Project Investment Implementation Proposal (Land Plot)

Name	1. General Information						
Region Gomel	Name		Construction of industrial facilities				
District Settlement Address Lelchitsy District, 4 km south-east of the Lelchitsy Urban Settlement	Total area (m ²)		50,000				
Settlement Address Lelchitsy District, 4 km south-east of the Lelchitsy Urban Settlement			,				
Address		District		Lelchitsy			
Form of property Development of the site requires: Construction of a water supply network to the nearest connection point; Construction of an electric cable to the nearest connection point; Construction of an electric cable to the nearest connection point; Construction of an electric cable 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 technological regulations (THITA), taking into account the requirements of technological regulations (THITA), taking into account the requirements of technological legislation in the placement, design and construction of facilities, taking into account the issued sanitary restrictions: Compliance with sanitary and epidemiological legislation in the placement, design and construction of facilities, taking into account the issued sanitary restrictions: 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. Distance from the facility, km		Settlement		_			
Private Development of the site requires:		Address	Lelchitsy District, 4	km south-east of th	e Lelchitsy Urban		
Name of owner			•	Settlement	·		
Name of owner	Form of property		☐ private ☐ public				
Possible fields of use			1				
Development of the site requires: Construction of a water supply network 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 for technological regulations (THITA), taking into account the requirements for reating a barrier-free environment; in an area with periodic radiation monitoring. Sanitary restrictions: compliance with sanitary and epidemiological legislation in the placement, design and construction of facilities, taking into account the issued sanitary restrictions. 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. 2. Transport Communication Distance from the facility, km Pighway, km 111 M/5 Gomel – Minsk Pighway, km Mis Gomel – Minsk Pighway, km Mis Gomel – Minsk Pighway, km Mis Gomel – Minsk							
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Value (cadastral) (per ha) as on January 1, 2025 (BYN and USD) Encumbrance of the plot/ building Development of the site requires: - 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 (THIIA), taking into account the requirements for creating a barrier-free environment; in an area with periodic radiation monitoring. Sanitary restrictions: compliance with sanitary and epidemiological legislation in the placement, design and construction of facilities, taking into account the issued sanitary spot and use it for landscaping and gardening of the site. There are no planning restrictions on the use of the land plot. 2. Transport Communication Distance from the Name facility, km Highway, km 111 M/5 Gomel – Minsk Republican class highway, km 0.26 M/5 Gomel – Minsk					facility)		
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Airport – – –	Airport		_	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Railway 75 Zhitkovichi City			75	Zhitkov	richi 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 ΠC – 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)	(H De	Zelenkovskiy Andrey Leonidovich (Head of the Land Management Department of the Lelchitsy District Executive Committee)				
Phone number		80235622932				
Fax	80	80235622932				
E-mail	le	Izem@mail.gomel.by				



