

Project Investment Implementation Proposal (Land Plot)

1. General Information			
Name		Construction of industrial facilities	
Total area (m ²)		50,000	
Location	Region	Gomel	
	District	Lelchitsy	
	Settlement	–	
	Address	Lelchitsy District, 4 km south-east of the Lelchitsy Urban Settlement	
Form of property		<input type="checkbox"/> private	<input checked="" type="checkbox"/> public
Name of owner		Lelchitsy Forestry	
Possible fields of use		<input checked="" type="checkbox"/> industry <input type="checkbox"/> logistics	<input type="checkbox"/> trade <input type="checkbox"/> service <input type="checkbox"/> mixed <input type="checkbox"/> other (placement of a cultural, educational and entertainment facility)
Means of land plot provision		<input checked="" type="checkbox"/> lease	<input type="checkbox"/> use <input type="checkbox"/> sale
Value (cadastral) (per ha) as on January 1, 2025 (BYN and USD)		21,800.00 BYN / 8,500.00 USD	
Encumbrance of the plot/building		<p>Development of the site requires:</p> <ul style="list-style-type: none"> – cutting down woody and shrubby vegetation (if necessary), provision of compensation measures for the removed objects of flora; – construction of a water supply network to the nearest connection point; – construction of an electric cable to the nearest connection point of approximately 0.3 km; – to carry out measures on engineering preparation and improvement of territories in accordance with the architectural planning assignment and requirements of technological regulations (THIA), taking into account the requirements for creating a barrier-free environment; in an area with periodic radiation monitoring. <p>Sanitary restrictions: compliance with sanitary and epidemiological legislation in the placement, design and construction of facilities, taking into account the issued sanitary restrictions.</p> <p>Immediately before the construction it is necessary to remove the fertile layer of soil from under the building spot and use it for landscaping and gardening of the site. There are no planning restrictions on the use of the land plot.</p>	
2. Transport Communication			
	Distance from the facility, km	Name	
Highway, km	111	M/5 Gomel – Minsk	
Republican class highway, km	0.26	M/5 Gomel – Minsk	
Airport	–	–	
Railway	75	Zhitkovichi City	

Availability of access routes	Available	
Other	The distance to the border with: Russia ≈ 281 km, Ukraine ≈ 55 km; Poland ≈ 418 km; Lithuania ≈ 476 km.	
3. Infrastructure		
	Distance from the facility, km	Description (power, volume, etc.)
Electric power supply	0.3	The amount of electrical power that can be connected to existing electrical networks (lines) without their reconstruction is 400 kW. Connection point from overhead line – 10 kV № 594 from ПЦ – 110 kV "Lelchitsy" substation
Heating (heating networks)	–	–
Potable water	5	The nearest connection point is Lelchitsy Urban Settlement (central, potable / Ø 110 mm)
Process water	–	–
Hot water service	–	–
Boreholes	–	–
Sewerage	–	–
Gas supply	–	–
Other (including adjacent structures: industrial enterprises, raw material base)	–	
4. Contact Information		
Contact Person (Position)	Zelenkovskiy Andrey Leonidovich (Head of the Land Management Department of the Lelchitsy District Executive Committee)	
Phone number	80235622932	
Fax	80235622932	
E-mail	lelzem@mail.gomel.by	

