

DETAILED SCHEME No. 97

Part of Detailed Scheme "C-D" (Lands East of Tel-Aviv)

Modification No. 1 of 1943.

REPORT AND REGULATIONS.

1. NAME OF OWNERS: Mr. L. Abramovitz and partners.
2. LOCALITY OF SCHEME: Tel-Aviv, Block No.6106, Parcels Nos.4,99,121.
3. BOUNDARIES: N.- Existing Road, registered as Parcel No.132, Block No.6106.
S.- Parcels Nos.82,5, Block No.6106 and Parcel No.26, Block No.6107 - Existing Lane.
E.- Existing Road, registered as Parcel No.132 and Parcel No.8, Block No.6106.
W.- Parcels Nos.92,120,100,98,132 -Existing Road, Block No.6106.

4. AREA OF SCHEME:

Area of Parcel No. 99	19702 sq.m.
" " " 121	1688 sq.m.
" " " 4 to be stopped up	548 sq.m.

Total Area of Scheme 21938 sq.m.

5. AREA OF PUBLIC OPEN SPACES: to be vested in the Municipal Corporation of Tel-Aviv and registered in its name - 670sq.m.

AREA OF PUBLIC SITE: to be vested in the Municipal Corporation of Tel-Aviv and registered in its name -- 2530 sq.m.

6. TOTAL AREA OF ROADS:

New Roads	2863 sq.m.
Existing Road in Parcel No.4	72 sq.m.

Total Area of Roads to be vested in the Municipal Corporation of Tel-Aviv and registered in its name 2875 sq.m.

7. SEWERAGE AND WATER SUPPLY: Sewerage shall be effected by connection to the main sewers of Tel-Aviv, 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 Municipal Corporation main wells.

8. NUMBER AND SIZE OF PLOTS:- BUILDING LINES:-

Number of Plots:-26. The Area of Plots Nos. 5-9 incl.,11-13incl.,18,19, is not less than 750 sq.m. Plots Nos.1-4 incl.,10,14-17 incl.,C,22, to be reserved for completion of neighbouring plots; notwithstanding the fact that Plot No.20 has already a minimum area of 750 sq.m. it shall be completed as marked on the plan; on all these plots no building shall be permitted before completion. No building shall be erected on Plot No.23 till the parcellation of the neighbouring lands is completed. Front Building Line on the Roads No.A shall be not less than 8 metres and on all the other Roads shall be not less than 6 metres. Side Set Backs shall be not less than 4 metres. Rear Set Back shall be not less than 6 metres. Building Percentage on all the plots - 25%. Height of Buildings - 3 storeys.



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9. TYPE OF ZONE: Residential Zone II.

10. SPECIAL FEATURES: The existing Lane marked as Parcel No. 4 Block No. 6106 is to be stopped up and when cancelled shall be vested in the Municipal Corporation of Tel-Aviv and registered in its name for completion of the neighbouring plots.

The land of this Detailed Scheme is comprised in Detailed Town Planning Scheme "C-D", Lands East of Tel-Aviv as hitherto amended. All regulations for the a/m Schemes shall apply to this Detailed Scheme. All structures within the boundaries of this Scheme erected prior to the deposit of this Scheme and not in accordance with its provisions, shall be demolished, the debris removed and the ground levelled before this Scheme is put into force.

11. GENERAL: This Detailed Scheme is prepared and submitted according 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. Buildings 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,

Tel-Aviv, 24th April, 1946.

הוועדה המקומית לבנין ובנין ערים תל-אביב
LOCAL BUILDING AND TOWN PLANNING COMMISSION TEL-AVIV
הכנית לבנין ערים מאושרת 97/45
נחשורה בישיבת הוועדה 26.3.45
DETAILED T.P. Scheme No 97
Approved at the meeting of the Commission
held on 26.3.45
CHAIRMAN (ד"ר) שטיינמאן

משרד המבואה והתכנון

