

## **Revised Curriculum**

### **2/101**

General notes and prerequisites:

- Plots with the designated symbols (SA-TC-TA-B-H) are purely residential. The ground floor remains as halls and for service and is not permitted for commercial use. It is built according to the table of symbols, terminology and construction method.
- Plots with symbols (M-T-S) are mixed residential and commercial. They are built according to the table of symbols, terminology and construction method.
- Perimeters in all sections of the diagram shall remain as a common property of all sections of the building, and shall be coupled with the right of light, view and air without construction. The occupants of the buildings are charged with their care and maintenance, except for the investment and commercial plots and the mixed commercial residential where the perimeters remain common property, and coupled with the right of light, view and air without construction on them for all sections of the building. They will also be coupled with the access right for the sections to which they belong directly according to the approved organizational diagram and license diagrams.
- The internal boundaries of the residential plots within the common perimeters defined by the dotted line will remain without parapets in order to preserve the common gardens and the mutual space between each group of plots as shown on the diagram. Commercial events within mixed residential plots are prohibited to use the space, light, or view of this mutual space.
- Commercial, investment, and mixed plots are allowed to raise a parapet for the frontal perimeters and use it in accordance to events and the use functions without placing any fixed constructions. Commercial event parapets are restricted to be no higher than 40cm, excluding from this the building facades with arcades.
- The conditions for parapet construction in the rest of the plots are determined on the front and outer boundaries overlooking the

public properties at a height of 2 meter and comprising two parts: the first part will be a stone parapet of cladded cement or galvanized metal no higher than 40cm, and the second part will be decorative and botanical.

- The basement ceiling in residential, mixed, investment, and commercial plots must be 0.25m higher than the license level.
- The basement ceiling in service plots must be 1m higher than the license level.
- The ground floor height in all residential, mixed, investment and commercial plots must be 4.5m except for the plots QA-QB-QC where the floor height remains 6m.
- Higher residential and commercial floors must be 3.40m high.
- Decorative parapets are allowed to be constructed in order to block the view of permissible equipment on rooftops while also achieving the aesthetic purpose for the building.
- Agricultural soil must be placed with a depth of 1.5m for plants and trees within the internal perimeters of all plots while also preserving the level of parapets. The planted area should be no less than %30 of perimeter space.
- The ground floor is allocated to columns in the residential plots exclusively owned by all owners of the residential sections and no more than 40% of this floor shall be allocated for events use (a children's play hall - a multi-use hall to be used for the special occasions of the plot occupants that is not allowed for lease or investment by other parties – a service warehouse of no more than (30 m<sup>2</sup>). The rest of the ground floor space is allowed to be glazed with one space to serve as a service unit, stairs, a reception lounge and halls. A space of no more than sixty square meters (60 m<sup>2</sup>) must be allocated as a guard's apartment (residence + watch room) in ground level on columns or in first basement level of each entrance of the residential plots. It can be divided between the ground and the basement and this area is allocated in the first basement level of mixed residential plots.
- It is allowed to construct a commercial or investment warehouse basement in the commercial and investment plots under building floor area and is not considered as part of the permissible areas provided that services, linking, communication must be through the

events of the ground floor exclusively and is not allowed to be designated on ground floor. These basements are charged in return of the improvements.

- Basements must be constructed (for garages and services) at least 2 for each residential plot, and 3 for each plot (mixed residential, commercial, investment). Part of the basements is allocated to common services, fuel tanks and warehouses according to the construction system. The rest of the basements remain garages while trying to achieve the maximum number of garages, with at least one car park per apartment or one car park per 100 m<sup>2</sup> of the residential floors; whichever is deemed larger. At least a car park is also imposed for every 60 m<sup>2</sup> commercial or investment floor, and parking is permanently prohibited within the common perimeters.
- Basements for services, warehouses, fuel tanks and garages are imposed in the service buildings and public bodies for all their uses (administrative, educational, health, etc.), taking into account the necessary needs within the limits of these plots, and that the number of garage basements will not be less than two basements allocated for this purpose.
- A first basement for the use of health and medical services is allowed in hospitals and health centers. A fee is charged in return of the improvements for this basement.
- It is allowed to construct garage basements under the perimeters imposed on all plot spaces, while also preserving the imposed green areas.
- Basements resulting from tilt difference remain restrictedly under building space, and the columns floor is replaced with the lowest basement that resulted from tilt difference. A fee is charged in return of the improvements on these basements.

In mixed residential plots, no more than one quarter of the first basement area under the building must be connected to the commercial ground floor with internal stairs. It must be separated from the rest of the basement area and used for its own service events. The remainder of the first basement area under the plot is left for garages and services that is dedicated to commercial events and is separated from residential events' garages under the condition that 10% of the area specified for residence entrances and guard's residence associated with these entrances is left and

charged in return of improvements for part of the basements used for the aforementioned events.

- All plots are allowed to set up a technical floor, in which electrical and mechanical equipment for the building shall be stored. It will be designed to suit its use and in accordance with the licensing requirements. It is prohibited to use any part of this floor for other purposes and is not included in the floor space calculations. It is set to be one technical floor for each / 8 / floors maximum and with a height of no more than 2.8 m, and is subsequently added to the general height set in perimeters' diagram curriculum and located according to the study.
- A fee is charged for each technical floor in all plots.
- It is allowed to license ordinary or smart floor garages above ground on investment plots while maintaining the general height and the special codes for garages, especially smart garages, and the possibility of modifying partial heights in accordance with these codes.
- Common stairs width is set according to the needs of the designer and not less than (3.3) m, the flight width no less than (1.5) m, the middle lintel than (1.5) m and the lintel overlooked by apartment entrances than (2) m.
- Additional internal/external safety stairs must be designed according to the approved codes in all diagram plots exceeding 5 floors taking into account that these stairs are connected to corridors with the main stairs in these plots.
- A system for the separation of solid and liquid garbage and waste must be included.
- Internal skylights are required for mechanics, electricity and infrastructure work of at least 2% of the construction area. The design should allow access to the bottom of each skylight to ensure its cleanliness.
- It is permissible to construct a swimming pool with the necessary rooms for its equipment on the rooftop and in the first or second basement according to an approved technical study, taking into consideration that the pool will remain a common property of all building plots and is prohibited to be invested.

- The elevators must be constructed and implemented in accordance with the building system in force at a minimum, provided that at least one elevator is set in each service core with dimensions (200 × 150 from inside) allowing for (health cases - transport of furniture).
- A joint water tank is imposed in the basement in accordance with the requirements of the General Institute for Water and Sanitation.
- It is prohibited to install air conditioning on apparent facades. Technical solutions should be found through architectural design where internal skylights or skylights on the facades are hung and coated in an appropriate method (blades – Colestra). The occupied spaces on facades for air conditioning cover will not be counted as a permissible space, providing that they do not exceed 1.5% of the constructed area.
- The use of central heating system, central solar energy systems and thermal insulation is required, and it is allowed to make use of facades and rooftops in distributing solar energy devices, electricity, and renewable energy generation.
- It is prohibited to use antennas, including central antennas, and is replaced with cable system.
- The gardens and squares marked on the regulated diagram are subject to later detailed executive study.
- Special-needs ramps are designed in building entrances, pavements, and pedestrian lanes. All architectural prerequisites serving this purpose are executed in all private and public buildings, gardens, and streets.
- License level of each plot will be determined according to the building system in force, taking into account that only one license level is required for adjacent plots.
- Coordination is established with the relevant authorities in the governorate regarding the agricultural soil resulting from digging for the plots.
- No fee is charged in return of the improvements for garage basements for all residential, commercial, investment, and service plots. Garages are prohibited to be used for any other purpose.
- Hanging trees are designed for use in building and rooftops spaces.

- A conversion center is imposed in every plot in accordance with the technical standards set by the administration.
- Building system in force is considered as a reference concerning the items not discussed in perimeter and building curriculum of this diagram.

The overlook of the Municipal Palace is taken into account in the private land of the northern side (property of the Council of Ministers and the Parliament) in addition to a festival area consistent with the extension of the festival strip marked on the diagram.

The covered strip and the construction worker:

- Mixed plots are allowed to use the covered strip starting from the third floor, and starting from the ground floor for residential plots according to the following:

The covered strip is no more than  $\pm 2$  m away from the building boundaries set on the diagram from the gardens and public properties side, while also preserving the permissible total floor spaces. It is preferred that the floors are not similar in space under the condition that they do not exceed the motion line.

All designs for private and administrative plots are submitted to a technical committee formed by the governor in order to be approved.

Special notes and conditions:

- Plots designated for private investment events are allowed to be used for academic, secondary and basic education, and kindergarten events, and are subject to the governing laws and regulations.
- Additional kindergarten licenses is permitted within mixed plots on the ground floors; it can also be ensured within the structures of ministries, departments, the plots of public bodies and is subject to the governing laws and regulations.
- Licensing of private investment activities plots is permitted for more than one use except residential ones, and the entrance

separation of jobs, multi-purpose pathways, and movement paths is taken into consideration.

- It is allowed within the plots of religious buildings to allocate spaces for the dispensary activities or comprehensive clinics and an occasion hall.
- All the following activities and uses are allowed in the investment plots (tourist residences - commercial events - tourist events - financial and banking institutions - educational - health - technical institutions - service events - ordinary or smart floor garages - mixed residential and commercial events plots).
- A 6m wide arcade (un-mounted to residential floors) is imposed on the primary and secondary commercial hubs in accordance with the diagram. Its roof shall be extended with the roof of the first commercial floor while preserving the acquired space and increasing the number of all floors (recurrent is impermissible) providing that the total number of residential floors does not exceed 13 while preserving the total space, and the arcade remains as a common property coupled with the right of traffic for pedestrians and the public.
- A 6m wide arcade (un-mounted) is also imposed on the building marked on the diagram with its roof extending with the roof of the first commercial floor. The arcade remains coupled with the right of traffic for pedestrians and the public, and its roof a common property coupled by the right of access without building for the related plots, and its space is not counted as a licensed space.
- In mixed residential plots, a minimum 20% of the construction area of the ground floor is allocated as a service space for residential floors (halls - stairs - elevators – an enquiry booth of no less than 20 m<sup>2</sup>). This space is to be completely separated from close commercial spaces and is linked to public property entrance, with a facade no less than 4m. 10% of the first floor of the plot is allocated to residential floors service (stairs - elevators). These allocated areas of commercial space are not counted on the ground and first floors. In addition, a minimum of 10% of the building area in each basement shall be allocated for this purpose.
- Clustered plots are allowed to merge two or more adjacent plots in one block while adhering to the conditions of permitted building

proportions and total floor spaces wherein the construction remains within the total mass limit of the total blocks. The technical study is presented to a specialized technical committee.

- Investment plots are built according to the defined heights. It is taken into account, while constructing the ground floor marked on the plot surrounding the main area, the use of ruled surfaces, shell and light constructions. These surfaces remain common property and are not coupled by the right of use.
- Adjacent investment and administrative plots that are under the investment factor and motion line are permitted to merge two or more plots in one block while adhering to the conditions of permitted building proportions and total floor spaces wherein the building is completed within the defined total motion limit for total mass after omitting the perimeters between these plots. The study is presented to a specialized technical committee.
- It is allowed to set up small fuel stations on plots (268-269-270-271) on some of the roads as specified in the diagram as it is allowed to cover them with umbrellas of removable and open-sided materials. It is also allowed to glaze and reserve 10% of the area of the plots under these umbrellas with the height of one floor and the use of environment-friendly materials aesthetically consistent with the green space. Basements are not allowed except for fuel tanks required by their own regulations.
- Plot (CA272) is considered one of the investment plots where it allows constructing investment or commercial events (cafeteria, shops and floor offices).
- The Landmark is a three tower investment plots composed as follows:
  - The third tower No. / Y196 / is a plot (offices, various companies, financial institutions and banks) with a height of /50/ floors and the total area allowed for this tower (the space area \* 45).
  - The second tower No. / Y197 / is a plot (hotel, touristic, restaurants, hotel and tourist services) with a height of / 60 / floors and the total area allowed for this tower (space area \* 54).
  - The first tower No. / Y198 / is a plot (investment apartments) with a height of / 70 / floors and the total area allowed for this tower as follows (the space area \* 63).

The three plots will be interconnected by open or closed, glazed suspension bridges or arcade corridors of no more than two floors uniquely planned above the pathways preserving the idea of the Landmark and fulfilling the required end. These bridges and arcades are not counted as licensed spaces, and the inter-link between the three blocks under public properties is achieved through the designated link joints. These corridors and bridges will be common property among the three plots, and the study for these plots will be presented to a specialized technical committee.

- Plots QA207-QB207 are connected in 4 floors and can be connected from the fourth floor above public property. These connected parts are integral in the plots and their specified areas. The two plots are licensed with one license and the study is presented to a special technical committee for evaluation and granting additional benefits, and can be submitted in one application.
- Plots QA201-QB201 are connected on the last four floors above public properties. The connected parts are an integral part of the plots and their specified areas. The technical study is presented to a specialized technical committee.

#### Plots V199-V200:

They are two plots that are connected in the last four floors and the related parts are considered part of the specified areas. The two plots are licensed with one license. The study is presented to a special technical committee for evaluation and granting additional benefits, and can be submitted in one application. The remaining western perimeter is coupled by the right of traffic for the public to achieve continuity with the adjacent spaces.

- Plots T91-T92 are connected in the commercial ground and first floors and the resulting spaces are considered part of the permissible commercial spaces.
- Plots T102-T103 are connected in the commercial ground and first floors and the resulting spaces are considered part of the permissible commercial spaces.

- Plots T93-T94 are connected in the commercial ground and first floors and the resulting spaces are considered part of the permissible commercial spaces.
- Plots T104-T105 are connected in the commercial ground and first floors and the resulting spaces are considered part of the permissible commercial spaces.

Each of the two adjacent mixed commercial plot on the main trade hub: M(58-59) ,M(60-61) ,M(62-63) ,M(64-65) ,M(66-67) ,M(68-69),M(70-71) ,M(72-73) M(74-75) ,M(76-77) ,M(78-79) ,M(80-81)

Are connected in the commercial ground and first floors and the resulting spaces are considered part of the permissible commercial spaces.

- Cultural events' plot (U266) is two blocks a-b that are not allowed to be separated wherein (/b/ has a four-floor height, and /a/ a six-floor height). The open-air amphitheater marked on public property is used for cultural events. The technical study is presented to a specialized technical committee that takes into consideration the relationship with neighboring markets.
- Plot Z187: is an investment plot built with a height not exceeding (12) floors (ground floor plus 11) with adherence to the permissible areas according to the specified investment factor the motion line.
- Plot M88: The permissible floor areas are preserved with the mill within the limits of the plot and a special study is approved by a special committee.
- School K228: The mill is preserved within the school plot and the study is presented to a special committee.
- The technical study for the plots (V191-V192) is presented to a specialized technical committee.

Mall: No. (FA225)

It will be constructed according to the limits indicated on the diagram with the marked glazing. It will be no more than 4 floors above ground according to a distinct integral technical study. The continuity of green strips (from Ghouta) is taken into account in the mall's events on the ground floor.

Commercial Markets: Plots F(219-220-221-222-223-224) are commercial market plots in which each opposite plots are connected in the upper floors by open, closed or glazed suspension bridges or mounted arcade corridors with a height of no more than two floors in a distinct technical study. The basement extending under these markets is considered as one basement underneath all six markets and is complementary to the events of the proposed markets. The basement is allowed to be connected with the mall's basement, wherein the space under the road is considered one of the spaces of the basements, with the possibility of taking advantage of the spaces under the public property surrounding the cultural center to achieve linkage to the entire trade hub with the two western commercial blocks that are adjacent to the green area. The suspension bridge is comprised of two equal parts and each part belongs to the neighboring block. Communication corridors remain common property of all commercial plots.

The commercial markets will be built with a total floor area of 4334 m<sup>2</sup> for each of the six markets, and the study of the mall and commercial markets is subject to a distinctive integral technical study that takes achieving returns in the proposed mass volumes into account, and is then presented to a special technical committee.

- The size of each section (exhibition) of the trade fairs marked on the ground floor of investment plots is not allowed to be less than 20% of the building ground floor area allocated for this purpose.
- A part of the plots is allocated for Damascus Governorate in accordance with the regulations of Decree /66/ for the year 2012, which are the following:
  - (B117-B118-B119-B137-B138-B139-B140-B141-B142-H1-H2-H3-H4-H5-H6-H19-H21-H29-H45-H46-H48-H52-I268-I269-I270-I271
  - CA272-M84-M85-Q201.A-Q201.B-Q202.A-C218-S154-S155-S156-S157-S162-T104-T105-T106-T107-T108-T93-T94-T95-TA113
  - TA114-TC109
  - TC110-F219-F220-F221-F222-F223-F224-FA225-V193-V194-V195-Y196-Y197-Y198-W188-W189-W190-Z187)

Administrative plots, administrative service centers, and public bodies:

- According to item /21/ section /1/ of the Decree /66/ for the year 2012, the administrative service centers, public bodies centers, and public sections remain free of charge and those are the plots with the numbers:

D(250-251-252-253-254-255-256-257-258-259-260-261) and DA(262-263-264-265) As well as all the constructions and public services plots noted to the diagram, remain at the disposal of Damascus Governorate and are allocated by directives of the Executive Office according to the functions and events proposed to them.

Plot D261 is allocated as an alternative to the Teachers' Syndicate located at the project's entrance in the Mezzeh area, and shall be built according to the motion line with a total of 7 floors.

As for the properties forming the English or French cemetery, which are still owned in their favor (if found), they remain as green architectural areas and their properties remain run according to the limits specified in the real estate registries.

- Administrative plots:

They are administrative and investment plots belonging to the Damascus Governorate and disposed of in sale, and use, and determining the events according to the needs of the city (Administrations, Ministries, Diplomatic, Tourism, Educational, Institutional or Banking and other economic events).

Plot D255: it is the part overlooking the square and marked on the diagram. It is built with a height of / 11 / floors (ground floor plus 10), and plot D254 is built as the back part with the height / 12 / floors (ground floor plus 11).

Plots D (250-251-252-253-256-257-258-259) shall be constructed with a height not exceeding / 12 / floors (ground plus 11 floors) with adherence to the permissible areas according to the motion line.

Plot D260: It is built with a height of / 11 / floors (ground plus 10 floors) specified to overlook the square while adhering to the specified construction limits.

Plots DA262-DA263 are administrative plots subject to the conditions specified in the perimeter curriculum and the investment factor. The specified height of the facades on the squares will be adhered to with a height of 11 floors (ground plus 10 floors).

The plots marked as kindergartens on the diagram remain owned by Damascus Governorate. They are allocated, disposed of, and sold by Damascus Governorate to the public or private bodies.

Service roads are exclusively dedicated to serve the cars of the plots overlooking them.

Alterations on the detailed regulated diagram No./101/ for south eastern Mezzeh area.

- The regulated diagram has been amended while preserving the regulated areas resulting from the regulation of the area forming the rights of the residential area owners , commercial and investment area, and the assessment adopted by the committees formed for this purpose and while also maintaining the approved planning program in accordance with the following orientations:
  - 1- The transport hub and its accessories, which focused on securing a tram line within the regulated area and studying its tracks in line with the directions of Damascus, taking into account bus routes, bicycle lanes, and the requirements of people with special needs in access to service and coexistence with the community.
  - 2- Developing a general hub for activities as a festivals hub, and directing the activities within it to buildings and events that has a unique architectural, functional character (The Landmark).
  - 3- Activating pedestrian hubs while taking into consideration cultural, artistic, tourist and commercial regards, and allocating them for pedestrians as much as possible as a non-stop path ways. In addition, distributing the necessary and appropriate activities on these hubs to ensure their revival during different times (shops - restaurants - malls - cultural centers and social clubs).

- 4- Developing architectural studies for squares and hubs to ensure their vividness and effectiveness with their surroundings and their interaction with the objectives of their existence, as well as activating their use for multiple events, and distinguishing them through signs or architectural buildings that achieve added value of their existence.
- 5- Reconsidering the dimensions of residential blocks and models, and dividing large housing blocks into several blocks, also creating spaces and corridors between buildings.
- 6- Preparing a new distributive study of schools in terms of locations, forms and relationship with the surroundings within the region, to ensure harmony and provide better and more comfortable services for students and residents.
- 7- Marking and preserving the existing mosques where possible, taking into account the spaces needed to serve them, in addition to the areas needed for future expansion, and also marking the location of a "church" to ensure religious coexistence.
- 8- Activating public parks and sports stadiums through various activities that are in line with the proposed diagram to ensure their benefit, with proposals for patterns of urban furnishing for gardens, squares and hubs.

The alterations and the reasons behind them were adopted in accordance with the aforementioned orientations under the current meetings dated 14/9/2014 and 18/9/2014 at the Ministry of Local Administration.

And under the chairmanship of the Deputy Prime Minister for Services Affairs, Minister of Local Administration, the Minister of Housing and Urban Development, the Governor of Damascus, the technical study team and technicians concerned with the alteration of the diagram,

The Executive Office will decide and issue the necessary decisions for cases that may require developing necessary solutions for them while preserving the floor areas resulting from the diagram that do not affect the architectural approaches of the plots and building control methods of the diagram.

## Alterations under the regulated diagram (101/2)

1. The cancellation of the street crossing the commercial hub between the plots (F222-F221) and (F219-F220 ).
2. The displacement of plots F221-F222-F223-F224 westward and plots F219-F220 eastward with the same dimensions to ensure the continuity of the commercial hub from the mall to cultural center, while also maintaining the visual hub in the street that has been cancelled.
3. The addition of a service street south of the investment Q plots that is parallel to the southern highway with a width of 19 meters connected with the serving road of the investment plots underground.
4. Adjusting plot V193 borders to be parallel with Q207A investment plot while maintaining total floor space.
5. Maintaining the mill located within the K228 School and the mill located on the M88 plot.
6. The cancellation of roof car parks while maintaining emergency and fast parking (fast loading cars – goods distribution - police - ambulance).
7. Adjustment of plot boundaries: TC109-TC110-TC111-TC112 and imposing front perimeters for them.
8. The addition of service roads for the plots T89-T90-T91-T92-T93-T94-T94-T96-TA113-TA114-TA115-TA116-H23-H24-H25-H26-H27- H28 – H29.
9. The adjustment of the boundaries of plots D261 (alternative to Teachers' Syndicate) and P249 (health center).
10. Modifying the Land Mark curriculum for the three plots / Y196 / - / Y197 / - / Y198 /
11. Modifying the perimeter curriculum for residential and mixed plots while preserving the permissible floor areas according to which the distribution has been implemented in accordance with the table shown on the diagram.
  - Modifying recurrent incomplete floor to a full floor in all residential and mixed plots.
  - Cancelling arcade installation in mixed residential plots and adding four floors for these plots.

- The addition of one floor to the remaining residential and mixed plots.