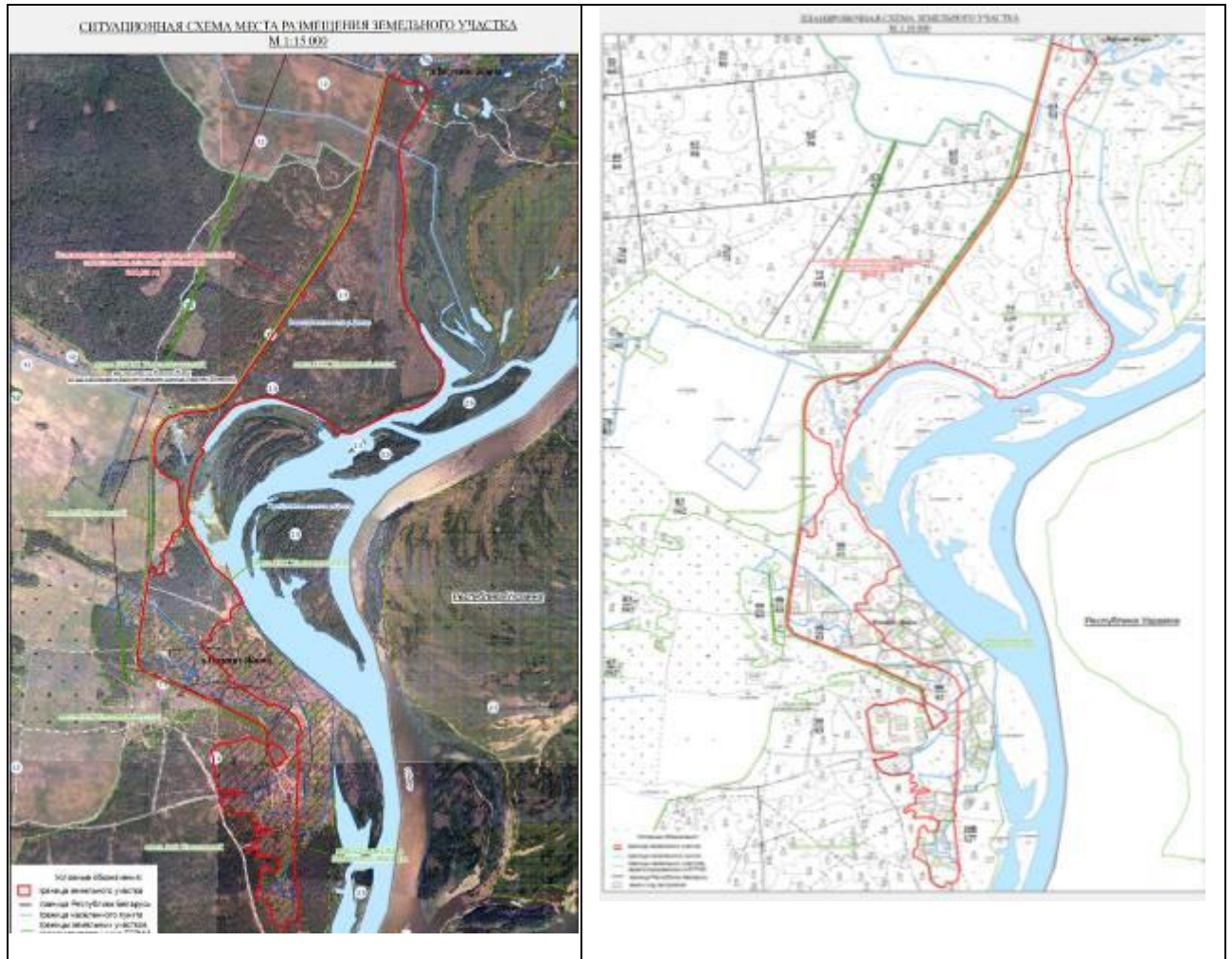


Investment Proposal (Land Plot No. 7)

1. General information			
Name		To construct and maintain a multimodal hub and marina for a yacht club with a recreation centre	
Total area (ha)		249.65	
Location	Region	Gomel	
	District	Bragin	
	City		
	Address	Nizhniye Zhary village, Kamaryn village council	
Ownership		<input type="checkbox"/> private-owned	<input checked="" type="checkbox"/> state-owned
Owner's name		Bragin District Executive Committee	
Possible ways of use		<input type="checkbox"/> manufacturing <input type="checkbox"/> trade <input checked="" type="checkbox"/> multi-purpose <input type="checkbox"/> logistics <input type="checkbox"/> service <input type="checkbox"/> other (please specify)	
Ways of providing a land plot		<input checked="" type="checkbox"/> lease	<input type="checkbox"/> use <input type="checkbox"/> sale
Cost (cadastral) (per m ²)		0.11 US dollars	
Encumbrance of a plot/building		<p>The necessity to cut down tree and shrub vegetation (plantations). Restrictions due to the location of land plots in natural areas subject to special protection (in the water protection zone, in the coastal strip of rivers and reservoirs), in the protection zones of engineering infrastructure facilities (in the protection zones of communication and radiofication lines, electric networks), in the roadside strip (controlled zone) of a highway. If necessary, the project shall provide for the removal of engineering networks from under the development spot. The necessity to demolish buildings and structures of individuals and legal entities, as well as compensation for losses to land users associated with the demolition of these buildings (structures) and cutting of woody and shrubby vegetation (plantations).</p>	
2. Transport communications			
	Distance to the facility	Name	
Republican highways	15 km	P-35	
Airport	190 km	Gomel	
Railroad	90 km	Khoiniki	
Availability of access roads	access to the land plot is via the traffic network in use.		
3. Infrastructure			
	Distance to the facility	Description (capacity, volume, etc.)	
Power supply	-	10 kW	
Heat supply (heat networks)	-		
Potable water	-	village water supply system	
Process water	-		
Hot water supply	-		
Wells	-		
Sewer system	-		
Gas supply	-		
4. Contact details			
Contact person (position)	Valery Vasilievich Chernenok, Head of the Land Management Department of the District Executive		

	Committee
Phone No.	2344 39066
Fax	2344 39066
E-mail	bragzem@mail.ru
Address	3, Lenin Square, Bragin, office 30



Site No. 1



General Information

Address: Bragin district, v. Nizhnie Zhary

Area: 249.65 ha

Land user: Komarinsky forestry State Forestry Institution, Komarinsky OJSC, common use lands

Form of ownership: State-owned

Availability of title documents for the plot: none
(production time 3 months)

Legal regime: leasing for the purpose of investment agreement realization on the terms of the Decree of the President of the Republic of Belarus No. 6 of 07.05.2012.

Land category: reserve lands

Presence of real estate objects: none

- Transport infrastructure
- Existing:
 - Automobile highway: gravel highway, to the asphalt highway - 0.5 km.
 - Railroad: the distance to Khoyniki loading site is 92 km.

Engineering infrastructure

Existing: none

Potential:

To the source of power supply SJ-110 kV "Komarin" - 1 500 m. The value of possible electric power of connection is 1700 kW. Standby power that can be connected - none

The source of gas supply is no.

Water supply: distance to the connection point - v. Nizhnie Zhary 500 m.

Wastewater disposal: none

Telecommunications (fiber optics): distance to connection point – 700 m.

- Restrictions:
- The necessity to cut down tree and shrub vegetation (plantations).
- Restrictions due to the location of land plots in natural areas subject to special protection (in the water protection zone, in the coastal strip of rivers and reservoirs), in the protection zones of engineering infrastructure facilities (in the protection zones of communication and radiofication lines, electric networks), in the roadside strip (controlled zone) of a highway.
- If necessary, the project shall provide for the removal of engineering networks from under the development spot.
- The necessity to demolish buildings and structures of individuals and legal entities, as well as compensation for losses to land users associated with the demolition of these buildings (structures) and cutting of woody and shrubby vegetation (plantations).

General Information

Sanitary restrictions: It is allowed to locate production facilities with the basic size of sanitary protection zones not more than 100 m, in accordance with the specific sanitary and epidemiological requirements for the establishment of sanitary protection zones of facilities that are objects of impact on human health and the environment, approved by the Decision of the Council of Ministers of the Republic of Belarus of 11.12.2019 № 847.

Environmental constraints: Removal of vegetation in accordance with the Vegetation Act.

District Investment Proposals:

Construction and maintenance of a multi modal hub and marina for a yacht club with holiday base

Other activities not prohibited by law

Attitudes towards the preferential zone

Decree of the President of the Republic of Belarus "On Encouraging Entrepreneurial Activity in the Territory of Medium and Small Urban Settlements and Rural Areas" No. 6 dated May 7, 2012

Decree of the President of the Republic of Belarus "On Creating Additional Conditions for Investment Activity in the Republic of Belarus" No. 10 dated 06.08.2009

Finance

Item No.	Criterion	Estimated cost	Source of financing
1	Cost of land plot allotment	2.5-3 thousand rubles	The site is listed under Decree 10 - to be submitted without charge. Further formation at the investor's expense
2	Cost of documents development for buildings	Not required	-
3			
...			
	<i>TOTAL administrative costs:</i>	3 thousand rubles	