PASSPORTS
OF INVESTMENT SITES
IN LIDA DISTRICT

NATIONAL AGENCY
OF INVESTMENT AND
PRIVATIZATION
REPUBLIC OF BELARUS

GRODNO REGIONAL
EXECUTIVE COMMITTEE

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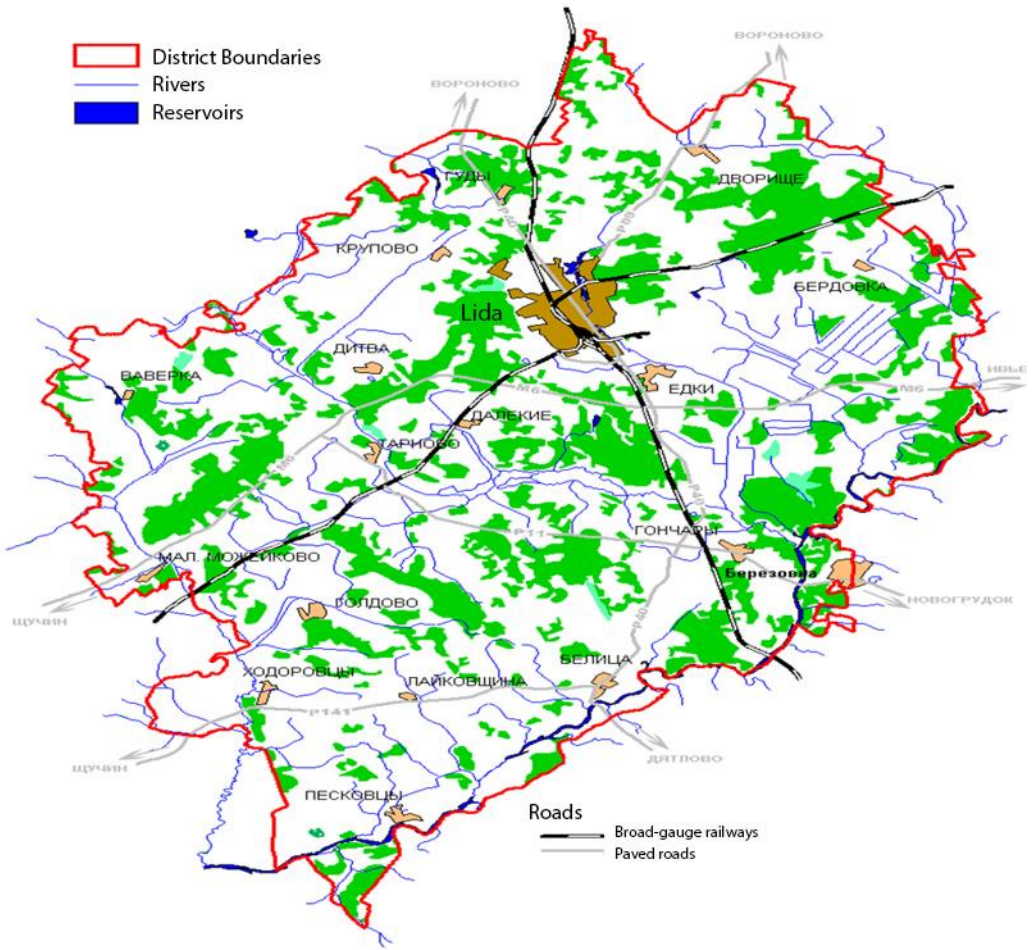


Site No.1
Lida, near Tolstoy Street

General information

Site plan

Area: 2.3 ha

Land user: Lida District Executive Committee

Asset holder: none

Type of ownership: state-owned

Land title documents in place: no

Legal regime: listed under Decree 10

Zoned as: urban land (lands of the city)

Real properties on site: none

Actual condition and topography

Information about vegetation, water bodies, and topography:

Vegetation and water bodies are not present, the topography is flat.

Actual infrastructure

Utility lines

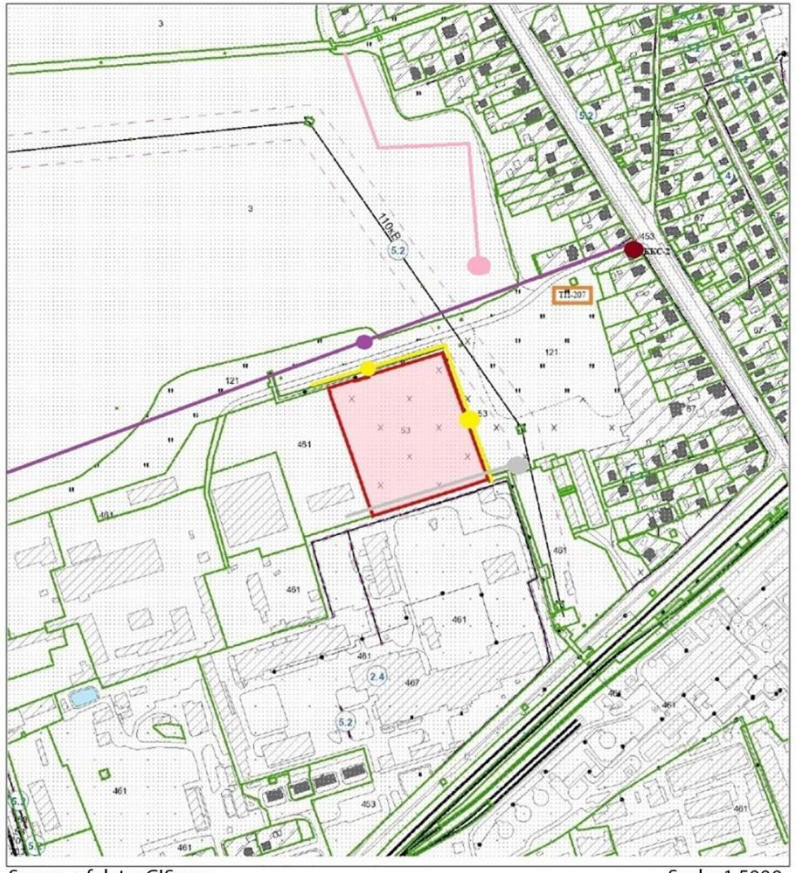
- **power grids** – none;
- **water supply** – none;
- **sewage system** – none;
- **gas supply:** high pressure gas pipeline Ду-400 built in 1988, distance - 0.1 km, depreciation - 68%, satisfactory condition, repair not required;
- **heating:** distance to the heating main 30 m, capacity - 93.6118 Gcal/h, built in 1996, satisfactory condition, repair not required;
- **telecommunications** - none

Transportation infrastructure

- **motorways and highways** - there is an asphalt driveway at a distance of 160 metres from the site, which is in satisfactory condition (depreciation ~ 10%) and does not require repair.
- **railroad tracks** - not available, the distance to the railway station of Lida is approximately 3.5 km

Actual infrastructure (continued)

Site No.1
Production of goods, Lida,
near Tolstoy Street



Source of data: GISmap

Scale: 1:5000

- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage

- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

Potential infrastructure

Utility lines

- **electrical grid:**

Option 1: electricity can be supplied from the 110/35/10 kV Lida-Severnaya substation, capacity from 100 kW to 5 MW, located at a distance of 2 km from the site, built in 1964, depreciation is 53%, satisfactory condition, repair not required;

Option 2: electricity can be supplied from the transformer substation 207 in Lida, capacity not exceeding 100 kW, located at a distance of 300 m from the site, built in 2009, depreciation is 32%, satisfactory condition, repair not required.

In the event of a request for power beyond the capacity available in reserve, it will be necessary to replace transformers at the supplying substations. The cost of work is to be determined according to design and estimate documentation;

- **water supply:** the nearest point of connection to the central drinking water supply - water pipe d=300mm, located 250 meters from the site, built in 1988, depreciation 58%, repair not required, estimated installation time - 3 months, capacity - 30 m^3/hour;
- **sewage**: connection to the central sewer system is possible through one of the options:

Option 1: to the existing gravity flow sewer d=800 mm, built in 1988, depreciation 68%, repair not required. Construction of 670 metres of sewage lines is required, with broaching under the railroad, possible capacity: 30 m^3/hour; installation time – 6 months;

Option 2: to the existing gravity flow sewer d=300 mm running across the plot, built in 1963, depreciation 100%, condition is unsatisfactory, re-laying is required. Estimated installation time – 3 months. Possible capacity: 10 m^3/hour;

- **gas pipelines** - connection point to the high pressure gas pipeline is located at a distance of up to 0.1 km, capacity up to 300 m^3/h. Possible terms of construction should be determined by design and estimate documentation. Gas supply should be provided for process needs;
- **heating systems** – 30 m heating system needs to be built, possible capacity – 3.0 Gcal/h, estimated installation time – as per design and estimate documentation, construction management plan;
- **telecommunications** – 280m of a telephone duct needs to be built, and 400 m of cables need to be laid, the possible capacity - FOC 8, estimated installation time – according to the design and estimate documentation, construction management plan.

Relocation of infrastructure beyond the site not required.

Transportation infrastructure

- **motorways** - as per design and estimate documentation, at the expense of the investor;
- **railroads and stations** - construction of access railways is not possible (dense built-up area);

Restrictions

Sanitary protection zone must be established with a size depending on the type of production facility.

Fire safety regulations for the use of the site for setting up a production facility are to be taken into account when designing the facility. There are no restrictions of the Ministry of Emergency Situations on the types of activities that are not allowed on this site.

Protection zones of the utilities infrastructure:

- gravity flow sewer d=300 mm from JSC “Grodno meat processing plant” runs along the site boundary. Protection zone: 5 meters on both sides of the pipeline axis. Restrictions on the use of the plot must be established.

In accordance with Specific sanitary and epidemiological requirements for the establishment of sanitary protection zones of facilities having impact on human health and the environment, approved by Decree No. 847 of the Council of Ministers of the Republic of Belarus dated December 11, 2019 (as amended by Decree No. 130 of the Council of Ministers of the Republic of Belarus dated March 3, 2020), **the restrictions on the following activities may apply on the site:**

- agriculture, hunting and forestry;

- mining;

The organisation of industrial production is possible with the development of a project of the sanitary protection zone and taking into account the restrictive measures in the sanitary breaks (reduction of sanitary breaks is not allowed by law).

Financial section: organisational expenses

Pos.	Criterion	Cost	Source of funding
1.	Cost of land allocation	5,000 BYN	investor funding
2.	Preparing an urban planning certificate	2,000 BYN	investor funding
	TOTAL organisational expenses:	**7,000 BYN**	

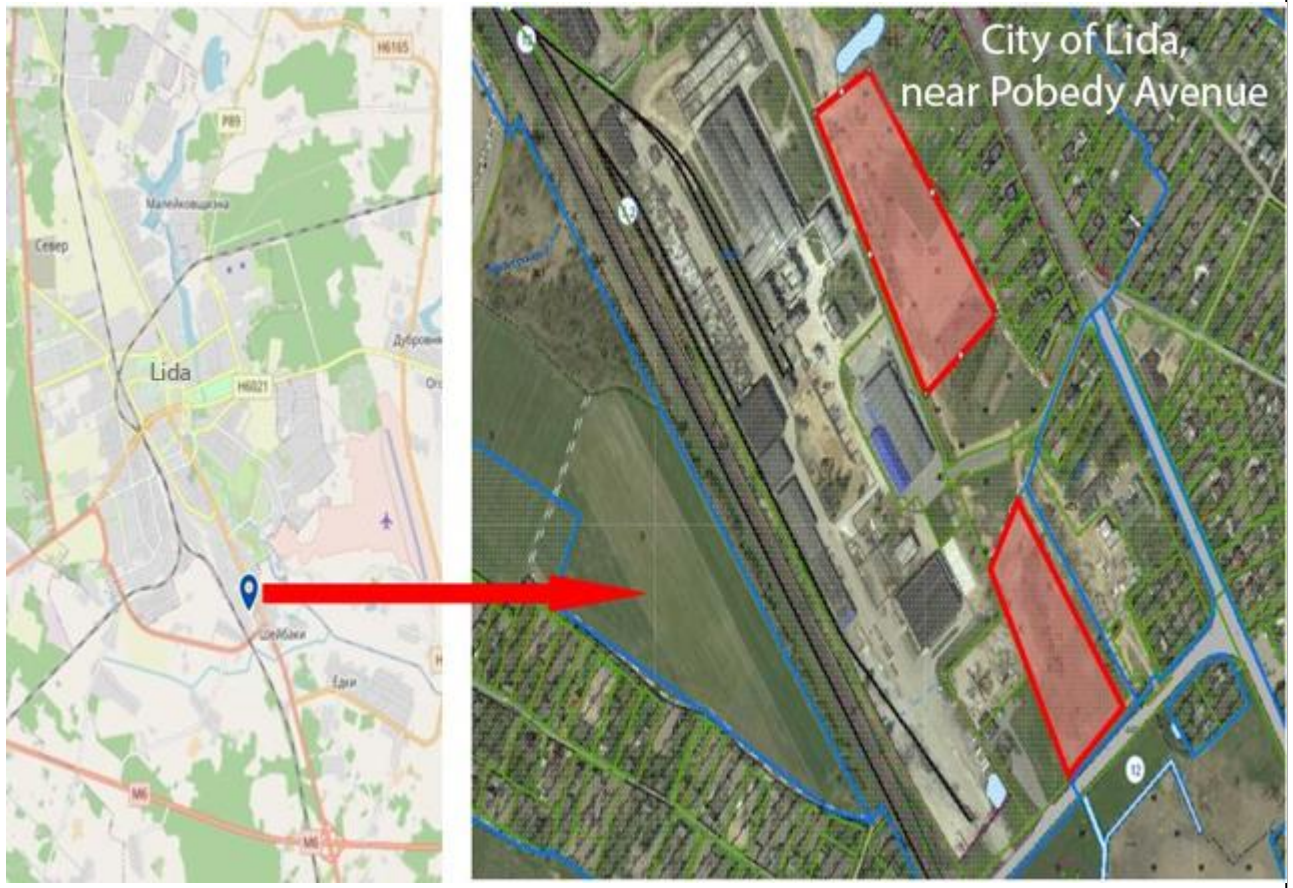
Financial section: Connecting to infrastructure

Pos.	Criterion	Cost	Source of funding
1.	Motorways and highways	47,000 BYN	investor funding
2.	Electrical grid	Option 1 - 570,000 BYN Option 2 - 40,000 BYN *(estimate)*	investor funding
3.	Water supply	75,000 BYN *(estimate)*	investor funding
4.	Water supply	Option 1 - 200,000 BYN Option 2 - 50,000 BYN *(estimate)*	investor funding
5.	Gas pipelines	90,000 BYN *(estimate)*	investor funding
6.	Heat supply	90,000 BYN *(estimate)*	investor funding
7.	Telecommunications	10,000 BYN *(estimate)*	funds of RUE “Beltelecom”
	TOTAL overall costs	***Minimum: 409.0 thousand BYN (including those related to infrastructure 402.0 thousand BYN. Maximum - after the approval of the design documentation)***	

Site No.2
Lida, near Pobedy Street

General information

Site plan



Area: 4.5 ha

Land user: Lida District Executive Committee

Asset holder: none

Type of ownership: state-owned

Land title documents in place: no

Legal regime: listed under Decree 10

Zoned as: urban land (lands of the city)

Real properties on site: none

Actual condition and topography

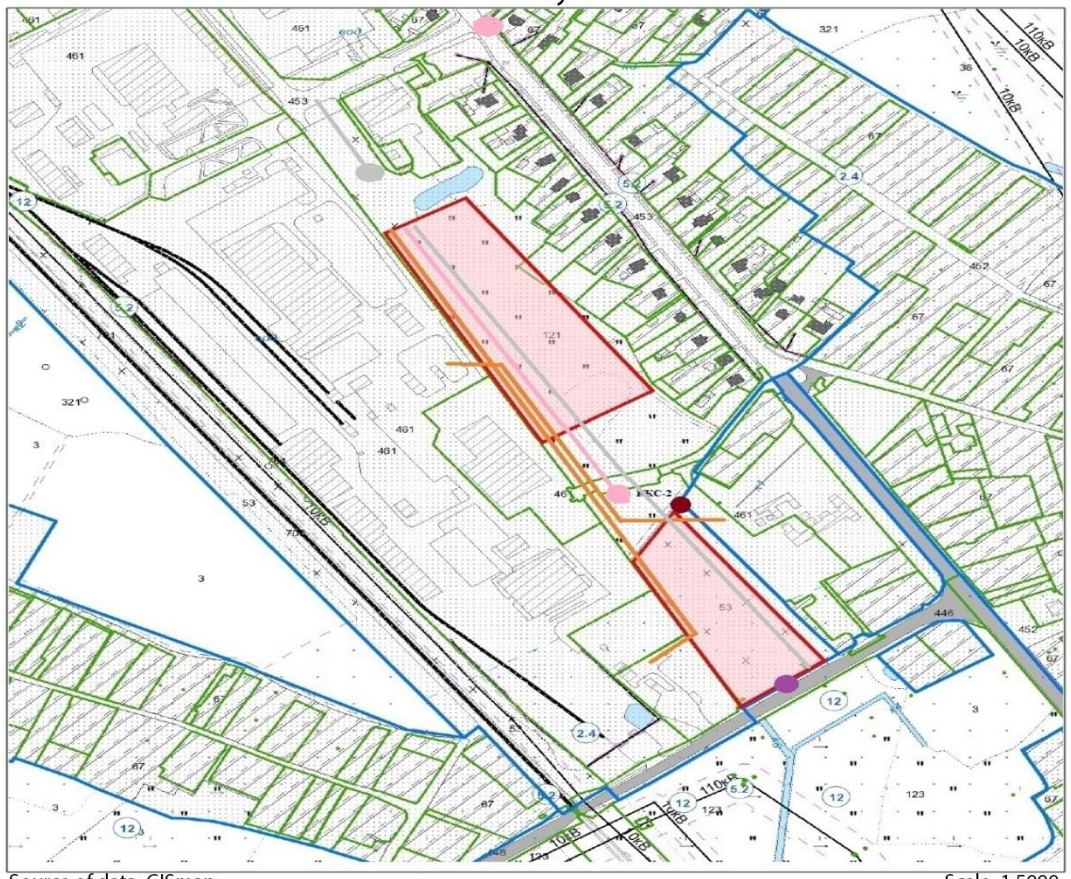
Information about vegetation, water bodies, and topography

The topography is flat. Vegetation is present, no water bodies.

Actual infrastructure

Site No.2

Construction of a solar power plant, Lida,
near Pobedy Avenue



Source of data: GISmap

Scale: 1:5000

- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage

- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

Actual infrastructure

Utility lines

- **power supply** - no connection points are available directly on the plot or at its boundaries. There are 0.4-10 kV cable lines running over the site;
- **water supply** - no connection points are available directly on the plot or at its boundaries. Water mains d=110mm runs along the site boundary;
- **sewage system** - no connection points are available directly on the plot or at its boundaries. Two pumped sewer lines d=150 mm from the Yedki pumping station to pumping station No.10 and a pumped sewer from the production facilities of Maintenance Depot 55 run through the site;
- **gas supply:** none;
- **heat supply:** none;
- **telecommunications** – there are cable communication lines B43 AL-Lida-Berezovka (FOC (fibre-optic cable) 16), urban telephone network Lida-Berezovka (FOC 4), urban telephone network Lida-Berezovka (FOC 24), “Belneftekhim” telephone conduit and FOC passing through the site.

Transportation infrastructure

- **Motorways** - the site is located 150 meters from the national highway M-11 Lida-Slonim-Byten-Lithuanian border, there is an asphalted access road, which is in satisfactory condition (depreciation ~30%), repair not required;
- railroad tracks and stations - tracks are not available, the distance to the railway station of Lida is approximately 6.5 km

Potential infrastructure

Utility lines

- **electrical grids** – electricity can be supplied from Novoprudtsy substation, with a capacity of up to 2 MW, located at a distance of 1.4km from the site, built in 1995, depreciation is 71%, satisfactory condition , repair not required. In the event of a request for power beyond the capacity available in reserve, it will be necessary to replace transformers at the supplying substations.
- **water supply**: the nearest point connection to the central drinking water supply – water conduit d=300mm on Pobedy Ave., built in1988, depreciation 58%, satisfactory condition , repair not required. Construction of 800 m water pipeline d=160mm is required from the water conduit at Pobedy Ave. to the site, with a loop to the existing water pipeline d=100 mm near the site. Estimated installation time – 4 months Possible capacity: 30 m^3/hour;
- **sewage** - connection to central sewage system possible to existing gravity flow sewer d=400 mm near sewage pumping station 10 in Noskova Street, which is 450 m away from the site, built in 1986, depreciation 72%, satisfactory condition , no repair required. Possible capacity: 30 m^3/hour; estimated installation time - 2 months;
- **gas pipelines** - connection point to the high pressure gas pipeline is located at a distance of 500m, capacity up to 400 m^3/h. Possible terms of construction should be determined by design and estimate documentation;
- **heating networks** - there is no possibility to connect to the heating networks of the branch “Lida heating networks” of RUE “Grodnoenergo” due to the long distance between the investment site and the existing heating networks;
- **telecommunications** – 280m long telephone duct needs to be built, and 400 m of cables need to be laid, possible capacity - FOC 8, estimated installation time – according to the design and estimate documentation, construction management plan.

Transportation infrastructure

- **railroads and stations** - construction of access railways is not possible (dense built-up area);

For information: The loading and unloading yard and elevated track of Building & Construction Department No. 19 (balance - BCD No. 19) are located near this site;

Financial section: organisational expenses

Pos.	Criterion	Cost	Source of funding
1.	Cost of land allocation	5,000 BYN	investor funding
2.	Preparing an urban planning certificate	2,000 BYN	investor funding
3.	Removal of vegetation with a need for compensatory planting	26,064 BYN (814.5 base values)	investor funding
	TOTAL organisational expenses:	33,064 BYN	

Restrictions

General information

- **Sanitary and *environmental* restrictions:** none
- **Fire safety regulations** for the use of the site for setting up a production facility – the site is located outside the service range of the existing fire stations. It is necessary to build a fire station in the area of Letnaya street, as envisaged in the Lida master plan, or to have the Lida district executive committee decide to increase the service range of the existing fire stations to 5 km.
- **Restrictions of the Ministry of Emergency Situations** on types of activities - none.
- **Protection zones of the utilities infrastructure:**

  - there are 0.4-10 kV cable lines running over the site. The need for relocation will be determined at the design stage;

  - there are communication cable lines running over the site. The need for their relocation and scope will be determined at the design stage of the project;

  - water mains d=110mm runs across the site territory. Protection zone: 10 meters from the pipeline axis. Restriction on the plot use;

- **Possible measures to reduce the sanitary and protection zones** - none.

Construction of the facility in accordance with the intended purpose is possible without restrictions. Industrial production is possible with the development of a SPZ (sanitary protection zone) project.

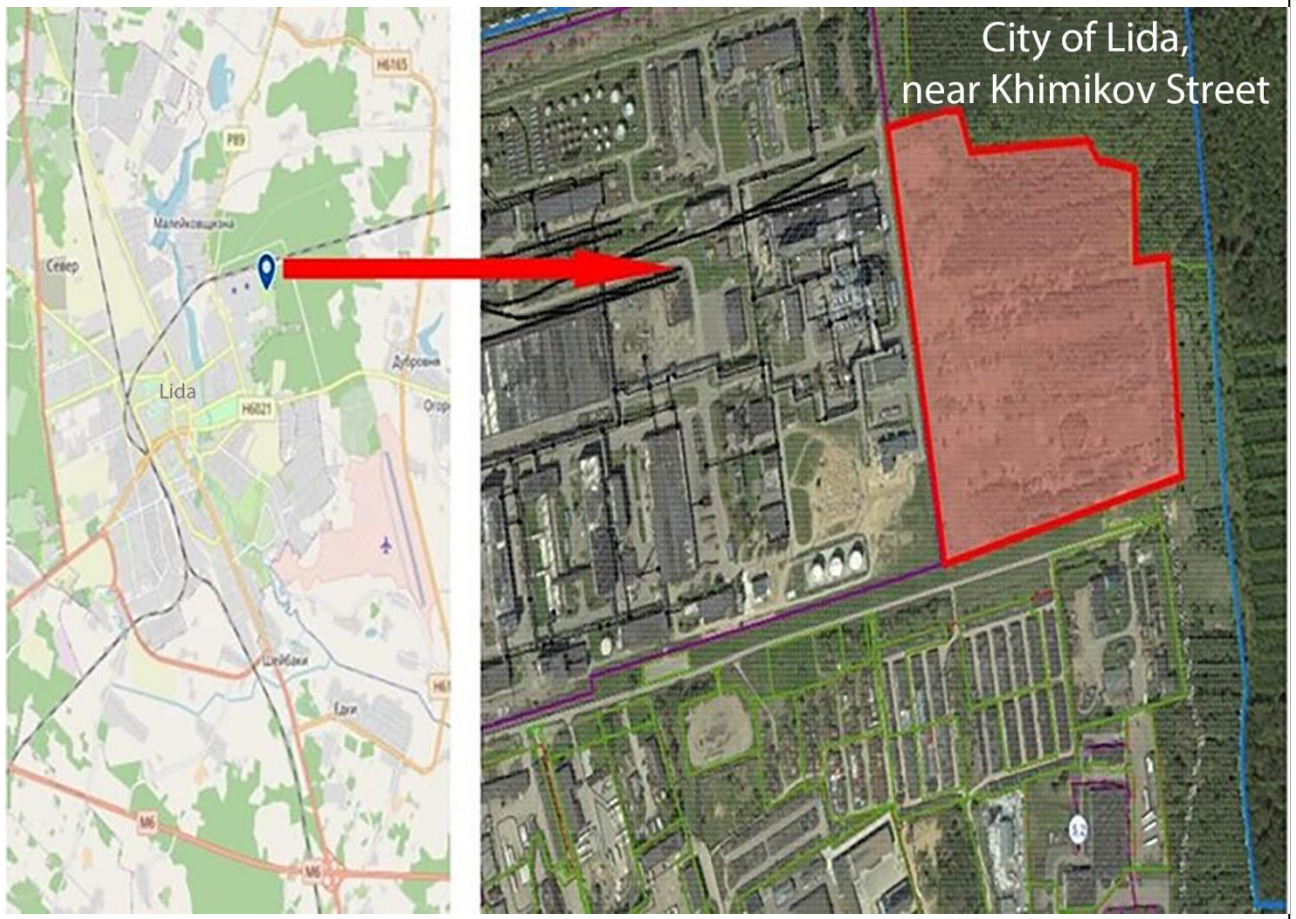
Financial section: Connecting to infrastructure

Pos.	Criterion	Cost	Source of funding
1	Electrical grid	474,000 BYN *(estimate)*	investor funding
2	Water supply	240,000 BYN *(estimate)*	investor funding
3.	Sewage system	135,000 BYN *(estimate)*	investor funding
4.	Gas pipelines	120,000 BYN *(estimate)*	investor funding
5.	Telecommunications	5,000 BYN *(estimate)*	funds of RUE “Beltelecom”
6.	Relocation of utilities infrastructure	475,000 BYN *(estimate)*	investor funding
	TOTAL overall costs:	*Minimum: 1,482.1 thousand BYN (including those related to infrastructure 1,449.0 thousand BYN. Maximum - after the approval of the design and estimate documentation)*	

Site No.3
Lida, near Khimikov Street

General information

Site plan



Area: 9.707 ha

Land user: Lida District Executive Committee

Asset holder: none

Type of ownership: state-owned

Land title documents in place: no

Legal regime: listed under Decree 10

Zoned as: urban land (lands of the city)

Real properties on site: none

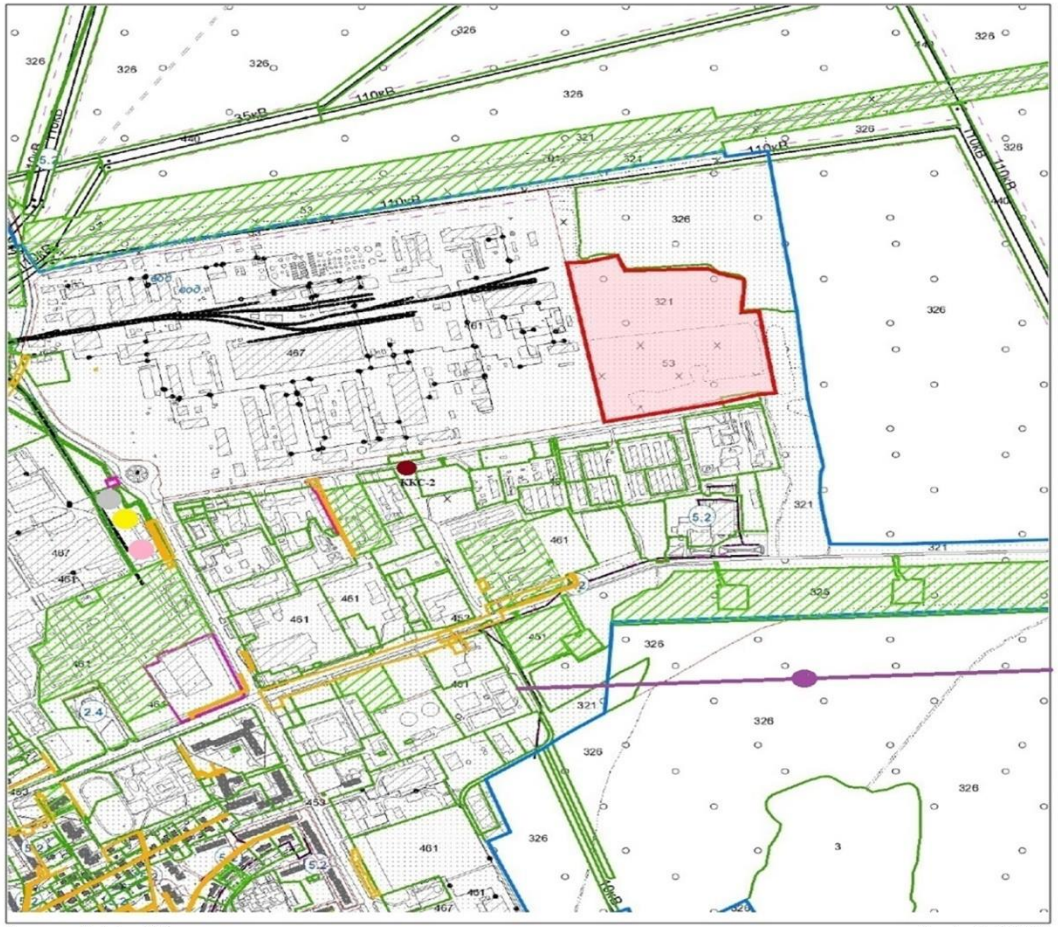
Actual condition and topography

Information about vegetation, water bodies, and topography

The topography is flat. Vegetation is present. There are no water bodies.

Actual infrastructure

Site No.3
Construction of photovoltaic power station, Lida,
near Khimikov Street



Source of data: GISmap

Scale: 1:10000

- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage

- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

Actual infrastructure

Utility lines

- electrical grids – none;
- water supply – none;
- sewage system – none;
- gas pipelines – none;
- heat supply – none;
- telecommunications – none.

Transportation infrastructure

- Motorways and highways – there is an asphalt-paved driveway 50 metres away from the plot;
- Railways and stations - 0.1 km away from the private track of Lakokraska JSC (asset holder – Lakokraska JSC)

Potential infrastructure

Utility lines

- **electrical grid** - electricity can be supplied from the 110/35/10 kV Lida-Severnaya substation, capacity 4 MW, located at a distance of 1.7 km from the site, built in 1964, depreciation is 53%, satisfactory condition, repair not required. In the event of a request for power beyond the capacity available in reserve, it will be necessary to replace transformers at the supplying substations.
- **water supply:** the nearest point of connection to the central drinking water supply - water pipe d=300mm, located 840 meters from the site, year built 1988, depreciation 58%, repair not required, estimated installation time - 3 months, capacity - 30 m3/hour; estimated installation time 4 months; possible capacity 30m^3/hour;
- **sewage system** - connection to central sewage system possible to the existing gravity flow sewer d=300 mm in Kachana Street, which is 840 m away from the site, built in 1976, depreciation 92%, satisfactory condition, repair not required, possible capacity: 30 m3/hour; estimated installation time - 4 months;
- **gas pipelines** - connection point to the high pressure gas pipeline is located at a distance of up to 1.0 km, capacity up to 400 m^3/h, estimated installation time as per design and estimate documentation;
- **heating systems** – 1000 m long heating system needs to be built, possible capacity – 4.5 Gcal/h, estimated installation time – as per design and estimate documentation, construction management plan;
- **telecommunications** – 280m of a telephone duct needs to be built, and 400 m of cables need to be laid, the possible capacity - FOC 8, estimated installation time – as per design and estimate documentation, construction management plan.

Transportation infrastructure:

- **motorways and highways** – there is an asphalt-paved driveway 50 metres away from the plot;
- **railroads and stations** – possible extension of private tracks of Lakokraska JSC with a length of at least 100 metres.

Restrictions

- Sanitary restrictions: none There are no restrictions on the construction of the facility.
- There are no restrictions of the Ministry of Emergency Situations on the types of activities that are not allowed on this site. Fire safety regulations for the use of the site for setting up a production facility are to be taken into account when designing the facility.
- There are restrictions on the use of the plot in terms of water supply - the site is located in the 3rd zone of sanitary protection of the Dubrovnya water intake.

Financial section: organisational expenses

Pos.	Criterion	Cost	Source of funding
1.	Cost of land allocation	5,000 BYN	investor funding
2.	Removal of vegetation with a need for compensatory planting	241,280 BYN (7540 base values)	investor funding
	TOTAL organisational expenses:	**246,280 BYN**	

Financial section: Connecting to infrastructure

Pos.	Criterion	Cost	Source of funding
1	Motorway	14,700 BYN *(estimate)*	investor funding
2	Railroad	100,000 BYN *(estimate)*	investor funding
3.	Electrical grid	522,000 BYN *(estimate)*	investor funding
4.	Water supply	200,000 BYN *(estimate)*	investor funding
5.	Sewage system	200,000 BYN *(estimate)*	investor funding
6.	Gas pipelines	200,000 BYN *(estimate)*	investor funding
7.	Heat supply	2,100,000 BYN *(estimate)*	investor funding
8.	Telecommunications	20,000 BYN *(estimate)*	funds of RUE “Beltelecom”
	TOTAL infrastructure costs:	***3,356,700 BYN***	
	TOTAL overall costs:	*Minimum: 3603.0 thousand BYN (including those related to infrastructure 3356.7 thousand BYN. Maximum - after the approval of the design documentation)*	

Site No.4
Lida, near 10 Masherova Street

General information

Site plan

Area: 22.3383 ha

Land user: OJSC “Plant “Optic”

Asset holder: OJSC “Plant “Optic”

Type of ownership: private

Land title documents in place: yes

Legal regime: FEZ “Grodnoinvest”

Zoned as: lands for industrial, transport, communications, energy, defence and other purposes

Real properties on site: 13 units

Real properties title documents in place: yes

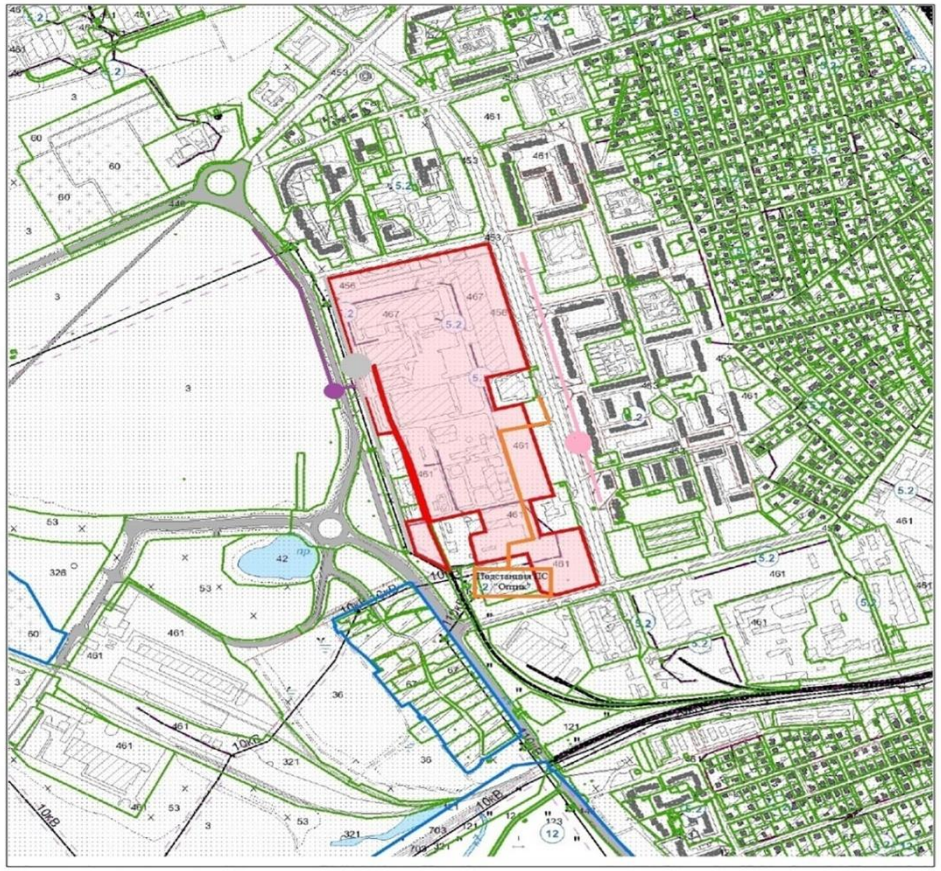
Actual condition and topography

Information about vegetation, water bodies, and topography

The topography is flat. Little vegetation is present. There are no water bodies.

Actual infrastructure

Site No.4
Lida, near 10 Masherova Street
FEZ site No. 6, sector 1



Source of data: GISmap

Scale: 1:10000

- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage

- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

Actual infrastructure

Utility lines

- **electrical grid**: there is a 10 kV cable line running over the site;
- water supply: there are no water supply networks to connect to, neither directly on the land plot nor near its boundaries;
- sewage system : there are no sewage systems to connect to, neither directly on the land plot nor near its boundaries;
- **gas pipelines:** high pressure gas pipeline Ду-273; built in 1981, distance - max. 0.3 km, depreciation - 82%, satisfactory condition , repair not required;
- **heat networks:** present, but there is no technical possibility of connecting to the heat networks of the branch "Lida heating networks" of RUE "Grodnoenergo", due to fact that the capacity of the heat networks is insufficient to reach the desired levels for the terminal users;
- **telecommunications** – FOCL (fibre-optic communication line) in the OJSC "Plant "Optic" building, possible capacity – FOC 8.

Transportation infrastructure

- motorways and highways: Masherova Street runs along the site from the east, a bypass road from the west, Furmanova Street from the south and an access to Plant "Optic" from the north;
- railroads and stations:: railroad tracks are located in the territory of OJSC "Plant "Optic", there is a loading and unloading yard, built in 1985, depreciation of 75%, condition is unsatisfactory, repair is required.

Potential infrastructure

Utility lines

- electrical grid: electricity can be supplied from the 110//10 kV “Optic” substation, capacity 4 MW, located at a distance of 0.5 km from the site, built in 1976, depreciation is 52%, satisfactory condition , repair not required. In the event of a request for power beyond the capacity available in reserve, it will be necessary to replace transformers at the supplying substations.
- **water supply:** to supply water to the site, the construction of 110m, d=160 mm water pipeline is required with the connection to the water line d=300mm at Masherova street, with a broaching under the road; year built 1985, depreciation 100%, condition is unsatisfactory. Replacement of 150m water conduit d=300 mm at Masherova Street is required, possible capacity - 30 m^3/hour, estimated installation time – 3 months ;
- **sewage system:** connection to central sewage system possible to the existing gravity flow sewer d=500 mm to SPS, which is 120 m away from the site, built in 1978, depreciation 88%, satisfactory condition , no repair required, possible capacity: 30 m3/hour; estimated installation time – 3 months;
- **gas pipelines**: high pressure gas pipeline Ду-273 runs at a distance of up to 0.3 km. Capacity up to 1500 m^3/h. Possible terms of construction should be determined by design and estimate documentation;
- **heat networks:** there is no technical possibility of connecting to the heat networks of the branch “Lida heating networks” of RUE “Grodnoenergo”, due to fact that the capacity of the heat networks is insufficient to reach the desired levels for the terminal users;
- **telecommunications** – FOCL in the OJSC “Plant “Optic” building, possible capacity – FOC 8.

Need for relocation of infrastructure outside the plot, and possible terms.

There is a need for the relocation of the 10kV power line, cost and timing to be determined at the design stage.

Real estate units

General information

There are 13 properties on the site, 4 of which are not registered in the Unified State Register of Immovable Property. The facilities located on the site are as follows: boiler house; reagent storage building; storage facilities block; cooling tower; melting shop building; mortar and concrete unit; oxygen and acetylene cylinders building; fire station with living quarters; batch house building; fuel and oil storage; heated sewage plant; condensate pumping station building; underground fuel oil storage. The total area of registered properties is 51,938.1 sq.m. The total area of non-registered properties (fuel and oil storage; heated sewage plant; condensate pumping station building; underground fuel oil storage) needs to be clarified and will be determined following the technical inventory (verification of characteristics) of the above-mentioned properties. Number of floors: 1 to 5. Walls of the facilities are made of reinforced concrete panels, bricks (except oxygen and acetylene cylinders building walls that are made of slate). The facilities were built in the second half of the 1970s and early 1980s.

There is no information about properties under construction or properties to be demolished.

Restrictions

Scheme of restrictions

- **Sanitary restrictions:**

- sanitary protection zone should be arranged according to the type of production, but no larger than the sanitary protection zone of OJSC “Plant “Optic”;

- there is an artesian well in the area, restrictive measures in the sanitary protection zones of the water supply source must be taken into account.

- **Fire safety regulations** for the use of the site for setting up a production facility are to be taken into account when designing the facility. There are no restrictions of the Ministry of Emergency Situations on the types of activities that are not allowed on this site.
- There is a shelter located on the premises, which must be preserved.
- Protection zones of the utilities infrastructure:

  - there is a 10 kV cable line running over the site;

  - within the boundaries of the allocated land plot for the maintenance of the private railway line of OJSC “Plant “Optic”.

Possible activities at the site and/or exclusion of certain activities (manufactures), due to existing restrictions (encumbrances).

The organization of industrial production is possible with the development of a project of the sanitary protection zone and taking into account the restrictive measures in the sanitary protection zones of the water supply source. Certain restrictions on mining activities on the site may apply.

Financial section: organisational expenses

Pos.	Criterion	Cost	Source of funding
1.	Cost of land allocation	5,000 BYN	investor funding
2.	Preparing an urban planning certificate	2,000 BYN	investor funding
	TOTAL organisational expenses:	**7,000 BYN**	

Financial section: Connecting to infrastructure

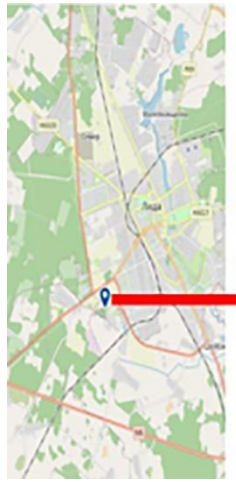
Pos.	Criterion	Cost	Source of funding
1.	Motorway	15,000 BYN *(estimate)*	investor funding
2.	Railroad	1,000,000 BYN *(estimate)*	investor funding
3.	Electrical grid	330,000 BYN *(estimate)*	investor funding
4.	Water supply	100,000 BYN *(estimate)*	investor funding
5.	Sewage system	36,000 BYN *(estimate)*	investor funding
6.	Gas pipelines	90,000 BYN *(estimate)*	investor funding
	TOTAL infrastructure costs:	***1,571,000 BYN***	

TOTAL overall costs: *minimum: 1578.0 thousand BYN (including those related to infrastructure 1571.0 thousand BYN. Maximum - after the approval of the design documentation)*

Site No.5
FEZ site No.6, sector 1, Lida

General information

Site plan



Area: includes three plots: 6.15 ha, 3.15 ha, 84.64 ha

Land user(s): plots 6.15 ha and 84.64 ha - Collective Farming Unitary Enterprise “Yodki Agro”, plot 3.15 ha - State Forestry Enterprise “Lidsky Leskhoz”

Type of ownership: state-owned

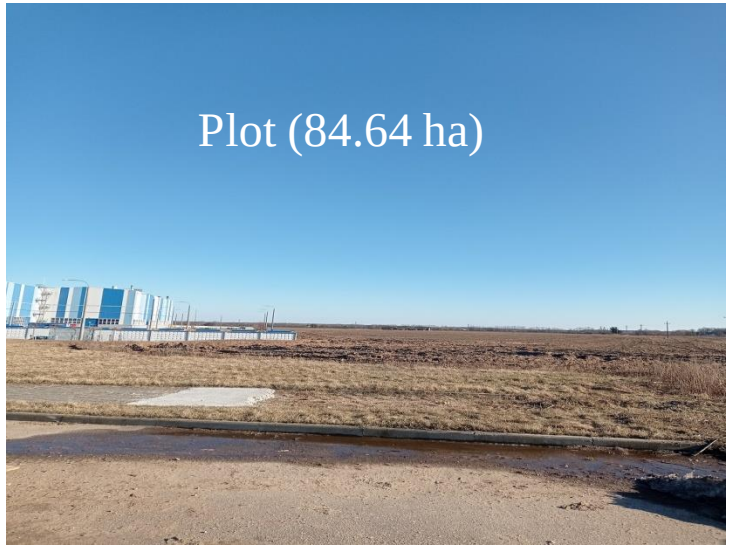
Land title documents in place: no

Legal regime: FEZ “Grodnoinvest”

Zoned as: plots 6.15 ha and 84.64 ha – farmland; plot 3.15 ha – forestry land

Real properties on site: none

Actual condition and topography

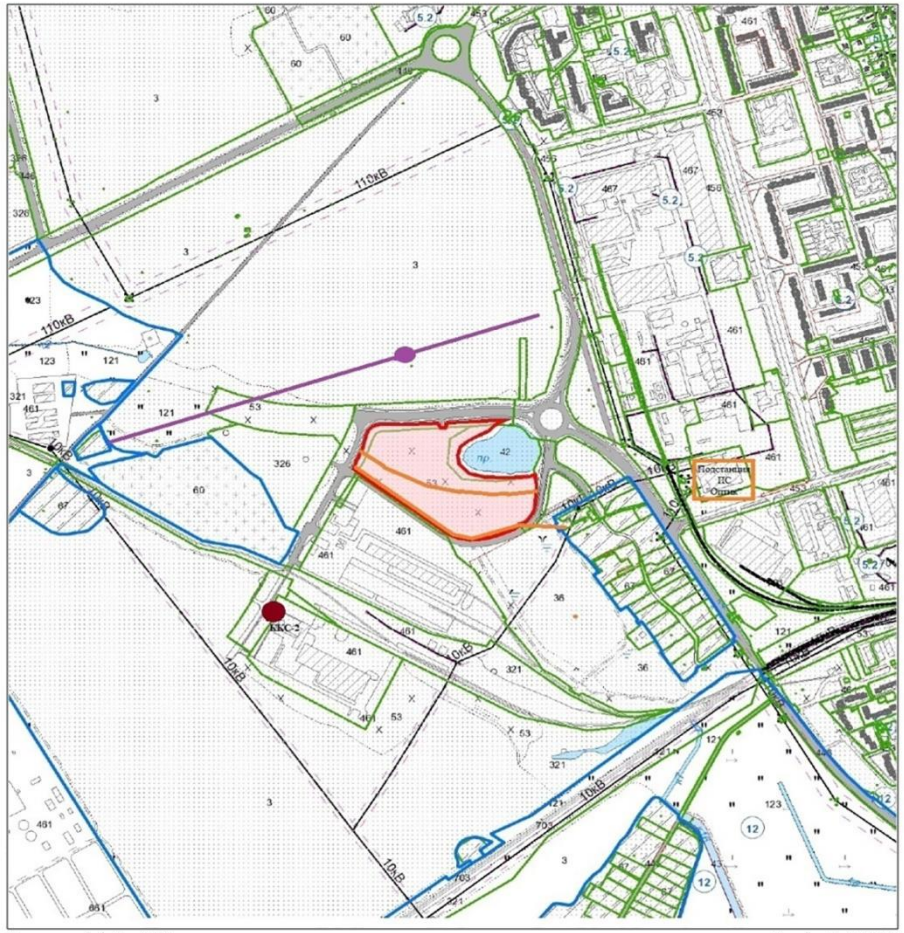


Information about vegetation, water bodies, and topography

Vegetation is present on plot 3.15 ha, no water bodies are present.

Actual infrastructure

Site No.5
Lida, FEZ site No.6, sector 1,
Plot No. 1, area 6.15 ha

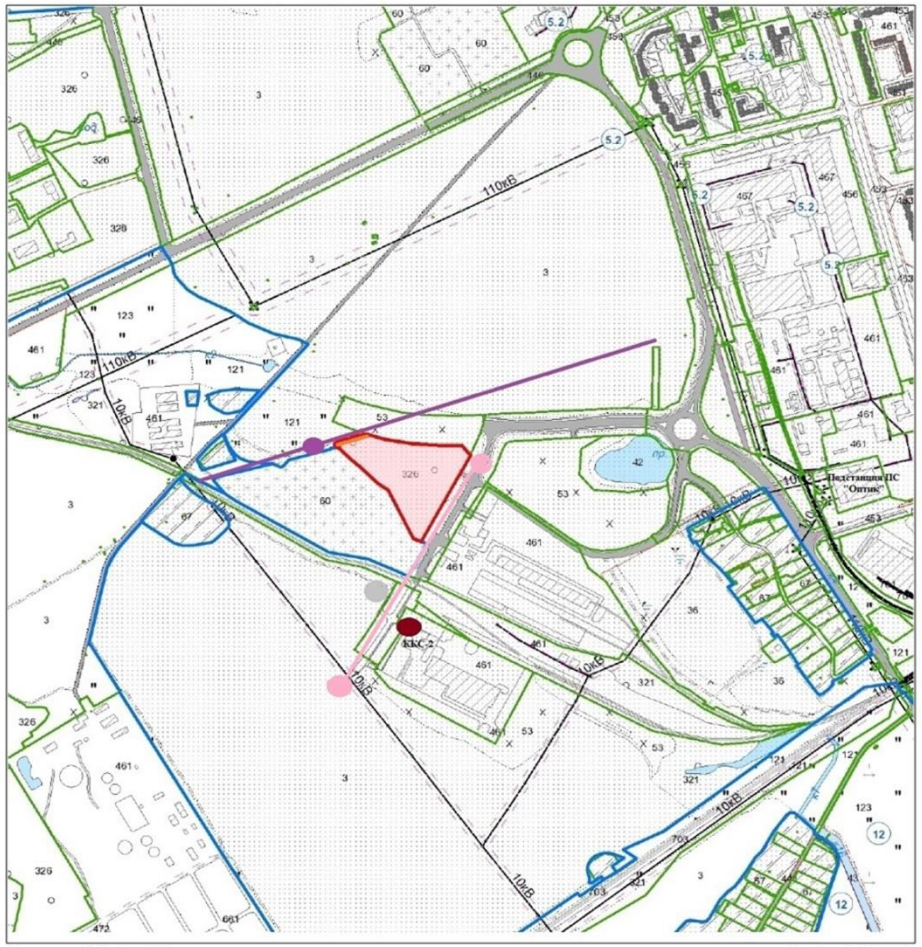


Source of data: GISmap

Scale: 1:10000

- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage
- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

Site No.5
Lida, FEZ site No.6, sector 1,
Plot No. 2, area 3.15 ha



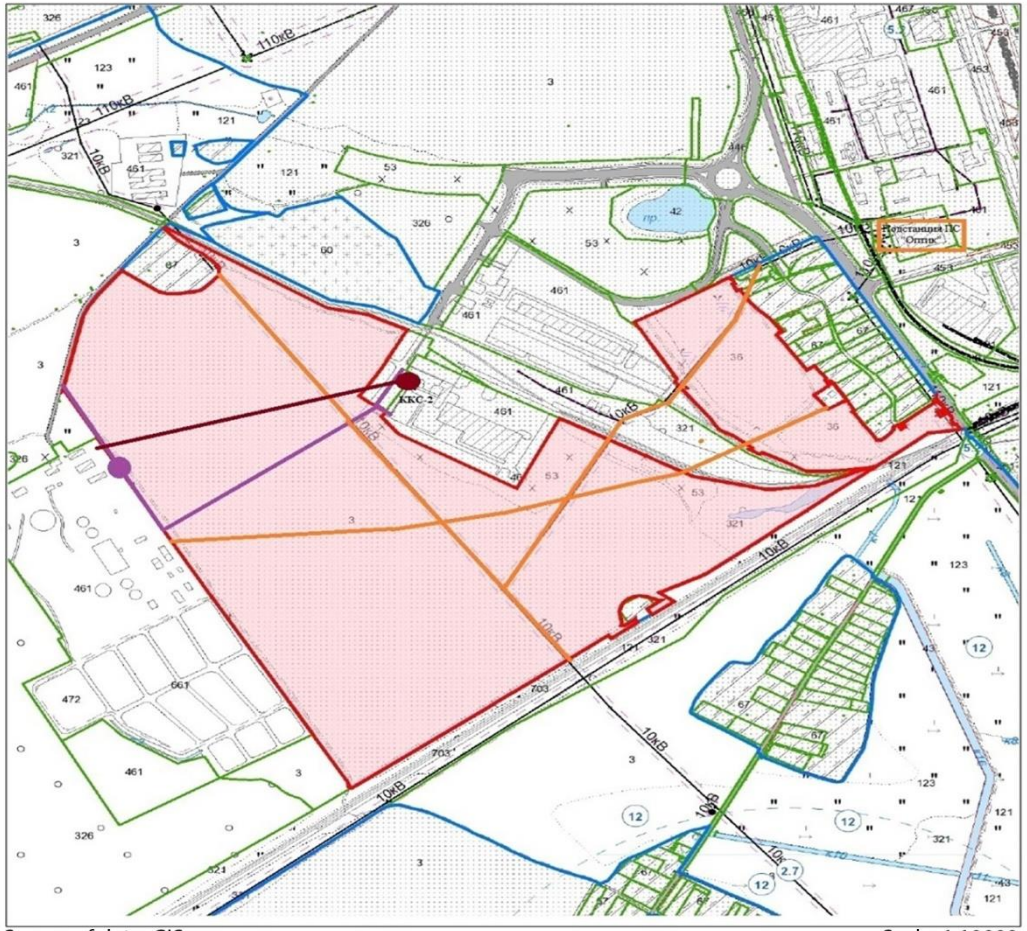
Source of data: GISmap

Scale: 1:10000

- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage
- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

Actual infrastructure (continued)

Site No.5
Lida, FEZ site No.6, sector 1,
Plot No. 3, area 84.64 ha



Source of data: GISmap

Scale: 1:10000

- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage

- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

Actual infrastructure

Utility lines

- **electrical grid** - 10kV cable lines and a 10kV overhead line run over all three sites, no connection points on the site;
- **water supply:**

  - plot 6.15 ha: there are no water supply networks to connect to, neither directly on the land plot nor near its boundaries. Water mains d=160mm runs along the site boundary;

  - plot 3.15 ha: there are no water supply networks to connect to, neither directly on the land plot nor near its boundaries. Water mains d=160mm runs along the site boundary;

  - plot 84.64 ha: there are no water supply networks to connect to, neither directly on the land plot nor near its boundaries. Water mains d=160mm runs along the site boundary;
- **Sewage** - plot 6.15 ha - none; plot 3.15 ha - none;
- - plot 84.64 ha: there are no sewage systems to connect to, neither directly on the land plot nor near its boundaries. Sewage pipe d=160mm runs along the site boundary
- **gas pipelines:**

6.15 ha plot: high pressure gas pipeline Ду-400; built in 1995, distance - up to 0.5 km, depreciation - 54%, satisfactory condition , repair not required;

3.15 ha plot: high pressure gas pipeline Ду-400; built in 1995, distance - up to 0.3 km, depreciation - 54 %, satisfactory condition , repair not required;

84.64 ha plot: high pressure gas pipeline Ду-110; built in 2011, distance - up to 0.3 km, depreciation - 22%, satisfactory condition , repair not required.

- **heating networks** - there is no possibility to connect to the heating networks of the branch “Lida heating networks” of RUE “Grodnoenergo” due to the long distance between the investment site and the existing heating networks;
- **Telecommunications** – none.

Transportation infrastructure

- **- motorways:**
- distance to the motorway:
- - Plot 6.15 ha – 50m;
- - Plot 3.15 ha – 80m;
- - Plot 84.64 ha – 180m;
- **- railroads and stations:**
- - the plot 3.15 ha is located 0.6 km from the loading area of the “Ditva” Peat Factory (“Ditva” Peat Factory is the asset holder);
- - the plot 6.15 ha is located 0.6 km from the loading area of the “Ditva” Peat Factory (“Ditva” Peat Factory is the asset holder);
- - the plot 84.64 ha is located near the loading area of the “Ditva” Peat Factory (“Ditva” Peat Factory is the asset holder);

Potential infrastructure of FEZ Plot #6, Secctor 1

Utility lines

- **electrical grid**: electricity can be supplied from the 110//10 kV “Optic” substation, capacity up to 4 MW, located at a distance of 1.0 km from the site, built in 1976, depreciation is 52%, satisfactory condition , repair not required. In the event of a request for power beyond the capacity available in reserve, it will be necessary to replace transformers at the supplying substations.
- **water supply** - to ensure the capacity of the water pipeline and the continuity of water supply with regard to fire-fighting needs, this water pipeline should be looped by constructing a 1500m water supply network with a connection point from the junction at DEU-157 to FEZ section No. 6 sector 1. The water consumption rate in this case can be up to 100 m3/hour, and then make a connection from the newly built water supply network to each of the plots. A master plan for FEZ site No.6 sector 1 is to be developed. Estimated installation time – 7 months Estimated cost of construction: 750 thousand BYN.
- **Sewage system:** connection to the existing gravity flow sewer d=160 mm. In this case, the capacity should not exceed 20m^3/hour. To increase the capacity to 100 m3/hour, it is necessary to build a sewage pumping station on the site and a pumped sewer of 1500m with a connection to SPS-12. A master plan for FEZ 6 Sector 1 site needs to be developed and a source of funding for main sewage networks needs to be identified to provide connection to each of the plots located on the site. Estimated installation time: 5 months Estimated cost: 550 thousand BYN.
- **heating networks** - there is no possibility to connect to the heating networks of the branch “Lida heating networks” of RUE “Grodnoenergo” due to the long distance between the investment site and the existing heating networks;

Transportation infrastructure

- paved access available, possible construction options to be determined according to the DED;
- **railroads and stations:**

- it is not possible to lay railway tracks directly to the 3.15 ha and 6.15 ha plots;

- it is possible to lay a railway track with a track switch to the 84.64 ha site from the private track of the “Ditva” Peat Factory”

Potential infrastructure of FEZ Plot #6, Secctor 1

Utility lines

- **Water supply** (for all plots) - provide for construction of 1500m lon water supply network from Borovka water intake (turn to DEU-157) to the plot. Provide for the re-laying of the existing d=160mm water supply network with a length of 1500 m. Make the connection to the d=160mm water main that runs along the plot boundary. Estimated installation time – 7 months. Possible capacity: up to 100 m^3/hour;
- **Sewage system:**

- **Plot 6.15 ha** - connection to existing sewage system d=160mm length 300m, capacity - not to exceed 20 m^3/hour. Installation time – 3 months To increase the capacity to 100 m^3/hour, it is necessary to build a sewage pumping station on the site and a pumped sewer of 750m with a connection to SPS-12 (Sewage pumping station). Installation time – 5 months
- **Plot 6.15 ha** - connection to sewage system d=160mm within the plot boundaries, length 200m. Estimated time: 3 months, capacity – 20 m^3/hour. To increase the capacity to 100 m3/hour, it is necessary to build a sewage pumping station on the site and a pumped sewer of 1000m with a connection to SPS-12. Estimated time: 5 months
- **Plot 84.64 ha:** connection to sewage system d=160mm within the plot boundaries, length 500m. Estimated time: 6 months, capacity – 20 m^3/hour. To increase the capacity to 100 m3/hour, it is necessary to build a sewage pumping station on the site and a pumped sewer of 1500m with a connection to SPS-12. Estimated time: 5 months

Gas pipelines:

- **Plot 6.15 ha** –connection point to the high pressure gas pipeline is located at a distance of up to 0.5 km, capacity up to 1000 m^3/h. Possible terms of construction should be determined by design and estimate documentation;
- 3.15 ha plot: high pressure gas pipeline Ду-400; built in 1995, distance - up to 0.3 km. Capacity up to 1,000 m^3/h. Possible terms of construction should be determined by design and estimate documentation;
- 84.64 ha plot: high pressure gas pipeline Ду-110; built in 2011, distance - up to 0.3 km. Capacity up to 400 m^3/h. Possible terms of construction should be determined by design and estimate documentation;

Telecommunications:

- **Plot 6.15 ha** – 70m of a telephone duct needs to be built, and 350m of cables need to be laid, the possible capacity - FOC 8, estimated installation time – as per design and estimate documentation, construction management plan.
- **Plot 3.15 ha** – 50m long telephone duct needs to be built, and 200 m of cables need to be laid, possible capacity - FOC 8, estimated installation time – as per design and estimate documentation, construction management plan.
- **Plot 84.64 ha** – 80m long telephone duct needs to be built, and 250 m of cables need to be laid, possible capacity - FOC 8, estimated installation time – as per design and estimate documentation, construction management plan.

Restrictions

Scheme of restrictions

- **Sanitary restrictions:** sanitary protection zone should be arranged according to the type of production.
- **Fire safety regulations** for the use of the site for setting up a production facility – the site is located outside the service range of the existing fire stations. Placement of the site is possible if the fire station envisaged by the master plan of Lida on the territory of FEZ "Grodnoinvest" (near JSC "Grodnoobltorg" and LLC "Lidadrevoobratka") is built, or the Lida District Executive Committee decides to increase the service range of the existing fire stations to 5 km.
- There are no restrictions of the Ministry of Emergency Situations on the types of activities that are not allowed on this site.
- **Protection zones** of the utilities infrastructure – 10kV cable lines and a 10kV overhead line run over the site (all three plots).

There are **no restrictions** on activities on the site.

Industrial production is possible **with the development of a sanitary protection zone project.**

Need for relocation:

The need to relocate the 10 kV cable lines and the 10 kV overhead line running over all three plots will be determined at the design stage.

84.64 ha site requires relocation of pumped sewers d=500mm, d=300mm and tail drain from sewage treatment plant d=800mm

Financial section: organisational expenses

Pos.	Criterion	Cost	Source of funding
1.	Cost of land allocation	5,000 BYN	investor funding
2.	Preparing an urban planning certificate	2,000 BYN	investor funding
3.	Removal of vegetation with a need for compensatory planting (only on 3.15 ha plot)	384,000 BYN (12000 base values)	investor funding
	TOTAL organisational expenses:	**391,000 BYN**	

Financial section: Connecting to infrastructure - Plot 6.15 ha

Pos.	Criterion	Cost	Source of funding
1	Motorway	14,700 BYN *(estimate)*	investor funding
2	Electrical grid	410,000 BYN *(estimate)*	investor funding
3.	Water supply	750,000 BYN *(estimate)*	investor funding
4.	Sewage system	100,000 BYN *(estimate)*	investor funding
5.	Gas pipelines	120,000 BYN *(estimate)*	investor funding
6.	Telecommunications	5,440 BYN	Funds of RUE "Beltelecom"
	TOTAL infrastructure costs:	***1,400,140 BYN***	
	TOTAL overall costs:	*Minimum: 1407.1 thousand BYN (including those related to infrastructure 1400.1 thousand BYN. Maximum - after the approval of the design documentation)*	

Financial section: Connecting to infrastructure - Plot 3.15 ha

Pos.	Criterion	Cost	Source of funding
1	Motorway	23,500 BYN *(estimate)*	investor funding
2	Electrical grid	410,000 BYN *(estimate)*	investor funding
3.	Water supply	750,000 BYN *(estimate)*	investor funding
4.	Sewage system	90,000 BYN *(estimate)*	investor funding
5.	Gas pipelines	110,000 BYN *(estimate)*	investor funding
6.	Telecommunications	4,400 BYN	Funds of RUE “Beltelecom”
	TOTAL infrastructure costs:	***1387 900 BYN***	
	TOTAL overall costs:	*Minimum: 1778.9 thousand BYN (including those related to infrastructure 1387.9 thousand BYN. Maximum - after the approval of the design documentation)*	

Financial section: Connecting to infrastructure - Plot 84.64 ha

Pos.	Criterion	Cost	Source of funding
1	Motorway	52,900 BYN *(estimate)*	investor funding
2	Railroad	600,000 BYN *(estimate)*	investor funding
3.	Electrical grid	410,000 BYN *(estimate)*	investor funding
4.	Relocation of the pumped sewer and outfall sewer from the sewage treatment plant	1,500,000 BYN *(estimate)*	investor funding
5.	Water supply	750,000 BYN *(estimate)*	investor funding
6.	Sewage system	150,000 BYN *(estimate)*	investor funding
7.	Gas pipelines	90,000 BYN *(estimate)*	investor funding
8.	Telecommunications	5,160 BYN *(estimate)*	Funds of RUE “Beltelecom”
	TOTAL infrastructure costs:	***3,558,060 BYN***	
	TOTAL overall costs:	*Minimum: 3,949.06 thousand BYN (including those related to infrastructure 3,558.06 thousand BYN. Maximum - after the approval of the design documentation)*	

Financial section: Connecting to infrastructure - Site No.5

Pos.	Criterion	Cost	Source of funding
1	Motorway	91,100 BYN *(estimate)*	investor funding
2	Railroad	600,000 BYN *(estimate)*	investor funding
3.	Electrical grid	1,230,000 BYN *(estimate)*	investor funding
4.	Relocation of the pumped sewer and outfall sewer from the sewage treatment plant	1,500,000 BYN *(estimate)*	investor funding
5.	Water supply	2,250,000 BYN *(estimate)*	investor funding
6.	Sewage system	340,000 BYN *(estimate)*	investor funding
7.	Gas pipelines	320,000 BYN *(estimate)*	investor funding
8.	Telecommunications	15,000 BYN *(estimate)*	Funds of RUE “Beltelecom”
	TOTAL infrastructure costs (minimum):	*6,346,100 BYN*	
	TOTAL overall costs:	*Minimum: 6737.1 thousand BYN (including those related to infrastructure 6346.1 thousand BYN. Maximum - after the approval of the design documentation)*	

Site No.6
FEZ site No.6, sector 2, Lida

General information

Area: consists of five plots 24.8217 ha, 106.8999 ha, 9.9904 ha, 7.01 ha, 8.55 ha.

Land user: plots 24.8217 ha, 106.8999 ha, 9.9904 ha, 8.55 ha - State Unitary Enterprise “Sovkhoz Lidsky”, plot 7.01 ha - State Forestry Enterprise “Lidsky Leskhoz”

Type of ownership: state-owned

Land title documents in place: no

Legal regime: FEZ “Grodnoinvest”

Zoned as: plots 24.8217 ha, 106.8999 ha, 9.9904 ha, 8.55 ha - farmland, plot 7.01 ha - forestry land

Real properties on site: none

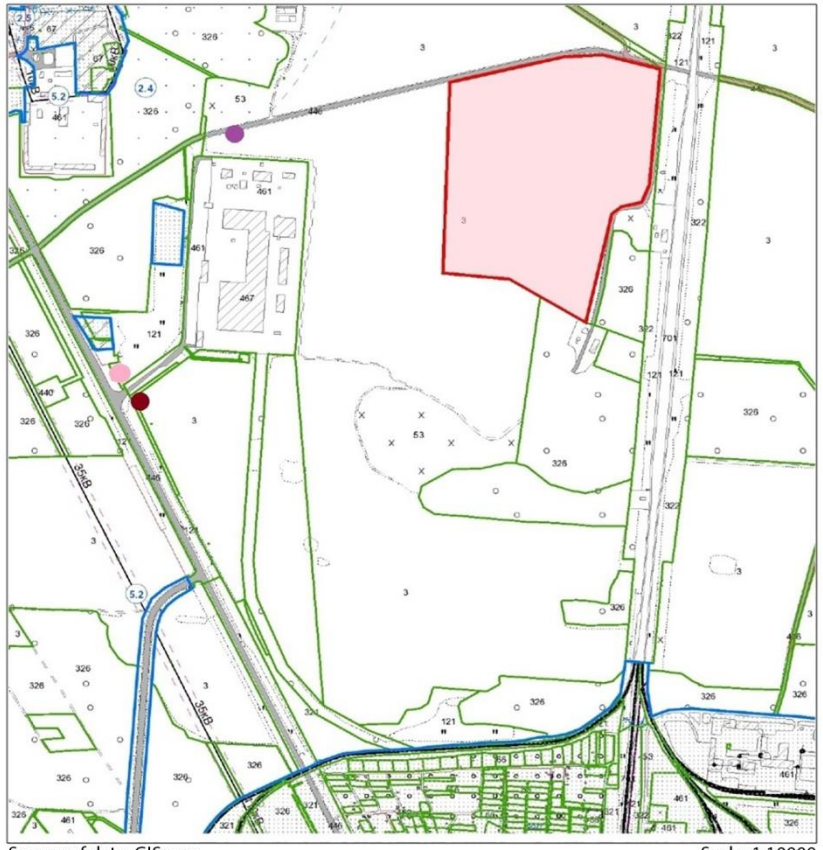
Actual condition and topography

Information about vegetation, water bodies, and topography

Vegetation is present on Plot 7.01 ha, no water bodies, the topography is flat.

Actual infrastructure

Site No.6
Lida, FEZ site No.6, sector 2,
area 24.8217 ha

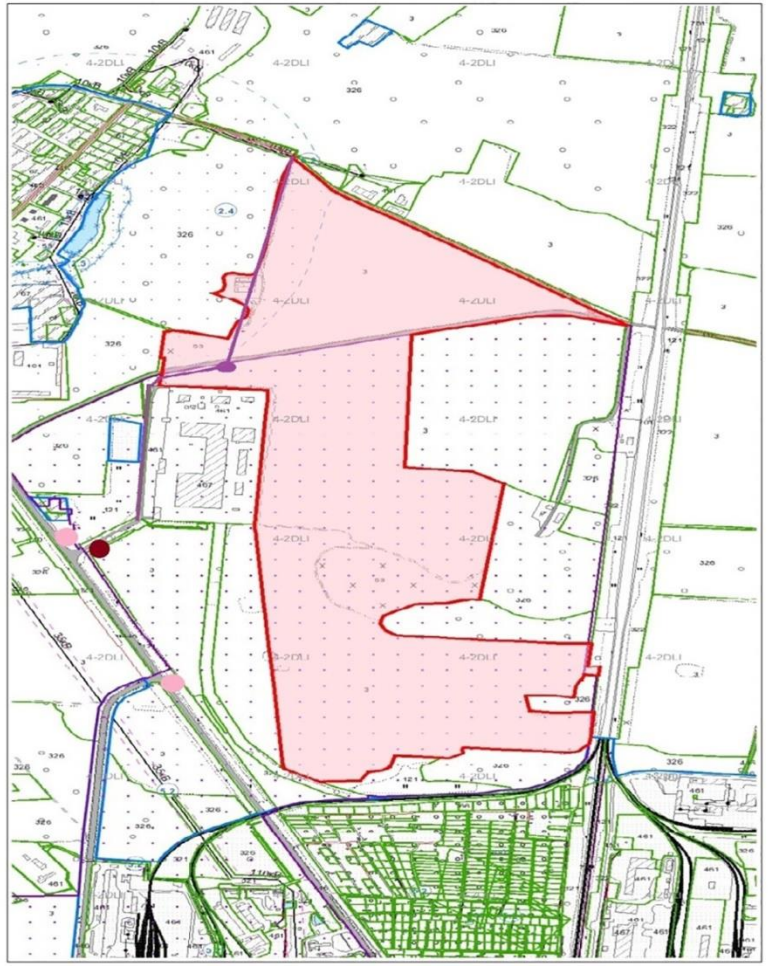


Source of data: GISmap

Scale: 1:10000

- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage
- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

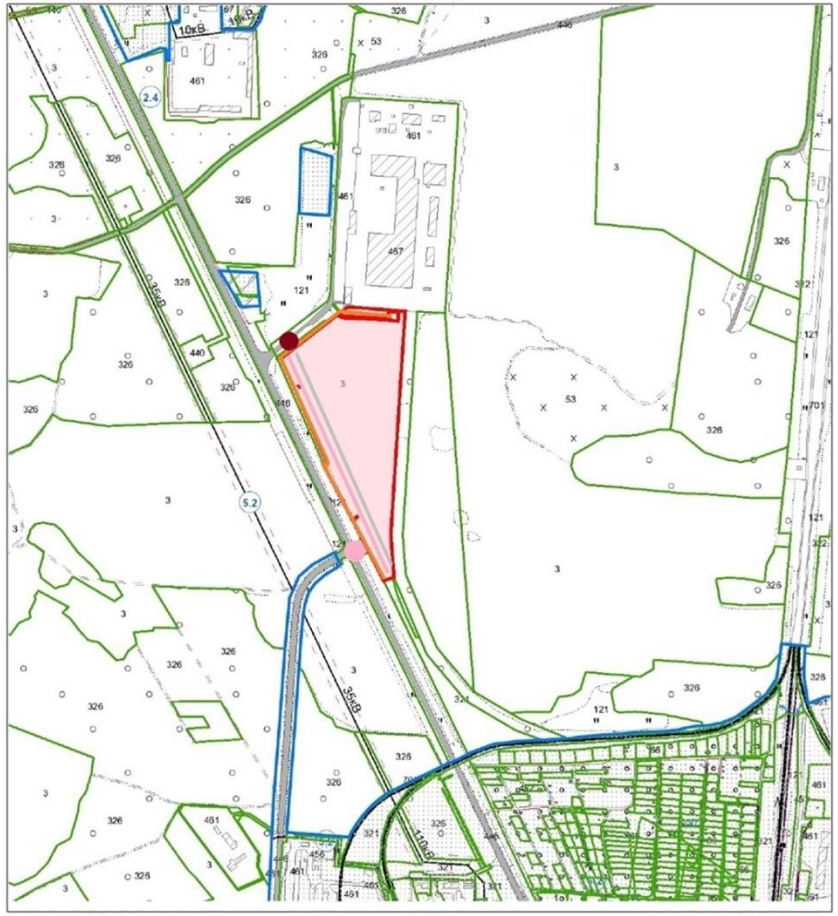
Site No.6
Lida, FEZ site No.6, sector 2,
area 106.8999 ha



- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage
- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

Actual infrastructure (continued)

Site No.6
Lida, FEZ site No.6, sector 2,
area 9.9904 ha

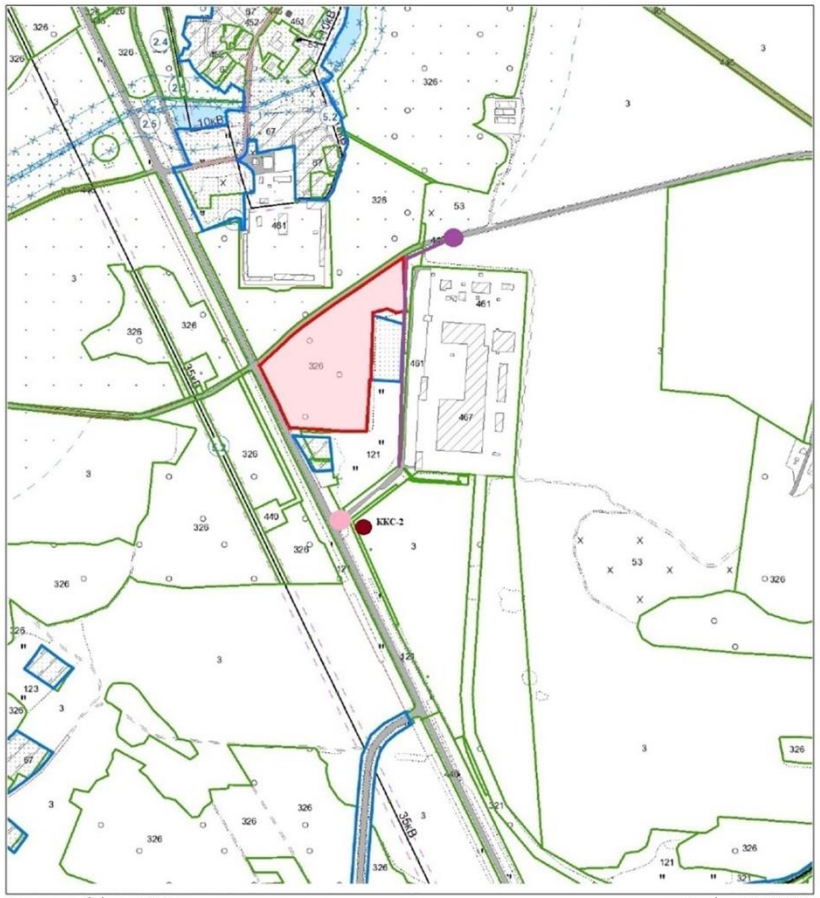


Source of data: GISmap

Scale: 1:10000

- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage
- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

Site No.6
Lida, FEZ site No.6, sector 2,
area 7.01 ha



Source of data: GISmap

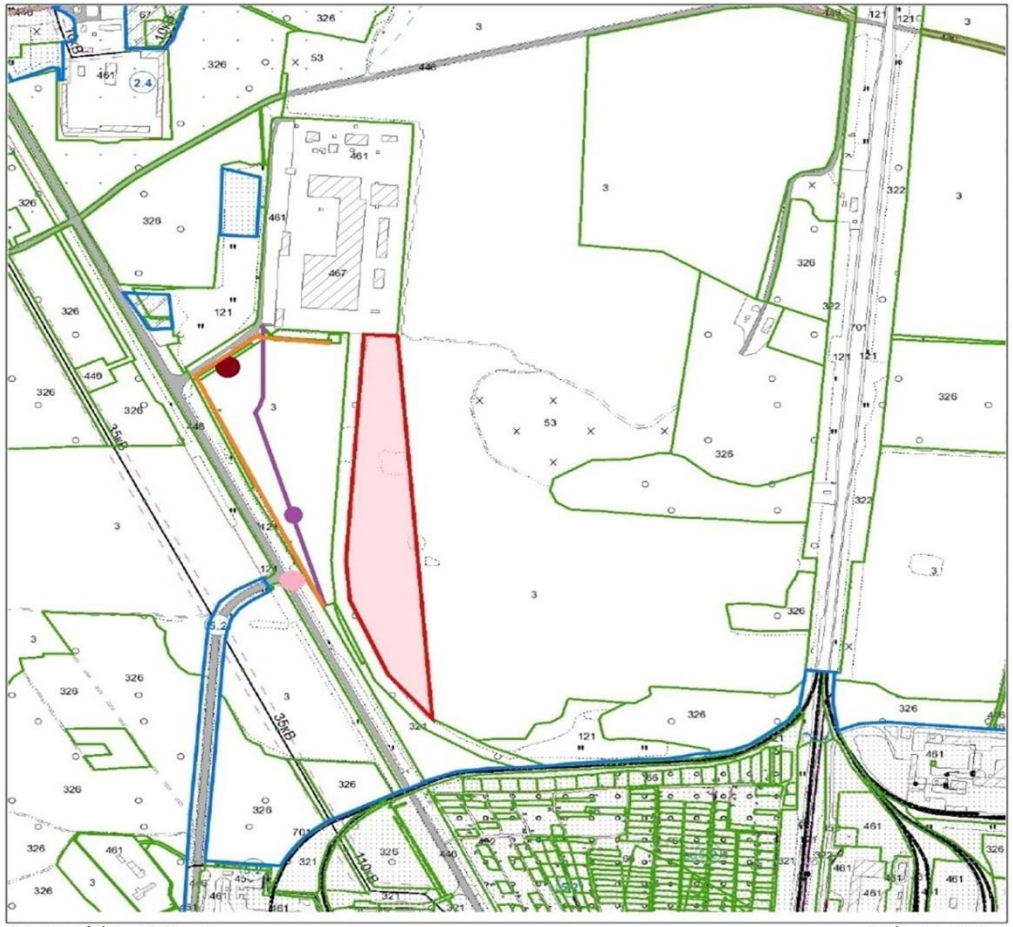
Scale: 1:10000

- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage
- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

Actual infrastructure (continued)

Site No.6

Lida, FEZ site No.6, sector 2,
area 8.55 ha



Source of data: GISmap

Scale: 1:10000

- Land plot boundaries
- Electrical grid
- Gas pipeline
- Heating systems
- Telecommunications
- Water supply
- Sewage
- Electricity connection point
- Gas pipeline connection point
- Heating systems connection point
- Telecommunications connection point
- Water supply connection point
- Sewage connection point

Actual infrastructure

Utility lines

- **electrical grid**: there is a 10 kV cable line running over the plot 9.9904ha;
- **water supply:**

Plot 24.8217 ha - none.

Plot 106.8999 ha - there is a category 2 water pipeline d=160mm near the boundaries of the plot.

Plot 9.9904 ha - Category 2 water pipeline d=160mm runs through it. Water supply line needs to be relocated outside the land plot.

Plot 7.01 ha - none.

Plot 8.55 ha - none.

- **sewage system:**

Plot 24.8217 ha - none.

Plot 106.8999 ha - none.

Plot 9.904 ha: there are no sewage systems to connect to, neither directly on the land plot nor near its boundaries. There are two lines of pumped sewer d=160 mm running across the site to the territory of FLLC “Arvibelagro”. These lines need to be relocated from the plot.

Plot 7.01 ha - none.

Plot 8.55 ha - none.

- **gas pipelines - none;**
- **heat supply network - none;**
- **telecommunications - none.**

Transportation infrastructure

- motorways and highways: distance to the motorway: plot 24,82 ha – 60 m, plot 106,89- 80 m, plot 9,99-180 m, plot 7,01ha-280m, plot 8,55-180 m;
- - railroads and stations - none

Potential infrastructure

Electrical grid:

- **Option 1**: electricity can be supplied from the 110//10 kV Zavodskaya substation, capacity up to 3.7 MW, located at a distance of 3.5 km from the site, built in 1989, depreciation is 48%, satisfactory condition, repair not required.
- **Option 2:** electricity can be supplied from the 110//10 kV substation of OJSC “Lidastroymaterialy”, capacity up to 6.0 MW, located at a distance of 2.8 km from the site, built in 1988, depreciation is 61%, satisfactory condition , repair not required.
- In the event of a request for power beyond the capacity available in reserve, it will be necessary to replace transformers at the supplying substations.

Transportation infrastructure

- **Motorways and highways:** possible construction options - as per design and estimate documentation;
- **railways and stations:** laying of track and installation of a track switch from the private track of JSC “Lidakhleboproduct” (asset holder – JSC “Lidakhleboproduct”) is possible. Distance to the land plots: 24.8217 ha - 1.7 km, 7.04 ha - 1.1 km, 9.9904 ha - 0.7 km, 8.55 ha - 0.5 km, 106.899 ha - 0.4 km.

Potential infrastructure

Water supply

Common water supply conditions for all plots: currently Category II water supply line d=160 mm is laid to FEZ Sector 2 site of Lida, which is a dead-end pipe and is unable to provide uninterrupted water supply and ensure firefighting needs are met. The water consumption rate in this case cannot exceed 10 m3/hour. To meet water consumption requirements of up to 50 m^3/hour. It is necessary to provide for the construction of a 1700 m long water supply network to the site, with a connection point from the existing water conduit d=300 mm near the intersection of Zhukova and Bulata streets, and a loop to the existing category 2 water supply network d=160 mm, built towards the area of sector 2 "Severnyi" in Lida, running parallel to the Lida-Vilnius road towards the existing enterprise (former owner – FLLC "Arvibelagro"), and then provide connection from the newly built water supply network to each land plot. A master plan for FEZ 6 Sector 2 "Severnyi" needs to be developed and a source of funding for main water supply networks needs to be identified to provide connection to each of the plots. Approximate cost of construction of water pipeline d=200mm length 1700 m - 550 thousand BYN, estimated installation time - 7 months.

- **Plot 24.8217 ha:** provide for the construction of a water supply network d=200 mm, 1700 m long to site No. 2 of FEZ "Severnyi", with a connection point from the existing water conduit d=300 mm near the intersection of Zhukova and Bulata streets, and a loop to the existing category 2 water supply network d=160 mm, built towards the area of sector 2 "Severnyi" in Lida, running parallel to the Lida-Vilnius road, and construction of a water pipeline from the d=160 mm water supply network to the site 24.8217 ha with a length of 540 m. Estimated installation time – 7 months; possible capacity – 20 m^3/hour. If category 1 water supply is to be provided and the capacity is to be increased to 100 m3/hour, an additional 1500 mm water pipeline must be constructed for looping through the FEZ area. Additional expenses: 300 thousand BYN.

- **Plot 106.8999 ha:** provide for the construction of a water supply network d=200 mm, 1700 m long to site No. 2 of FEZ "Severnyi", with a connection point from the existing water conduit d=300 mm near the intersection of Zhukova and Bulata streets, and a loop to the existing category 2 water supply network d=160 mm, built towards the area of sector 2 "Severnyi" in Lida, running parallel to the Lida-Vilnius road, and construction of a water pipeline from the d=160 mm water supply network to the site 106.8999 ha with a length of 170m, with broaching under the railroad. Estimated installation time – 4 months; possible capacity – 20 m^3/hour.

- **Plot 9.9904 ha:** provide for the construction of a water supply network d=200 mm, 1700 m long to site No. 2 of FEZ "Severnyi", with a connection point from the existing water conduit d=300 mm near the intersection of Zhukova and Bulata streets, and a loop to the existing category 2 water supply network d=160 mm, built towards the area of sector 2 "Severnyi" in Lida, running parallel to the Lida-Vilnius road. Connection of the plot will come from the d=160 mm water supply network located on the plot. Estimated installation time – 4 months; possible capacity – 20 m^3/hour.

- **Plot 7.01 ha:** provide for the construction of a water supply network d=200 mm, 1700 m long to site No. 2 of FEZ "Severnyi", with a connection point from the existing water conduit d=300 mm near the intersection of Zhukova and Bulata streets, and a loop to the existing category 2 water supply network d=160 mm, built towards the area of sector 2 "Severnyi" in Lida, running parallel to the Lida-Vilnius road, and construction of a water pipeline from the d=160 mm water supply network to the site 24.8217 ha with a length of 250 m. Estimated installation time – 7 months; possible capacity – 20 m^3/hour. If category 1 water supply is to be provided and the capacity is to be increased to 100m3/hour, an additional 1500 mm water pipeline must be constructed for looping through the FEZ area. Additional expenses: 300 thousand BYN.

- **Plot 8.55 ha:** provide for the construction of a water supply network d=200 mm, 1700 m long to site No. 2 of FEZ "Severnyi", with a connection point from the existing water conduit d=300 mm near the intersection of Zhukova and Bulata streets, and a loop to the existing category 2 water supply network d=160 mm, built towards the area of sector 2 "Severnyi" in Lida, running parallel to the Lida-Vilnius road. Connection of the plot will come from the d=160mm water supply network located on the plot. Estimated installation time – 4 months; possible capacity – 20 m3/hour.

Potential infrastructure

Sewage system

Construction of a prospective sewage pumping station to receive waste water from all sections of FEZ 2 “Severnyi” according to the master plan, with its subsequent connection to the existing pumped sewer d=200 mm, running in the area of Lida-Vilnius road. Estimated cost: 100 thousand BYN.

- **Plot 24.8217 ha:** for waste water discharge, it is necessary to build a prospective sewage pumping station according to the master plan with its subsequent connection to the existing pumped sewer d=200 mm running in the area of Lida-Vilnius road, and a 1000 m long sewer from the site to the prospective sewage pumping station. Estimated installation time – 7 months; possible capacity – 100 m^3/hour
- **Plot 106.8999 ha:** for waste water discharge, it is necessary to build a prospective sewage pumping station according to the master plan with its subsequent connection to the existing pumped sewer d=200 mm running in the area of Lida-Vilnius road, and a 100 m long sewer from the site to the prospective sewage pumping station. Estimated installation time – 5 months; possible capacity – 20 m^3/hour
- **Plot 9.9904 ha:** for waste water discharge, it is necessary to build a prospective sewage pumping station according to the master plan with its subsequent connection to the existing pumped sewer d=200 mm running in the area of Lida-Vilnius road, and a 1000 m long sewer from the site to the prospective sewage pumping station. Estimated installation time – 7 months; possible capacity – 100 m^3/hour
- **Plot 7.01 ha:** for waste water discharge, it is necessary to build a prospective sewage pumping station according to the master plan with its subsequent connection to the existing pumped sewer d=200 mm running in the area of Lida-Vilnius road, and a 900 m long sewer from the site to the prospective sewage pumping station. Estimated installation time – 7 months; possible capacity – 100 m^3/hour
- **Plot 8.55 ha:** for waste water discharge, it is necessary to build a prospective sewage pumping station according to the master plan with its subsequent connection to the existing pumped sewer d=200 mm running in the area of Lida-Vilnius road, and a 200 m long sewer from the site to the prospective sewage pumping station. Estimated installation time – 7 months; possible capacity – 100 m^3/hour

Potential infrastructure

Gas pipelines

- plot 24.8217 ha. High pressure gas pipeline Ду-133; built in 1987, distance - up to 1.0 km. Capacity up to 50 m^3/h.
- plot 106.8999 ha. High pressure gas pipeline Ду-108; built in 1987, distance - up to 0.5 km. Capacity up to 50 m^3/h.
- plot 9.9904 ha: high pressure gas pipeline Ду-108; built in 1987, distance - up to 0.5 km. Capacity up to 50 m^3/h.
- plot 7.01 ha: high pressure gas pipeline Ду-108; built in 1987, distance - up to 0.5 km. Capacity up to 50 m^3/h.
- plot 8.55 ha: high pressure gas pipeline Ду-108; built in 1987, distance - up to 0.5 km. Capacity up to 50 m^3/h.

Heat supply

there is no possibility to connect to the heating networks of the branch “Lida heating networks” of RUE “Grodnoenergo” due to the long distance between the investment site and the existing heating networks;

Telecommunications

telecommunications – 2600 m long telephone duct needs to be built, and 4200 m of cables need to be laid, possible capacity - FOC 8, estimated installation time – as per design and estimate documentation, construction management plan.

Restrictions

Scheme of restrictions

- **Sanitary restrictions:** observance of basic sanitary protection zones is possible.
- **Fire safety regulations** for the use of the site for setting up a production facility are to be taken into account when designing the facility. There are no restrictions of the Ministry of Emergency Situations on the types of activities that are not allowed on this site.
- **Protection zones of the utilities infrastructure:** 10 kV cable lines run over the 9.9904 ha plot.

in accordance with Specific sanitary and epidemiological requirements for the establishment of sanitary protection zones of facilities having impact on human health and the environment, approved by Decree No. 847 of the Council of Ministers of the Republic of Belarus dated December 11, 2019 (as amended by Decree No. 130 of the Council of Ministers of the Republic of Belarus dated March 3, 2020), there are no restrictions on activities allowed on the site.

There are no restrictions on the organization of industrial facilities.

Financial section: organisational expenses

Pos.	Criterion	Cost	Source of funding
1.	Cost of land allocation	5,000 BYN	investor funding
2.	Preparing an urban planning certificate	2,000 BYN	investor funding
3.	Removal of vegetation and compensatory planting (only on 7.01 ha plot)	400,000 BYN (12,500 base values)	investor funding
	TOTAL organisational expenses:	**407,000 BYN**	

Financial section: Connecting to infrastructure - Plot 24.8217 ha

Pos.	Criterion	Cost	Source of funding
1	Motorway	17,600 BYN *(estimate)*	investor funding
2	Railroad	1,300,000 BYN *(estimate)*	investor funding
3.	Electrical grid	Option 1 - 810,000 BYN Option 2 - 698,000 BYN *(estimate)*	investor funding
4.	Water supply	900,000 BYN *(estimate)*	investor funding
5.	Sewage system	350,000 BYN *(estimate)*	investor funding
6.	Gas pipelines	200,000 BYN *(estimate)*	investor funding
7.	Telecommunications	14,000 BYN *(estimate)*	own funds of RUE “Beltelecom”
	TOTAL infrastructure costs:	***3,479,600 BYN***	
	TOTAL overall costs:	*Minimum: 3486.6 thousand BYN (including those related to infrastructure 3479.6 thousand BYN. Maximum - after the approval of the design documentation)*	

Financial section: Connecting to infrastructure - Plot 106.8999ha

Pos.	Criterion	Cost	Source of funding
1	Motorway	23,500 BYN *(estimate)*	investor funding
2	Railroad	500,000 BYN *(estimate)*	investor funding
3.	Electrical grid	Option 1 - 810,000 BYN Option 2 - 698,000 BYN *(estimate)*	investor funding
4.	Water supply	550,000 BYN *(estimate)*	investor funding
5.	Sewage system	300,000 BYN *(estimate)*	investor funding
6.	Gas pipelines	120,000 BYN	investor funding
7.	Telecommunications	14,000 BYN	own funds of RUE “Beltelecom”
	TOTAL infrastructure costs:	***2,205,500 BYN***	
	TOTAL overall costs:	*Minimum: 2212.5 thousand BYN (including those related to infrastructure 2205.5 thousand BYN. Maximum - after the approval of the design documentation)*	

Financial section: connecting to infrastructure - Plot 9.9904 ha

Pos.	Criterion	Cost	Source of funding
1	Motorway	52,900 BYN *(estimate)*	investor funding
2	Railroad	700,000 BYN *(estimate)*	investor funding
3.	Electrical grid	Option 1 - 810,000 BYN Option 2 - 698,000 BYN *(estimate)*	investor funding
4.	Water supply	400,000 BYN *(estimate)*	investor funding
5.	Sewage system	740,000 BYN *(estimate)*	investor funding
6.	Gas pipelines	120,000 BYN	investor funding
7.	Telecommunications	14,000 BYN	own funds of RUE “Beltelecom”
	TOTAL infrastructure costs:	***2,724,900 BYN***	
	TOTAL overall costs:	*Minimum: 2731.9 thousand BYN (including those related to infrastructure 2724.9 thousand BYN. Maximum - after the approval of the design documentation)*	

Financial section: Connecting to infrastructure - Plot 7.01 ha

Pos.	Criterion	Cost	Source of funding
1	Motorway	82,300 BYN *(estimate)*	investor funding
2	Railroad	900,000 BYN *(estimate)*	investor funding
3.	Electrical grid	Option 1 - 810,000 BYN Option 2 - 698,000 BYN *(estimate)*	investor funding
4.	Water supply	900,000 BYN *(estimate)*	investor funding
5.	Sewage system	300,000 BYN *(estimate)*	investor funding
6.	Gas pipelines	120,000 BYN *(estimate)*	investor funding
7.	Telecommunications	14,000 BYN *(estimate)*	own funds of RUE “Beltelecom”
	TOTAL infrastructure costs:	***3,014,300 BYN***	
	TOTAL overall costs:	*Minimum: 3421.3 thousand BYN (including those related to infrastructure 3014.3 thousand BYN. Maximum - after the approval of the design documentation)*	

Financial section: Connecting to infrastructure - Plot 8.55 ha

Pos.	Criterion	Cost	Source of funding
1	Motorway	52,900 BYN *(estimate)*	investor funding
2	Railroad	600,000 BYN *(estimate)*	investor funding
3.	Electrical grid	Option 1 - 810,000 BYN Option 2 - 698,000 BYN *(estimate)*	investor funding
4.	Water supply	550,000 BYN *(estimate)*	investor funding
5.	Sewage system	300,000 BYN *(estimate)*	investor funding
6.	Gas pipelines	120,000 BYN *(estimate)*	investor funding
7.	Telecommunications	14,000 BYN *(estimate)*	funds of RUE “Beltelecom”
	TOTAL infrastructure costs:	***2,334,900 BYN***	
	TOTAL overall costs:	*Minimum: 2,341.9 thousand BYN (including those related to infrastructure 2,334.9 thousand BYN. Maximum - after the approval of the design documentation)*	

Financial section: Connecting to infrastructure (total for the site)

Pos.	Criterion	Cost	Source of funding
1	Motorway	229,200 BYN *(estimate)*	investor funding
2	Railroad	4,000,000 BYN *(estimate)*	investor funding
3.	Electrical grid	Option 1 - 4,050,000 BYN Option 2 - 3,490,000 BYN *(estimate)*	investor funding
4.	Water supply	3,300,000 BYN *(estimate)*	investor funding
5.	Sewage system	1,990,000 BYN *(estimate)*	investor funding
6.	Gas pipelines	680,000 BYN *(estimate)*	investor funding
7.	Telecommunications	70,000 BYN	funds of RUE “Beltelecom”
	TOTAL infrastructure costs (minimum):	***13,759,200 BYN***	
	TOTAL overall costs:	*Minimum: 14,194.2 thousand BYN (including those related to infrastructure 13,759.2 thousand BYN. Maximum - after the approval of the design documentation)*	