

Land Plot No. 6

1. General information			
Name		Land plot intended for a roadside service station	
Total area (m ²)		772	
Location	Region	Gomel	
	District	Oktyabrsky	
	City		
	Address	North-westward of Malyn Village on the R-34 Osipovichi–Glusk–Ozarichi Highway	
Ownership <i>Owner's name</i>		<input type="checkbox"/> private-owned	<input checked="" type="checkbox"/> state-owned
Possible ways of use		<input type="checkbox"/> industry	<input type="checkbox"/> sales <input type="checkbox"/> multi-purpose
		<input type="checkbox"/> logistics	<input checked="" type="checkbox"/> service <input type="checkbox"/> other (please specify)
Ways of providing a land plot		<input checked="" type="checkbox"/> rent	<input type="checkbox"/> use <input type="checkbox"/> sale
Cost (cadastral) (per m ²)		177 US dollars (0.23 US dollars)	
Encumbrance of a plot/building		-	
2. Transport communications			
	Distance to the facility	Name	
Highway	-		
Republican highways	available	R-34	
Airport	-		
Railroad	13 km		
Availability of access roads	available		
Other			
3. Infrastructure			
	Distance to the facility	Description (capacity, volume, etc.)	
Power supply	200 m		
Heat supply (heat networks)	-		
Potable water	-		
Process water	-		
Hot water supply	-		
Wells			
Sewer system	-		
Gas supply	-		
Other (including adjacent structures: industrial enterprises and raw material base)	-		
4. Contact details			
Contact person (position)	Natalya Georgievna Mikhailik, Head of the land management organization of the Oktyabrsky District Executive Committee		
Phone No.	+375 23 57 3-80-98		
Fax	+375 23 57 3-80-98		
E-mail	oktzem@oktiabrskiy.gomel-region.by		

Site No. 4
near Osipovich-Glusk-Ozarichi R-34
Highway, to the north-west of Malyn
village, Oktaybrsky District

Site No 4

Site Layout



General Information

Address: to the north-west of Malyn village, Oktaybrsky District

Area: 0.0772 ha

Land User: none

Stakeholder: none

Form of ownership: state-owned

Availability of title documents for the land plot: none

Legal status: Decree of the President of the Republic of Belarus dated 07.05.2012 No. 6

Category of land: forest lands

Existing real estate objects: none

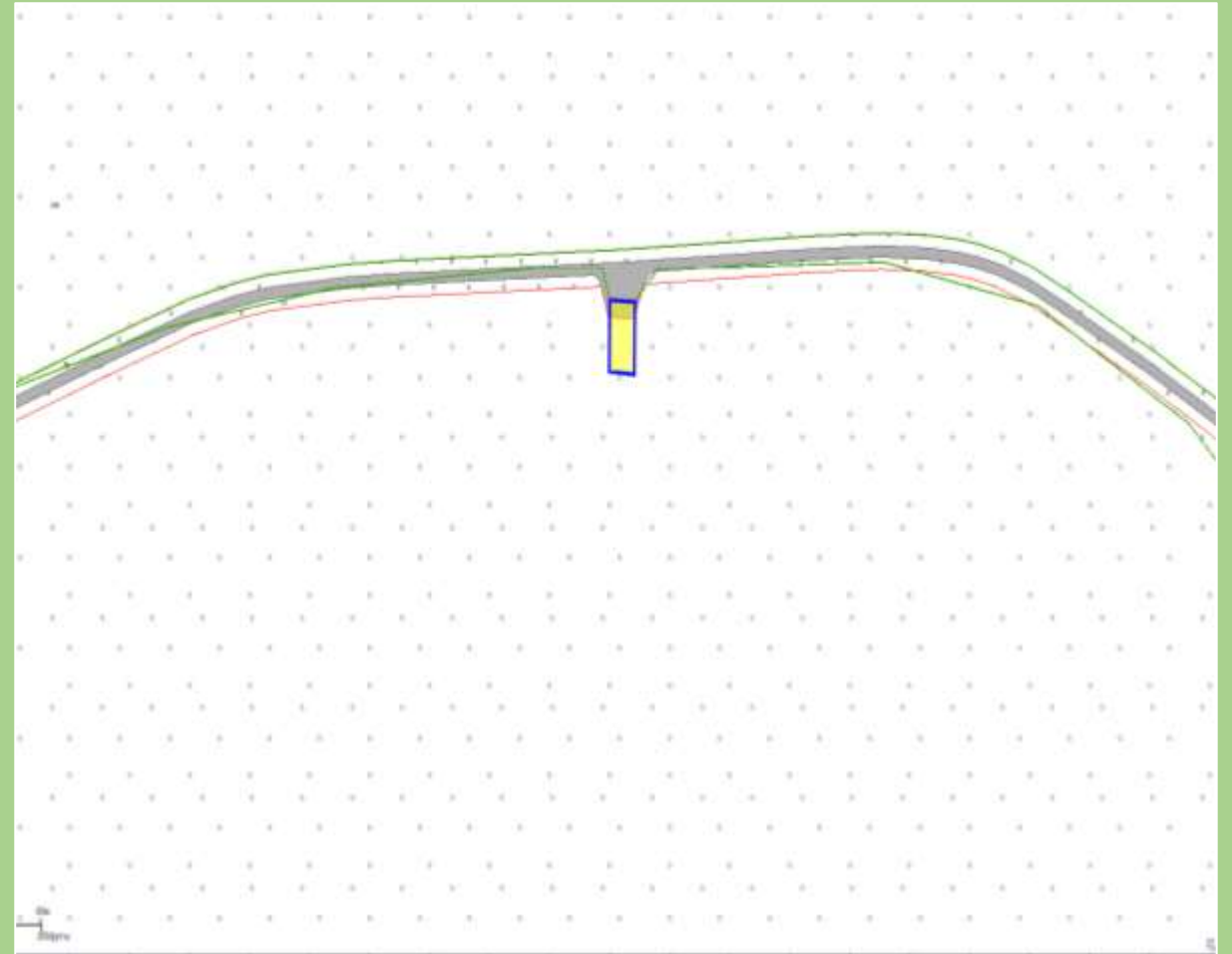
Availability of title documents for the real property: -

Site № 4



Relief: Flat, 0.5–1.0 m.

Site Layout



- Условные обозначения
- граница земельного участка
 - существующая дорога
 - асфальтная дорога

Transport infrastructure

Existing:

Republican highways: R-34

Distance to Oktyabrsky urban-type settlement – 9 km.

Distance to the railroad: (Rabkor-Zhlobin Passazhirsky station): ≤ 19 km.

Prospective

When required, relevant works will be performed.

Engineering infrastructure

No effective infrastructure

Prospective engineering infrastructure:

Electricity supply: *The electrical capacity available for connection to electric mains in case when 10 kW cable network is built: 100 kW, (construction of a 10 kW overhead line section and transformer substation)*

Gas supply: Distance to the connection point - 9.8 km. High pressure gas pipeline. Nominal Diameter (DN): 100 (capacity ≤ 0.3 MPa).

Water supply: Water-supply network installation is required, distance to the connecting point - 10 km. Increasing the network diameter adds to costs by 20–25%.

Water discharge: Distance to the connection point – 10 km. Construction of pressure and gravity headers is required (piping 150-200 mm).

Telecommunications (fiber optic): distance to the connection point - 11 km.

Restrictions

- *Restrictions:*

land plot has restrictions due to its location within the roadside (controlled area) belt

General Information

Sanitary restrictions: It is allowed to locate production facilities with the basic size of sanitary protection zones ≤ 100 m, in accordance with the specific sanitary and epidemiological requirements for the establishment of sanitary protection zones of facilities which impact human health and environment, approved by the Decision of the Council of Ministers of the Republic of Belarus No. 847 dated December 11, 2019.

Investment Proposal for the District

- Construction of a roadside service facility
- Other types of activities not prohibited by the legislation of the Republic of Belarus.

Finance

Item No.	Criterion	Cost*	Source of financing
1	Cost of land plot reallocation	0.5 thousand rubles	Further formation at the investor's expense
...			
	<i>TOTAL administrative costs:</i>	0.5 thousand rubles	

*Estimated work cost

Financial unit: infrastructure development

Item No.	Criterion	Cost*	Capacity	Source of financing
1	Highway	not required	-	-
2	Electrical networks	0.65 million rubles	≤ 1 MW	Investor funds
3.	Gas supply	0.6 million rubles	≤ 1.2 MPa	Investor funds
4.	Water supply	0.1 million rubles	100 m ³ /day, Ø 100 mm	Investor funds
5.	Wastewater disposal	0.1 million rubles	Ø 100-150 mm	Investor funds
6.	Connection to communication lines	0.1 million rubles	optical fiber	Investor funds
<i>TOTAL infrastructure costs:</i>		1.55 million rubles		Investor funds
TOTAL costs: Option 1		1.55 million rubles		

*Estimated work cost

Contacts

: Head of Economy Department of the District Executive Committee – Alexander Viktorovich Pishchalo 8 02357 3-84-05;

Chief Officer of Economy Department of the District Executive Committee – Tatiana Anatolievna Gaykova 8 02357 3-84-72;

Head of Land Use Planning Department of the District Executive Committee – Nataliya Georgievna Mikhailik 8 02357 3-80-98.

Conveyance Method

Leasing for the purpose of implementing an investment contract under the conditions of Decree of the President of the Republic of Belarus dated 06.08.2009 No. 10

tendering process for the land leasehold.