

MOUNT CARMEL.

PROP. HAMANCHIL & MENORAH SOCIETIES.

R E P O R T .

A. Total area of the scheme : 1300 dunams.
 B. Names & addresses of the owners of the Land included in the scheme:

- 1. Hamanchil Society Tel-Aviv.
- 2. Menorah " Jerusalem.

C. Names & addresses of the owners of the Land adjoining the scheme:

- North : 1. Ahuzah Sir Herbert Samuel Haifa
- 2. Rushmia State Domaine.
- East : 1. " " " "
- 2. Mahmoud Youssef Tabaly Tireh
- South : 1. Hana Tenenbaum Haifa.
- 2. Abbas el Nadir Tireh.
- 3. Radwan el Jarbou "
- 4. Hassan Youssef Jarbou "
- 5. Abdoul Hafiz Kassem & Said el Jarbou "
- West : 1. Awlad Mohamed el Mustafa "
- 2. Hajir "
- 3. Ahuzah Sir Herbert Samuel Haifa.

D. (i) On the plots numbered as follows no buildings other than domestic buildings, public buildings, public assembly buildings may be erected:

17	48	147	428	429	471	472	630
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(ii) On plots other than those numbered in sub-para (i) above no building shall be erected other than a dwelling house or a domestic building
 (iii) Nowhere within the limits of the scheme shall a shop be erected

otherwise than on the following plots:

FW 22	23	24	42	43	53	86	97	98	99
130	163	164							
230	231	278	279						
314	315	349	352	365	368				
442	443	444	491	492	493	498			
557	559	595	596	597	598	599			
600	601								
717	718								

(iv) Plots without numbers are open places upon which no buildings shall be erected.

E. It is not proposed to acquire any Land by expropriation or otherwise for the purpose of this scheme.

F. Until a central water-supply approved by the Authority concerned is created the builder of each building will be required to construct a cistern to cover his own needs.

H. Each building will drain to a cesspit.

15/1/28
 Agg. President
 Haifa Planning Commission
 Print Public

Total of Plots	Total	753.620.	62.7%
Roads	130.300	11.2%	
Appropriation	312.080	26.1%	
	442.380	37.3%	
<u>Grand Total</u>	1.196.000	100%	

Central Town Planning Commission
 Report attached to approved plan for publication
 sgd N Bentwich
 Chairman C.T.P.C.

June 1930

(To which order in the Gazette of the 1st November 1929 refers)

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SPECIAL BYELAWS.

Notwithstanding anything in the general byelaws issued by the Central Town Planning Commission the following byelaws shall apply within the boundaries of the town planning scheme of the above land.

- (1) No dwelling house or domestic building and no building or structure attached to or forming part of a dwelling house or domestic building shall be erected within three metres of an adjoining owner.
- (2) The total superficial area of any dwelling house together with the superficial area of all outbuildings and structures in connection with the same shall not exceed the areas laid down in the following scale:

Area of plot	Percentage of plot that may be built on
1000 m.s. or less	20
over 1000 m.s. and less than 1500 m.sq.	18
1500 m.sq. or more	15

- (3) The total superficial area of any domestic building shall not exceed forty per cent of the area of the plot on which such building is erected.
- (4) The total superficial area of any building other than a dwelling house or domestic building shall not exceed 33% of the plot on which such building is erected.
- (5) The frontage of a building to a public way shall in no case exceed three fifths of the total frontage to that public way of the plot on which it is built. Where the frontage of a plot to a public way is 20 m. or less the frontage to that public way of the building erected on the plot shall not exceed two thirds of the total frontage of the plot to the said public way.
- (6) No dwelling house or domestic building shall have a greater height than two storeys including the ground floor but excluding any basement.
- (7) No building other than a public building shall exceed three storeys in height including the ground floor but excluding any basement.

Qa 
 15/128
 President
 Haifa Town Planning Commission

Central Town Planning Commission
 Attached to approved plan for publication

(Sgd) N Benturich
 Chairman C.T.P.C.

June 1930

(To which order in the official Gazette
 of the 14th November 1929 refers)