

226

401262

NATHANYA TOWN PLANNING AREA

226

Parcellation Scheme No. 226

- 1) Name of Promoters NATHANYA SEA SHORE DEVELOP. CO. LTD.
- 2) Situation of Scheme: Block No. 8249... Parcels Nos. 2.....
Block No. 8249... Parcels Nos. 3.....
Boundaries: North: Block No. 8249... Parcels Nos. 3.....
East: Block No. 8249... Parcels Nos. ROAD NO. 3.....
South: Block No. 8249... Parcels Nos. ROAD NO. 28.....
West: Block No. 8250... Parcels Nos. 24-39.....
- Area of Scheme: 14.600 dunams.

3) Description of Development

The object of the scheme is to parcelate the area into building plots.

4) Zones and Open Spaces etc.

(a) Zone - the zone shall be SPECIAL LIGHT INDUSTRIAL and shall conform to the area indicated in distinctive colour in accordance with the approved rotation.

(b) Open Spaces - Areas indicated in the scheme as Public Open Spaces shall be vested in the Local Town Planning Commission.

(c) Curtilage: as shown on plan. Minimum size of plot shall be 1000 m².

(d) Building lines - as shown on plan, in accordance with the Nathanya Outline Town Planning scheme.

(e) Height - in accordance with the provisions of the outline scheme.

(f) Out buildings - no out building for domestic appurtenances shall be allowed in excess of 3% OF THE AREA of each plot.

5) Amenities:-

(a) Drainage and sewerage:- Every building shall drain into separately constructed septic and percolating pits to the design approved by the Department of Health.

(b) Water Supply:- from the Municipal mains.

(c) Trades:- No trades and industries shall be carried out within this area other than those normally allowed in the Zoning Table.

6) Control of Development

All Building regulations applicable to the whole area to be applied to the scheme in particular. All the conditions of the Outline Scheme for the area to apply to the scheme without exception.

7) Roads & pavements:-

The cost of construction of the roads shall be borne by the abutting owners in accordance with the rules contained in the conditions to the Outline Scheme. The cost of construction of footways inclusive of curbs according to Standard Specifications shall be borne by the abutting owners.

8) Betterment Tax.

Betterment may be recovered in respect of the scheme in accordance with the provisions of Section 32 of the Town Planning Ordinance 1936.

SAMARIA DISTRICT TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Section No. 226 Passed for Publication.

at the 11th meeting of the

Commission held on 24/9/41

A. Kendall

R. Church
Chairman

DETTERMENT TAX MAY BE RECOVERED IN RESPECT OF THIS SCHEME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10 OF THE TOWN PLANNING ORDINANCE 1941

SAMARIA DISTRICT TOWN PLANNING COMMISSION

Meeting No. 13 Date 6/2/52

FINALLY APPROVED SCHEME

A. Kendall

Adviser

R. Church