



רשומות

ילקוט הפרסומים

2025 בדצמבר 23

14069

ג' בטבת התשפ"ו

עמוד

הודעות מאת הוועדות המחוזיות לפי חוק התכנון והבנייה 2028

הודעות לפי חוק התכנון והבנייה,

התשכ"ה-1965

הודעות מאת הוועדות המחוזיות

מחוז תל אביב

מחוז: תל אביב, מרחב תכנון מקומי: רמת גן

הודעה בדבר הפקדת תכנית מתאר מקומית

מס': 506-1289032

שם התכנית: רג/1900 – תכנית להתחדשות בניינית

רמת גן

נמסרת בזה הודעה, בהתאם לסעיף 89 לחוק התכנון והבניה, התשכ"ה-1965, כי במשרדי הועדה המחוזית לתכנון ולבניה מחוז תל אביב ובמשרדי הועדה המקומית לתכנון ולבניה רמת גן מופקדת תכנית מתאר מקומית מס': 506-1289032 גרסת התכנית: הוראות – 26 תשריט – 21 איחוד וחלוקה: ללא איחוד וחלוקה

התרי בנייה והרשאות: תכנית שמכוחה ניתן להוציא היתרים

או הרשאות

המתייחסות לתכניות הבאות:

סוג היחס מספר התכנית

שינוי רג/ מק/ 340 / ג / 21 ב

שינוי רג/ מק/ 340 / ג / 30 א / 1

שינוי רג/ מק/ 340 / ג / 3 2

שינוי רג/ מק/ 340 / ג / 21 א

החלפה רג/ מק/ 340 / ג / 38

החלפה רג/ 340 / ג

החלפה רג/ מק/ 340 / ג / 11

החלפה רג/ 340 / ג / 2

החלפה רג/ מק/ 340 / ג / 9

החלפה רג/ מק/ 340 / ג / 8

החלפה רג/ מק/ 340 / ג / 11 1

החלפה רג/ מק/ 340 / ג / 10

החלפה רג/ מק/ 340 / ג / 33

החלפה רג/ 340 / ג / 15

החלפה רג/ 340 / ג / 21

החלפה רג/ מק/ 340 / ג / 28

החלפה רג/ 340 / ג / 1 3

החלפה רג/ 340

כפיפות תמא/ 1 / 8

כפיפות תמא/ 70

כפיפות 506-1085653

כפיפות רג/ 340 / ג / 3

כפיפות תמא/ 38

כפיפות רג/ 340 / ג / 31

כפיפות 506-0290858

השטחים הכלולים בתכנית ומקומם:

יישוב: רמת גן

שטחים נרחבים מתחומה של רמת גן בהתאם לקו החכול

קואורדינטה X: 182800

קואורדינטה Y: 665800

מרחב תכנון גובל:

בני ברק, גבעתיים, תל – אביב

גושים וחלקות:

מוסדר:

גושים בשלמות: 6183.

גוש: 6106 חלקי חלקות: 23, 28, 29, 33, 34, 35, 379, 385, 386.

גוש: 6109 חלקי חלקות: 7, 18, 127, 233, 299, 371, 373, 402, 403, 468, 471.

גוש: 6110 חלקי חלקות: 411.

גוש: 6123 חלקי חלקות: 620.

גוש: 6125 חלקות במלואן: 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798.

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גוש: 6126 חלקות במלואן: 2, 68, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798.

גוש: 6126 חלקות במלואן: 2, 68, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252,

,532,531,529,527,525,524,523,520,519,517,516,513,512,511,556,553,552,551,550,548,547,546,545,544,543,542,538,536,570,569,568,567,566,565,564,563,562,561,560,559,558,557,600,597,588,587,586,585,584,583,579,576,575,573,572,571,645,644,642,641,638,635,629,628,626,621,620,616,610,606,667,666,665,659,655,658,654,653,652,651,650,648,647,646,697,696,694,692,690,689,679,678,677,676,674,673,670,668,713,712,711,710,709,708,707,706,705,704,703,702,700,699,727,726,725,724,723,722,721,720,719,718,717,716,715,714,744,743,742,741,740,739,735,734,733,732,731,730,729,728,780,778,777,776,775,774,773,772,771,761,749,748,747,746,797,796,795,794,793,792,791,790,788,786,785,784,783,782,826,825,824,822,821,820,817,816,815,814,812,802,801,798,856,855,848,847,846,840,839,836,835,834,832,831,830,829,895,894,890,877,868,867,866,865,864,863,862,861,859,858,946,945,944,943,942,935,934,907,906,905,902,898,897,896,962,961,960,959,958,957,956,955,954,953,952,951,948,947,966,965,964,963

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 453,399,298,229,218,212,105,63,62,680,657,656,649,574,554,549,530,496,487,481,480,463,462,843,842,841,823,819,808,807,803,799,764,750,738,737,681,933,932,931,930,929,926,923,910,909,908,901,875,844

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 112,111,109,108,102,101,100,99,126,125,124,123,122,121,120,119,118,117,116,115,114,113,140,139,138,137,136,135,134,133,132,131,130,129,128,127,157,156,155,154,153,152,151,150,149,148,147,146,145,144,186,185,184,183,182,181,180,175,174,173,171,165,163,161,206,205,204,203,202,201,200,197,192,191,190,189,188,187,222,221,220,219,218,215,214,213,212,211,210,209,208,207,240,236,235,234,233,231,230,229,228,227,226,225,224,223,264,263,262,258,257,256,255,254,253,252,251,249,248,246,293,289,287,285,282,281,280,279,278,277,276,268,267,266,323,321,329,328,327,326,325,324,323,322,314,312,296,295,351,347,346,345,344,342,341,339,338,337,336,335,334,333,375,374,373,372,371,370,369,367,364,363,362,360,358,355,392,391,390,389,388,387,386,385,384,383,382,381,380,379,407,406,405,404,401,400,399,398,397,396,395,394,393,417,409,408

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,573,572,570,569,568,567,566,565,564,563,562,561,560,638,637,632,631,624,623,588,586,585,580,579,576,575,655,654,649,648,647,646,644,643,642,639

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 171,144,142,76,75,57,55,35,30,22,18,289,285,284,283,269,266,260,253,224,223,218,217,211,177,338,325,336,323,322,321,317,311,303,302,300,293,292,290,418,417,416,415,414,413,401,392,391,386,377,358,340,339,552,547,544,528,519,514,497,491,456,455,450,449,442,427,650,641,640,634,597,596,591,587,584,578,558,553

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 106,105,102,101,95,81,67,63,54,166,165,158,157,153,152,151,149,148,147,146,125,121,107,196,195,194,193,185,184,179,177,175,174,173,172,171,170,229,224,221,218,216,215,214,212,208,204,203,202,198,197,268,267,266,265,264,262,255,254,252,242,241,239,238,230,303,292,287,286,282,280,279,278,277,276,274,273,272,269,335,334,333,332,331,330,326,321,317,316,315,312,309,308,355,354,353,352,350,347,346,345,344,341,340,339,338,337,378,377,375,374,373,372,365,364,363,362,360,358,357,356,397,396,395,394,393,392,391,390,389,387,386,383,382,381,425,424,423,422,421,420,416,408,407,406,405,402,399,398,486,485,484,483,482,479,476,475,449,448,447,443,437,426,545,544,535,533,532,531,530,529,528,527,523,522,500,498,614,613,612,610,609,608,607,606,558,557,556,551,550,549,629,627,626,625,624,623,622,621,620,619,618,617,616,615,646,644,643,642,640,639,638,637,636,635,634,633,631,630,672,671,670,669,665,664,663,662,661,660,659,654,653,650,708,692,690,689,684,683,682,681,678,677,676,675,674,673,743,742,741,737,736,735,716,715,714,713,712,711,710,709,759,758,757,756,755,754,753,752,751,750,748,747,746,744,793,781,780,779,778,777,776,767,765,764,763,762,761,760,812,811,810,808,807,806,805,804,803,798,797,796,795,794,832,831,830,829,828,827,826,825,824,823,822,815,814,813,850,848,846,845,842,841,840,839,838,837,836,835,834,833,873,872,871,870,869,861,860,857,856,855,854,853,852,851,901,900,899,898,897,896,895,889,888,887,886,885,884,882,923,919,918,915,913,912,911,910,909,908,907,904,903,902,946,945,944,941,940,939,938,937,936,935,934,933,926,925,976,972,968,967,966,965,960,959,955,952,951,950,949,947,992,991,986,985,984,983,982,981,980,977

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מטרת התכנית:

מטרת התכנית לקדם ולעודד התחדשות עירונית באמצעות התחדשות בניינית לצורך חיוק מבנים מפני רעידות אדמה ומיגונם (לפי סעיף 23 לתמ"א 38). תוך מתן פתרונות למבנים טעוני חיוק שאינם מקבלים מענה בתכנית מתחמיות אחרות באחד מהמסלולים הבאים: הריסה ובנייה מחדש; חיוק ותוספת קומות; חיוק ומיגון, וכן תוספת זכויות לשימושים סחירים וציבוריים במבנים אלו. יובהר, שהמדיניות העירונית היא העדפת התחדשות באמצעות תכנית מתחמיות. תכנית זו נותנת מענה להתחדשות מבנים טעוני חיוק שאינם מקבלים מענה במסגרת תכנית מתחמית כאמור.

עיקרי הוראות התכנית:

1. קביעת תחולת התכנית (גם לאחר פקיעת תוקף תמ"א 38)
2. הגדרת המבנים בעיר הנכללים בתכנית להתחדשות בניינית וסיווגם
3. הגדרת מסלולי ההתחדשות הפוטנציאליים (הריסה ובנייה מחדש, חיוק ותוספת קומות)
4. קביעת הנחיות בהתאם לסיווג הרחובות: מסחרי, משני רחב, משני צר ורחובות בתחום משפכי המבט
5. מתן הוראות מפורטות בדבר בינוי, גובה, מס' קומות, קווי בניין, תכנית, שימושים נוספים מותרים, חזית לרחוב, זיקות הנאה ותנאים למתן ההיתר
6. קביעת הנחיות ותנאים לתוספת שימושי מסחר ושטחי ציבור
7. קביעת הנחיות ותנאים לאיחוד חלקות
8. מתן כלים לניטור מעקב ובקרה על תהליכי התחדשות בניינית בעיר

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התנגדות לתכנית לא תתקבל ולא תידון אלא אם כן הוגשה בכתב בפירוט הנמקות ובלווי תצהיר המאמת את העובדות שעליהן היא מסתמכת ובהתאם לתקנות התכנון והבניה (סדרי נוהל בהתנגדויות לתכנית סמכויות חוקר וסדרי עבודתו). תשמ"ט – 1989.

ארגון בן אליעזר

מ"מ יושב ראש הוועדה המחוזית לתכנון ולבניה מחוז תל אביב

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