

**Investment Proposal Greenfield (The plot of land along Nekrasova Street in front of electrical substation  
(along the motorway and Nekrasova Street))**

<b>Localization</b>	Street name	Nekrasova Street
	District (in the city), locality	The plot of land along Nekrasova Street in front of electrical substation (along the motorway and Nekrasova Street)
	Geographical values	48.213446, 37.323009
<b>Terrain qualities</b>	Maximum allowable area (as a one plot) [ha]	0.42 ha
	Possibilities for development (brief description)	The plot is located within the residential area, undeveloped plot, lands for residential and public construction
<b>Information of property</b>	Approximate price of land (UAH/sq. m.)	217.59
	Owner (s)	City Council
	Availability of current concept design (Yes/No)	No
	Zoning	No
<b>Characteristics of land (plot)</b>	Type of ground on the plot (ha)	No information
	Difference in ground level (m)	1.1 m
	Land use in present	not used
	Impurity of subsoil waters (Yes/No)	No
	Level of subsoil waters (m)	None
	Have geological surveys of the plot been conducted Yes/No)	No
	Risk of flooding or landslides (Yes/No)	No
	Underground obstacles (Yes/No)	Water pipe, sewerage, electrical network
	Ground and air obstacles (Yes/No)	Electricity transmission lines
	Ecological restrictions (Yes/No)	No
<b>Transport arrangement</b>	Houses or other constructions on the plot (Yes/No)	Undeveloped plot
	Road access to the plot (type and width of available road)	Bituminous-concrete surface, width – 6 m
	Nearest motorway / national road (km)	1 km “Znamianka-Luhansk-Izvaryne”
	Sea and river ports within a radius of 200 km	None
	Railway road (km)	Hrodivka, 4 km
	Railway access road (km)	Hrodivka, 4 km
	Nearest regular airport (km)	The nearest airport is Dnipro
Nearest seaport (km)	There are no navigable waterways on the territory of the region	
<b>Available infrastructure</b>	Electrification (Yes/No)	No
	<ul style="list-style-type: none"> <li>connection point (distance from the plot boundary) (m)</li> </ul>	1 km
	<ul style="list-style-type: none"> <li>electrical voltage (kW)</li> </ul>	400 kW
	<ul style="list-style-type: none"> <li>permissible electrical capacity</li> </ul>	No information
	Gas connection (Yes/No)	No
	<ul style="list-style-type: none"> <li>connection point (distance from the plot boundary) (m)</li> </ul>	There is no gas supply in the city due to the fact that heat generation takes place at solid fuel boilers (coal). Raw materials are mined in local mines.
	<ul style="list-style-type: none"> <li>calorific value (MJ/Nm<sup>3</sup>)</li> </ul>	-
	<ul style="list-style-type: none"> <li>tube diameter (mm)</li> </ul>	-
	Water supply (Yes/No)	No
	<ul style="list-style-type: none"> <li>connection point (distance from the plot boundary) (m)</li> </ul>	0.3 km
	<ul style="list-style-type: none"> <li>permissible output (cu m/24 g)</li> </ul>	No information
	Sewage disposal works (Yes/No)	No
	Telecommunications (Yes/No)	Yes

	<ul style="list-style-type: none"> <li>• connection point (distance from the plot boundary) (m)</li> </ul>	No information
	Estimated cost of supply of utilities (indicate the cost of supplying the necessary communications)	No information
<b>Current state of affairs (availability of necessary permits, results of land use change, etc.)</b>	The plot of land is not used	
<b>Possibilities of state support</b>	No information	
<b>Possibilities of local support</b>	No information	
<b>Other current comments</b>	-	
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