

File no. 3003735

1307/07

REPORT UPON THE HAIFA TOWN PLANNING SCHEME NO. 107 b.  
ARD EL KHILWEH - CARMELITE - SUBMITTED BY THE MUNICIPAL  
ENGINEER, HAIFA.

LOCATION.

Ard el Khilweh - in the Plain to the West of the German Colony, on the Northern slopes of the Carmelite Monastery land abutting upon the Allenby Road.

Bounded.

- a.- On the North by the Allenby Street.
- b.- On the South by the Carmelite Monastery lands.
- c.- On the East by the property of Mr. Rizzo.
- d.- On the West by the el Khader Wakf.

CONDITIONS.

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

a.- Zone. Class B. Residential.

b.- Set-Backs.

Front. The minimum distance between Building lines shall be as shown on the plan and shall in all cases be not less than 18 metres.

The minimum set-back from the road line shall be not less than 6 metres. The minimum road width shall be not less than 10 metres except for pathways leading to not more than four houses or plots. All corners shall be cut so as to provide a minimum Curb radius of not less than 8 metres and as shown on the plan.

Side. Not less than 3 metres.

Rear. Half the height of the building with a minimum of 6.50 metres.

c.- Curtillage. 25% of the area of the plot.

Size of plot. Not less than 600 metres square metres.

d.- Height of Buildings. Not exceeding two storeys on "flat plots" and not exceeding three storeys on any elevation, including basements, on "hilly plots". No basement shall have a floor area in excess of fifty per centum of the ground floor area. Basements shall be regarded as a storey for purposes of this condition.

Plots of land with a slope in excess of one in ten shall be considered as "hilly plots".

e.- Only one building exclusive of outstructures shall be allowed on each plot.

f.- Areas coloured green on the plan shall remain as open spaces or public gardens.

g.- Only first and second class domestic building shall be allowed on the plots coloured blue.

h.- Plots marked in brown on the plan shall be used exclusively for public buildings.

AMENITIES.

a.- Drainage.

Towards, in all cases, the drains of the Municipal Drainage system and to the catchment area to the North.

b.- Sewerage.

Each house shall drain to a sewerage system or to separate and properly constructed septic tanks and percolating pits. Any plot within 100 meters of a Municipal sewer shall be connected thereto at the owner's expense.

All plots shall give a free right of way for drainage and sewerage from neighbouring plots and from plots at a higher level.

c.- Water supply.

From a Municipal or a specifically approved local piped supply.

d.- Shops.

Shops shall only be allowed on plots indicated on the plan by a red line. All shops shall have a clear unobstructed area at pavement level, between the shops and road line, to be constructed at the owner's expense.

e.- Trades and Industries.

Only those 1st.class Trades and Industries shall be carried out within the borders of the scheme which are normally allowed in a Residential District B.

f.- Pavements.

Pavements including kerbs and approved asphalt or concrete surfacing shall be provided by each plot owner on his complete frontage.

Such work shall be carried out by the Responsible Authority at the owner's expense.

REMARKS.

The scheme comprises the parcelation of land belonging to the Carmelite Monastery for the benefit of the Latin Community.

INDIA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 30 JULY 1934  
FOR ENACTMENT  
SCHEME No. 107<sup>b</sup>

J. L. A. Watson  
CITY ENGINEER

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

CENTRAL TOWN PLANNING COMMISSION

Scheme passed for publication at the 105<sup>th</sup> meeting of the C. T. P. C. on 8<sup>th</sup> May 1934.

Date: 20/11/34 [Signature]  
Chairman, C. T. P. C.

CENTRAL TOWN PLANNING COMMISSION

Scheme finally approved and ordered to be published in the Gazette.

(Sd) A. G. WAUCHOPE

Date: 4.12.34

High Commissioner.