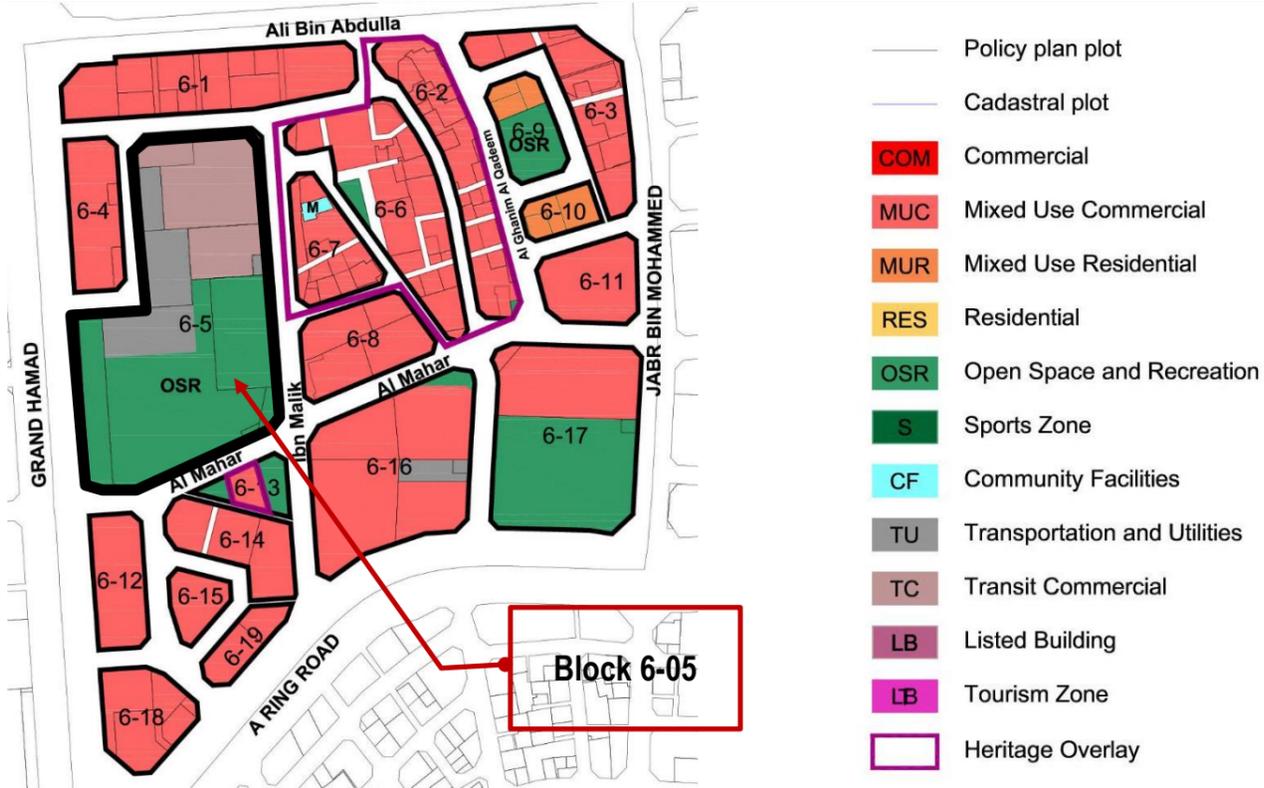


ZONING PLAN



GENERAL USE MIX

Zoning Category	Transit Commercial
Zoning Code	TC
Minimum required number of use type	1
Transportation facilities (subway station, railway station, public transits-buses, transportation nodes, seaport, airport, water taxi facilities, heliport facilities, etc.)	☑
Commercial: • Retail • Office	✓
Residential (Flats, Apartments, Affordable Housings, etc.)	✗
Hospitality (Hotels, Serviced Apartments)	✗
Secondary/Complementary Uses (Community Facilities, Sport & Entertainment, Open Space)	✓
See details of Permitted Uses Table in page 4	

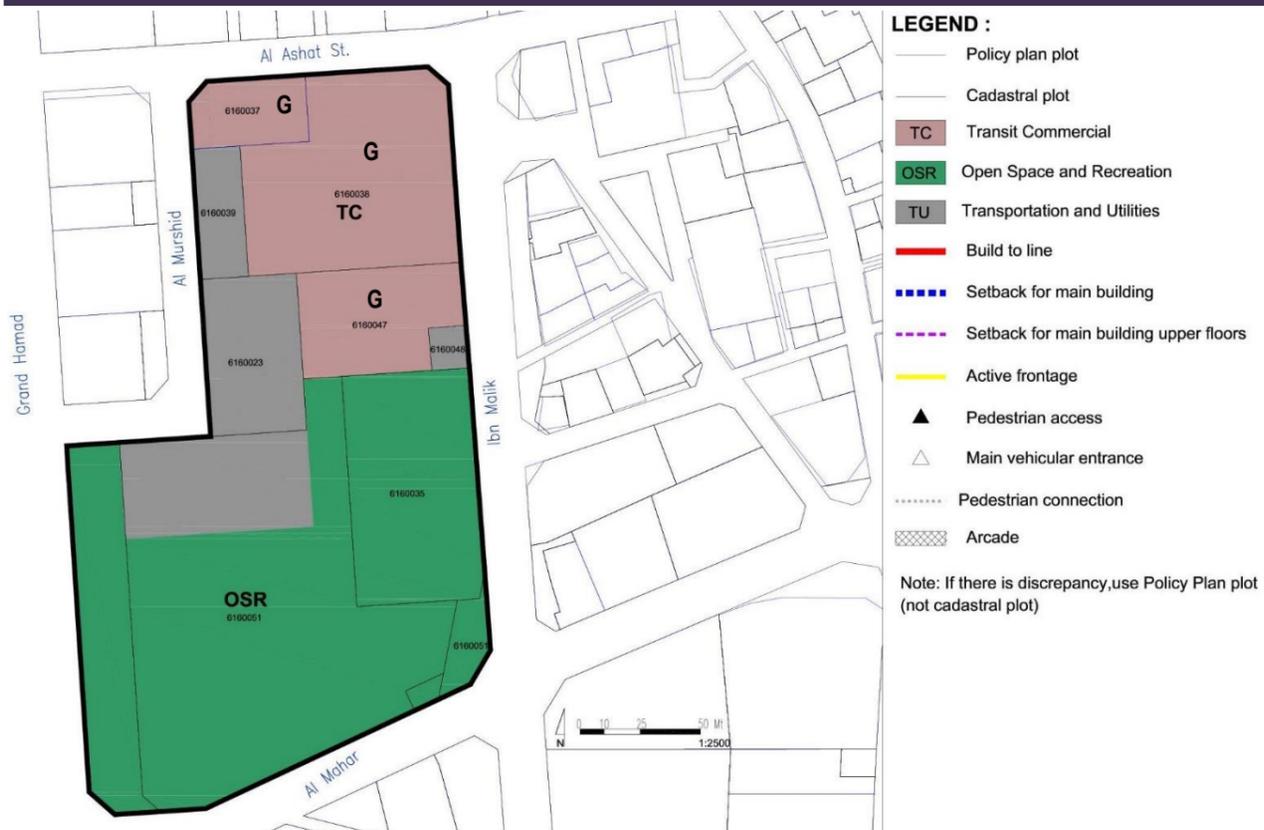
DETAILED USE SPLIT

TC: Transit Commercial	Uses Mix	GFA split	Allowed Floor Location
Transportation facilities* (subway station, railway station, public transits-buses, transportation nodes, seaport, airport, water taxi facilities, heliport facilities, etc.)	☑	100% max	Ground floor
Commercial: • Retail • Office	✓	Not more than GFA 100 m ²	Ground floor

Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed

* Transportation building facilities are excluded from the calculation of 20% Building Coverage. The facilities are subject to be recommended by the transport providers

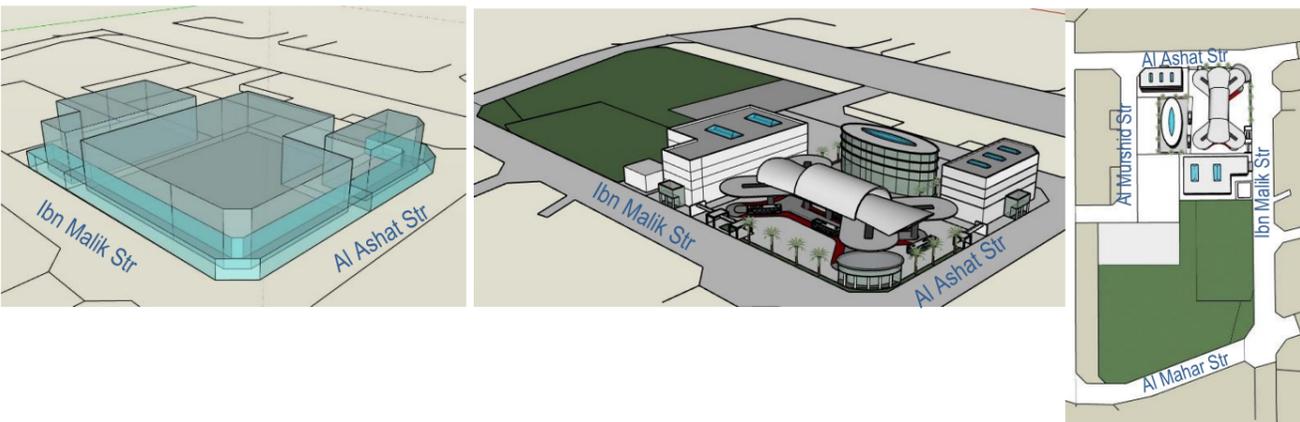
USE REGULATIONS



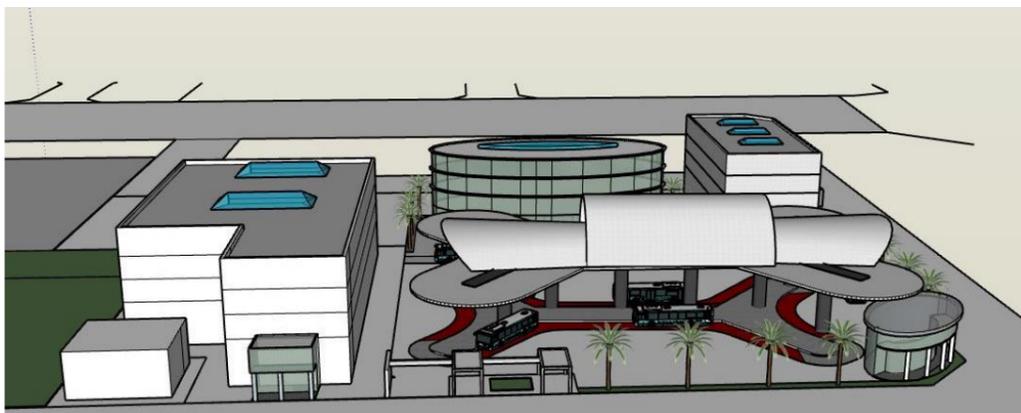
BLOCK MASSING PLAN



BUILDING ENVELOPE & MASSING ILLUSTRATION



BUILDING TYPOLOGY: DETACHED/SEMI DETACHED LOW RISE



BLOCK FORM REGULATIONS

BULK REGULATIONS	
Uses (as per Zoning Plan)	TC: Transit Commercial
Height (max)	G Transportation: 18 m Commercial: 6.7 m
FAR (max)	N/A
Building Coverage (max)	60% Commercial: Not more than GFA 100 m²
MAIN BUILDINGS	
Typology	Detached/Semi-detached Low Rise
Building Placement	As per illustration: Commercial: (built to the edge of streets and park): • 0 m front; • 0 m sides; Transportation Facility: • 5 m from all sides for transportation facilities
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"> • Transportation and Utilities: not applicable • Commercial: 100% of 0 m front setback (mandatory)
Building Depth (max)	Commercial: 10 m (single-aspect)
Building Size	Fine grain; <ul style="list-style-type: none"> • 15 m maximum building width or length; or • Create a modular external expression of facade, with maximum 15 m wide, if the building is stretched long
Primary Active Frontage	As indicated in the plan
Frontage Profile	Al Ashat & Ibn Malik Street & Park: Arcades (covered walkways): <ul style="list-style-type: none"> • 2.5 m minimum width • G maximum height • Located as per drawing
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> • Not allowed
ANCILLARY BUILDINGS	
Height (max)	As per technical requirement of the transportation service providers

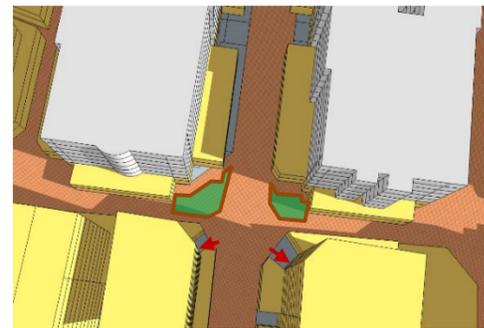
Setbacks	As per technical requirement of the transportation service providers
Building Depth (max)	As per technical requirement of the transportation service providers
SITE PLANNING	
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Vehicle Access Point	As per Transportation Service Providers and Traffic Study's recommendation (the access points and measurements in the Block Massing Plan are indicative)
Recommended Public Access	All sides
PARKING	
Location	For transportation facilities: on-site parking, limited number of special purpose parking (for emergency, police surveillance vehicles, service maintenance, short term parking for VIPs)
Required Number of Spaces	As per Transportation Service Providers and Traffic Study recommendation
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

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION

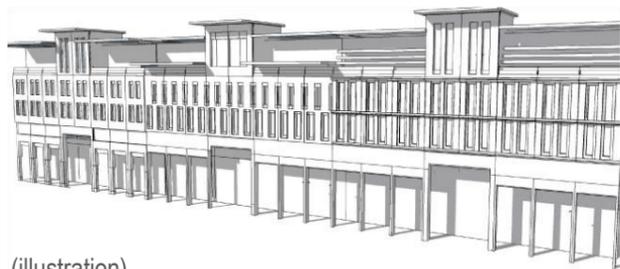


Provision of 'green' on the podium & landscaped forecourt (local streets)



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 top The 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 storey The 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 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 m Ground floor with mezzanine: 6.5 m Typical floors (residential and other): 3.50 m Ground 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
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/facade 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-wall

	<ul style="list-style-type: none"> Use 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	
Barrier/fences	Street side & park side: not allowed Sides and rear: if required by Transportation Provider, transparent where possible; maximum height 1.5m
Green Roof	50% area of the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
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 facade without background.

WINDOW-TO-WALL RATIOS



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	TC	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	✓	✗	✗	✗		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			
OTHER	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.