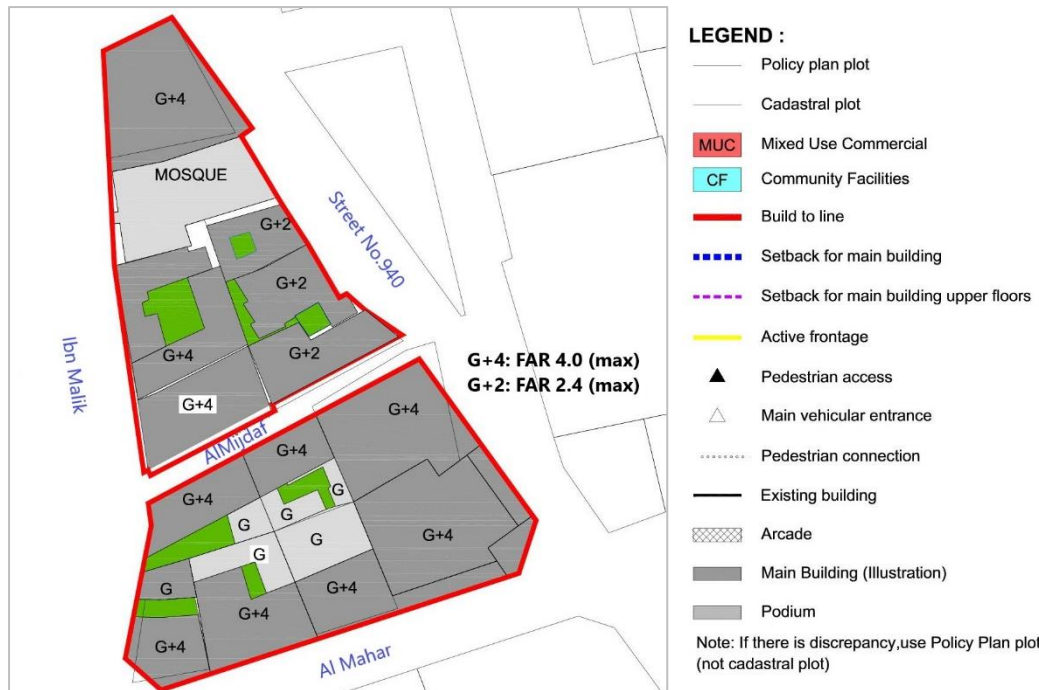






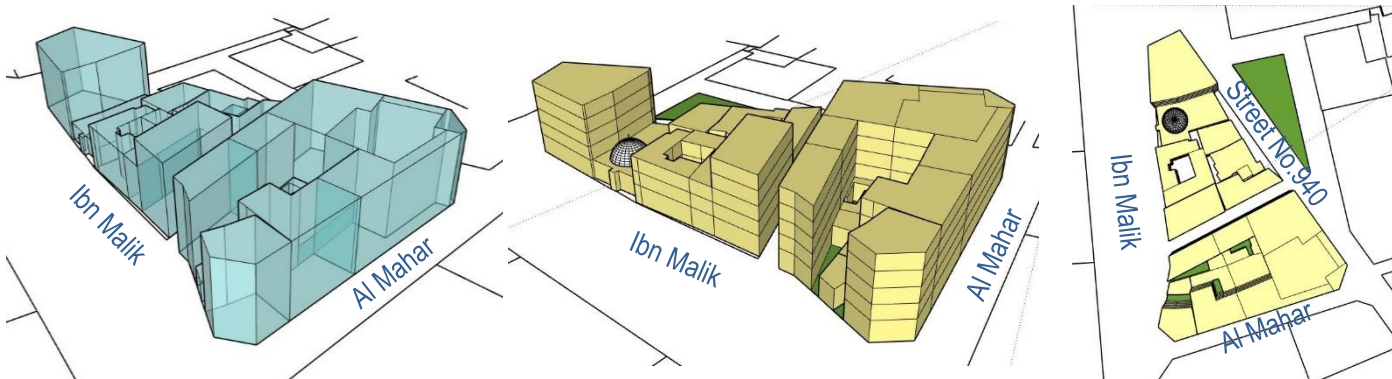
## BLOCK MASSING PLAN



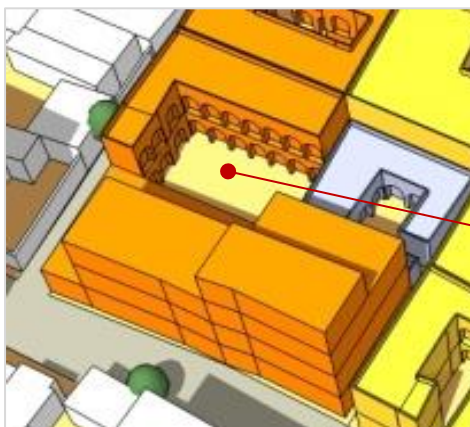
## Regeneration Zone:

Area that can perform full regeneration and redevelopment (clearing, reconstruction, new arrangement, modernization) to channel economic growth and to accommodate broad uses and typology, **but still preserves and retains the historic urban morphology (block and street pattern).**

## BUILDING ENVELOPE &amp; BUILDING ILLUSTRATION



## BUILDING TYPOLOGY: VERNACULAR COURTYARD



- Retain original character of traditional courtyard houses.
- Allow intensification from the original courtyard houses: max. additional 3 storey (G+4= 5 storey) for minimum plot size of 300 sqm

## Interventions for Regeneration Zone:

- For existing old buildings (e.i. traditional vernacular) that still intact and buildings with architectural significance:**
  - Retain and upgrade the original and significant characteristics as much as possible (morphology, scale, urban grain, courtyard typology, building foot print, architecture style, etc);
  - Enhance the original Qatari Vernacular or Early Modern (Doha Art Deco) Style
  - Allow partial redevelopment and intensification from the original courtyard houses: max. additional 3 storey (G+4= 5 storey) for minimum plot size of 300 sqm
- For existing early modern buildings with no architectural significance:**
  - Allow for full-fledge reconstruction/redevelopment up to maximum height, but maintain the courtyard typology (if any) or design a courtyard typology;
  - Recreate from the original building's foot-print, as much as possible
  - Enhance the original style (whether Qatari Vernacular or Early Modern Style (Doha Art Deco)
- For new development on vacant land:**
  - Design a courtyard typology building
  - Design bulk massing as per regulations
  - Adopt Qatari Vernacular or Early Modern (Doha Art Deco) Style
- Adaptive re-use**

## BLOCK FORM REGULATIONS

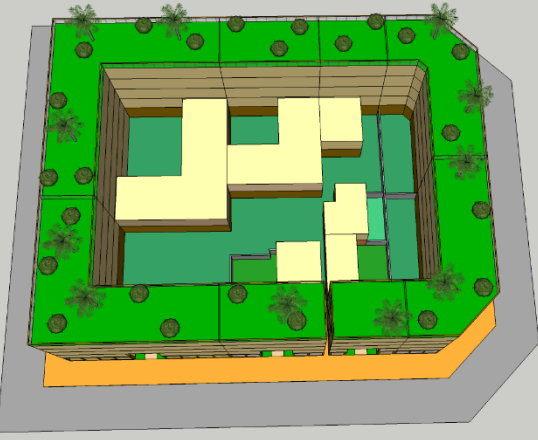
BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	G+4	20.7 m (max)
FAR (max)	As stated in the Block Massing Plan	
	4.0 (G+4) 2.4 (G+1)	( + 5 % for corner lots)
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Vernacular Courtyard	
Building Placement	Setbacks as per block plan:	
	• 0 m front ; 0 m sides; 0 m 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>	100% of 0 m front setback (mandatory)	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building)	
Building Size	<b>Fine grain;</b> <ul style="list-style-type: none"><li>• 15 m maximum building width or length; or</li><li>• Create a modular external expression of facade, with maximum 15 m wide, if the building is stretched long</li></ul>	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	Al Malik Street:	
	Recess Ground Floor (min 1 m)	
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"><li>• Not recommended, unless where there is necessity and possible to construct</li></ul>	
ANCILLARY BUILDINGS		
Height (max)	G	
Setbacks	0 m front 0 m side 0 m rear	
Building Depth (max)	7.5 m	
SITE PLANNING		
Plot Size for Subdivision	Minimum 300 sqm	
Small Plot	<ul style="list-style-type: none"><li>• Minimum plot size of 300 sqm will allow to reach G+4</li></ul>	

	<ul style="list-style-type: none"><li>• For plot sizes &lt; 300 m2: 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%
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"><li>• 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</li><li>• Courtyard, where possible</li><li>• On street parking for short term parking</li></ul>
Required Number of Spaces	n/a
Parking Waiver	<ul style="list-style-type: none"><li>• 30% reduction in parking provision requirement;</li><li>• 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"><li>1) Allowable stall parking dimension of 2.5m x 5.5 m</li><li>2) Allowable single driveway (not ramp) provision of 3.5m width to the rear on-site parking</li></ol></li></ul>

- 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

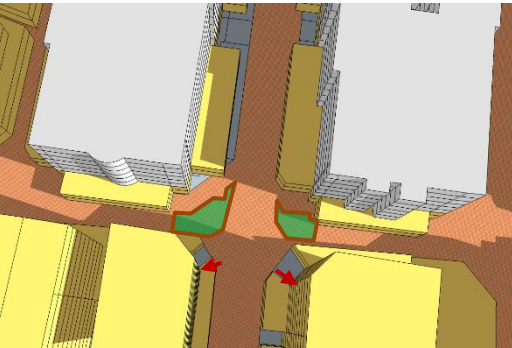


LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



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

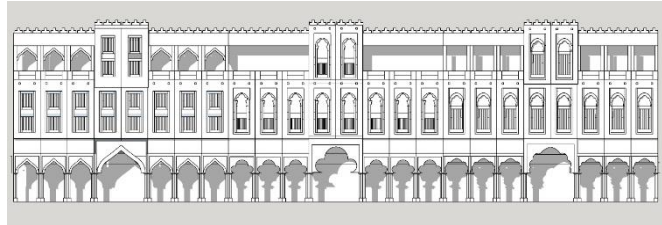
Provision of green terrace roof garden (min. 50% of the area)



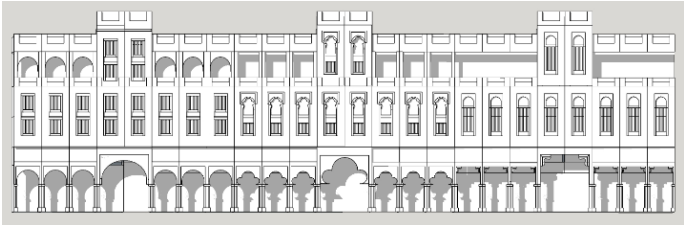
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

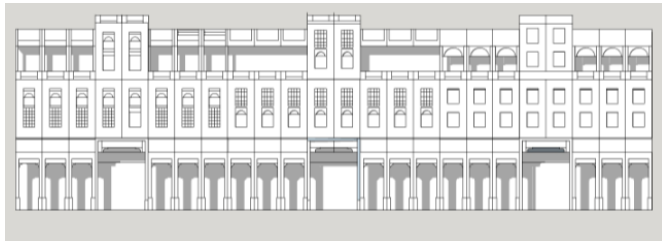
Qatari Vernacular \*



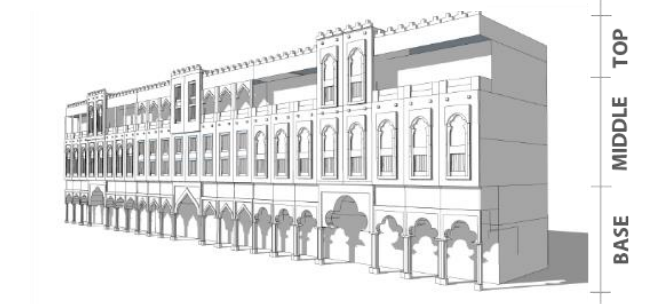
Qatari Vernacular High Ornamentation



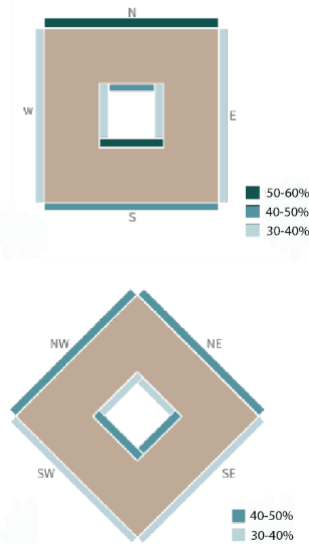
Qatari Vernacular Medium Ornamentation



Qatari Vernacular Low Ornamentation



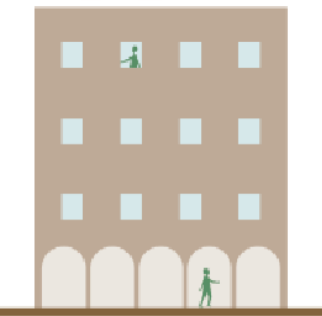
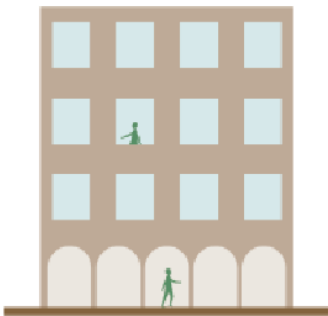
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

East & West : 30%-40%

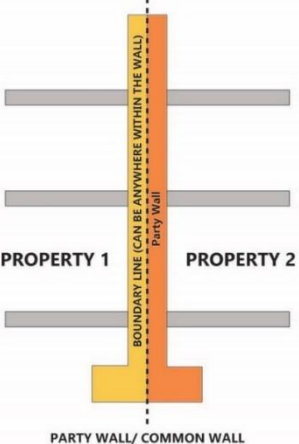


STANDARDS

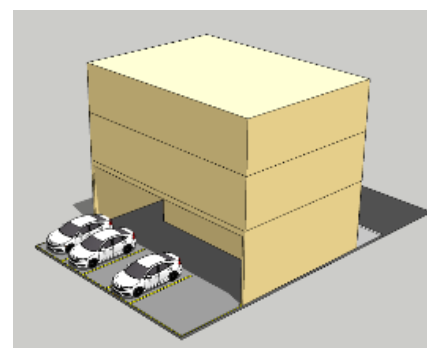
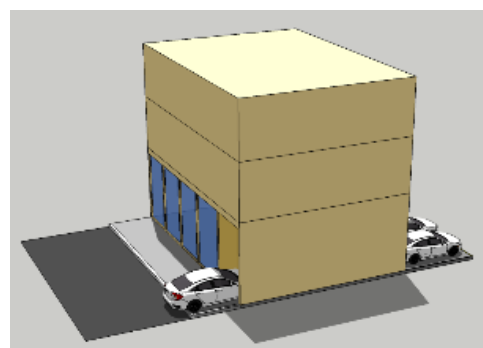
ARCHITECTURAL STANDARD

Architectural Theme/ Style	<ul style="list-style-type: none"><li>• <b>General: Qatari Vernacular</b></li><li>• <b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along Al Corniche, Jabr Bin Mohammed &amp; A Ring Road Street as most of the existing buildings have adopted this style</li></ul> <p>(* Refer the details to the <a href="#">Townscape &amp; Architectural Guidelines for Main Streets in Qatar</a>)</p>
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 (Ground Floor):</b> should clearly be expressed (eg. with architrave or cornice ornament)</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 between two buildings with facing habitable rooms</b></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 2.5 m
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.



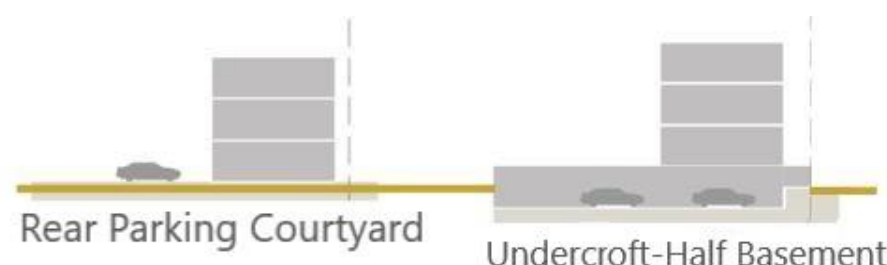
## PARKING FORM &amp; LOCATION OPTION



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 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
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
	OTHER	Special Use	✓	✓	✗	✗	2107
✓			✓	✗	✗	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.