



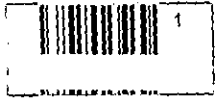
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984-2

מספר 170

משורשת

תכנית



תקון מס' 2, שנת 1946 של תכנית מפורטת "B", תקון 1943.

1. בעלי הרכוש הכלול בתכנית : חברת "ירסקו" בע"מ.

2. מקום התכנית : חלקות מס' 5,6,8 בנוש מס' 6212 .

3. גבולות התכנית : צפון - חלקות 344,342,341,107,133,1 גוש 6212

דרום - חלקות 390,389,3 גוש 6212
מזרח - חלקות 222,133,200,178,192,193
230 (ועד בכלל) 107 גוש 6212

4. מטרת התכנית : מערב - חלקות 390,4 גוש 6212
חלוקת חלקות 5 ו - 8 בנוש 6212 ושנוי
איזור דירות 2 לאיזור דירות 3 למטרת
שכון מיוחדא והתווית דרכים חדשה.

5. שטח התכנית : 79581 ממ"ר.

6. שטח הרכוש של הבעלים האמורים : 79581 ממ"ר.

7. שטח הדרכים החדשות שיש לפתחן ושטח הנדרש להבחנת הדרכים הקימות,
שיש לרשום על שם עיריית תל אביב: 19183 ממ"ר.

8. שטח המגרשים הצבוריים שיש לרשום על שם עיריית תל אביב 397 ממ"ר.

9. שטח הגנים הצבוריים שיש לרשום על שם עיריית תל אביב: 12122 ממ"ר.

1. מספר כללי של מגרשי בניין שלמים : 69
מספר כללי של מגרשי בניין בלתי שלמים : 14

1. שטח המגרשים : על מגרשים מס. 2-14 (ועד בכלל) 17-24,
(ועד בכלל) 55-32 (ועד בכלל) 65-60,58
(ועד בכלל) 70-72 (ועד בכלל) 75,74,
82,81,80 להיות לא פחות מ - 500 ממ"ר.
כל אחד כמסומן בתכנית.

מגרשים מס' 59,28,15 יושלמו כדי להוות
את השטח המינימלי של 500 ממ"ר כמסומן
בתכנית.

למרות העובדה שהמגרשים מס. 66,69,57,1
79 הנם כבר בעלי השטח המינימלי של 500
ממ"ר הם יושלמו כמסומן בתכנית.

מגרשים מס. 83,16,25,27,56,68,67
מיועדים להשלמה או לחליפין, כמסומן
בתכנית, ושם אישור מ"ר עיריית תל אביב.

כל בנינים לא יוקמו על המגרשים מס. 69,79,
68,59,25,16,15 אלא אם כל אחד
מהמגרשים האלה יושלם תחילה ויהיה בעל שטח
כמסומן בתכנית.

12. קוי בנין : קוי בנין לחזית : לא פחות מ-4 מטר,
כמסומן בתכנית.

קוי בנין לצד: לא פחות מ - 3 מטר.

קוי בנין מאחור : לא פחות מ - 5 מטר.

קוי בנין לחזית במגרשי פנה יהיו כפופים

לתנאים מיוחדים שינסלו מומן לזמן ע"פ

הוצעה המקומית לבנין ולבנין ערים.

באזור דירות 3 30%.

13. אחוז בנין הסותר :

לא יעלה באזור דירות 3 על 3 קומות.

14. גובה הבנינים :

אזור דירות 3.

15. סוג האזור :

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GOVERNMENT OF PALESTINE.

TOWN PLANNING ORDINANCE, 1936.

TEL AVIV TOWN PLANNING AREA.

**NOTICE OF GRANT OF AUTHORITY TO MODIFY A DETAILED SCHEME, AND
NOTICE OF DEPOSIT OF AUTHORISED MODIFICATION AND PLAN.**

NOTICE IS HEREBY GIVEN, in accordance with section 19 of the Town Planning Ordinance, 1936, that the Lydda District Building and Town Planning Commission have granted authority to put into force, 15 days after the publication of this notice in the *Gazette*, a modification (No. 2 of 1946) of a detailed scheme entitled "Scheme No. 'B'—Northern Section of Lands East of Tel Aviv", notice of the deposit whereof, together with the plan annexed thereto, at the office of the Tel Aviv Local Building and Town Planning Commission was published in the *Gazette* No. 1501 of the 27th June, 1946, at page 825.

AND NOTICE IS HEREBY FURTHER GIVEN, in accordance with section 19 of the Town Planning Ordinance, 1936, that copies of the said modification and of the plan annexed thereto, as authorised by the said District Commission, have been deposited and are open for inspection at the office of the said Local Commission.

22nd November, 1946.
(Gaz/8/40)

W. R. McGEAGH
Chairman, Lydda District Building and Town Planning Commission.



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**DETAILED SCHEME No. 170****MODIFICATION No. 2 of 1946 of DETAILED SCHEME "B". Modification 1943.**

1. Owners of property included in the scheme: "RASSCO" Comp. Ltd.
- 2/ Locality of Scheme: Parcels No. 5, 6, 8, Block 6212/
3. Boundaries of Scheme: North-Parcels No. 1, 133, 107, 341, 342, 344 Block 6212.
South-Parcels No. 389, 390, 3 Block 6212.
West -Parcels No. 4, 390 Block 6212.
East -Parcels No. 193, 192, 178, 200, 133, 222-230 (incl.) 107, Block 6212.
4. Object of the Scheme: Parcellation of parcels No. 5 and 8 in Block 6212 and alteration of residential zone II in residential zone III for the purpose of a special Housing Scheme and the alignment of new roads.
5. Area of Scheme: 79581 sq.m.
6. Area of property of said owners : 79581 sq.m.
7. Area of new roads to be opened, to be vested in the Municipal Corporation of Tel Aviv and registered in its name 19133 sq.m.
8. Area of Public Sites to be vested in the Municipal Corporation of Tel Aviv and registered in its name: 3978 sq.m.
9. Area of public open spaces to be vested in the Municipal Corporation of Tel Aviv and registered in its name: 12122 Sq.m.
10. Total number of completed plots: 69.
Total number of uncomplete Plots: 14.
11. Area of plots:
Plots No. 2-14 incl., 17-24 incl., 32-55 incl., 58, 60-65 incl., 74, 70-72 incl., 75, 80, 81, 82 to be not less than 500 sq.m. each, as marked on the plan.

Plots No. 15, 28, 59 each to be completed to form a minimum area of not less than 500 sq.m. as marked on the plan.

Notwithstanding the fact that plots No. 1, 57, 69, 66, 79 have already a minimum area of 500 sq.m. they shall be completed as marked on the plan.

Plots No. 83, 16, 25, 27, 56, 68, 67 are reserved for completion or exchange as marked on the plan and shall be vested on trust in the Municipal Corporation of Tel Aviv.

No building shall be erected on plots No. 69, 56, 15, 16, 25, 59, 68, 79 unless each of such plots has first been subdivided into plots of not less than 500 sq.m.

12. **Building Lines:** Front Building Lines not less than 4 mtr. and as marked on the plan.
Side set-back not less than 3 mtr.
Rear set-back not less than 5 mtr.

The front building lines of corner plots shall be subject to the special conditions imposed from time to time by the Local Building and Town Planning Commission.

13. **Percentage of allowable built-up area of plot:**
in residential zone III 30%

14. **Height of building shall not exceed:**
In Residential Zone III - 3 storeys.

15. **Type of Zone:** Residential Zone III
The regulations for the said zone ^{are} prescribed in Detailed Scheme No. ~~170~~ B, Modification 1943.

16. **Sewerage and water supply:** Sewerage shall be effected by the connection to the main sewerage of the Municipal Corporation of Tel Aviv when constructed and pending such construction, local cesspits shall be constructed on each plot, as approved by the Health Authorities.

Water supply shall be effected by connection to the main wells of the Municipal Corporation of Tel Aviv.

17. **Special features:** All structures erected within the boundaries of this scheme prior to the deposit of this Scheme and not in accordance with the provisions of this Scheme, shall be demolished by the owners, the debris removed and the ground levelled before this scheme is put into force.

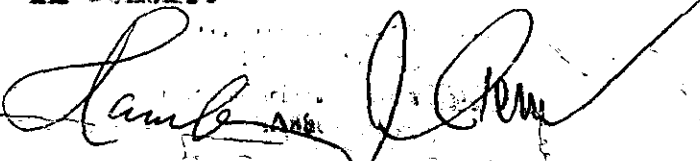
18. **Remarks:**

The Detailed Scheme No. 170 complies with the provisions of the Town Planning Ordinance 1936, the Model Building ^{By-laws} and other rules and regulations for the time being in force and applying to the Town Planning area of Tel Aviv and in conformity with the provisions of the relevant Town Planning Schemes.

Buildings to be erected on the plots indicated on the plan attached hereto shall be in conformity with the provisions of the Town Planning Ordinance, 1936 Model Building By-laws, as applied to the Tel Aviv Town Planning Area and other rules and regulations for the time being in force.

May 1946.

Signature of Owners of property included in Scheme?



TOWN PLANNING ORDINANCE, 1936.
Rel. Area TOWN PLANNING AREA.
Detailed SCHEME No. *"A"* 24/1946
 The District Commission, at its 108th
 meeting held on the 23rd day of May, 1946
 resolved to deposit the above scheme.
 (Sgd) R.C. H. Greig
 Chairman
 Lydda District Building
 and Town Planning Commission.
 Town Planning Advisor.

TOWN PLANNING ORDINANCE, 1936.
Rel. Area TOWN PLANNING AREA.
Detailed SCHEME No. *"B"* 24/1946
 The District Commission, at its 112th
 meeting held on the 4th day of Oct. 1946
 resolved to grant authority to put the above
 scheme into force.
 (Sgd) W. R. ...
 Chairman
 Lydda District Building
 and Town Planning Commission.
 Town Planning Advisor.

מחלקת משנה לבנין ערים

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 LOCAL BUILDING AND TOWN PLANNING ...
 מסמכים מס 170
 DET. Scheme No 170
 Approved at the ... meeting of the Commission
 held on 31.3.1946
 [Signature]