

302895

HAIFA TOWN PLANNING SCHEME NO. 610
CALLED BRUNSHWIG-ADLER PARCELLA-
TION, SUBMITTED BY MESSRS. BRUN-
SHWIG AND ADLER.

A. LOCATION

In Ard El, Ramel Area to the West of the New Municipal Slaughter House.

B. OWNERS OF LAND INCLUDED IN THE SCHEME

Messrs. A. Brunshwig and A. Adler
Government of Palestine
Haifa Municipal Corporation
Messrs. Levy & Partners and Salamah Bros.
Heirs of Iskandar Kassar & Raja Rayess
Abdalla Mukhless and Said Muhsen.

C. AREA OF SCHEME

42,385.80 m²

D. BOUNDRIES

On the North by the lands of Hajj Mahmoud Zaabalawi and Sheikh Mohamed el Nabulsi.

On the South by the lands of Heirs of Iskandar Kassar & Raja Rayess.

On the East by lands of the Palestine Government, Abdalla Mukhless, Said Muhsen and the Haifa Municipal Corporation.

On the West by properties of the Haifa Municipal Corporation, Messrs. Levy & Partners and Salamah Bros.

E. CONDITIONS

According to the conditions of the Haifa Outline Scheme and any published additions and amendments which were or may be made thereto and also the following :-

a. - Road and Building Alignments

The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 20 metres.

The minimum set-back from the road line shall be not less than 5 metres.

The minimum road width shall be not less than 10 metres.

All road corners shall be cut as shown on the plan and in addition shall be so cut as to provide a curve of a minimum radius of 6 metres.

b. - Building Restriction

No building permit shall be issued on plots Nos. 1, 9, A and 86 hatched black on the plan, until they will be combined with parts of the adjoining lands to form plots of adequate size and shape.

F. AMENITIES

a. - Drainage

Towards the drains of the Municipal drainage system or to any specifically approved system made for and at the expense of the owners of properties.

All trades wastes or other liquids shall be adequately treated and disposed of to the satisfaction of the Public Health Department by the owners.

b. - Sewerage

Each house shall drain to an approved system of sewerage, or to any specifically approved system made for and at the expense of the owners of properties, or to separate and properly constructed septic tanks and percolating pits.

Any plot within 100 metres of a Municipal sewer shall be connected thereto at the owner's expense.

All plots shall give free right of drainage and sewerage to all adjoining plots and to plots at a higher level.

c. - Trades and Industries

Only those trades and industries shall be carried out within the borders of the scheme which are normally carried out in a Light Industrial Zone.

d. - Roads

Promoters of this scheme shall pay for the construction of all roads made in accordance with Standard Municipal Specifications and to a full width of carriageway at any time after enactment of the scheme, before any building is allowed to be erected in the respective part of the scheme. Landowners shall be liable to pay for the construction of roads whether their plots have been built upon or not.

e. - Dampness Prevention.

Owing to the waterlogged nature of the ground covered by this scheme, no building will be allowed unless adequate arrangements, to the satisfaction of the City Engineer, are provided to prevent dampness rising into the building.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 14.10.36
FOR ENACTMENT
SCHEME No. 310

J. R. A. Watson
CITY ENGINEER

[Signature]
CHAIRMAN L. T. P. C.

NORTHERN DISTRICT
TOWN PLANNING COMMISSION
FINAL APPROVAL

Scheme No. 310 Finally approved
and ordered to be published
in the gazette.

Date 17/11/36

[Signature]
Chairman

DISTRICT BUILDING and TOWN
PLANNING COMMISSION
NORTHERN DISTRICT

District Serial No. of Plan 110/41

District File No. 271/276