

Project Investment Implementation Proposal (Land Plot)

1. General Information			
Name		Construction of industrial facilities	
Total area (m ²)		55,000	
Location	Region	Gomel	
	District	Lelchitsy	
	Settlement	–	
	Address	Lelchitsy District, 1.4 km south-west of the Dubrovki Village	
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)		4,900.00 BYN / 1,900.00 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 1.25 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 the roadside area (controlled zone) of the highway. <p>Sanitary restrictions: compliance with the size of sanitary protection zones of an underground drinking water supply source from possible sources of contamination in accordance with the Specific sanitary and epidemiological requirements for the maintenance and operation of drinking water sources and systems approved by the resolution of the Council of Ministers of the Republic of Belarus dated December 19, 2018. № 914 and sanitary norms and rules "Requirements for the organization of sanitary protection zones for sources and centralized drinking water supply systems", approved by Resolution № 142 of the Ministry of Health of the Republic of Belarus dated December 30, 2016.</p>	
2. Transport Communication			
		Distance from the	Name

	facility, km	
Highway, km	72	M/5 Gomel – Minsk
Republican class highway, km	2.6	M/5 Gomel – Minsk
Airport	—	—
Railway	55	Zhitkovichi City
Availability of access routes	Available	
Other	The distance to the border with: Russia ≈ 273 km, Ukraine ≈ 66 km; Poland ≈ 379 km; Lithuania ≈ 437 km.	
3. Infrastructure		
	Distance from the facility, km	Description (power, volume, etc.)
Electric power supply	1.25	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 № 596 from ПЦ – 110 kV "Lelchitsy" substation
Heating (heating networks)	—	—
Potable water	—	—
Process water	—	110
Hot water service	—	—
Boreholes	—	—
Sewerage	—	—
Gas supply	—	—
Other (including adjacent structures: industrial enterprises, raw material base)	a deposit of ultra-fresh groundwater, located approximately near the Sredniye Pechi Village	
4. Contact Information		
Contact Person (Position)	Zelenkovskiy Andrey Leonidovich (Head of the Land Management Department of the Lelchitsy District Executive Committee)	
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