Investment proposal No. 4 (land plot)

1. General information				
Name		An enterprise for processing wild mushrooms and berries, the creation of a modern production facility for the production of granular fertilizers with a prolonged effect based on peat and sapropel		
Total area (ha)		2,5		
Location	Area	Gomel		
	District	Lelchitsky		
	Locality	-		
	Address	Lelchitsky district, from the south-western side of the town of Lelchitsy (village of Geologists)		
Name of the owner		JSC "Novaya Niva"		
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)		1,53 bel. rub. / 0,77 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 approximately 0.35 km; - construction of a conductive gas pipeline to the nearest connection point approximately 0.37 km; - to 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. The plot is located: in the protected areas of the power line; on the territory with periodic radiation monitoring; in the roadside lane (controlled zone) of the highway; in natural territories subject to special protection (water protection zone of rivers, reservoirs); the land plot is partially located on sensitive lands, the seizure 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 the Decree of the President of the Republic of Belarus of December 27, 2007 No. 667 "On the seizure and provision of land plots"; sanitary restrictions: when creating a modern production facility for the production of granular fertilizers with a prolonged effect based on peat and sapropel, when preparing design estimates, the investor needs to establish the estimated size of the sanitary protection zone 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

2. Transport links		
	Distance from the object (km)	Name
Motorway	80	Highway M10
Roads of republican significance	0,1	P-36 Mozyr-Lelchitsy-Milosevic-border of Ukraine
An airport	-	
Railway	80	Zhitkovichi station
Availability of access roads	Are	
Other	Distance to the border with: Russia ≈ 259 km, Ukraine ≈ 52 km; Poland ≈ 416 km; Lithuania ≈ 445 km.	

3. Инфраструктура		
	Distance from the object (km)	Description (power, volume, etc.)

Power supply	directly on the site	The amount of electrical power that can be connected to existing electrical networks (lines) without their reconstruction is 36 kW. Connection point from VL-10 kV No. 592 from PS- 110 "Lelchitsy"
Heating (heating networks)	0,35	
Drinking water	0,35	The nearest connection point is the village of Lelchitsy, Geologov str. (central, potable/ Ø100 mm)
Technical water	-	Absent
Hot water supply	-	Absent
Wells	-	Absent
Sewage system	0,35	Absent
Gas supply	0,37	The point of possible connection with a capacity of up to 2 kPa, from which a load of 10 m3/hour can be provided, D=63 mm (low pressure gas pipeline P =2 Kpa)
Regional Center	230	Gomel
District center	1	G.P. Lelchitsy
Other (including adjacent infrastructure: industrial enterprises, raw materials base)	-	

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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