

P A R C E L L A T I O N S C H E M E No.151/Tel Aviv.

**Part of Detailed Scheme A, C-D (Land East of Tel Aviv).
Modification 1945.**

Report and Regulations.

1. **OWNERS** of Parcels No.46,182,183,187 Block 6213-
Chevra Leshikun Anani Ltd. and Mr. Itelson.
2. **Locality of Scheme:** Tel Aviv, Block 6213, Parcels 46, 187,
183, 182; Block 6213 part of Parcel 11 and Block
6108 part of Parcel 19.
3. **Boundaries:** N.-Parcel 45, Block 6213
S.-Parcels 47, 184, 189, 175, 176, 177, 188
Block 6213
E.-Existing Lane, registered as Parcel 11
Block 6213 and Block 6108 part of Parcel 5.
W.-Existing Lane, registered as Parcel 30,
Block 6213.
4. **Area of Scheme:** 55521 sq.m.
Area of Property: 53968 sq.m.
5. **Area of Open Spaces:** Plot No. B-6129 sq.m. to be vested in
the name of Tel Aviv Municipal Corporation as
a Public Open Space.
6. **Area of Public Site:** Plot No. A of 199 sq.m. to be vested in
the name of Tel Aviv Municipal Corporation as
a Public Site.
7. **Total Area of Roads:**
New roads and widening to be vested
in the name of Tel Aviv Municipal
Corporation.....17973 sq.m.
~~Roads to be stopped 346 sq.m.~~
Total area of Roads.....17627 sq.m.
8. **Number and Size of Plots:** Number of Plots-52. The area of
Plots 15, 16, 17, 18, 18a, 19, 20, 21, 23, 24, 25, 30,
31, 32, 33, 34, 35, 40, 41 is not less than 500 sq.m.
Plots No. 22, 26, 27, 28, 29, 36, 37, 38, 39 to be
completed to the minimum area of 500 sq.m.
and as marked on the plan; on all these Plots
no building will be permitted before their
completion. The area of Plots 1, 2, 3, 4, 5, 6, 7, 8,
9, 10, 11, 12, 42, 43, 44 is not less than 750 sq.m.
Plots No. 13, 14, 45, 46, 47, 48, 49, 50, 51 to be
completed to the minimum area of 750 sq.m.
and as marked on the plan; on all these Plots
no building will be permitted before their
completion. Plot No. 52 to be vested in the name
of Tel Aviv Municipal Corporation for comple-
tion of the neighbouring parcel, when parcel-
lated. Plots No. 182, 183, 187 are to be reparti-
tioned as shown on the Scheme.
9. **Building Lines:** Front Building Line on the roads No. 1, 2, 3,
4 shall be not less than 6 metres, on the roads
No. A not less than 5 metres, and on all the
other roads not less than 4 metres.

side set backs shall be not less than 4 metres except in the Special Commercial Zone (see para 10-Type of Zone)

Rear set back shall be not less than 5 metres except in the Special Commercial Zone (see para 10-Type of Zone)

Building percentage on plots No.1,2,3,4,5,6,7,8, 9,10,11,12,13,14,42,43,44,45,46,47,48,49,50,51, 52-25%, on plots No.15,16,17,18,18a,19,20,21,22, 23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38, 39,40,41-as prescribed for the Special Commercial Zone (see para 10-Type of Zone)

Height of Buildings on plots 1-14 incl.,42-52 incl.-3 storeys; on plots 15-41 incl.-as prescribed for the Special Commercial Zone (see para 10-Type of Zone).

10. Type of Zone:-Residential Zone II and Special Commercial Zone of the Eastern Circle as prescribed in Detailed Schemes A, C-D, Modification 1945. In the Special Commercial Zone of the Eastern Circle a unified architectural design shall be adopted by the local Building and Town Planning Commission.

All provisions concerning building density, building line, rear and side set-back, height of buildings and uses and trades allowable shall conform to that design as adopted by the local Building and Town Planning Commission and provided therein.

11. Sewerage and Water Supply:-Sewerage shall be effected by connection on the main sewers of Tel Aviv Municipal Corporation when constructed and in the meantime local cesspits shall be constructed on each plot, as approved by the Health Authorities. Water supply shall be from Tel Aviv Municipal Corporation main wells.

12. Special Features:-The existing Lane marked as Parcel 11 Block 6213 on the Eastern Boundary of the land is to be stopped up and shall form, when cancelled, part of plots 45,46,47,48. A High tension line passes over the plots No.44,45,46,47,48 and the building conditions on these plots must conform with the demands of the Palestine Electric Corporation Ltd. as long as the a.m. line passes over the plots. The land of this Parcelation Scheme is comprised in East of Tel Aviv Outline Scheme and Detailed Town Planning Schemes A and C-D, Modification 1945. All regulations for a.m. Schemes shall apply to this Parcelation Scheme.

13. General:- This Parcelation Scheme is prepared and submitted in accordance with existing By-Laws and Regulations in force in the Tel Aviv Town Planning Area and in agreement with conditions of the approved Outline and Detailed Schemes. Building to be erected on the plots indicated will be in conformity with the Model Building By-Laws as applied to the Tel Aviv Town Planning Area and other Rules and Regulations in force.

Signature of Owner:

חברת לסיגל קמפני בע"מ

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הוועדה המקומית לבנין ובנין ערים
תל אביב
LOCAL BUILDING AND TOWN PLANNING
COMMISSION TEL-AVIV

תכנית בון ערים מס' 151 נתמדת בישיבת הועדה
ביום 24.11.1943
T. P. Scheme No. 151 Approved at the
meeting of the Commission held on 24.11.1943
תאריך תאריך
REVISIONAL APPROVAL
יושב ראש

הוועדה המקומית לבנין ובנין ערים
תל אביב
LOCAL BUILDING AND TOWN PLANNING
COMMISSION TEL-AVIV

תכנית בון ערים מס' 151 נתמדת בישיבת הועדה
ביום 7.5.1944
T. P. Scheme No. 151 Approved at the
meeting of the Commission held on 7.5.1944
תאריך תאריך
FINAL APPROVAL
יושב ראש

TOWN PLANNING ACT, 1926.
Tel Aviv TOWN PLANNING AREA.

Declaration Scheme No. 151
The District Commission, at its 88th
meeting held on 11th day of Aug. 1944
resolved to grant authority to put the above
scheme into force.

Robt. L. Hanna Chairman
Lydda District Council
and Town Planning Commission

מחלקת משנה לבנין ערים.

151