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HAIFA DETAILED TOWN PLANNING SCHEME NO. 383  
CALLED BEIRET KASSAB LAND, ARD EL RAMEL  
SUBMITTED BY THE OWNERS OF THE LAND, MESSRS.  
KASSAB, RAIS & MENASSA THROUGH MR. E. BUSTANY  
LICENSED SURVEYOR AND ADOPTED BY THE LOCAL  
BUILDING AND TOWN PLANNING COMMISSION, HAIFA

DISTRICT OFFICE  
HAIFA AND SABBAR  
District Serial No. of Scheme 113/135  
District File No. 211/357

A. LOCATION.

In the Ard el Ramel between the Palestine Railway Yard and the New Municipal Slaughter House.

B. PROPERTY OF PROMOTERS INCLUDED IN THE SCHEME.

66,020 m2.

C. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Messrs. Kassab, Rais & Menassa; Mr. Aziz Bey Daoudi; Messrs. Karakowsky, Salameh, Silberstein & J. Loewy and A. Brunshweig-A. Adler.

D. BOUNDED

On the North by the New Slaughter House, enacted Town Planning Scheme No. 310 - Brunshweig & Adler Parcellation, and by the land of Messrs. Karakowsky, Salameh, Silberstein & J. Loewy.

On the South by the Palestine Railway.

On the East by the land of Mr. Rafful Hakim.

On the West by the land of Azeez Bey Daoudi.

E. CONDITIONS

According to the terms 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:-

Zone. Light Industrial, coloured violet and edged dark violet.

Road and Building Alignments.

The width of the roads and the minimum distance between the road and building lines shall be as shown on the plan.

Building Restrictions.

No building permit shall be issued on plots Nos. 1, 2 & 3 shown hatched black on plan until after they will united with adjoining strip of land separating them from the street No. 11 to North.

F. AMENITIES

Drainage.

By ground infiltration or to any specifically approved system made for and at the expense of the owners of the land.

Sewerage.

All buildings shall drain to separate and properly constructed septic tanks and percolating pits. Any plot within 100 metres from a Municipal Sewer, shall be connected thereto at the owner's expense.

All plots shall give free right of drainage and sewerage 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 off by the owners to the satisfaction of the Public Health Department.

Roads and Stormwater Drains.

The Owners of the land included within the area of this scheme, shall pay for the construction of all roads to a full width of carriageway and stormwater drains, to be made in accordance with Standard Municipal Specifications, at any time after enactment of the scheme, before any building is allowed to be erected, on any of the plots included in this 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 AND SAMARIA DISTRICT T. P. C.

Meeting No ..... Date.....

**FINALLY APPROVED SCHEME**

Chairman \_\_\_\_\_ Adviser \_\_\_\_\_

**CANCELLED**

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 15-12-37

FOR PROVISIONAL APPROVAL BY D.T.P.C.

SCHEME No. 383.

J. L. A. Watson  
CITY ENGINEER

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

HAIFA AND SAMARIA DISTRICT  
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 383 Passed for Publication  
at the 16th meeting of the  
Commission held on 1.2.39.

J. Kendall  
Adviser

*[Signature]*  
Chairman