



**LEGEND**

**LANDUSE**

- BEACH
- CORPORATE OFFICE
- DISTRICT COOLING
- ENTERTAINMENT AND RECREATION
- GOLF DISTRICT
- HARBOUR MASTER
- HOSPITAL/MEDICAL
- HOSPITALITY
- CIVIC FACILITIES
- MIXED USE
- OFFICE/COMMERCIAL
- EDUCATION
- OPEN SPACE
- RESIDENTIAL-HIGH DENSITY
- RESIDENTIAL-VILLAS
- RESIDENTIAL-MEDIUM DENSITY
- RETAIL
- SPORTS CLUB
- UTILITIES
- VIP HARBOUR FACILITY
- WADI

DISTRICT	LAND USES	DENSITY MAX FAR	BLDG HEIGHT MAX HEIGHT	COVERED AREA MAX	
NORTH RESIDENTIAL	VILLAS	0.85	3 STOREYS	50%	
	RETAIL	1.00 - 1.20	3 STOREYS	40 - 50%	
	EDUCATION	0.60 - 1.00	1 - 4 STOREYS	50 - 60%	
	CIVIC FACILITIES	0.50 - 0.60	1 - 2 STOREYS	40 - 60%	
	SPORTS CLUB	1.00	3 STOREYS	50%	
WATERFRONT RESIDENTIAL WEST	VILLAS	0.85	3 STOREYS	50%	
	CIVIC FACILITIES	0.60	1 STOREY	60%	
	SPORTS CLUB	1.00	3 STOREYS	50%	
	NOTE: TOTAL MAXIMUM DISTRICT GFA SHOULD NOT EXCEED 1,829,286 M <sup>2</sup>				
	AL KHARAEJ TOWERS				
AL KHARAEJ TOWERS	APARTMENTS (HIGH)	4.00	15 - 20 STOREYS	80%	
	EDUCATION	0.60	1 STOREY	80%	
	CIVIC FACILITIES	0.30 - 0.60	1 STOREYS	30 - 60%	
	HOSPITAL/HEALTHCARE	1.00	3 STOREYS	50%	
	NOTE: TOTAL MAXIMUM DISTRICT GFA SHOULD NOT EXCEED 647,348 M <sup>2</sup>				
AL ERKYAH	VILLAS	0.75	2 STOREYS	60%	
	APARTMENTS (LOW)	2.25	8 STOREYS	60%	
	MIXED USE	2.00	8 STOREYS	60%	
	EDUCATION	1.50	4 STOREYS	50%	
	CIVIC FACILITIES	0.50 - 1.00	1 - 4 STOREYS	60%	
NOTE: TOTAL MAXIMUM DISTRICT GFA SHOULD NOT EXCEED 647,348 M <sup>2</sup>					
MEDICAL/EDUCATION DISTRICT	APARTMENTS (LOW)	1.60%	8 - 8 STOREYS	40%	
	EDUCATION	0.40 - 1.00	1 - 4 STOREYS	40 - 60%	
	CIVIC FACILITIES	0.60	2 STOREYS	40 - 60%	
	HOSPITAL/HEALTHCARE	0.50	8 STOREYS	50%	
	NOTE: TOTAL MAXIMUM DISTRICT GFA SHOULD NOT EXCEED 647,348 M <sup>2</sup>				
FOX HILLS	APARTMENTS (LOW)	2.00	5 STOREYS	50%	
	MIXED USE	2.50	5 - 7 STOREYS	50%	
	EDUCATION	0.60 - 1.50	1 - 3 STOREYS	50 - 60%	
	CIVIC FACILITIES	0.50 - 0.60	1 - 2 STOREYS	40 - 60%	
	HOSPITAL/HEALTHCARE	1.00	3 STOREYS	50%	
BOULEVARD COMMERCIAL	MIXED USE	2.50	7 STOREYS	50%	
	OFFICE/COMMERCIAL	3.00 - 4.00	8 STOREYS	60 - 85%	
	HOSPITALITY	4.00	7 STOREYS	45%	
	NOTE: TOTAL MAXIMUM DISTRICT GFA SHOULD NOT EXCEED 728,580 M <sup>2</sup>				
	LUSAIL TOWERS	OFFICE/COMMERCIAL	4.50	55 - 75 STOREYS	70%
NOTE: TOTAL MAXIMUM DISTRICT GFA SHOULD NOT EXCEED 977,314 M <sup>2</sup>					
ENERGY CITY 1		OFFICE/COMMERCIAL	2.00	6 STOREYS	35 - 43%
		CIVIC FACILITIES	0.60	1 STOREY	60%
		NOTE: TOTAL MAXIMUM DISTRICT GFA SHOULD NOT EXCEED 977,314 M <sup>2</sup>			
	ENERGY CITY 2	APARTMENTS (LOW)	2.00	2 - 9 STOREYS	50%
		NOTE: TOTAL MAXIMUM DISTRICT GFA SHOULD NOT EXCEED 977,314 M <sup>2</sup>			
QATAR PETROLEUM		CORPORATE OFFICE	0.80	4 - 13 STOREYS	25%
		NOTE: TOTAL MAXIMUM DISTRICT GFA SHOULD NOT EXCEED 487,058 M <sup>2</sup>			
		MARINA DISTRICT	APARTMENTS (HIGH)	3.00 - 4.50	12 - 28 STOREYS
	MIXED USE		3.50 - 5.00	30 - 60 STOREYS	60%
	OFFICE/COMMERCIAL		3.50 - 5.00	20 - 48 STOREYS	60%
EDUCATION	1.00		4 STOREYS	50%	
RETAIL	1.50		8 STOREYS	70%	
WATERFRONT COMMERCIAL	HOSPITALITY	2.00	50 STOREYS	80%	
	CIVIC FACILITIES	0.50 - 0.60	2 STOREYS	40 - 50%	
	HARBOUR MASTER	0.30	2 STOREYS	30%	
	NOTE: TOTAL MAXIMUM DISTRICT GFA SHOULD NOT EXCEED 690,000 M <sup>2</sup>				
	QATAR ENTERTAINMENT CITY	VILLAS	1.00	3 STOREYS	40 - 50%
MIXED USE		1.50 - 2.50	7 - 8 STOREYS	35 - 50%	
CIVIC FACILITIES		0.60 - 1.20	3 STOREYS	40%	
NOTE: TOTAL MAXIMUM DISTRICT GFA SHOULD NOT EXCEED 690,000 M <sup>2</sup>					
WATERFRONT RESIDENTIAL		APARTMENTS (HIGH)	4.00	20 - 33 STOREYS	50%
	MIXED USE	4.00	32 - 36 STOREYS	50%	
	OFFICE/COMMERCIAL	0.70	1 STOREY	90%	
	CIVIC FACILITIES	0.60 - 1.00	1 - 4 STOREYS	50 - 60%	
	SPORTS CLUB	1.90	3 STOREYS	80%	

**PARKING REQUIREMENTS:**

PARKING REGULATION STANDARD FOR RESIDENTIAL DWELLING UNITS

- (I) ONE (1) BEDROOM UNITS - 1 CAR PARKING SPACE PER UNIT
- (II) TWO (2) OR MORE BEDROOM UNITS - 1.5 CAR PARKING SPACES PER UNIT
- (III) PRIVATE VILLAS - TWO (2) CAR PARKING SPACES PER VILLA

PARKING REGULATION STANDARD FOR COMMERCIAL AND RETAIL

1 SPACE PER 50 SQUARE METERS GFA (PLEASE REFER TO PARCEL PLANS)

**PARKING REQUIREMENT COMPUTATION**

The minimum parking requirement for each individual land use included in a development proposal is calculated based on the Gross Floor Area (GFA) which is Floor Area Ratio (FAR) multiplied by plot area as defined in declaration (003/2008) issued by Qatar Diar CEO on 11th May 2008. The definition in declaration (003/2008) which is specifically for car parking calculation excludes the following from GFA.

1. Balconies - open on at least two sides
2. Mechanical floors and mechanical bulkheads above the heights occupiable floor level
3. Areas designated for parking (above, below ground and grade level)
4. Staircases and vent shafts
5. Mechanical equipment shafts
6. Electrical equipment shafts
7. Sewer and plumbing pipe shafts
8. Garbage chutes
9. Elevator shafts



PREPARED BY

**LUSAIL ADMINISTRATION COMPLEX**

**LUSAIL REAL ESTATE DEVELOPMENT COMPANY**

22 SEP 2011

MAP TITLE

**LUSAIL LANDUSE PLAN**

MAP NUMBER: LMP/LU/UPDA/003

VERSION NO:

DATE: 22-09-2011

SCALE 1:10,000

0 500 1,000 2,000 Meters



**AREA DESCRIPTIONS**

**NORTH RESIDENTIAL 1**

LAND USES

RESIDENTIAL, RETAIL, COMMUNITY FACILITIES, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
VILLAS	0.80	3 STOREYS	50%
RETAIL	1.30	3 STOREYS	40%
COMMUNITY FACILITIES	0.30-1.20	1-4 STOREYS	30-80%

WATERFRONT RESIDENTIAL WEST

RESIDENTIAL, RETAIL, COMMUNITY FACILITIES, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
VILLAS	0.80	3 STOREYS	50%
COMMUNITY FACILITIES	0.60-1.00	1-3 STOREYS	50-80%

GOLF DISTRICT

RESIDENTIAL, HOTEL, COMMUNITY FACILITIES, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
VILLAS	0.80	3 STOREYS	50%
HOTEL	0.80	VARIES	50%
COMMUNITY FACILITIES	0.60-1.00	1-2 STOREYS	50%

AL KHARAEJ

RESIDENTIAL, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
APARTMENTS	4.00	15-20 STOREYS	50%

AL ERKYAH, MEDICAL DISTRICT, EDUCATION DISTRICT, AL ERKYAH

RESIDENTIAL, COMMUNITY FACILITIES, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
APARTMENTS	2.00	8 STOREYS	50%
COMMUNITY FACILITIES	1.00	1-2 STOREYS	50%

MIXED USE-1

MIXED USE	DENSITY	BLDG HEIGHT	COVERED AREA
MIXED USE	2.0	8 STOREYS	50%

MIXED USE-2

MIXED USE	DENSITY	BLDG HEIGHT	COVERED AREA
MIXED USE	2.5	8 STOREYS	50%

MIXED USE-3

MIXED USE	DENSITY	BLDG HEIGHT	COVERED AREA
MIXED USE	2.5	8 STOREYS	50%

FOX HILLS

RESIDENTIAL, RETAIL, COMMUNITY FACILITIES, MIXED USE, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
APARTMENTS	2.00	8 STOREYS	50%
RETAIL	1.00	2 STOREYS	50%
MIXED USE	2.00	7 STOREYS	50%
COMMUNITY FACILITIES	0.50-1.00	1-3 STOREYS	50%

WATERFRONT RESIDENTIAL

RESIDENTIAL, RETAIL, COMMUNITY FACILITIES, MIXED USE, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
APARTMENTS	4.00	20-25 STOREYS	50%
RETAIL	0.70	1 STOREY	60%
MIXED USE	4.00	33-38 STOREYS	50%
COMMUNITY FACILITIES	0.30-1.00	1-4 STOREYS	30-50%

WATERFRONT COMMERCIAL

MIXED USE, RESIDENTIAL, OFFICES, RETAIL, COMMUNITY FACILITIES, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
MIXED USE	TBC	TBC	TBC
HOTEL	TBC	TBC	TBC
COMMUNITY FACILITIES	TBC	TBC	TBC

BOULEVARD COMMERCIAL

MIXED USE (APARTMENTS, OFFICES, RETAIL), COMMUNITY FACILITIES, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
MIXED USE	2.0-4.0	7-9 STOREYS	40-60%
COMMUNITY FACILITIES	0.50-1.00	8 STOREYS	30-40%

LUSAIL TOWERS

OFFICES, RETAIL (WITHIN THE BASEMENT), RESTAURANT/SERVICES (GROUND FLOOR OF TOWERS) LIFT, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
OFFICES	4.0-4.0	45-75 STOREYS	50%

CORPORATE 1

OFFICES, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
OFFICES	0.80	4-13 STOREYS	20%
COMMUNITY FACILITIES	0.50-1.00 (MAX)	1-2 STOREYS	50%

CORPORATE 2

OFFICES, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
OFFICES	2.00	8 STOREYS	20%
COMMUNITY FACILITIES	0.80 (MAX)	1 STOREY	60%

CORPORATE RESIDENTIAL

RESIDENTIAL, COMMUNITY FACILITIES, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
APARTMENTS	2.00	8 STOREYS	40%
COMMUNITY FACILITIES	0.50-1.00	1-4 STOREYS	50-80%

QATAR ENTERTAINMENT CITY

RESIDENTIAL, WATER PARK, SPA, AQUARIUM	DENSITY	BLDG HEIGHT	COVERED AREA
RESIDENTIAL	1.00	TBC	20-30%
ENTERTAINMENT & RECREATION	0.11-1.81	TBC	8-55%

THE NORTH SHORE

RESIDENTIAL, HOTELS, PERFORMING ART CENTER	DENSITY	BLDG HEIGHT	COVERED AREA
HOSPITALITY	1.4-6	TBC	20-40%
RESIDENTIAL	4.0	TBC	50%
ENTERTAINMENT	1.5	TBC	50%

THE CORNICHE

RESIDENTIAL	DENSITY	BLDG HEIGHT	COVERED AREA
HOSPITALITY	1.23-1.72	TBC	20-50%
RESIDENTIAL	2.00	TBC	30%

THE SOUTH SHORE

RESIDENTIAL	DENSITY	BLDG HEIGHT	COVERED AREA
HOSPITALITY	1.23-1.72	TBC	20-50%
RESIDENTIAL	2.00	TBC	30%

THE SOUTH SHORE VILLAS

RESIDENTIAL	DENSITY	BLDG HEIGHT	COVERED AREA
RESIDENTIAL	0.50-1.00	TBC	25-30%

FOX HILL VILLAS

RESIDENTIAL, COMMUNITY FACILITIES, OFFICE, RETAIL	DENSITY	BLDG HEIGHT	COVERED AREA
RESIDENTIAL	0.57-0.87	TBC	20-30%
COMMUNITY FACILITIES	1.88-2.18	TBC	30-40%
OFFICE	1.11	TBC	25%

DOWNTOWN

MIXED USE	DENSITY	BLDG HEIGHT	COVERED AREA
MIXED USE	1.13-0.87	TBC	47-70%

CANAL AREAS

WATERPARK, CANAL ATTRACTIONS, WATER FEATURES	DENSITY	BLDG HEIGHT	COVERED AREA
ENTERTAINMENT & RECREATION	NA	NA	NA

MARINA DISTRICT

RESIDENTIAL, OFFICES, RETAIL, HOTEL, MIXED USE, COMMUNITY FACILITIES, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
APARTMENTS	2.00-4.00	12-28 STOREYS	20-40%
OFFICES	2.00-5.00	21-48 STOREYS	20%
RETAIL	1.00	8 STOREYS	30%
HOTEL	3.00	50 STOREYS	20%
MIXED USE	0.55-0.50	20 STOREYS	30%
COMMUNITY FACILITIES	0.35-1.00	1-4 STOREYS	30-60%

QATAIFAN NORTH ISLAND

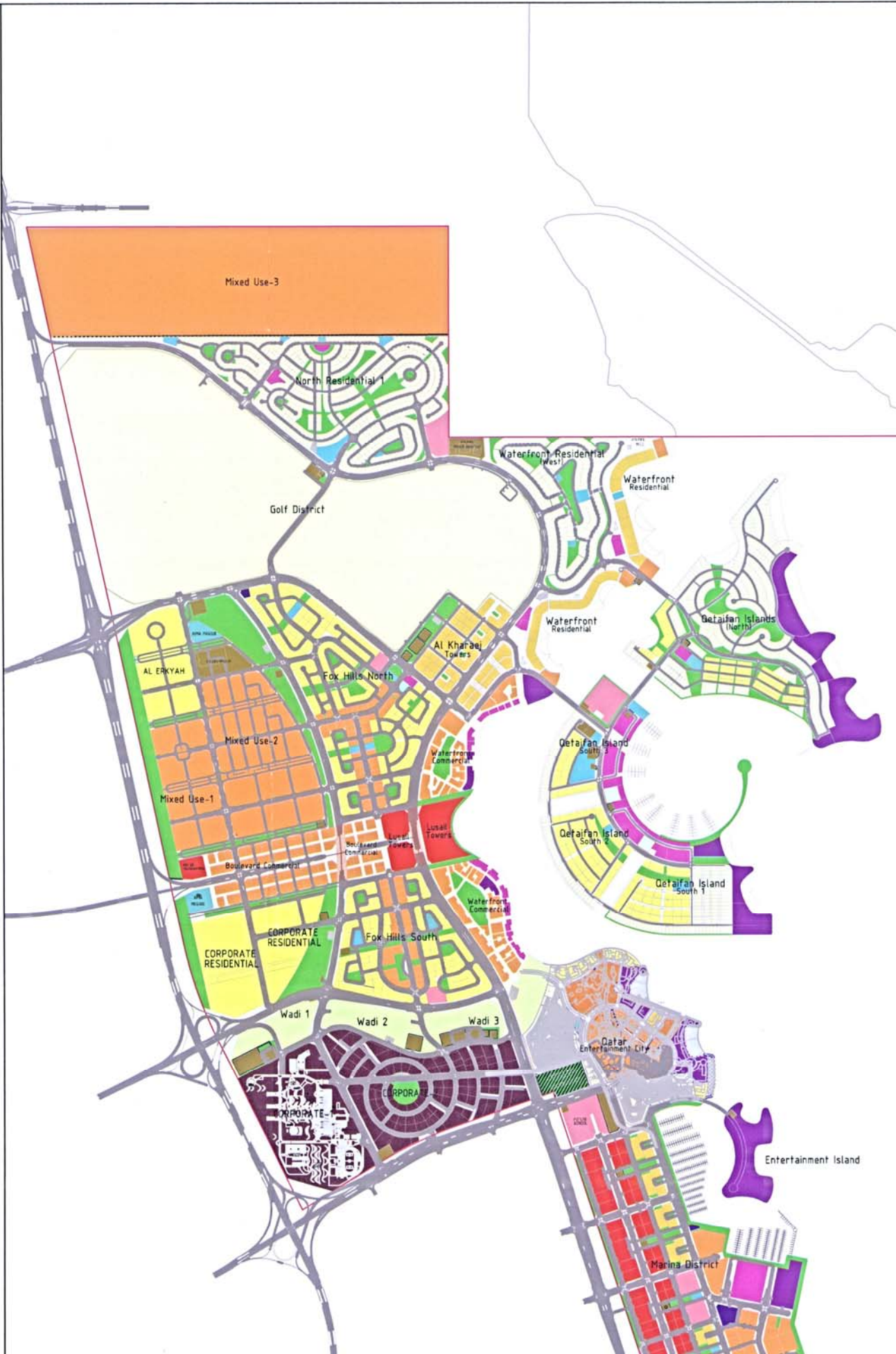
RESIDENTIAL, RETAIL, HOTEL, COMMUNITY FACILITIES, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
VILLAS	0.80	3 STOREYS	25-40%
MULTI FAMILY RESIDENTIAL	1.00	TBC	20%
HOTEL	1.30	TBC	20%
RETAIL	1.80-1.00	TBC	30-60%
COMMUNITY FACILITIES	0.10-1.00	2 STOREYS	30-60%

QATAIFAN SOUTH ISLANDS (1,2 & 3)

RESIDENTIAL, RETAIL, HOTEL, COMMUNITY FACILITIES, GP PARCEL, OPEN SPACE	DENSITY	BLDG HEIGHT	COVERED AREA
VILLAS	0.80	3 STOREYS	40%
MULTI FAMILY RESIDENTIAL	1.00	5 STOREYS	40%
HOTEL	1.30	5 STOREYS	20%
GP PARCEL	1.00	3 STOREYS	20%
RETAIL	1.80	8 STOREYS	30%
COMMUNITY FACILITIES	1.00	1-4 STOREYS	30-60%

ENTERTAINMENT ISLAND

HOTEL	DENSITY	BLDG HEIGHT	COVERED AREA
HOTEL	1.00	8 STOREYS	30%



**LANDUSE KEY**

- Residential-Low Density
- Residential-Medium Density
- Residential-High Density
- Mixed Use
- Retail
- High Rise Office
- Corporate Office
- Hospitality
- Entertainment and Recreation
- School
- Healthcare
- Mosque
- Civil Defence
- Civic Centre
- Utilities
- Golf District
- Open Space
- Wadi
- Underpass

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Authorised by	SL	Date	21-05-2008		
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Checked by	MR	Date	21-05-2008		



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