

Investment Proposal No. 1 (Land Plot)

1. General information		
Name	A land plot for construction and maintenance of a production facility	
Total area (ha)	1.222	
Location	Region	Gomel
	District	Rogachev
	Residential area:	Rogachev
	Address	Alexander Pushkin St., a northern part, within the boundaries of Yakub Kolos St. and Alexander Pushkin St.
Owner's name	Rogachev District Executive Committee	
Availability of the town-planning passport	available	
Form of ownership	<input type="checkbox"/> private-owned	<input checked="" type="checkbox"/> state-owned
Possible ways of use	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> trade, service <input type="checkbox"/> other (please specify):
	<input type="checkbox"/> agro-industrial complex, peasant farming unit	<input type="checkbox"/> logistics _____
Ways of providing a land plot	<input checked="" type="checkbox"/> rent	<input type="checkbox"/> use <input type="checkbox"/> sale
Cost (cadastral) _____ (per ha) as of 1 June 2023 _____ (BYN and dollars)	268,700 BYN/104,700 dollars	
Encumbrance of the plot/building Any restrictions	A sanitary protection zone of industrial facilities, within the boundaries of the second and third lines of the sanitary protection zone of drinking water supply intake, partially within the sanitary protection zone of the cemetery	
2. Transport communications		
	Distance to the facility (km)	Name
Highway	230 km	A1 (Minsk)
Republican highways	7–10 km	P43
Airport	130 km	Airport (Gomel)
Railroad	3 km	Railway station (Rogachev)
Availability of access roads	available	
Other		
3. Infrastructure		

	Distance to the facility (km)	Description (capacity, volume, etc.)
Power supply	0.15 km	10 kV No. 7631, from 110 kV Diaproektor transformer substation, switchgear-0.4 kV closed transformer substation No. 778/122-100 kVA
Heat supply (heat networks)	0.8 km	NLT 0.2 GCal
Potable water	0.05 km	up to 5 cubic meters per day
Process water	1.7 km	up to 5 cubic meters per day
Hot water supply		
Wells		
Sewer system		
Gas supply	0.2 km	0.06 MP
Regional centre	130 km	Gomel
District centre	0 km	Rogachev
Other (including adjacent structures: industrial enterprises and raw material base)	The land plot is located in the northern part of Rogachev, in the industrial zone far from residential development (380 m), which allows to place industrial facilities. It is included in the list of land plots for implementation of investment projects.	

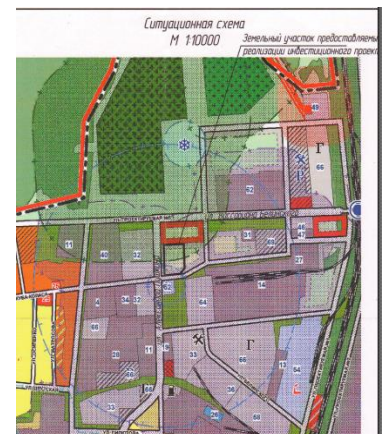
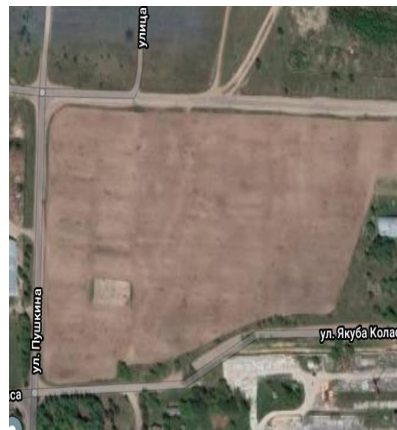
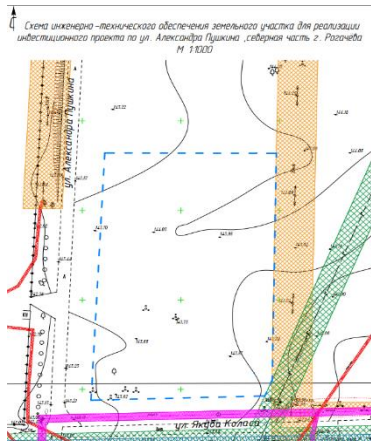
4. Contact details

Contact person (position)	V. M. Rublevsky, Head of the Land Management Department of the Rogachev District Executive Committee
Phone No.	37523936151
Fax	37523936534
E-mail	zem@rogachev.gov.by

land plot layout

photo (for example, Google Maps)

map



Site №1

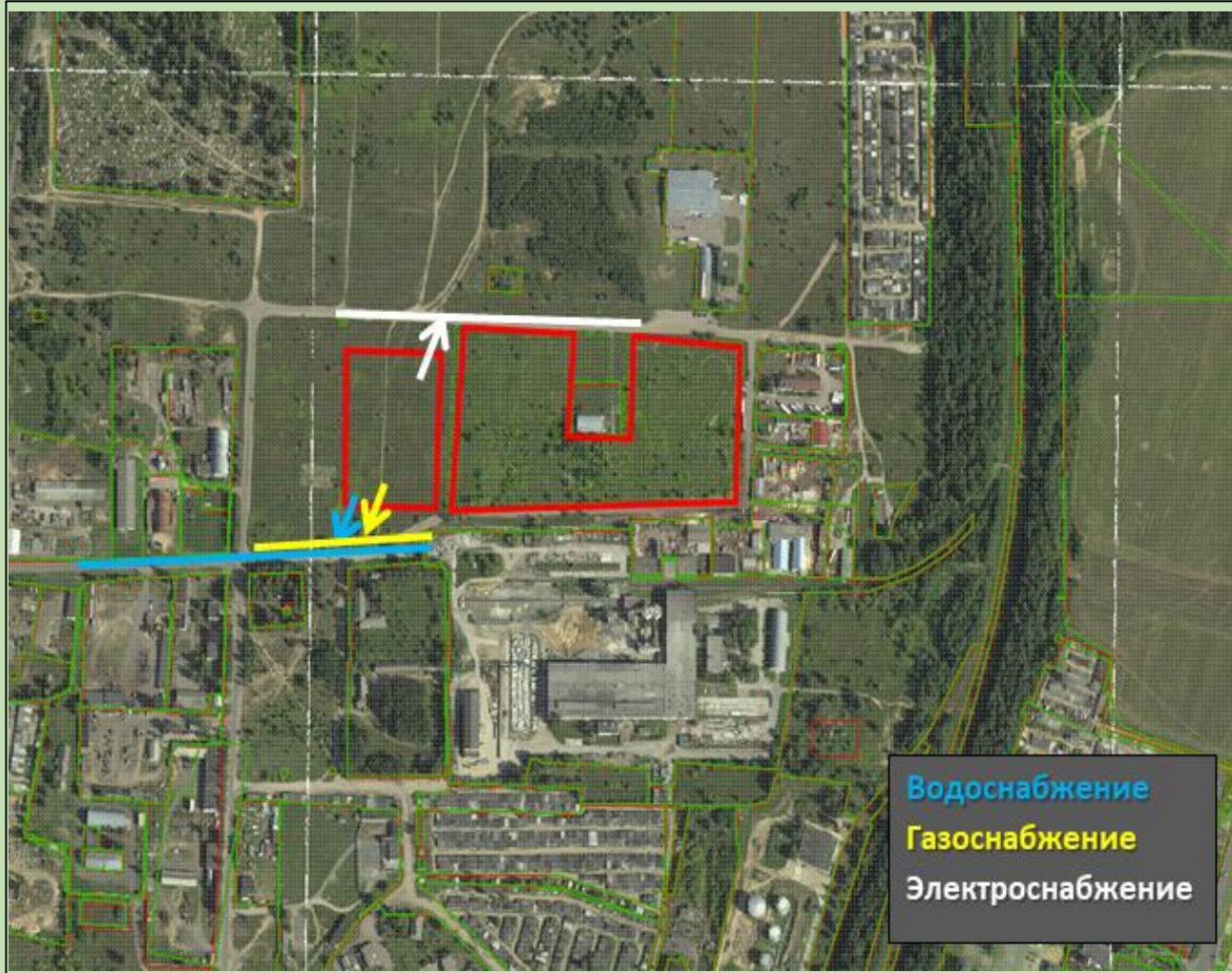
Land plot - Rogachev,
Pushkin Street

Investment Proposal for the District

The site is offered for the placement of industrial facilities.

- production of other non-metallic mineral products,
- production of other electrical equipment,
- production of electronic elements,
- production of other machinery and equipment for general purposes,
- production of electric motors, generators, transformers, electrical distribution and control equipment,
- other types of activities not prohibited by current legislation.

Site No. 1



General Information

Address: Rogachev city, Alexander Pushkin street, northern part of the city

Area: 1.22 hectares

Land user: City lands

Form of ownership: State-owned

The availability of legal documents for the plot: urban development passport (decision on the approval of the urban development passport dated 01.03.2022, No. 218)

Legal regime: No special conditions

Land category: settlement lands

Availability of real estate units: none

Site No. 1



Information

The site is located in the northern part of the city, adjacent to the city's lands and industrial enterprises (production of reinforced concrete products, wood processing).

There are no plantings and water bodies; the landform is plain.

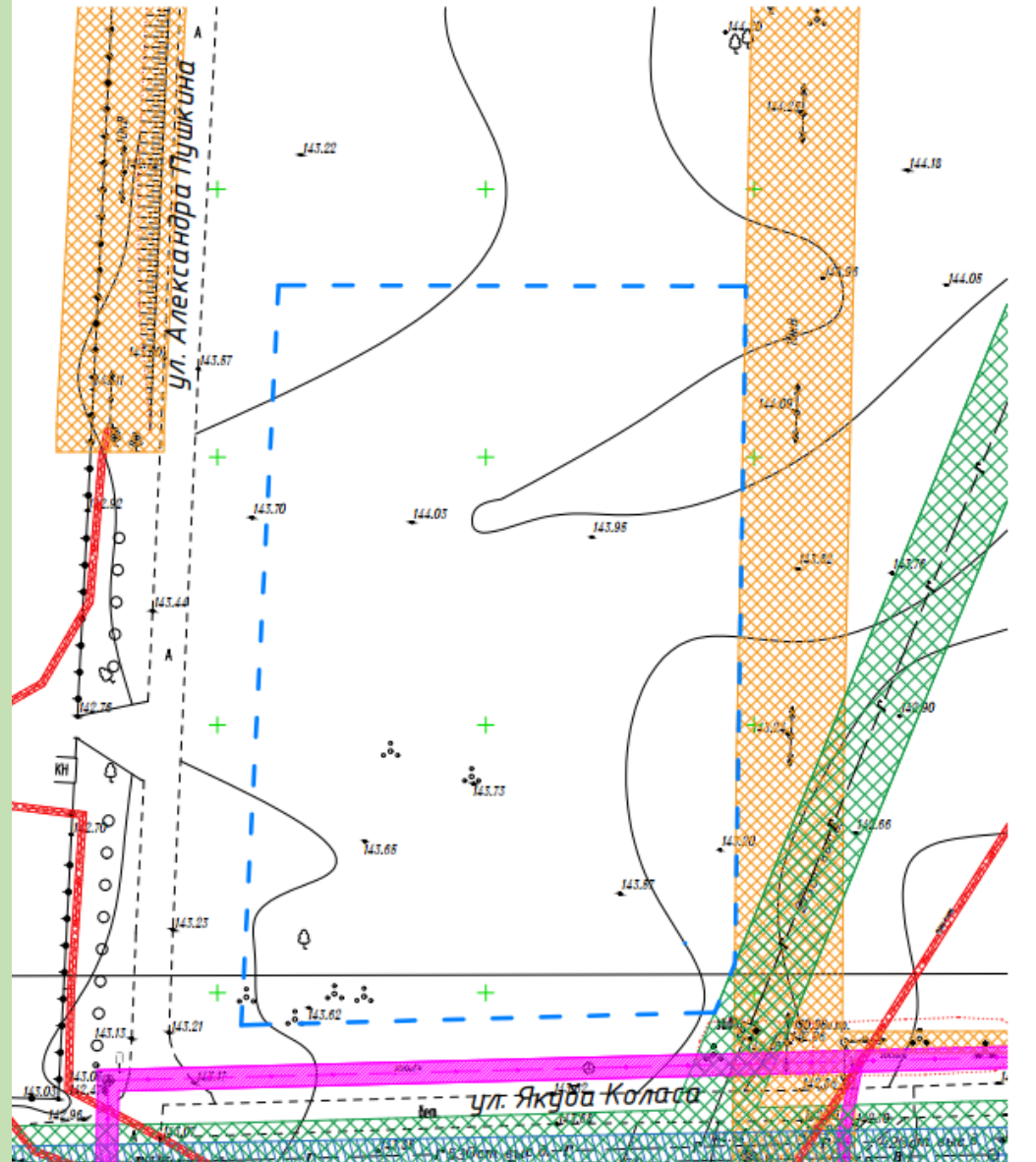
Site No. 1

Site layout according to the city-planning passport

Условные обозначения

- - - - - граница формируемого земельного участка
- В— существующие сети водоснабжения
- Г— существующие сети газоснабжения высокого давления
- существующие сети электроснабжения 10,0 кВ
- существующие сети электросвязи и радиотелефонии

Схема инженерно-технического обеспечения земельного участка для реализации инвестиционного проекта по ул. Александра Пушкина, северная часть г. Рогачёва
М 1:1000



Infrastructure

Actual

Engineering communications:

None

Prospective

Engineering communications:

Power supply: (distance to the facility is 0.05 km), VL-10 kV overhead line No. 7631, substation 110 "Slide projector" with installation of a 10/0,4 kV transformer substation;

Gas supply (distance from the facility is 0.2 km), high pressure gas pipeline of the 2nd category Du-426 V/h = 25 m³/h;

Heating (distance to heating networks is 0.8 km), not less than 0.2 GK_u;

Drinking water (distance from the object is 0.05 km), up to 5 m³ per day;

Process water (distance from the facility is 1.7 km), up to 5 m³ per day.

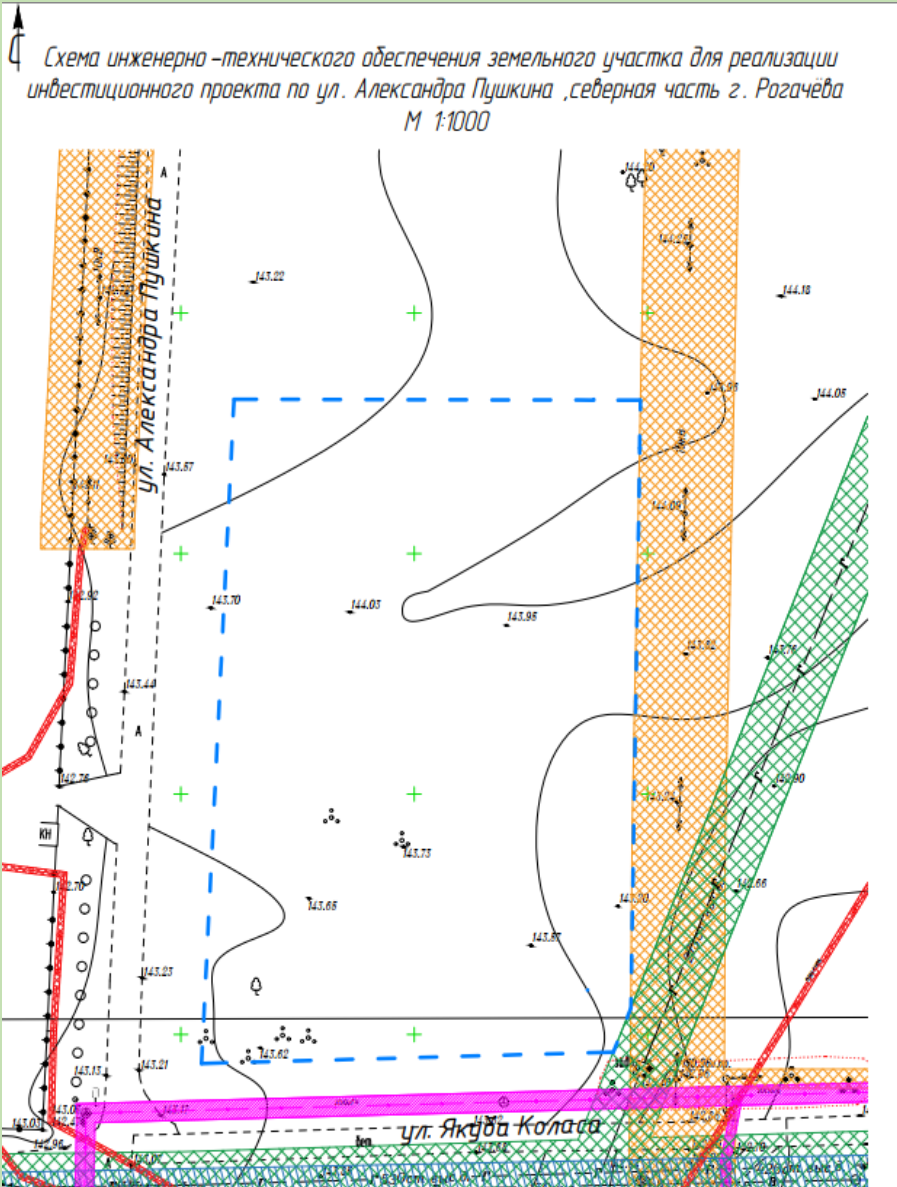
Actual

Transport infrastructure:

Access roads are available.

The distance from the facility to the M5 motorway is 23 km, to E95 is 36 km, to the road of republican subordination P43 is 7 km, to the airport (Gomel) is 130 km, to the railroad (Rogachev railway station) is 3 km.

Restrictions



General Information

- Sanitary restrictions: provided that the basic sanitary control-protective area of 300m is observed before the territory of residential buildings on Belinsky Street.
- Environmental restrictions: none



- охранная зона сетей водоснабжения



- охранная зона линий электросвязи и радиотелекоммуникаций



- охранная зона сетей электроснабжения



- охранная зона газопровода высокого давления



- охранная зона силового кабеля

Limitations regarding activities

In accordance with the sanitary norms, limitations may be set for the site in accordance with Resolution of the Council of Ministers of the Republic of Belarus No. 847 "On approval of specific sanitary and epidemiological requirements" dated 11 December 2019.

Manufacturing process may be organized if the following:

- on the condition of compliance with the basic sanitary control-protective area of 300m before the territory of residential development on Belinsky Street
- due to the presence of residential buildings near the site (approximately 480m to the west), the decision regarding the placement of production facilities with sanitary control-protective areas of 500m or more is possible if the calculated sanitary control-protective areas are established for them

Finance

Item No.	Criterion	Cost	Source of financing
1	Cost of land plot allotment, BYN	2,500	Own or borrowed funds
	<i>TOTAL administrative costs:</i>	2,500	

Finance: connection to infrastructure
(the cost of construction and installation to be defined at the stage of design and estimate documentation preparation)

Item No.	Criterion	Cost	Source of financing
1	Power supply, BYN	35,000	Own or borrowed funds
2	Water supply, BYN	3,000	Own or borrowed funds
3	Gas supply, BYN	37,000	Own or borrowed funds
	<i>TOTAL infrastructure costs:</i>	75,000	
	TOTAL costs:	77,500	

Information of method of acquisition. Contact details

The land plot is provided in accordance with Decree of the President of the Republic of Belarus No. 10.

Contact details:

Head of the Land Management Division, District Executive Committee

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+375233936151.