

217 MSJ

FEDERAL PLAN SCHEME no. 217

Nathanias Town Planning Area.

REPORT AND REGULATIONS

A) General Information.

1. Name of Owners: Messrs. Segal, Klein and Cline.
2. Locality of Scheme: Nathanias, Block 8233, parcels 1, 2, 3.
3. Boundaries: N. Block 8244 and existing lane, registered as Parcel 6 of Block 8233.  
S. Parcels 4 and 5, Block 8233.  
E. Existing lane of Block 8284, Blocks 8284 and 8234.  
W. Existing lane, registered as Parcel 6 of Block 8233.
4. Area of the Scheme: 167 145 sq. m.

B) Regulations.

1. Zone : The area shall be zoned as under development in subject to further rezoning on preparation of the outline scheme, provisionally as Residential Zone "A".
2. Curtilage: The minimum curtilage for the area is 1000 m<sup>2</sup>.
3. Building lines: As shown on plan and in no case less than the min. prescribed with Nathanias Outline Scheme.
4. Height: Shall conform to the provisions for height to buildings in the different Zones provided for in the approved Outline Scheme.

C) Open spaces and Sites for public Buildings.

1. Open Spaces: shall be vested in the name of the Nathanias Township Council and maintained by them. The plots to be Open Spaces are

No. 110	Area	2360	Sq.m.
111	"	2000	Sq.m.
126	"	1480	" "
127	"	555	" "
128	"	414	" "
119	"	280	" "
Total	"	7089	" "

2. Site for public Building: shall be vested in the name of the Nathanias Township Council and maintained by them. The Site for Public Buildings is

no. 112 Area 1000sq.m.

**Amenities.**

1. Drainage and sewerage: subject to further conditions to be imposed by the forthcoming Outline Scheme.
2. Water Supply: from an approved water supply system
3. Trades and Industries: No trades & industries shall be carried out within the area other than the normally allowed in the Zoning Table for each particular Zone in the forthcoming Outline.

**E) Roads, pavements and trees.**

Shall be constructed in accordance with the provisions of the Matunga Outline Scheme.

**F) Betterment Tax:**

The provision of section 32 & 33 of the Town Planning Ordinance 1956 and all Amendments thereto shall apply and Betterment Tax may be collected accordingly.

Signature of promoters: \_\_\_\_\_

*J. Khan*

*A. Choudhary*

MATUNGA  
Scheme passed to District Commission for  
provision of... 29.  
meeting held on...  
*Raman Kumar* 7.7.41  
12.8.41

DISAPPROVED  
Scheme No. 217 Passed for Publication  
at the 11th meeting of the  
... 14/9/41  
*Kendall* *Raman*

THIS PLAN MAY BE RECOVERED IN  
WHOLE OR IN PART AT ANY TIME  
WITHOUT NOTICE IN ACCORDANCE  
WITH THE PROVISIONS OF SECTION 17  
OF THE TOWN PLANNING ACT 1956