

## Offer for Sale of Lease Rights (Land Plot)

1. General Information				
Name		Construction of a sports and recreation complex in Lelchitsy Urban Settlement		
Total area (m <sup>2</sup> )		20,000		
Location	Region	Gomel		
	District	Lelchitsy		
	Settlement	Lelchitsy Urban Settlement		
	Address	Lelchitsy District, Lenina Street, near JSC Lelchitskaya PMK-103		
Form of property		<input type="checkbox"/> private	<input checked="" type="checkbox"/> public	
Name of owner		Lelchitsy District Executive Committee		
Possible fields of use		<input type="checkbox"/> industry <input type="checkbox"/> logistics	<input type="checkbox"/> trade <input type="checkbox"/> service	<input type="checkbox"/> mixed <input checked="" type="checkbox"/> other (service)
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)		181,800.00 BYN / 71,800.00 USD		
Encumbrance of the plot/ building		Development of the site requires: – 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; – design and construction should be carried out in compliance with the protection zones of the networks; – in an area with periodic radiation monitoring; – it is necessary to remove 10 kV overhead lines from the building area, install a 10/0.4 kV pole-mounted substation (transformer substation) with a capacity of up to 160 kVA.  It is not allowed to place facilities that are objects of impact on human health and the environment in accordance with the Specific sanitary and epidemiological requirements for the establishment of sanitary protection zones of facilities that affect human health and the environment, approved by Resolution of the Council of Ministers of the Republic of Belarus dated 12 / 11 / 2019 № 847.		
2. Transport Communication				
	Distance from the facility, km	Name		
Highway, km	80	M10 Highway		
Republican class highway, km	0.3	P-36 Mozyr – Lelchitsy – Miloshevichi – Ukraine border		
Airport	–	–		
Railway	70	Kozenki station		
Availability of access routes		Available		
Other		The distance to the border with: Russia ≈ 273 km, Ukraine ≈ 55 km; Poland ≈ 388 km; Lithuania ≈ 446 km.		
3. Infrastructure				
	Distance from the	Description (power, volume, etc.)		

	facility, km	
Electric power supply	directly on the land plot	It is necessary to remove 10 kV overhead lines from the building area, install a 10/0.4 kV pole-mounted substation (transformer substation) with a capacity of up to 160 kVA
Heating (heating networks)	—	Connection point is city boiler house of the Lelchitsy Urban Settlement, heating networks of the Municipal Production Unitary Enterprise "Lelkom"
Potable water	0.4	central, potable / Ø110 mm.
Process water	—	—
Hot water service	—	—
Boreholes	—	—
Sewerage	1	Connection to horizontal sewage pumping station
Gas supply	0.1	Gas pipeline of the second category Ø 108 mm polyethylene
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)
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