

NO. 1078
12-2-41
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JAFFA LOCAL TOWN PLANNING COMMISSION
Report of Jaffa Detail Scheme B

A. BOUNDARIES

- On the North: Abu Kabir Road No. 33
- On the East: Parcelation Scheme D/250 Mahand Bey Es-Said
- On the South: Russian Church Block 7032 Parcel 178
- On the West: Assaa Bey Road No. 20.

B. REGULATIONS

According to the clauses and conditions of the approved Jaffa Outline Town Planning Scheme and the amendments published in the Palestine Gazette from time to time and with the amendments now under consideration with regard to the plan and report of the approved Outline Scheme.

1) **Zones**

The zones shall conform to the areas indicated in distinctive colours in accordance with the approved notation.

2) **Curtilage**

The minimum curtilage for all zones in unbuilt areas shall be in accordance with those at present under consideration in connection with the amendment of the Outline Scheme. For built up areas the curtilage in the approved outline scheme shall apply.

3) **Building Lines**

Building lines shall be as shown in the plan and in accordance with the approved Outline Scheme, subject to the following special conditions:

In all unbuilt or residential areas the minimum front and side set backs shall be 3 metres.

4) **Height**

In accordance with the existing regulations apply to unbuilt or areas coming under the jurisdiction of the amended regulations now being considered.

5) **Outbuildings**

No outbuildings for domestic appurtenances shall be allowed in Residential zones in excess of 1/10 of the total area of the plot.

Garages for one car in residential areas may be permitted provided such buildings are sited to conform to regulations and to the satisfaction of the Municipal Engineer.



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AMENITIES

- a) **Drainage & Sewerage**
Drains and sewers in this area and sullage water will be constructed in accordance with the Municipal Drainage Scheme.
- b) **Water Supply**
From the Municipal Supply.
- c) **Trades & Industries**
No trades and industries shall be carried out within this area other than those normally allowed in the zoning table for each particular zone.

ROADS & PAVEMENTS

All abutting owners on any of the roads within the area shall participate to the extent of 50% of the cost of construction or reconstruction of the carriageways. The cost of construction of footways inclusive of kerbs according to Municipal Standard Specifications shall be borne by the abutting owners.

BETTERMENT TAX

Betterment tax may be collected in accordance with Sections 32 & 33 of the amended Town Planning Ordinance 1936, from all owners within the area of the scheme who will benefit directly or indirectly by the opening of new roads, widening or construction of roads, sewer drains, and the construction of the open spaces public gardens.

(-)
CHIEFMAN
LOCAL TOWN PLANNING COM
JAFZA

Date: 3.6.40

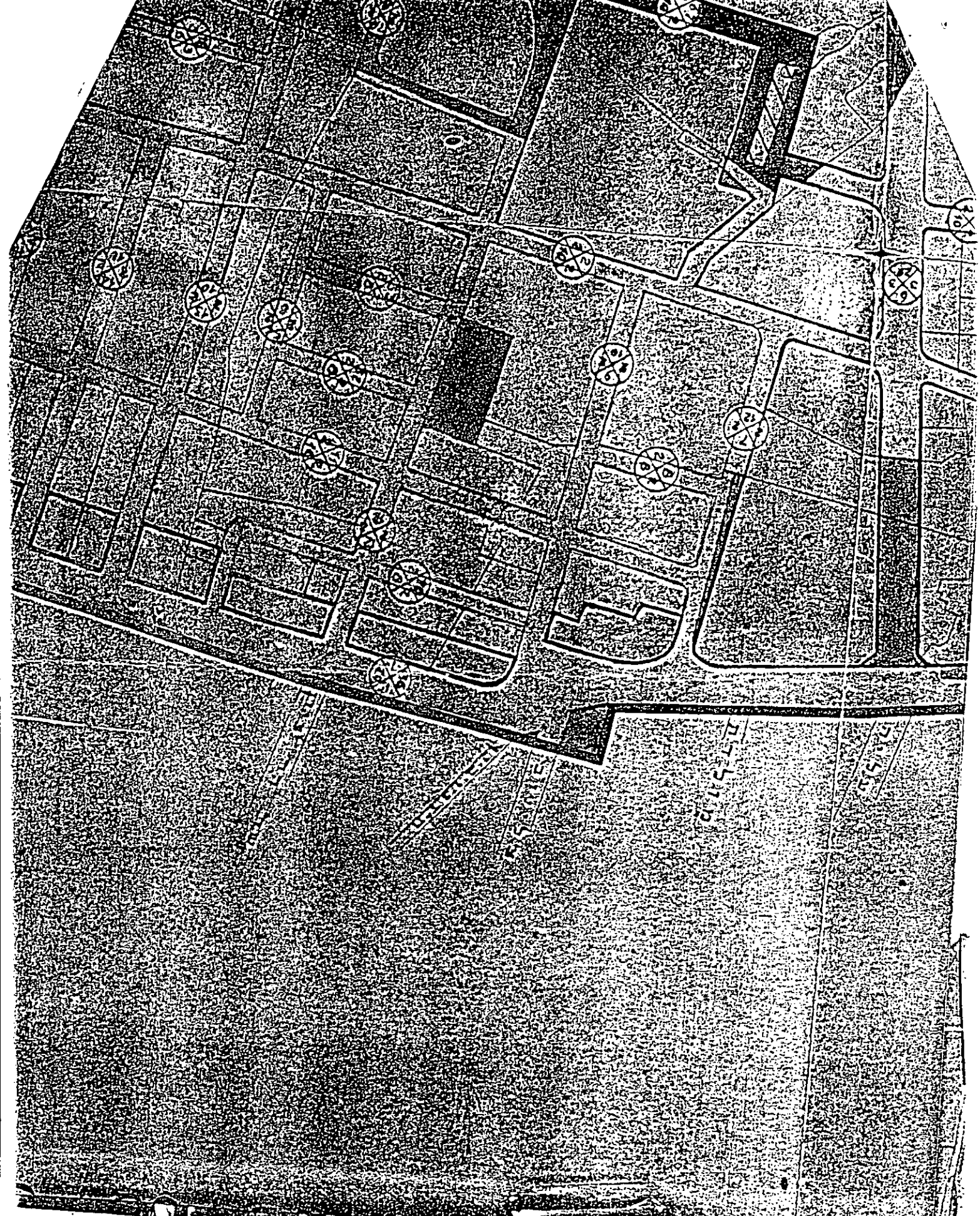
LYDDA DISTRICT
TOWN PLANNING COMMISSION
Provisional Approval

Scheme No. D (Amended)
Passed for Publication
at the 36th meeting of
the Commission,
held on 21.3.40

(-)
Adviser

(Sgd.)
H. B. H. Grouble
Chairman

LYDDA DISTRICT
Meeting No.
FISHERY
(-)
Adviser



** עוסק מורשה

מז"ל מיכח וציון לחשק בע"מ * קבלה

5108542-1 ** אג"י

20 סד. נתקבל

רח"י ויצמן 40

* עבור צילום מסמך זה **

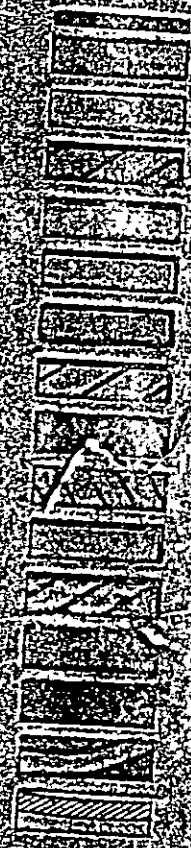
חולק 58326

אם ברצונך לקבל חת ממוסמך שלה לנו ספח זה ותסבל חזיקשך בודאי חזר או פנה לעדונו ליד המכונת

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LEGEND

- Boundary of scheme
- Residential zone B
- Residential zone C
- Apartment houses
- Commercial zone
- Industrial zone
- Public site
- Churches mosques synagogues
- Existing public open space
- Proposed public open space
- Proposed private open space
- Existing burial ground
- Existing road
- Proposed road
- Proposed widening
- Road to be stopped up



**SOUTHERN DISTRICT
 TOWN PLANNING COMMISSION**
 PROVISIONAL APPROVAL

No. **D** Passed for Publication
 17th meeting of the Commission
 25-1-38
 (Signature)
 Chairman

SOUTHERN DISTRICT T.P.C.

Meeting no. 26 Date 11.3.39

FINALLY APPROVED SCHEME

(Signature)
 Advisor

(Signature)
 Chairman

הנה הענינה על ידי
 בעד ועדה של תכנון
 לה תכנון העיר בתל אביב מס' 907-908-909