

ZONING PLAN



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;

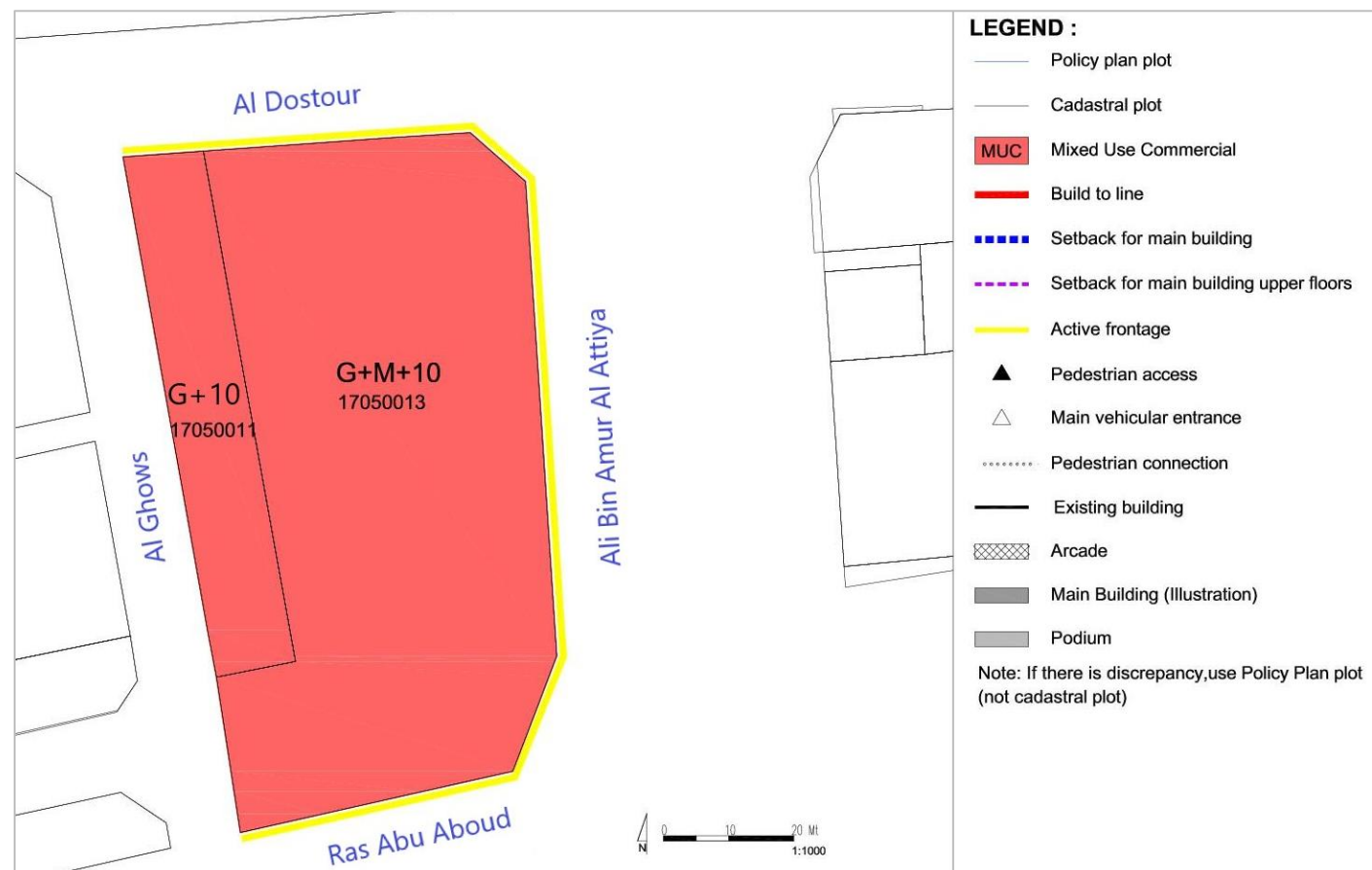
* In Mixed Use Residential, the required Residential Use Type can be substituted with Hospitality Use Type (e.g. hotel, serviced apartment);

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

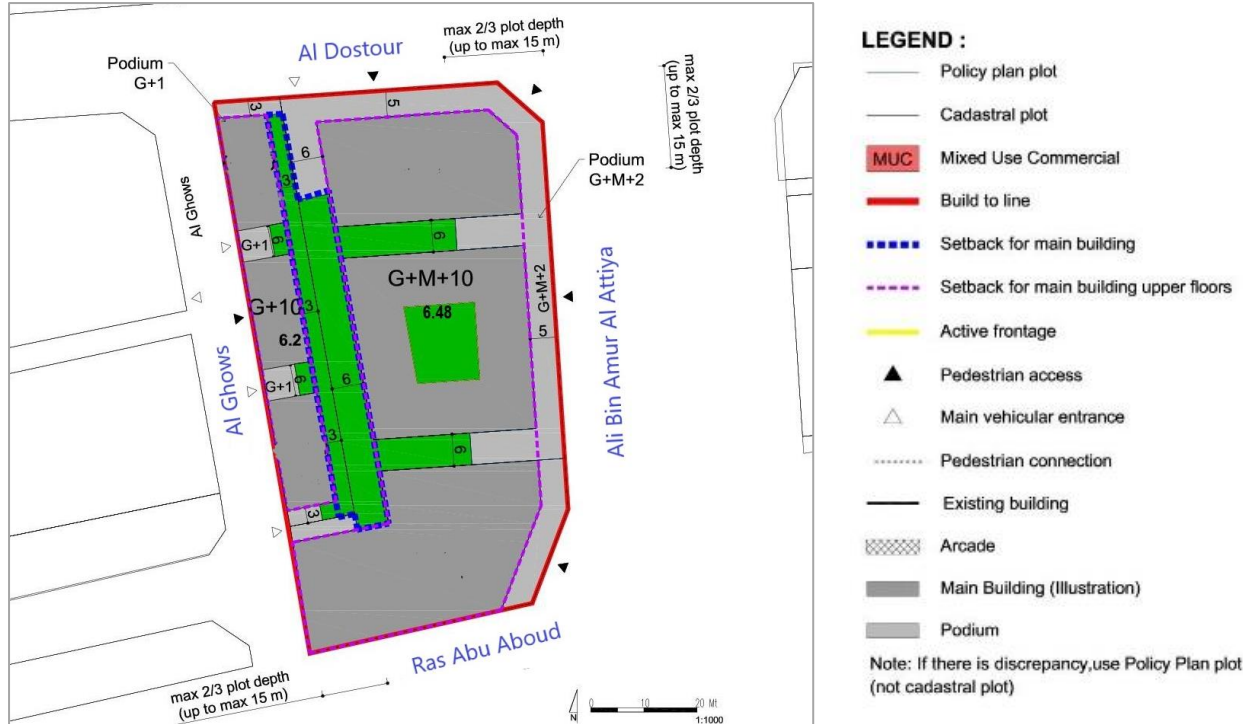
SPECIFIC USE REGULATIONS

| | |
|----------------------|--|
| 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 |

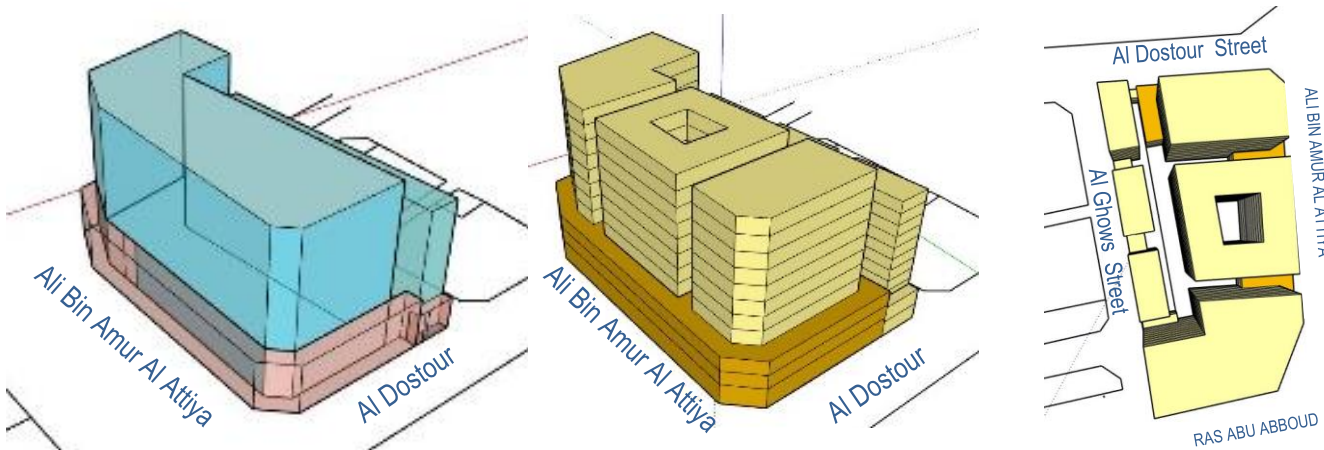
USE REGULATIONS



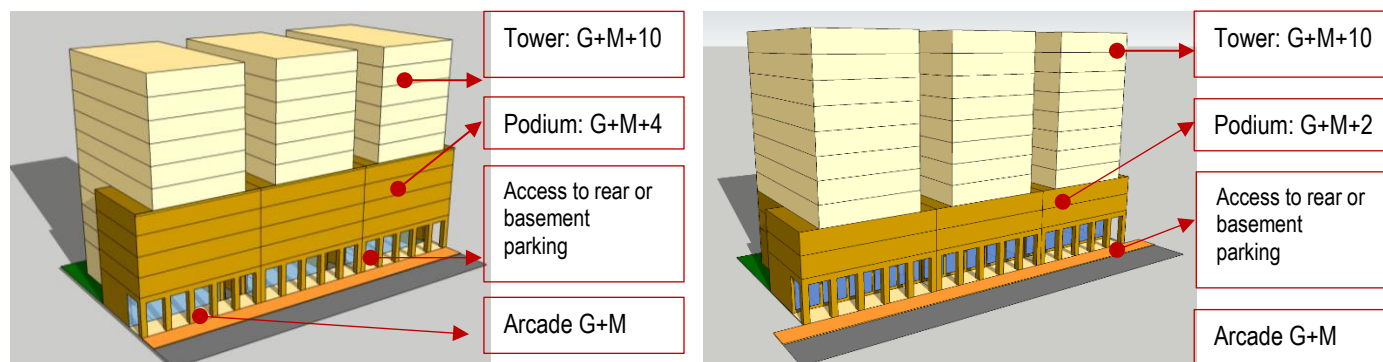
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



Ras Abu Aboud Street (Arterial Street)

Ali Bin Amur Al Attiya Street (Collector Street)

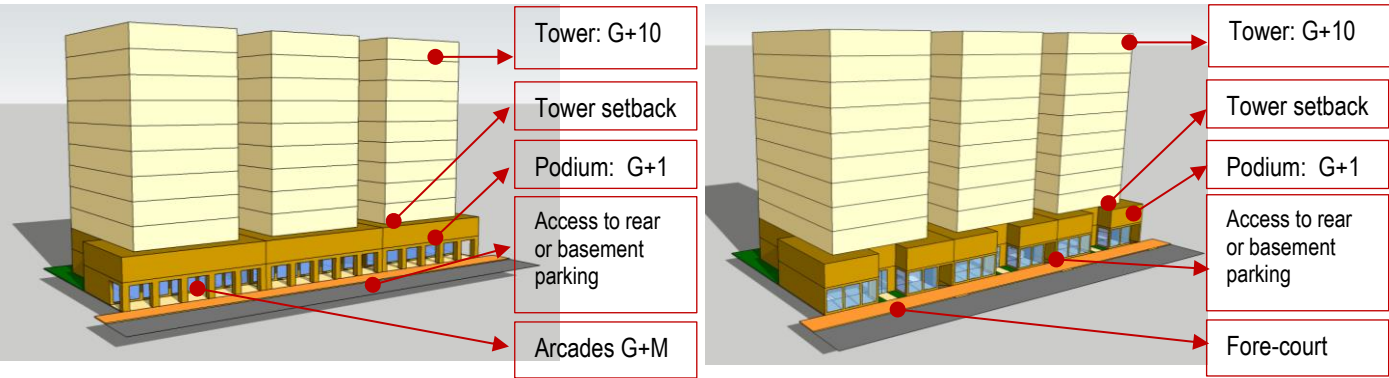
BLOCK FORM REGULATIONS

| BULK REGULATIONS | | |
|---|---|-------------------------|
| Uses (as per Zoning Plan) | MUC: Mixed Use Commercial | |
| Height (max) | Ali Bin Amur Al Attiya Str | 43.2 m (max) |
| | <ul style="list-style-type: none">G+M+10 (Podium G+M+2) | |
| | Al Dostour & Al Ghows Str | 41.7 m (max) |
| | <ul style="list-style-type: none">G+10 (Podium G+1) | |
| | Ras Abu Aboud Street | 43.2 m (max) |
| | <ul style="list-style-type: none">G+M+10 (Podium G+M+4) | |
| FAR (max) <i>(for large plots > 2000 sqm or ≥ 10,000 sqm, refer to the Block Massing Plan and Site Planning)</i> | As stated in the Block Massing Plan | |
| FAR (max) <i>(in the case of possible future subdivision))</i> | 6.60 (along Ali Bin Amur Al Attiya Str.) | (+ 5 % for corner lots) |
| | 6.10 (along Al Dostour & Al Ghows Street) | (+ 5 % for corner lots) |
| | 7.0 (along Ras Abu Aboud Street) | |
| Building Coverage (max) | 75% | |
| MAIN BUILDINGS | | |
| Typology | Attached-Podium and Tower | |
| Building Placement | Setbacks as per block plan: | |
| | Ali Bin Amur Al Attiya and Ras Abu Aboud Str.: <ul style="list-style-type: none"><u>Podium</u>: 0 m front; 0 m on sides, up to 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth; 6 m rear<u>Tower</u>: 0m front setback; 3m sides; 6m rear | |
| | Al Dostour & Al Ghows Street: <ul style="list-style-type: none"><u>Podium</u>: 0 m front; 0 m on sides, up to 2/3 plot depth (max.15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear<u>Tower</u>: 3m front setback; 3m 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">Ali Bin Amur Al Attiya & Ras Abu Aboud Str (Collector & Arterial street), Al Dostour Street: 100% of 0m front setback (mandatory)Al Ghows Street (Local street): min. 80% 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; 30m maximum building width or length | |
| Primary Active Frontage | As indicated in the plan | |

| Frontage Profile | <ul style="list-style-type: none">Ras Abu Aboud & Ali Bin Amur Al Attiya, Dostour Street:<ul style="list-style-type: none">Arcades (covered walkways):<ul style="list-style-type: none">3 m minimum width (Ras Abu Aboud Street)2.5 m minimum width (Al Dostour Str.)G+M maximum heightLocated as per drawingAl Ghows Street:<ul style="list-style-type: none">Fore-court; cantilever/overhang on the ground floor |
|---|--|
| Basement; Half-Basement (undercroft) | <ul style="list-style-type: none">Allowed0 m setbacks0.5 m maximum height from street level (undercroft) |
| ANCILLARY BUILDINGS | |
| Height (max) | G |
| Setbacks | <ul style="list-style-type: none">Sides: 0 m, up to 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 | <ul style="list-style-type: none">Minimum plot size of 600 sqm will allow to reach G+10 with provision of 1 undercroft and 2 basements provision 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 | <ul style="list-style-type: none">FAR: as stated in the Block Massing PlanBuilding Coverage: 75%Open Space: 10% minInternal 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/ integrated with building/ Multi-Storey Car Park (MSCP) for plot size > 2000 sqm |
| Required Number of Spaces | As per general MSDP Car Parking Regulations |
| Parking Waiver | <ul style="list-style-type: none">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):<ol style="list-style-type: none">Allowable stall parking dimension of 2.5m x 5.5 mAllowable single driveway (not ramp) provision of 3.5m width to the rear on-site parking |

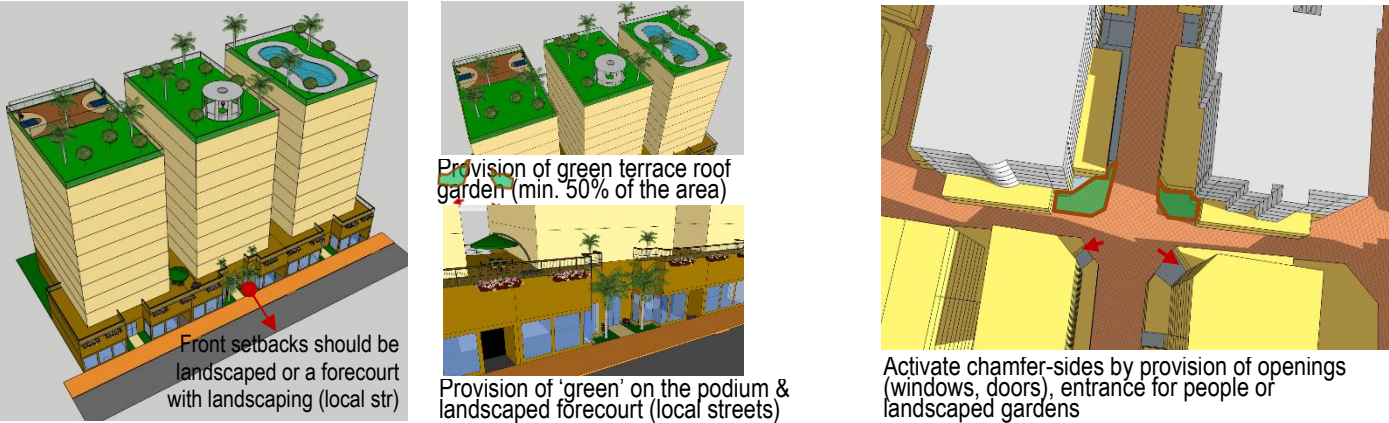
- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only 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

BUILDING TYPOLOGY



Al Dostour Street (Local Street – Primary Pedestrian Link) Al Ghows Street (Local Street)

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

Qatari Contemporary*

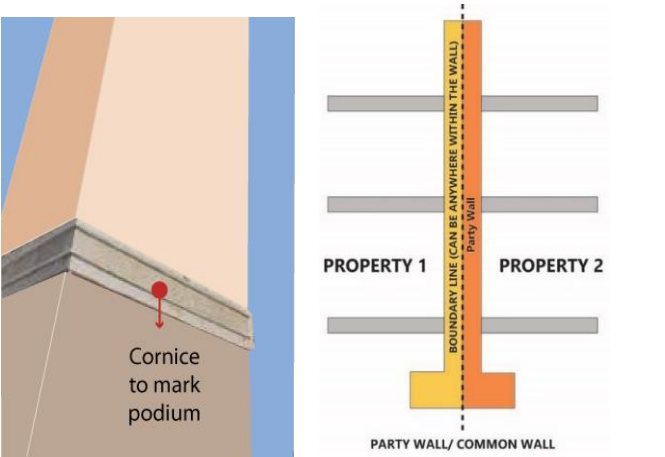


(illustration)

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 |

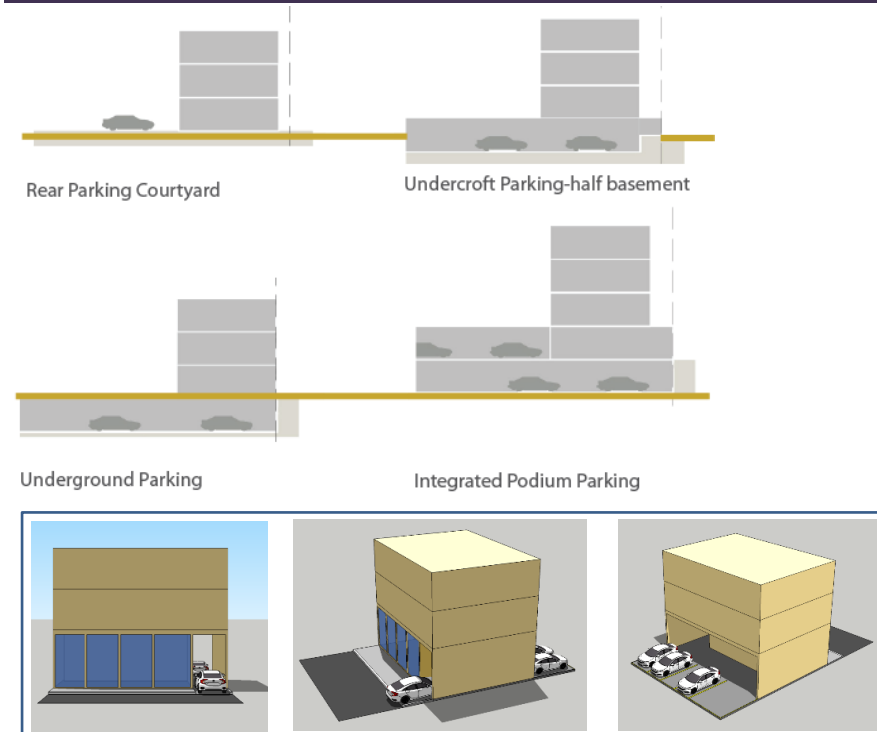
| Building Material | <ul style="list-style-type: none">Avoid excessive use of glass-wallUse the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930 |
|----------------------------|---|
| Window-to-Wall Ratios | Refer to the diagrams |
| LANDSCAPE STANDARD | |
| 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 fasade without background. |



WINDOW-TO-WALL RATIOS



PARKING FORM & LOCATION OPTION



Parking at rear on tight dimension or small plots (illustration)

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.