Plan and Site Planning)</i>	6.60 (along Jabr Bin Mohammed Street)	(+ 5 % for corner lots)
	6.10 (along Al Dostour, Dar Al Kutub, Lusail Street)	
Building Coverage (max)	75%	

## MAIN BUILDINGS

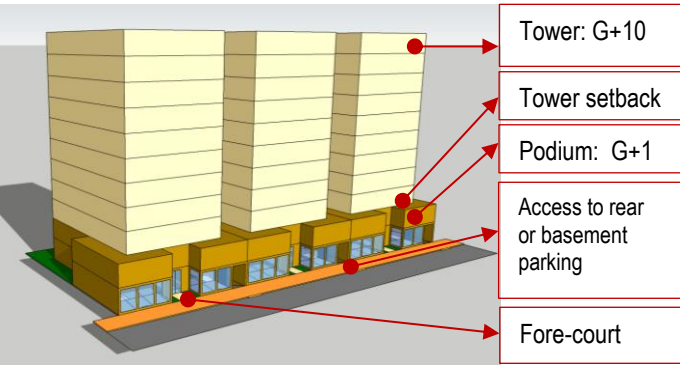
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	<b>Jabr Bin Mohammed Street:</b> <ul style="list-style-type: none"><li>Podium: Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15m) &amp; 3 m for the remaining 1/3 plot depth; 6m rear</li><li>Tower: 0 m front setback; 3m sides; 6m rear</li></ul> <b>Al Dostour, Dar Al Kutub, Lusail Street:</b> <ul style="list-style-type: none"><li>Podium: Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth; 6m rear</li><li>Tower: 3 m front setback; 3 m sides; 6m rear</li></ul>	
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)	<ul style="list-style-type: none"><li>Jabr Bin Mohammed Street (Collector street), Al Dostour Str.: 100% of 0 m front setback (mandatory)</li><li>Dar Al Kutub, Lusail Street: min. 80% of frontage indicated at block plan</li></ul>	
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; 30m maximum building width or length	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	<b>Jabr Bin Mohammed, Al Dostour Street:</b> Arcades (covered walkways): <ul style="list-style-type: none"><li>2.5 m minimum width</li></ul>	

	<ul style="list-style-type: none"><li>G+M maximum height</li><li>Located as per drawing</li></ul>
	<b>Dar Al Kutub, Lusail Str.:</b> Fore-court & cantilever/ overhang on the ground floor
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"><li>Allowed</li><li>0 m setback</li><li>0.5 m maximum height from street level (undercroft)</li></ul>
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none"><li>Sides: 0 m, up to max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li><li>Rear: 6 m</li></ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"><li>Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision for car parking.</li><li>For plot sizes &lt; 600 sqm: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li></ul>
Open Space (min)	5%
Plots 2000sqm –9999sqm	<ul style="list-style-type: none"><li>FAR: as stated in the Block Massing Plan</li><li>Building Coverage: 75%</li><li>Open Space: 10% min</li><li>Internal streets &amp; utilities: 15% max</li></ul>
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;

- 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

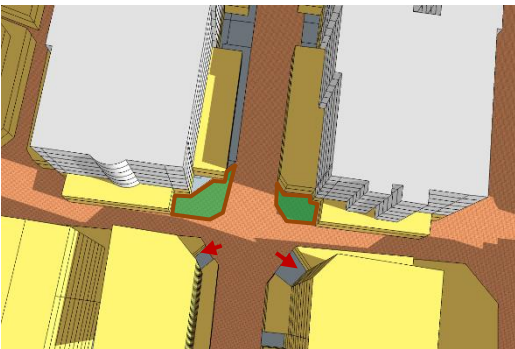


- Dar Al Kutub, Lusail (Local Streets)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



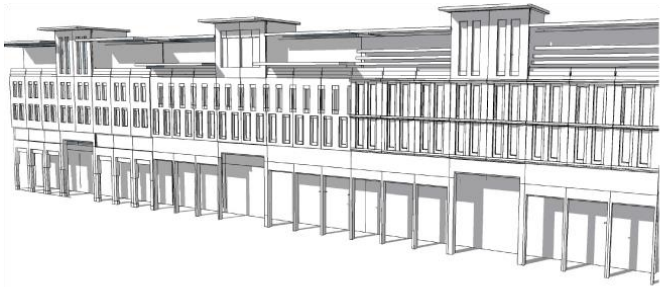
Provision of 'green' on the podium & landscaped forecourt (local streets)



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

RECOMMENDED ARCHITECTURAL STYLES

Qatari Contemporary\*



(illustration)



(Source: flickr.com)

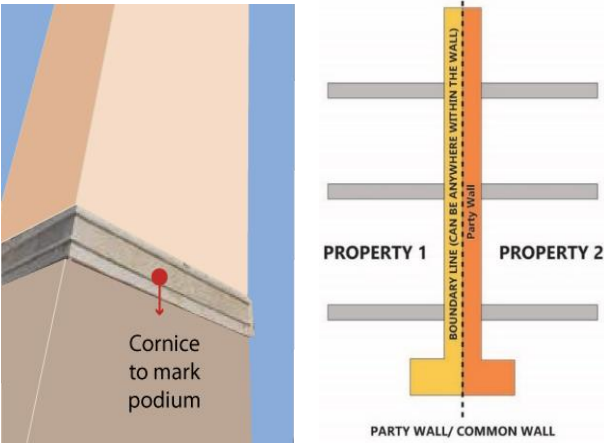


(Source: frasershospitality.com)

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<b>Qatari Contemporary Style</b> (* Refer the details to the <a href="#">Townscape &amp; Architectural Guidelines for Main Streets in Qatar</a> )
Exterior expression	<ul style="list-style-type: none"><li>• Clear building expression of a base, a middle and a top</li><li>• <b>The Base Part (podium):</b> 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)</li><li>• <b>The Middle Part:</b><ul style="list-style-type: none"><li>○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.</li><li>○ Should reveal the external expression of each storey</li></ul></li><li>• <b>The Top Part</b> should be marked by parapet or entablature</li></ul>
Minimum Building separation	<ul style="list-style-type: none"><li>• <b>6 m</b> between two buildings with facing non-habitable rooms</li><li>• <b>8 m</b> between two buildings with a facing non-habitable room and a facing habitable room</li><li>• <b>12 m</b> between two buildings with facing habitable rooms</li></ul>
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"><li>• Ground floor: 5 m</li><li>• Ground floor with mezzanine: 6.5 m</li><li>• Typical floors (residential and other): 3.50 m</li><li>• Ground floor ancillary building: 3.50m</li></ul>
Building Orientation	<ul style="list-style-type: none"><li>• All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.</li><li>• Primary facade should orientate to the highway /expressway/ collector/ arterial streets.</li></ul>
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc

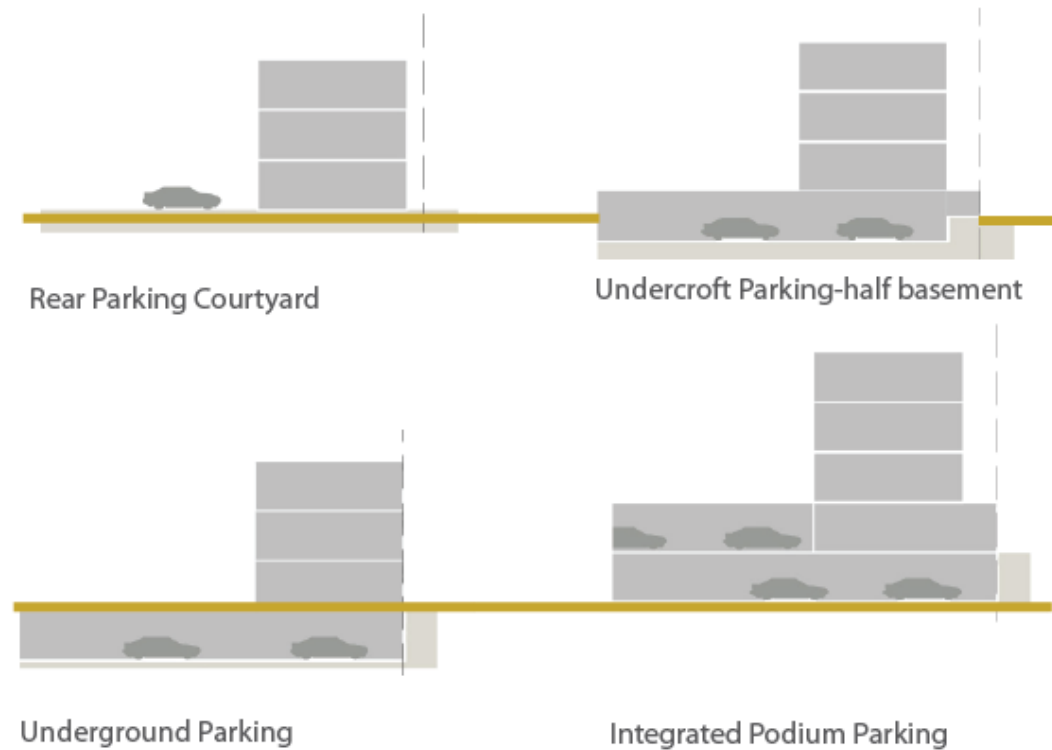
Building Material	<ul style="list-style-type: none"><li>• Avoid excessive use of glass-wall</li><li>• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930</li></ul>
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For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



## WINDOW-TO-WALL RATIOS



## PARKING FORM &amp; LOCATION OPTION



## INCENTIVE

## Incentive Scheme

Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility: Additional floor area of 5 m<sup>2</sup> for every 1 m<sup>2</sup> provision, up to maximum 10% of total GFA

Provision of **Shared Public Parking**:

Additional floor area of 50 m<sup>2</sup> 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	
	OTHER 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.