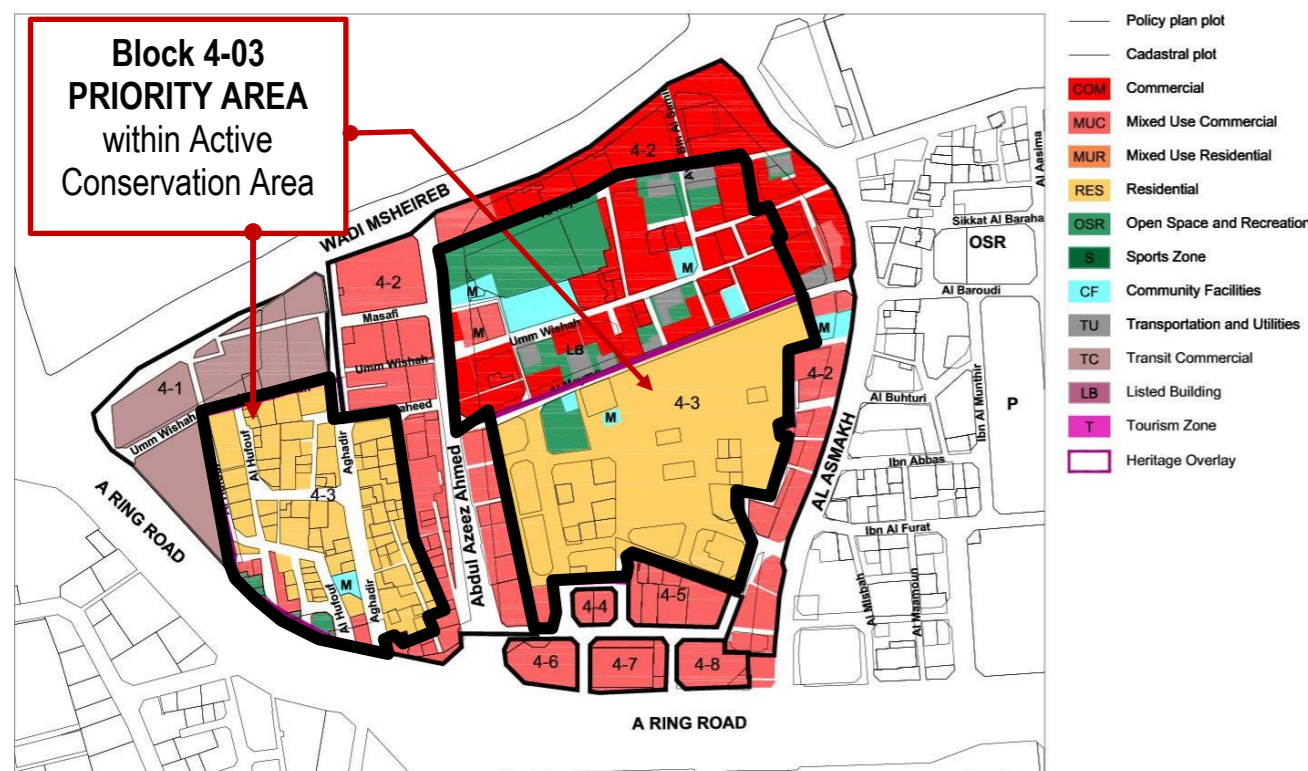


Block 4-03
PRIORITY AREA
within Active
Conservation Area



LEGEND :

- Policy plan plot
- Cadastral plot
- DOM Commercial
- MUC Mixed Use Commercial
- MUR Mixed Use Residential
- RES Residential
- OSR Open Space and Recreation
- S Sports Zone
- CF Community Facilities
- TU Transportation and Utilities
- Heritage Overlay
- Build to line
- Setback for main building
- Setback for main building upper floors
- Active frontage
- Pedestrian connection
- Existing building
- Arcade
- Main Building (Illustration)
- Podium

Note: If there is discrepancy, use Policy Plan plot (not cadastral plot)

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"> Retail, Office 	✓	✓**	✓	✗
	Residential <i>(Flats, Apartments)</i>	✗	✓	✓*	✓
	Hospitality <i>(Hotels, Serviced Apartments)</i>	✓*	✓	✓	✓
	Secondary/Complementary Uses <i>(Community Facilities, Sport & Entertainment)</i>	✓	✓	✓	✓
See details of Permitted Uses Table in page 4					

MUC: Mixed Use Commercial	Uses Mix	GFA Split		Allowed Floor Location
		Plot ≤ 1200 sqm or for Single Tower	Plot ≥ 1201 sqm or for Multiple Towers/ Buildings	
Commercial**: <ul style="list-style-type: none">• Retail• Office	✔*	Total Com. 30% min	Total Com. 15% min	All
		Retail 65% max	Retail 25% max	Retail at ground level, podium & podium level, top floor level
Residential (Flats, Apartments)	✔	70% max	80% max	All
Hospitality (Hotels, Serviced Apartments)	✔		40% max	All Semi-public /publicly accessible facilities (e.g. commercial space) at ground level, podium & podium level, top floor level
Secondary/ Complementary Uses	✔	20% max		Podium / Top level
COM: Commercial				
Commercial**: Commercial-Retail, Commercial-Office	✔	Total Com. 30% min	Total Com. 15% min	All
		Retail 100% max	Retail 100% max	All
Residential (Flats, Apartments), or:	✗	n/a	n/a	-
Hospitality (Hotels, Serviced Apartments)	✔	100% max	45% max	All Semi-public /publicly accessible facilities (e.g. commercial space) at ground level,
Secondary/ Complementary Uses	✔	20% max		Podium / Top level

SPECIFIC USE REGULATIONS

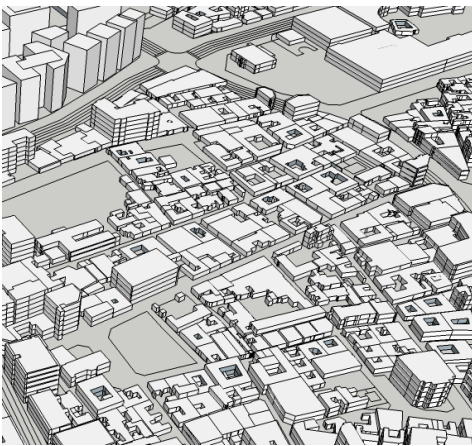
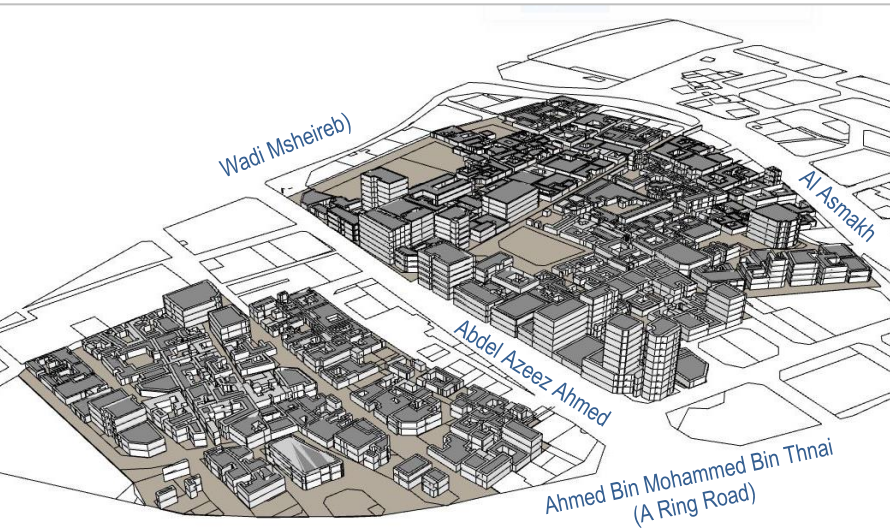
Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Recommended Residential for those who work in creative industry (artists, designers, fashion designers, architects, painters, musicians, etc.)
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)

BLOCK MASSING PLAN



- **Preservation of historic urban pattern -morphology:** (narrow street/sikka; movement & open space pattern); spatial & form characters (townscape, building typology, architectural significance)
- **Rehabilitation & Upgrading:** Modifications and physical improvements are allowed with reference to the original courtyard houses

BUILDING TYPOLOGY : LOW RISE VERNACULAR COURTYARD



Interventions for Priority Area:

- **For existing old buildings (e.i. traditional vernacular) that still intact and buildings with architectural significance:**
 - Retain and upgrade the original characteristics (morphology, scale, urban grain, courtyard typology, architecture style);
 - Enhance the original Qatari Vernacular Style
- **For existing early modern buildings with no architectural significance:**
 - Allow for rehabilitation/ upgrading/ reconstruction up to maximum height, but maintain the courtyard typology (if any);
 - Retain the original building's foot-print & as much as possible
 - Enhance the original style of Qatari Vernacular
- **For new development on vacant land:**
 - Design a courtyard typology building, or recreate the original foot print and design if it was documented
 - Adopt Qatari Vernacular Style
- **Adaptive re-use**

BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	RES: Residential	
Height (max)	G+1	10.2 m (max)
FAR (max)	1.80	(+ 5 % for corner lots)
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Low Rise Vernacular Courtyard	
Building Placement	Setbacks as per block plan:	
	• 0m front ; 0m sides; 0m 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>	• 90% of 0m front setback, to allow creation of small baraha	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m	
Building Size	Fine grain; • 15 m maximum building width or length; or • Create a modular external expression of fasade, with maximum 15 m wide, if the building is long stretched	
Frontage Profile	As per the original versions	
Basement; Half-Basement (undercroft)	• Not recommended	
ANCILLARY BUILDINGS		
Height (max)	G	
Setbacks	0m front 0m side 0m rear	
Building Depth (max)	7.5 m	
SITE PLANNING		
Plot Size for Subdivision	Minimum 200 sqm	
Small Plot	• Minimum plot size of 200 sqm will allow to reach G+2 • For plot sizes < 200 m2: 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%
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	<ul style="list-style-type: none">• Designated main parking facility to cater this block should be in the form of communal public parking, located outside the Conservation Area or under the designated new park/open space• Courtyard, where possible• On street parking for short term parking
Required Number of Spaces	n/a
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">1) Allowable stall parking dimension of 2.5m x 5.5 m2) Allowable single driveway (not ramp) provision of 3.5m width to the rear on-site parking

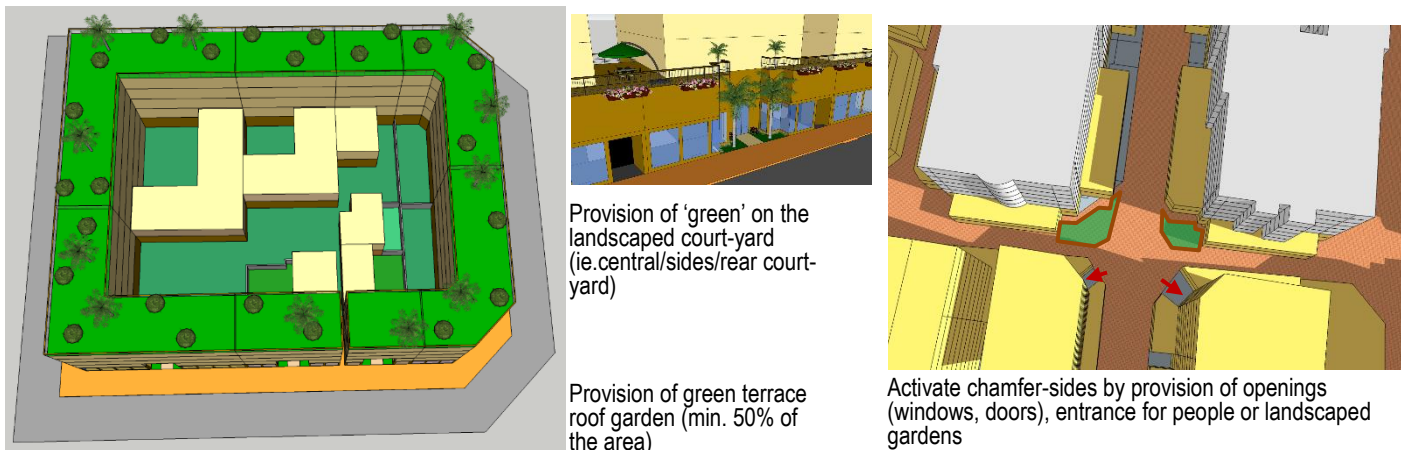
- **All new development should follow the regulations.**
- **For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.**
- **For existing buildings which are still new and/or in good condition, it is recommended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

BUILDING TYPOLOGY



Old morphology with Qatari Vernacular Style

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



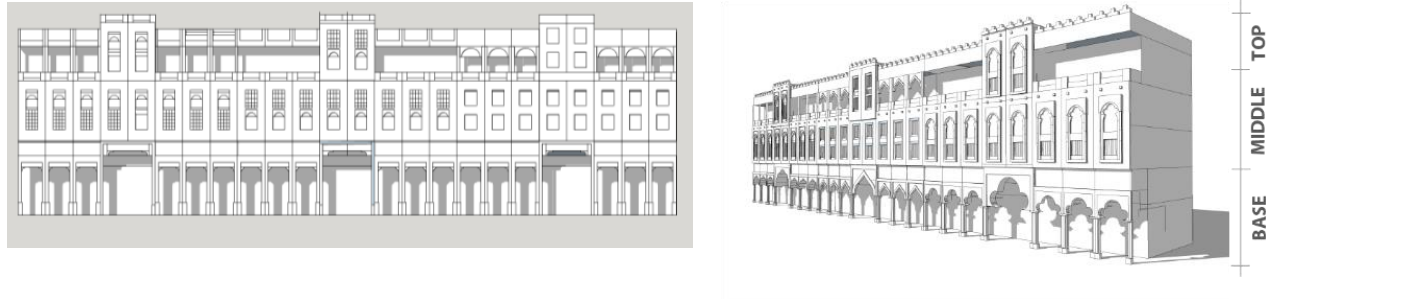
Provision of 'green' on the landscaped court-yard (ie.central/sides/rear court-yard)

Provision of green terrace roof garden (min. 50% of the area)

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

RECOMMENDED ARCHITECTURAL STYLES

Qatari Vernacular*



(illustration)

STANDARDS

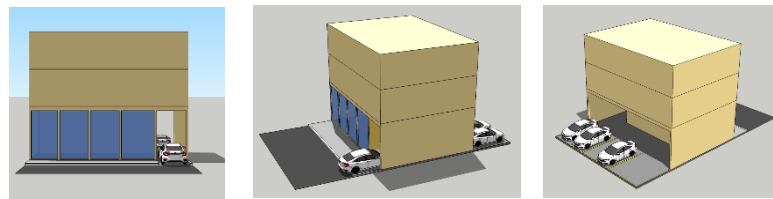
ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none">Qatari Vernacular (if the original style is Qatari Vernacular) <p>(* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)</p>
Exterior expression	<ul style="list-style-type: none">Clear building expression of a base, a middle and a topThe Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament)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	<u>Front:</u> As per original walls <u>Sides and rear:</u> as per original walls, or maximum height 2.5 m for new ones
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 (FOR NEW DEVELOPMENT WITHIN NON-CONSERVATION AREA)



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
		✓	✓	✓	✓	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	✓	✓	✓	✗	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 / Corridirs
		✗	✓	✓	✗	1607	Tennis / Squash Complex
	Sports	✗	✓	✓	✓	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
		✓	✓	✗	✗	2107	Immigration / Passport Office
	Special Use	✓	✓	✗	✗	2108	Customs Office
✓		✓	✗	✗	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.