

**INVESTMENT PROPOSAL**  
**Buda-Koshelevo District Executive Committee:**

<i>Name of investment project</i>	Establishment of an enterprise for growing and processing mushrooms
<i>Industry</i>	Section A: Agriculture, Forestry and Fisheries
<i>Project implementation location</i>	Address: Republic of Belarus, Gomel region, Buda-Koshelevo district, Gusevitzky village council, near the urban settlement of Uvarovichi GPS coordinates of the location: 52.597029, 30.707960
<i>Brief description and purpose of the project</i>	Organization of production for growing and processing mushrooms. Main sales markets: Republic of Belarus, foreign countries.
<i>Description of planned products (services, technologies)</i>	Mushroom processing: deep freezing, drying, canning.
<i>Project status (degree of readiness)</i>	Investment proposal
<i>Availability of a land plot for project implementation</i>	5 ha
<i>Availability of property (real estate) for project implementation</i>	No
<i>Description of existing infrastructure (including potential)</i>	road of national importance: distance from the facility 0.75 km (R-130 Buda-Koshelevo - Uvarovichi - Kalinino); railway: distance from the facility 4.7 km Uza station; high-pressure gas pipeline 0.4 MPa at a distance of 1.0 km; low-pressure gas pipeline 0.002 MPa at a distance of 0.6 km. Potential infrastructure: The amount of electric capacity that can be connected to existing electrical networks (lines) without their reconstruction is 1000 kW. The amount of possible electric capacity for connecting the investment facility from the PS-35 kV "Uvarovichi" taking into account all investment sites and unused real estate is 3000 kW. It is possible to connect water supply and sewerage.
<i>Total (approximate) cost of the project, million US dollars</i>	Determined by the investor
<i>Investment needs, million US dollars</i>	Determined by the investor
<i>Form of investor participation</i>	Creation of a new enterprise (production)
<i>Proposal to investor</i>	Supply of equipment and raw materials. Establishment of a joint venture.
<i>Direction of investment use</i>	Construction. Acquisition of technological equipment. Organization of production

<i>Availability of a business plan (feasibility study, design and estimate documentation, other program document)</i>	Absent
<i>Financial performance indicators (according to the business plan)</i>	Determined by a business plan (PSD)
<i>Project implementation period, years (if there is a business plan)</i>	Determined by a business plan (PSD)
<i>Project payback period, years (if there is a business plan)</i>	Determined by a business plan (PSD)
<i>Full name of the enterprise, organization (initiator (customer) of the project implementation)*</i>	Communal agricultural unitary enterprise "Krivsk"
<i>State share in the authorized capital of the enterprise, %*</i>	100
<i>Details of the enterprise, organization*</i>	Gomel region, Buda-Koshelevo district, ag. Krivsk, Sovetskaya str, 39a Website:-
<i>Contacts*</i>	<i>Head of the enterprise</i> +375 2336 72840, +375 2336 44216 <a href="mailto:spkkrivsk@mail.ru">spkkrivsk@mail.ru</a> <i>Responsible official</i> +375 2336 72840, +375 2336 44216 <a href="mailto:spkkrivsk@mail.ru">spkkrivsk@mail.ru</a>
<i>The proposal has been prepared</i>	Department of Economics Buda-Koshelevo District Executive Committee +375 2336 77668, +375 2336 76447 <a href="mailto:economik@buda-koshelevo.gov.by">economik@buda-koshelevo.gov.by</a>
<i>Contacts of the responsible official from the Buda-Koshelevo District Executive Committee</i>	Deputy Chairman of the Buda-Koshelevo District Executive Committee for Economic Issues +375 2336 79442, +375 2336 77668 <a href="mailto:economik@buda-koshelevo.gov.by">economik@buda-koshelevo.gov.by</a>

\* - filled in if there is an enterprise (organization) that is the initiator, customer of the investment proposal, planned to enter into the capital of an existing enterprise or create a new (joint) enterprise, including with the participation of a local partner, when implementing the proposal.

In the investment proposal, when posted on the site, it will be possible to make additional links to pages. Accordingly, you must additionally provide a photo from the ZIS geoportal at the location of the project, a photo of the project (model, part of the implemented product, products, etc.) to form a link on the site.

Also, for each project, it is necessary to prepare a presentation for posting on the site as additional materials to the proposal, taking as a basis the presentation materials previously developed jointly with the Economics Committee.

# *Investment Proposal*

Establishment of an enterprise for growing  
and processing mushrooms

# Site No. 1



## General information

Address: Gusevitsa Rural Council, near the town of Uvarovichi

Area: 5 ha

Land user: CFUE "Krievsk"

Form of ownership: state-owned

Availability of title documents for the land plot: an urban planning passport and a land management file are missing

Legal regime: Decree of the President of the Republic of Belarus No. 6 dated 07.05.2012, Decree of the President of the Republic of Belarus No. 10 dated 07.05.2012

Land category: Lands intended for agriculture

## Existing infrastructure

### **Utility lines**

The high-pressure gas pipeline of 0.4 MPa at a distance of 1.0 km. The low-pressure gas pipeline of 0.002 MPa at a distance of 0.6 km.

### **Transport infrastructure**

to the P-130 highway – 0.75 km;  
to the H-4636 highway – 0.63 km;  
to the railway – 4.7 km.

## Prospective infrastructure

### **Utility lines**

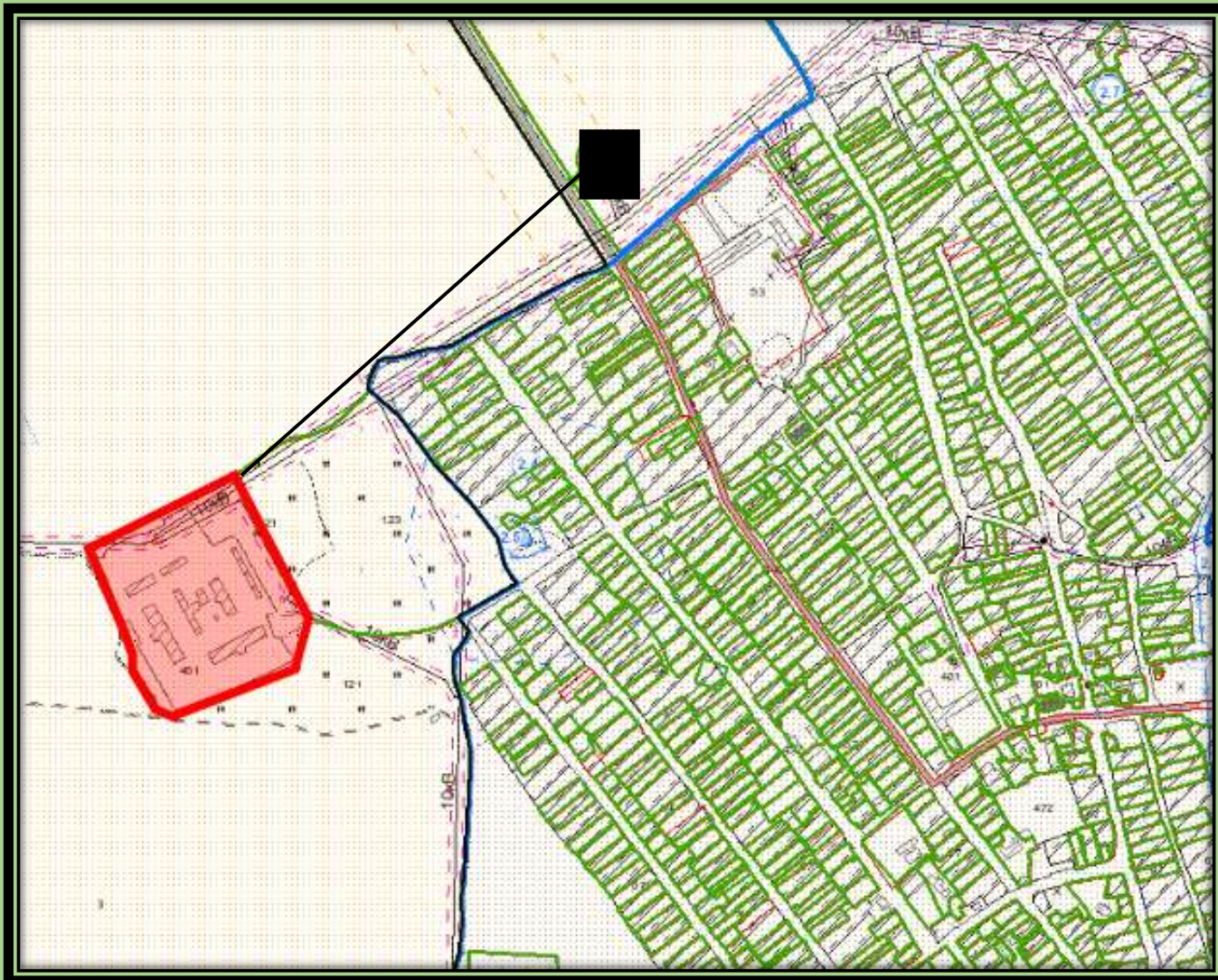
The electric capacity possible to connect to the existing electric networks (lines) without their reconstruction is 1,000 kW.

The possible electrical capacity for the connection of the investment object from the substation-35 kW "Uvarovichi", taking into account all investment sites and unused real estate units is 3,000 kW.

It is possible to connect water supply and sewerage.



# Water supply



It is possible to connect water supply.

Artesian well located at a distance of 0.81 km from the land plot.

Legend:

- artesian well



# Land plot



# Restrictions

- Distance from the boundaries of the residential area is 266.30 meters on the west side of the land plot.
- The land plot is located in the protected area of electrical networks with voltages over 1,000 volts.

## General information

- Sanitary restrictions: It is allowed to place facilities with roadside clear zones specified in clause 15 of the specific sanitary and epidemiological requirements for the establishment of sanitary protection zones of facilities which impact human health and environment, approved by the Council of Ministers of the Republic of Belarus No. 847 dated 11.12.2019. It is prohibited to place production facilities in the existing residential area due to non-compliance with the basic parameters of the sanitary protection zones of the facilities in accordance with Annex 1 of the above-mentioned sanitary and epidemiological requirements.

# Investment Proposal for the District

To implement any production on this site, it is necessary to develop land cadastral documentation in accordance with the legislation on architectural and urban planning activities, on environmental protection and land allotment.

## **Proposals:**

agriculture;

mining industry;

processing industry, chemicals production;

metallurgy production, production of finished metal products, machinery and equipment;

wood processing and wood product manufacturing;

textile and clothing manufacture, manufacture of leather and leather products, footwear production;

processing of livestock products;

food production;

microbiological industry;

transport activity, construction and communications, provision of utilities, social and personal services, trade, repair of cars;

warehouses, piers and places for reloading and storage of cargo, production sites for fumigation of consignments and ships, gas disinfection, pest control and insect control;

other types of activities not prohibited by the legislation of the Republic of Belarus.

# Finance

No.	Criterion	Estimated costs	Source of financing
1	Preparing a urban planning certificate	from 1,700 rubles	funds of the republican and local budgets
2	Cost of land plot allotment	-	funds of the republican (local) budget/ investor funds
	TOTAL administrative costs:	from 1,700 rubles	

**Methods of acquisition:**

- provision of a land plot by auction;
- provision without an auction.

**Contact details:**

Head of the Land Management Department of the District Executive Committee

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Svetlana Vasilyevna Kuleshova

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Republic of Belarus  
postal code: 247355

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