

מ"ל מיכון וציוד למשק בע"מ * קבלה
 רח' ויצמן 40 * נתקבל סך 0.4 ש"ח
 חולון 58326 * עבור צילום ממך זה
 * 5108542-1 * עוסק מורשה
 * * * * *
 * * * * *
 * * * * *

LYDDA DISTRICT.

Regional Detailed Town Planning Scheme No. R/188 Called: Residential
 Settlement - Yad Hamaavir - South East of Esh Sheikh Muannis Village.

A. LOCATION:

Sub-District

Jaffa

Village

Esh Sheikh Muannis

Registration Block 6623, Parcel 7, Block 6636 Parcels 5, 6, 8, 15, 17, 18, 19, 20, 21, 22, 23, 24 incl., 39-57 incl., and Block 6637, parcels 7-57 incl., 59-65 incl., 66 incl., 86, 90, 91, 94, 100, 101, 104, 113, 114, 116-121 incl., 123-125 incl., 128, 132-137 incl., 139-144 incl., 146-148 incl., 150-160 incl., 163-230 incl., 234-244 incl., 253-266 incl., 268-309 incl.

B. BOUNDARIES OF THE SCHEME:

North-Block 6623, parcels 93, 94, 95 and block 6625 parcel 47.

East-Block 6636 and existing road, registered as Parcel 9 Block 6623 and Parcel 5 Block 6637.

South-Existing road, registered as Parcel 25, Block 6636m and Yarkon River

West-Existing road, registered as Parcel 8 Block 6623, Block 6636 Parcel 9, 60, 61, 62, Yarkon River and Block 6637 parcel 4.

C. AREA OF SCHEME:

Total area of Parcels owned by partners	453228	sq.m.
" " " " not owned by partners	32357	" "
" " " Roads to be stopped up	37750	" "
" " " remaining in new scheme	39840	" "
Total Area of Scheme	563175	sq. m.

D. OWNERS OF THE LAND INCLUDED IN THE SCHEME:

Yad Hamaavir Housing Cooperative Society Ltd.

Purpose of the Scheme: To establish and develop a residential settlement for the "Hamaavir" members.

Provisions: All the provisions contained in the Lydda District Regional Outline Scheme approved by H.M. the High Commissioner and published in Palestine Gazette No. 2643 of the 26.3.1942, and any subsequent modifications shall apply.

Width of all the roads and the proposed building lines shall be as indicated in the plan. Corners of all road junctions shall be constructed in such a way that ample visibility is obtained at all road junctions by applying accepted standards.

Total area of roads - 44,425 sq.m. including to roads remaining in new scheme 39840 sq.m.

F. ZONES:

Residential Zone "R". The minimal size of Plots - 500 sq.m. Building 15% and 25 sq.m. for outbuildings. Height of building - 2 storeys. Front set back - 4 mts. Rear set back - 5 mtrs.

Commercial Zone. The minimal size of Plots - 500 sq.m. Building 30%. Height of building - 2 storeys. Side set back - 4 mtrs. Rear set back - 5 mtrs.

Plot for garage 100 sq.m.

- 2 -

G. OPEN SPACES: 8450 sq.m.

Private Open Spaces (coloured light green, edged dark green). On the area of the Private Open Spaces only buildings shall be allowed for the following purposes and subject to the consent of the Local Town Planning Commission: Horticultural use of the land, watchmen's houses, recreation and pleasure (Holiday bungalows, rest houses, kiosks, sheds, tents) and sport.

H. PUBLIC SITES: Total area 30300 sq.m.

On the areas coloured yellow and edged brown on the plan only public buildings (synagogues, schools, kindergartens administration, public hall, cinema, water tower, bus station, etc.,) shall be allowed to be erected.

The percentage of built up area shall not exceed 20% of the plot on which the building is erected.

I. NATURE RESERVES: Total area - 17000 sq.m.

On the area coloured light green edged and crossed dark green on the plan only buildings for the following purposes and subject to the consent of the Local Town Planning Commission shall be allowed: (Sport, horticultural use of the land, watchmen's houses, recreation and pleasure, holiday bungalows, rest houses, kiosks, tents, sport clubs, swimming pool etc.,)

J. GENERAL AMENITIES:

- Drainage:** By ground infiltration or by natural drainage channels.
- Sewerage:** One or more buildings shall drain into separate and properly constructed septic tanks and percolating pits subject to the approval of the Health Department.
- General Health:** The promoters undertake to comply with all the requirements of the Public Health authorities as to the carrying out of anti-malaria measures that may be necessary in the area of the Scheme.
- Electricity:** A small "island" will be formed round the existing H.T. Electric Power Pole in accordance with the instructions of the Elestine Electric Corporation.

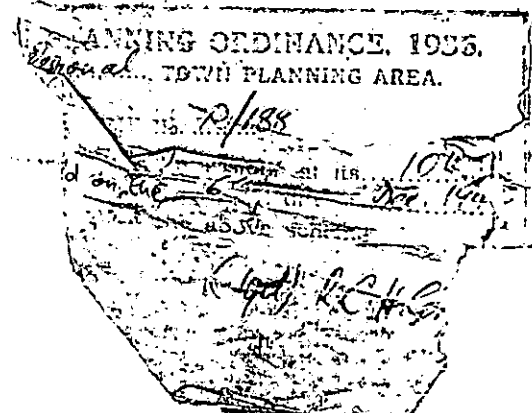
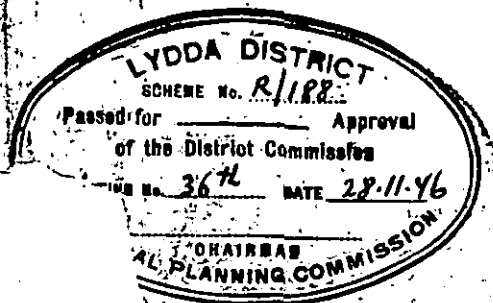
K. TRADES AND INDUSTRIES:

Shops and workshops shall only be allowed along the frontage, edged violet on the plan. Central Garage shall only be allowed in the parcel No. 331.

L. SPECIAL CLAUSES:

No amendment to the conditions and regulations of this Scheme shall be legal unless authorised in writing by the District Town Planning Commission, Lydda District.

Note: For the calculation of area see plans.



Owners:

תעודת - 7
מסמך לשימוש בעתיד

TOWN PLANNING ORDINANCE, 1933.
Lydda Regional TOWN PLANNING AREA.
Detailed Scheme No. R/188
The District meeting