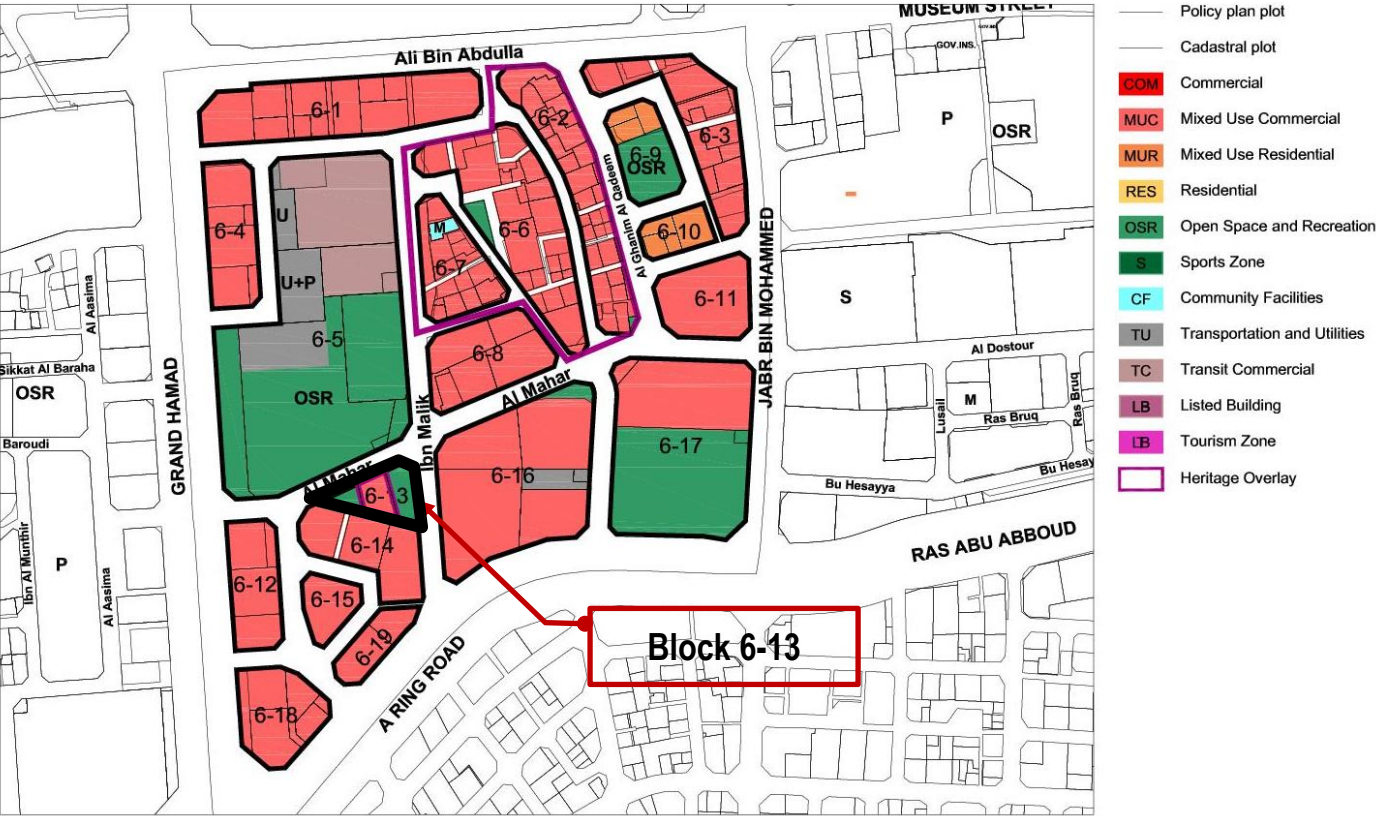
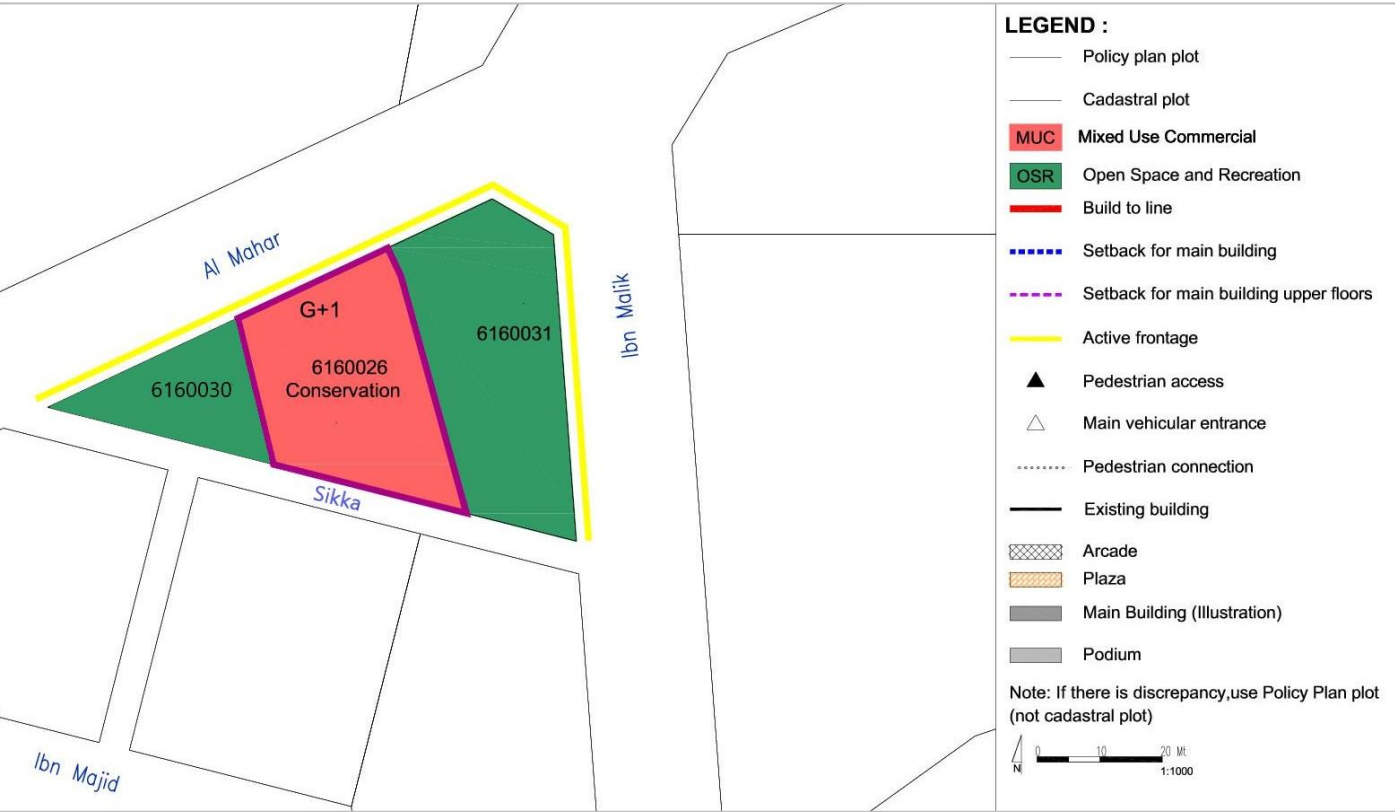


ZONING PLAN



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">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. 20% min	Total Com. 20% min	All
		Retail 40% max	Retail 40% max	Retail at ground level; podium; 1 st floor above podium; top floor level
Residential (Flats, Apartments)	✓	75% max	70% 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;

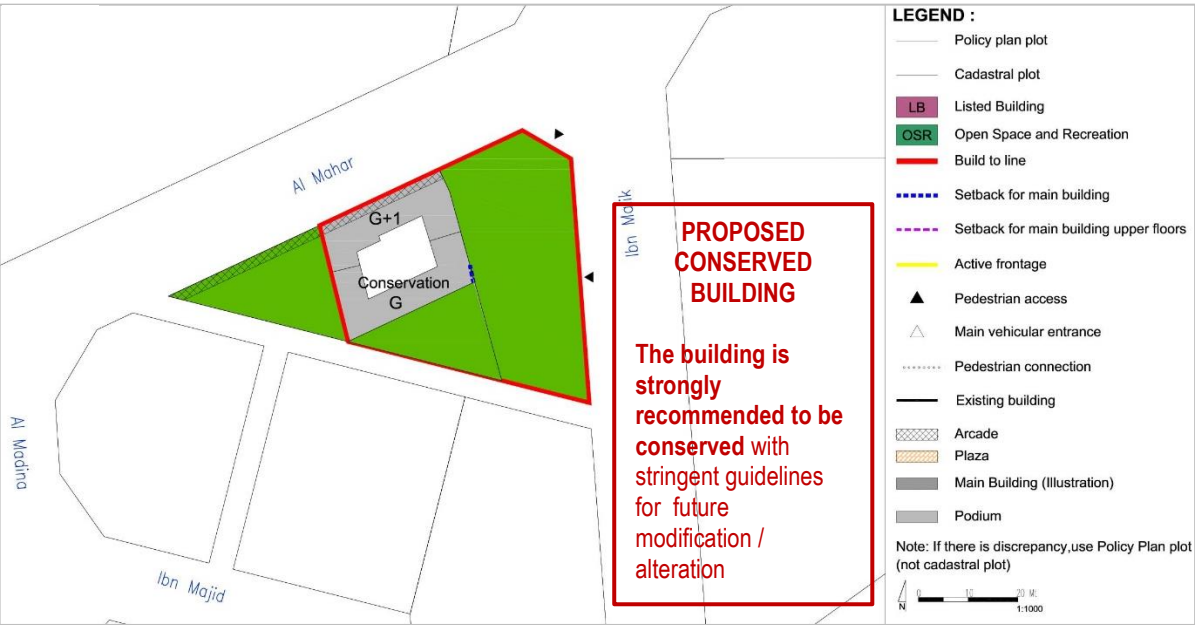
* In Mixed Use Residential, the required Residential Use Type can be substituted with Hospitality Use Type (e.g. hotel, serviced apartment);

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

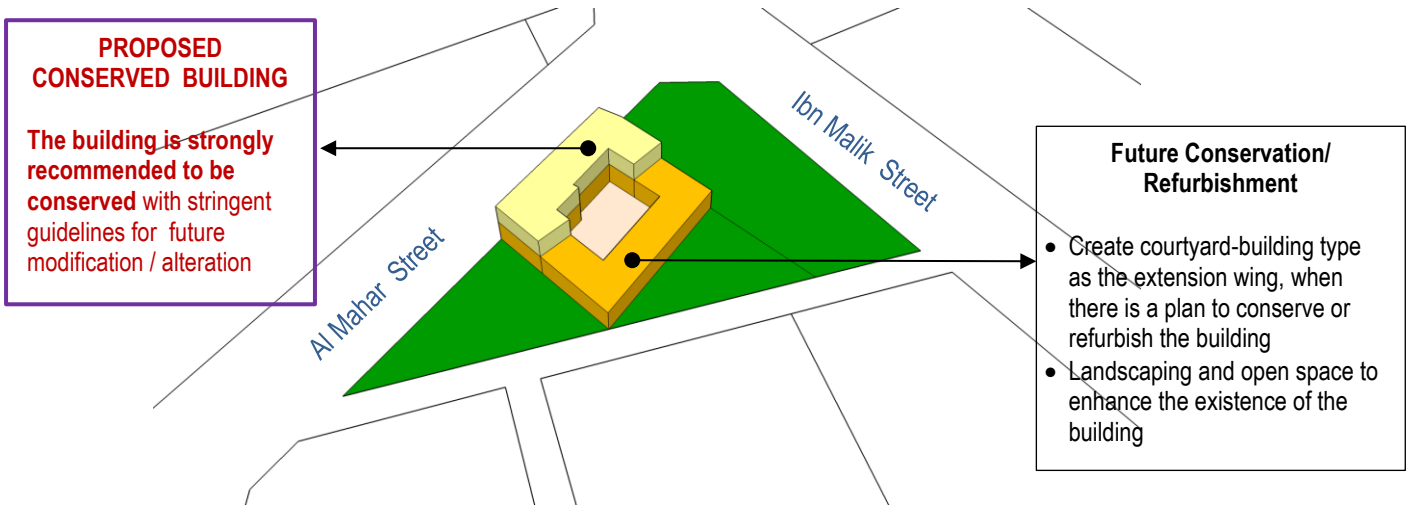
SPECIFIC USE REGULATIONS

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

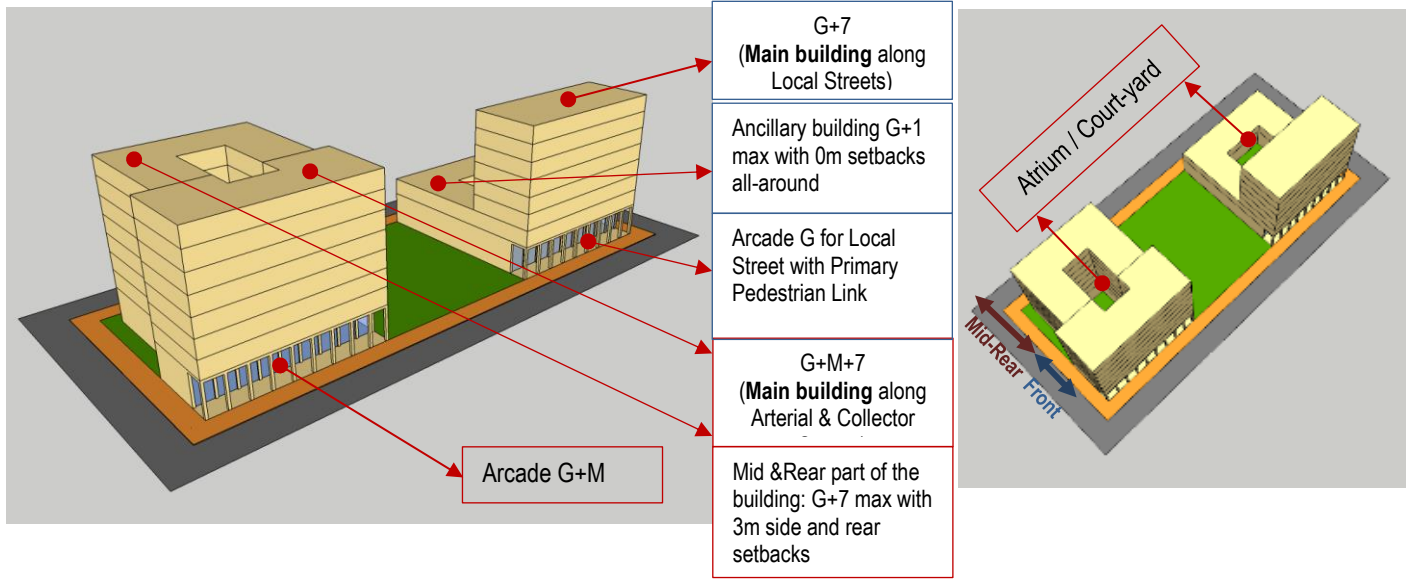
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & ATRIUM



BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Al Mahor Street	existing
	G+1 (existing)	
FAR (max)	-	(+ 5 % for corner lots)
Building Coverage (max)	-	

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	Retain, maintain and enhance the original architectural style (Early Modern/ Doha Art Deco Style)

RECOMMENDED ARCHITECTURAL STYLE

Early Modern (Doha - Art Deco)*

