

Project Investment Implementation Proposal (Land Plot)

1. General Information			
Name		Construction of industrial facilities	
Total area (m ²)		100,000	
Location	Region	Gomel	
	District	Lelchitsy	
	Settlement	–	
	Address	Lelchitsy District, 1 km north-east of the Buda-Lelchitskaya 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, 2026 (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 (THPIA), taking into account the requirements for creating a barrier-free environment; <p>Sanitary restrictions: it is allowed to place industrial facilities with a base size of sanitary protection zone no more than 1000 m, in accordance with the specific sanitary and epidemiological requirements for the establishment of sanitary protection zones of objects 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>	
2. Transport Communication			
	Distance from the facility, km	Name	
Highway, km	81	M/5 Gomel – Minsk	
Republican class highway, km	0.25	M/5 Gomel – Minsk	

Airport	–	–
Railway	60	Yelsk City
Availability of access routes	Unavailable	
Other	The distance to the border with: Russia ≈ 253 km, Ukraine ≈ 60 km; Poland ≈ 393 km; Lithuania ≈ 451 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 № 2700 from ПИС – 35 kV "Zamoshye" 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)	–	

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

