Investment proposal No. 3 (land plot)

1. General information				
Name		Construction of a glass and molding sands processing plant		
Total area (ha)		10		
Location	Area	Gomel		
	District	Lelchitsky		
	Locality	-		
	Address	Lelchitsky district, 1 km south-east of the village. Ubortskaya Rudnya		
Name of the owner		Lelchitsky forestry		
Availability of an urban planning passport		Absent		
Form of ownership		☐ private		☑ **state**
Possible directions of use		☑ **industry**	☐ trade, services	☐ other (specify):
		☐ Agro-industrial complex, farm	☐ logistics	_____
Methods of providing a plot		☑ **rent**	☐ use	☐ sale
Cost (cadastral) (per sq.m.) as of January 1, 2021 (bel. rubles and US dollars)		0,32 bel. rub. / 0,16 US dollars		
Encumbrance of the site/structure Availability of restrictions		For the development of the site, it is necessary: - cutting down of tree and shrub vegetation (if necessary), to provide compensation measures for the objects of the flora being removed; - construction of a water supply network to the nearest connection point (Lelchitsy); - construction of an electric cable to the nearest connection point approximately 1 km; - carry out measures for engineering preparation and landscaping in accordance with the APZ and the requirements of the TNPA, taking into account the requirements for creating a barrier-free environment. In the roadside lane (controlled zone) of the highway. Sanitary restrictions: it is allowed to place production facilities with basic SPZ dimensions of no more than 1000 m, in accordance with specific sanitary and epidemiological requirements for the establishment of sanitary protection zones of objects that are objects of impact on human health and the environment, approved by the Resolution of the Council of Ministers of the Republic of Belarus of 11.12.2019 No. 847.		

2. Transport links		
	Distance from the object (km)	Name
Motorway	104	Highway M10
Roads of republican significance	13,5	P-36 Mozyr-Lelchitsy-Milosevic-border of Ukraine
An airport	-	
Railway	65	Kozenki station
Availability of access roads	Are	
Other	Distance to the border with: Russia ≈ 256 km, Ukraine ≈ 78 km; Poland ≈ 413 km; Lithuania ≈ 469 km.	
3. Инфраструктура		
	Distance from the object (km)	Description (power, volume, etc.)
Power supply	1	The amount of electrical power that can be connected to existing electrical networks (lines) without their reconstruction is 50 kW. Connection point from VL- 10 kV No. 2702 from PS- 35 "Zamoshye"
Heating (heating networks)	-	Absent
Drinking water	-	The nearest connection point is the village of Lelchitsy
Technical water	-	Absent
Hot water supply	-	Absent
Wells	-	Absent
Sewage system	-	Absent
Gas supply	-	Absent
Regional Center	230	Gomel
District center	30	G.P. Lelchitsy
Other (including adjacent infrastructure: industrial enterprises, raw materials base)	Location in the vicinity of the quarry deposits of molding sands	
4.Contact information		
Contact person (position)	Zelenkovsky Andrey Leonidovich (Head of the Land management Department of the Lelchitsky district Executive Committee)	
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