

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

1. General Information			
Name		Construction of industrial facilities (mining farm)	
Total area (m <sup>2</sup> )		35,000	
Location	Region	Gomel	
	District	Lelchitsy	
	Settlement	–	
	Address	Lelchitsy District, north of Zapolye 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"/> trade <input type="checkbox"/> mixed <input type="checkbox"/> logistics <input type="checkbox"/> service <input type="checkbox"/> other
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, 2026 (BYN and USD)		4,600.00 BYN / 1,800.00 USD	
Encumbrance of the plot/ building		<p>Development of the site requires:</p> <ul style="list-style-type: none"> <li>– construction of an access to the land plot;</li> <li>– for power supply with a capacity of 20-30 MW, it is necessary from the ПИС – 330/110/10 kV "Petrikov" substation to construct two 110 kV overhead lines (50 km long along the highway) with the installation of two 110 kV cells with 110 kV sulfur hexafluoride circuit breaker and microprocessor protections on the ПИС – 330/110/10 kV "Petrikov" substation, as well as the construction of a two-transformer ПИС – 110/10 kV substation with power transformers with a capacity of 2*25 MVA;</li> <li>– cutting down woody and shrubby vegetation (if necessary), provision of compensation measures for the removed objects of flora;</li> <li>– construction of a water supply network to the nearest connection point of approximately 5 km;</li> <li>– to carry out measures on engineering preparation and improvement of territories in accordance with the architectural planning assignment and requirements of technological regulations (ТНПА), taking into account the requirements for creating a barrier-free environment;</li> </ul> <p>It is necessary to establish the estimated size of the sanitary protection zone 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.</p> <p>In the roadside area (controlled zone) of the highway.</p> <p>Development of the site requires:</p> <ul style="list-style-type: none"> <li>– construction of an access to the land plot;</li> <li>– construction of an electric cable, approximately 0.1 km;</li> <li>– cutting down woody and shrubby vegetation (if necessary), provision of compensation measures for the removed objects of flora;</li> </ul>	

	<p>– construction of a water supply network to the nearest connection point of approximately 3 km;</p> <p>– to carry out measures on engineering preparation and improvement of territories in accordance with the architectural planning assignment and requirements of technological regulations (THPIA), taking into account the requirements for creating a barrier-free environment.</p> <p>The land plot is partially located on sensitive lands, the withdrawal and provision of which for purposes unrelated to the purpose of these lands is possible with the approval of the President of the Republic of Belarus (paragraph 2 of Presidential Decree No. 667 of the Republic of Belarus dated December 27, 2007 "On the Seizure and Provision of Land Plots").</p> <p>In the roadside area (controlled zone) of the highway.</p>
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## 2. Transport Communication

	Distance from the facility, km	Name
Highway, km	119	M10 Highway
Republican class highway, km	10	P-36 Mozyr – Lelchitsy – Miloshevichi – Ukraine border
Airport	–	–
Railway	60	Kozenki station
Availability of access routes	Unavailable	
Other	The distance to the border with: Russia ≈ 335 km, Ukraine ≈ 91 km; Poland ≈ 490 km; Lithuania ≈ 499 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 50 kW. Connection point from overhead line – 10 kV № 643 from ПІС – 110 kV "Buynovichi" substation
Heating (heating networks)	–	–
Potable water	5	The nearest connection point is Ostrozhanka Village (central, potable / Ø 100 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)
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