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Kababir Village, Mount Carmel.

DISTRICT BUILDING
TOWN PLANNING COMMISSION
HAIFA AND SAMARIA DISTRICT
District Serial No. of Scheme HA/92
District File No. 21/280

B. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Inhabitants of El Kababir Village, Mr. Ibrahim Sahyoun and Government of Palestine.

C. TOTAL AREA OF THE SCHEME.

276 Dunams.

D. BOUNDED

On the North by the land of Mr. Ibrahim Sahyoun and State Domain.

On the South and West by the lands of Mr. Azeez Khayat and State Domain.

On the East by the enacted Khayat-Kababir Town Planning Scheme No.147.

E. CONDITIONS

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

a.- Road and Building Lines.

The minimum set-back of the building from the road line shall be 5 metres. The minimum road width shall be 10 metres.

All fence corners shall be cut as shown on the plan to a curve of a minimum radius of 8 (eight) metres.

b.- Building Restrictions.

Only one building exclusive of outstructures shall be erected on any one plot.

No building permits shall be issued on the plots hatched black on the plan and numbered 42, 43, 46, 47, 48, 64, 65, 182 & 186 until they will be united with complementary parts of the adjoining lands to form plots of requisite size and shape.

No buildings shall be allowed, for a period of 10 years from the date of enactment of this scheme, on all plots having a grade of 30 % and over, shown hatched red on the plan and numbered 46, 48, 50, 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185 & 186.

c.- Sites for Public Buildings.

Only public building shall be approved on the plot marked 'A' on the plan, coloured yellow, hatched and bordered dark brown.

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... on the map and subdivided into parcels numbered 160A, 161A, 162A, 163A, 164A, 165A, 166A, 167A, 168A, 169A, 170A, 171A, 172A, 173A, 174A, 175A, 176A, 177A, 178A, & 179A shall be private open spaces. They may be included in individual Koushans, but shall not be added to the curtilage of any building plot for the purpose of calculating the allowable built up area on such a plot.

These areas shall not, without the consent of the District Building & Town Planning Commission, be put to any use other than their present use.

e.- Nature Reserves and Afforestation Areas.

The area marked 'D' on plan, coloured light green, bordered and cross hatched dark green, shall remain as Nature Reserve and Afforestation Area, and no development shall take place on this land, nor shall any building be erected thereon, except:-

- (i) Buildings incidental to horticultural use of the land.
- (ii) Buildings incidental to the use of the land for recreation and pleasure.
- (iii) Such buildings as may be approved by the District Building and Town Planning Commission.

f.- Public Open Spaces.

All the lands marked 'F', 'G', 'H', 'J', 'K' & 'L', coloured light green and hatched dark green shall be public open spaces and shall be vested with the Responsible Authority.

The cost of construction and planting of these open spaces shall be borne, as hereinafter provided, by the owners of the land contained in the scheme, The Responsible Authority participating in the cost of construction to the extent of 25% thereof. Provided that if the owners desire to carry out any such works before the Responsible Authority is prepared to participate, they shall obtain, in writing, the prior authorization of the Responsible Authority, and shall bear the whole cost.

The cost of these open spaces shall be apportioned between the owners of the land comprised in the scheme in proportion to the area owned by them, provided that the owner of land abutting on the open space shall pay a double share.

No owner shall be called upon to pay his share before he has built upon his land or before the majority of the owners affected have built upon their plots, whichever shall first occur.

- g.-** No portion of a Nature Reserve area, or public open space, shall be added to the curtilage of any building plot to increase its area.

Drainage.

Towards, in all cases, the drains of the Responsible Authority's drainage system and by natural drainage channels to the West.

Sewerage.

All buildings shall drain to separate and properly constructed septic tanks and percolating pits. Any plot within 100 metres from a sewer of the Responsible Authority shall be connected thereto at the owner's expense. All plots shall give free right of drainage and sewerage to adjoining plots and to plots at a higher level.

Shops.


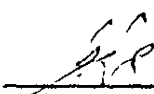
Shops may be allowed only on those plots and only along the parts of the frontages indicated on the plan by a dark violet line. All shops shall have clear and unobstructed areas at pavement level between the shop frontage and road line, to be constructed at the owner's expense.

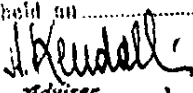
Trades & Industries.

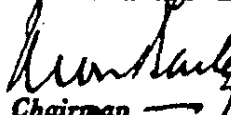

Only those trades and Industries shall be carried on within the borders of the scheme which are normally allowed in a Residential Zone 'A'.

Roads.

The Promoters as Owners of the lands included within the boundaries of this scheme, shall pay for the construction of all stormwater drains and roads to be made in accordance with the Standard Specifications of the Responsible Authority, and to the 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 for payment of cost of construction of roads and stormwater drains whether their plots have been built upon or not.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>14/10/36.</u>	
FOR ENACTMENT	
SCHEME No. <u>317</u>	
 CITY ENGINEER	 CHAIRMAN L.T.P.C.

NORTHERN DISTRICT TOWN PLANNING COMMISSION PROVISIONAL APPROVAL	
Schema No.	Passed for Publication
at the	meeting of the Commission
held on	
 Adviser	Chairman

Northern HAIFA AND SAMARIA DISTRICT T.P.C.	
Meeting No. <u>9</u>	Date. <u>12.5.37</u>
FINALLY APPROVED SCHEME	
 Chairman	 Adviser