

3003972

HAIFA TOWN PLANNING SCHEME NO. 203
CALLED "TAASIYAH" SHOUKRALLAH LAND
PARCELLATION SCHEME, SUBMITTED BY
SHOUKRALLA AZIZOLLA LEVY, HAIFA.

119/20
27/278

A. LOCATION

In the Haifa Bay Area at the intersection of the Haifa - Samakh Railway Line with Haifa - Acre Road.

B. OWNERS OF THE LAND.

Mr. Shoukrallah Azizolla Levy.

C. AREA OF SCHEME. (belonging to Promoters)

41,000 m²

D. BOUNDED.

On the North by the lands of Dr. S. Burger and Co.

On the South by the Haifa - Acre Road.

On the East by the land of Dr. S. Burger and Co.

On the West by the Hedjaz Railway Line.

E. CONDITIONS.

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 Light Industrial (coloured light purple on the plan and edged dark purple.)

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 prescribed by the Haifa Outline Town Planning Scheme Regulations for light industrial zones.

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

Road widths shall be not less than 12 metres.

All corners of buildings and fences shall be cut off as shown on the plan and in addition shall be so cut as to provide on fences a curve of a minimum radius of 8 metres.

Side and Rear Set-Backs.

To conform with the Haifa Outline Town Planning Scheme Regulations for Light Industrial Zones.

c. -Curtilage.

To conform with the Haifa Outline Town Planning Scheme Regulations for Light Industrial Zones.

d. -Percentage. ditto.

e. -Height of Buildings. ditto.

f. -Plots restricted from building.

No building permit shall be granted on any of the plots hatched black on the plan and numbered 1, 2, 3, 13, 14 & 31 until they will be combined with parts of the adjoining lands to form full plots of adequate size and shape.

F. AMENITIES.

a. -Drainage.

No ground infiltration to the Southern Kishon catchment area and to any specifically approved system made for and at the expense of the owners of properties.

b. -Sewerage.

All owners of plots shall give free right of way to all drainage and sewerage lines leading from neighbouring plots and from plots at a higher level.

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

c. -Trades and Industries.

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

d. -Roads.

The promoters as owners of areas included in this scheme shall pay for the construction of all roads which shall be carried out in accordance with the Standard Specifications of the Responsible Authority and to a full carriageway width, at any time after enactment of the scheme, and before any building is allowed to be erected on abutting plots. The Responsible Authority may compel landowners 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 "Surveyor" to the Haifa Local Building and Town Planning Commission, are provided to prevent dampness rising into the building.

f. - Preservation of Government Drainage Channels.

No building or structure, except a boundary fence, shall be erected at a distance less than 3 metres from the bank of the Government concrete drainage channel to the West of plot No.6.

Overhead Electric Lines.

No building shall be erected so that any part of such building falls beneath any high or low tension overhead electric line of the Palestine Electric Corporation Ltd.

<p>NORTHERN DISTRICT T.P.C.</p> <p>Meeting No. 1316 Date 9-11-37</p> <p>FINALLY APPROVED SCHEME</p> <p><i>T. v. Swain</i> Chairman</p> <p><i>McKendall</i> Adviser</p>	<p>HAIFA LOCAL TOWN PLANNING COMMISSION</p> <p>APPROVED ON 9-12-36</p> <p>FOR ENACTMENT</p> <p>SCHEME No. 203.</p> <p><i>P. v. ...</i> CITY ENGINEER</p> <p><i>J. J. J. J. J.</i> CHAIRMAN L.P.C.C.</p>
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Original has been deposited with Barclays Bank

1.7.38

741 25
2.12.37