

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, 3 km south of the Ostrozhanka 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)		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"> – construction of an access to the land plot; – construction of an electric cable of approximately 4 km; – 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 of approximately 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 (THIA), taking into account the requirements for creating a barrier-free environment; 	
2. Transport Communication			
	Distance from the facility, km	Name	
Highway, km	115	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 ≈ 238 km, Ukraine ≈ 87 km; Poland ≈ 486 km; Lithuania ≈ 495 km.	
3. Infrastructure			
	Distance from the facility, km	Description (power, volume, etc.)	
Electric power supply	4	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 ПС – 110 "Buynovichi" substation
Heating (heating networks)	–	–
Potable water	3	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)	Location near bentonite clay deposits	

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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