

Investment Proposal Greenfield

Localization	Street name	
	District (in the city), locality	area of the former enterprise Geological exploration expedition
	Geographical values	48°17'42.5"N 37°08'36.0"E
Terrain qualities	Maximum allowable area (as a one plot) [ha]	11
	Possibilities for development (brief description)	The area is rectangular, has a flat relief, limited on three sides by protective forest strips
Information of property	Approximate price of land (UAH/sq. m.)	237.57
	Owner (s)	Territorial Community of Pokrovsk City (communal ownership)
	Availability of current concept design (Yes/No)	No
	Zoning	According to Zoning – an innovative specialized zone (ISp), possible placement of enterprises of hazard class IV, sanitary protection zone – 100 m
Characteristics of land (plot)	Type of ground on the plot (ha)	Ordinary chernozems weakly eroded light loam heavy loam 65 l
	Difference in ground level (m)	3.6
	Land use in present	not used
	Impurity of subsoil waters (Yes/No)	No
	Level of subsoil waters (m)	No information
	Have geological surveys of the plot been conducted Yes/No)	No
	Risk of flooding or landslides (Yes/No)	No
	Underground obstacles (Yes/No)	Yes, through the middle of the plot is a self-flowing sewer
	Ground and air obstacles (Yes/No)	None
	Ecological restrictions (Yes/No)	Observance of the state sanitary norms, establishment of sanitary protection zones at placement of the enterprises of the IV hazard class
Transport arrangement	Houses or other constructions on the plot (Yes/No)	No
	Road access to the plot (type and width of available road)	The plot borders the road with bituminous-concrete surface, width of 3.0 m
	Nearest motorway / national road (km)	1.0 highway E50
	Sea and river ports within a radius of 200 km	None
	Railway road (km)	1.5 km, Railway Station “Pokrovsk” – 4.0 km
	Railway access road (km)	none
	Nearest regular airport (km)	None
Available infrastructure	Nearest seaport (km)	None
	Electrification (Yes/No)	Yes
	<ul style="list-style-type: none"> • connection point (distance from the plot boundary) (m) 	0.4 to the electricity transmission line, 1 km to the electrical substation
	<ul style="list-style-type: none"> • electrical voltage (kW) 	6
	<ul style="list-style-type: none"> • permissible electrical capacity 	-
	Gas connection (Yes/No)	Yes
	<ul style="list-style-type: none"> • connection point (distance from the plot boundary) (m) 	Borders the plot from the south
<ul style="list-style-type: none"> • calorific value (MJ/Nm³) 	-	
<ul style="list-style-type: none"> • tube diameter (mm) 	200	

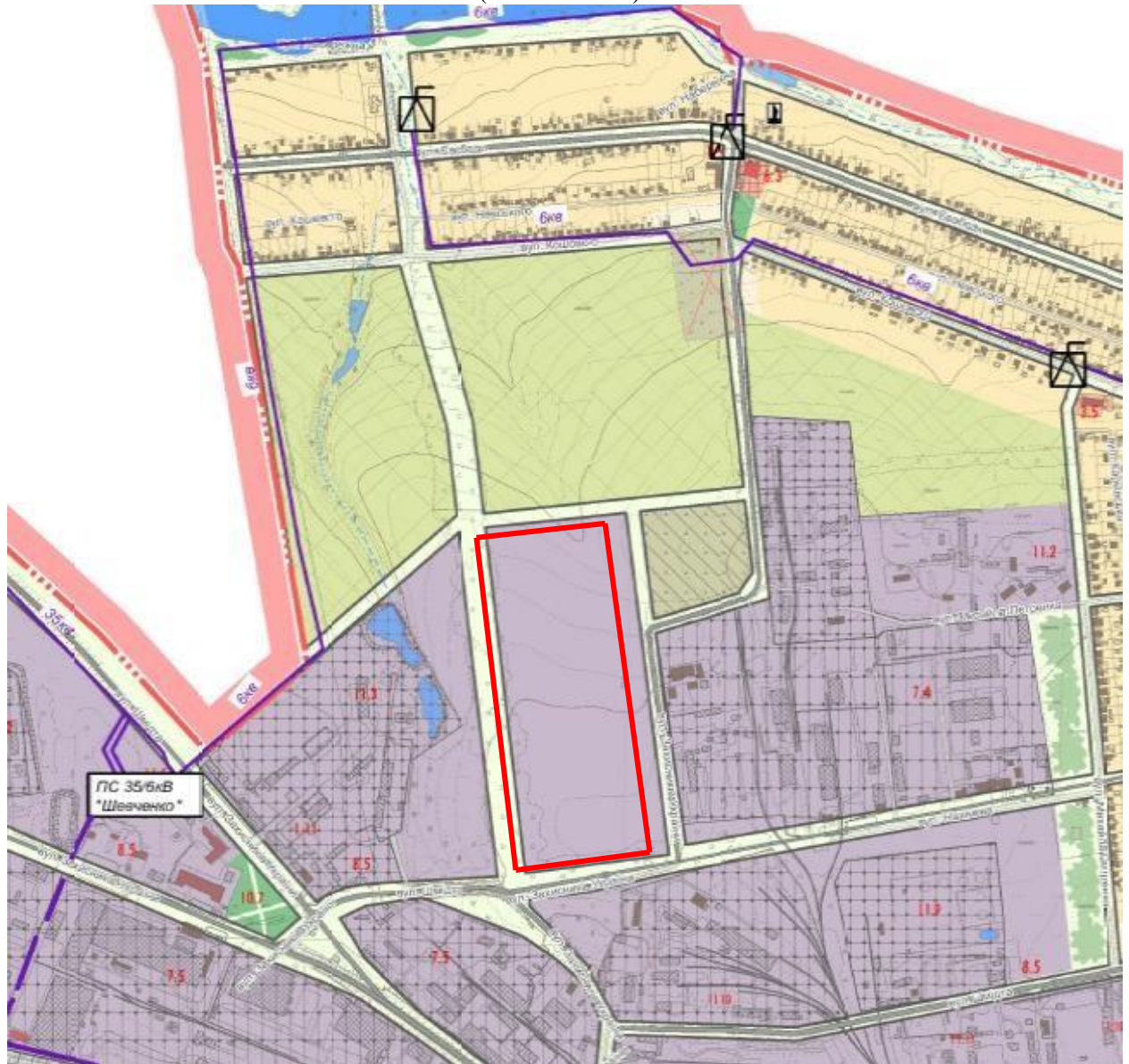
	Water supply (Yes/No)	Yes
	<ul style="list-style-type: none"> connection point (distance from the plot boundary) (m) 	100 m, d 426 mm
	<ul style="list-style-type: none"> permissible output (cu m/24 g) 	-
	Sewage disposal works (Yes/No)	No
	Telecommunications (Yes/No)	No
	<ul style="list-style-type: none"> connection point (distance from the plot boundary) (m) 	-
	Estimated cost of supply of utilities (indicate the cost of supplying the necessary communications)	No information
Current state of affairs (availability of necessary permits, results of land use change, etc.)	Permits for land registration were not issued	
Possibilities of state support	-	
Possibilities of local support	-	
Other current comments	-	
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Mapping Extract from the Public Cadastral Map of Ukraine

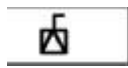



— Border of the plot of land

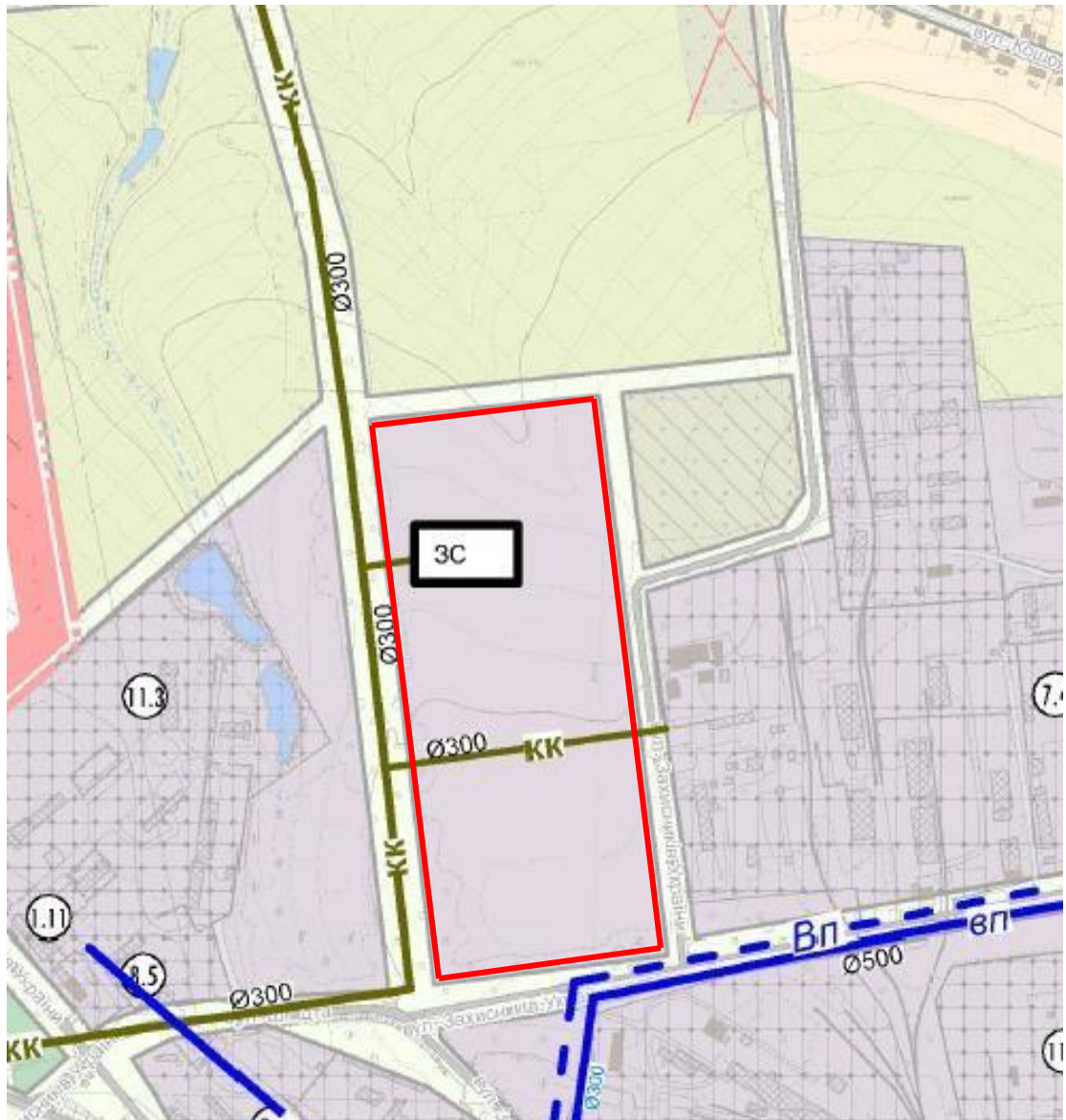
Mapping Extract from the general layout of Pokrovsk City
(electrification)







 border of the plot of land for investment proposals

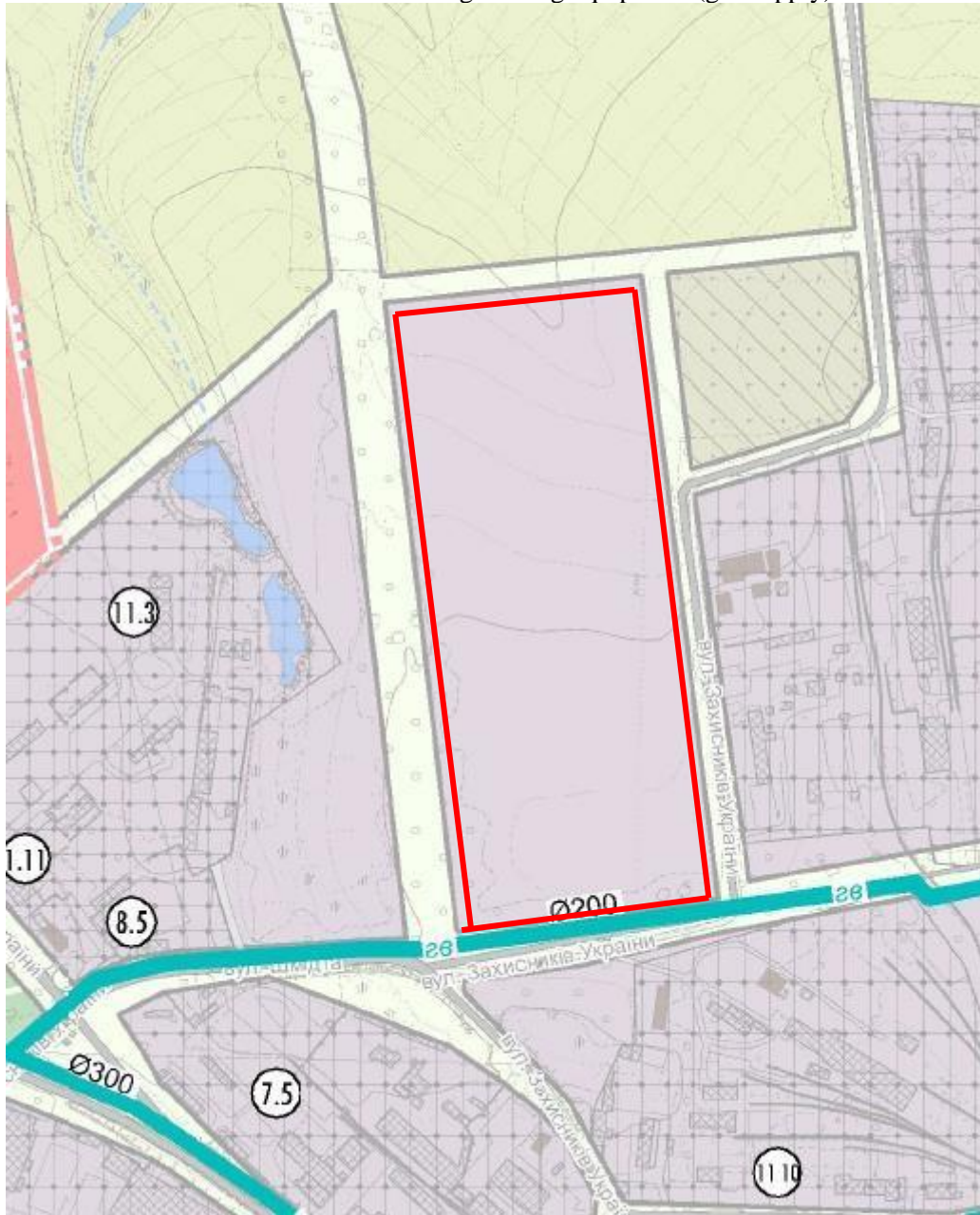
  complete electric substation

Mapping Extract from the general layout of Pokrovsk City
Scheme of engineering equipment (water supply and sewage)



-  border of the plot of land for investment proposals
-  drain station
-  self-flowing sewer network
-  network of domestic and drinking water supply

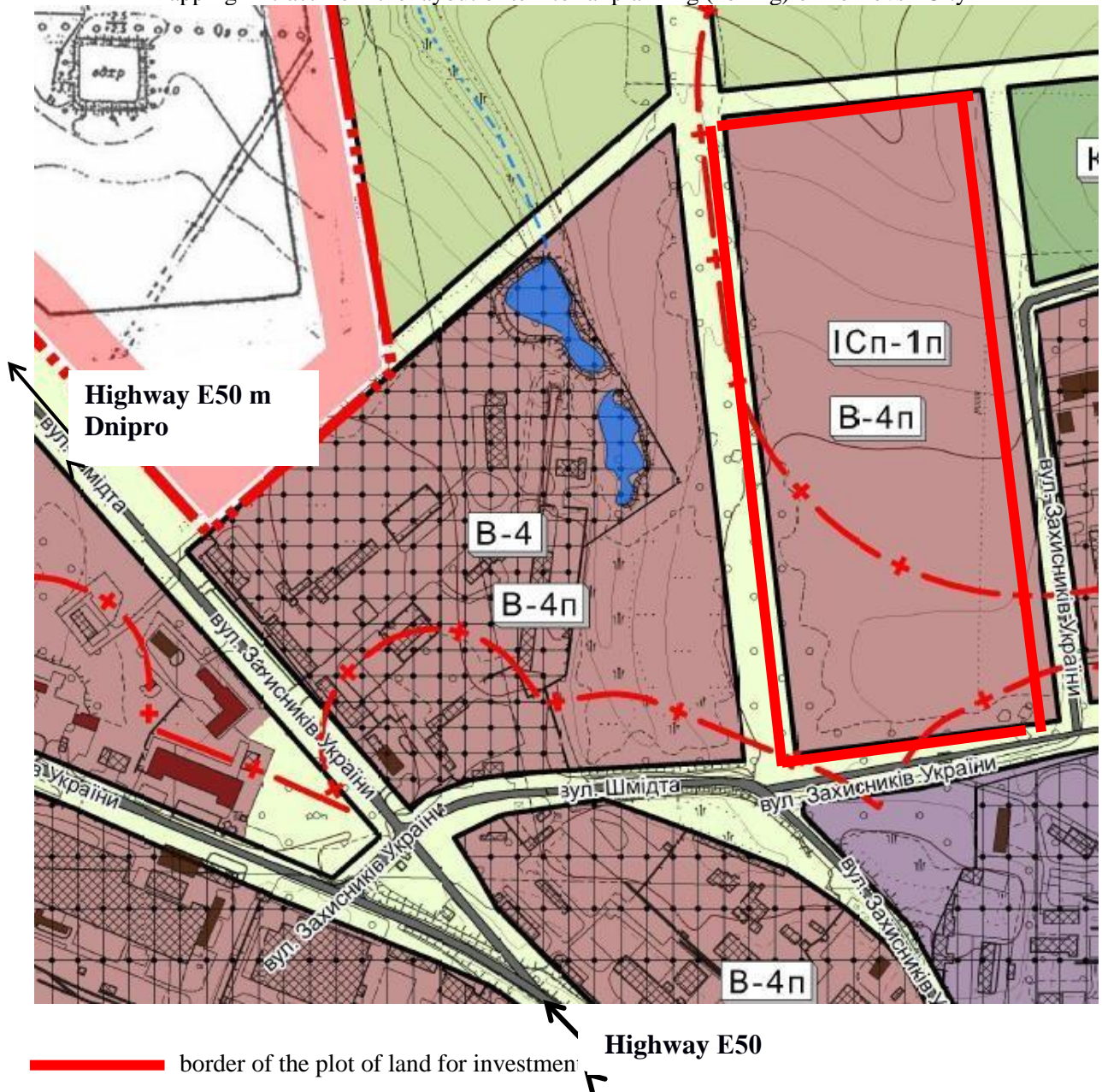
Mapping Extract from the general layout of Pokrovsk City
Scheme of engineering equipment (gas supply)



— border of the plot of land for investment proposals

— 28 high pressure gas pipeline

Mapping Extract from the layout of territorial planning (zoning) of Pokrovsk City



Production zones - V
Zones of enterprises of IV, V hazard class
V-4, V-4п, V-5, V-5п

Are intended for placement of the enterprises which are a source of pollution of environment, the size of sanitary protection zones is 100 m, 50 m

Preferred types of use of the territory (plot of land):	Related types of use of the territory (plot of land):	Permissible types of use of the territory (plot of land), which require special approvals:
<ul style="list-style-type: none"> - industrial enterprises of IV, V hazard class according to the state sanitary norms; - all enterprises, institutions and organizations that are allowed for enterprises of IV, V hazard class; 	<ul style="list-style-type: none"> - appointment, design and engineering organizations related to enterprise services; - warehousing facilities of different profile; - objects of technical and engineering support of enterprises; - catering establishments (cafes, canteens, cafeterias), directly 	<ul style="list-style-type: none"> - pharmacies, shops, clinics; - sanitary facilities and equipment of communal purpose; - sites and structures of controlled organized temporary storage of waste on the condition of ensuring their removal or disposal; - waste disposal companies; - car storage facilities: box-type garages;

	<p>related to the maintenance of industrial and industrial enterprises;</p> <ul style="list-style-type: none"> - nursery of plants for landscaping of industrial territories and sanitary protection zones; - open parking lots for temporary storage of cars, transit transport sites with storage places for buses, trucks and cars; - railway stations, entrances, tracks and other objects of industrial transport; - administrative and household buildings; - fire depots; - baths, laundries; - sports grounds, - sites for rest of the personnel of the enterprises; - public toilets; - medical centers. - green plantations of limited use and special 	<ul style="list-style-type: none"> - cellular, radio relay, satellite communication antennas; - It is forbidden to place objects from lower class of sanitary protection zones in high-class of sanitary protection zones.
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**Urban planning conditions and restrictions on building land plots located in zones
V-4, V-4p, V-5, V-5p
(Sanitary protection zone – 100 m, 50 m).**

- Type of urban planning object – industrial enterprises of IV, V hazard class, other objects in accordance with the town-planning regulations of territorial zones;
 - The area of the plot of land is determined depending on the branch orientation and technological process.
 - The maximum percentage of land development is determined in accordance with the general layout of the industrial enterprise;
 - Minimum deviations of the building / structure from the red lines are determined at the next stages of design.
 - Minimum deviations of a building / structure from adjacent buildings / structures are determined by the project in accordance with current regulations.
- distance from the projected object to the boundaries of the red lines in accordance with the general layout of the industrial enterprise;
 - minimum allowable distances from objects projected to already existing buildings and structures - according to the State Construction Standards 360-92 **, addition 3.1 “Fire safety requirements”;
 - protection zones of engineering communications according to the State Construction Standards 360-92 **, section 8, supplement 8.1;
 - requirements for the need to conduct engineering surveys in accordance with the State Construction Standards A. 2.1-1-2008 “Engineering surveys for construction”, according to the State Construction Standards 360-92 **.
 - landscaping requirements according to the Law of Ukraine “On Landscaping of Settlements”, Articles 22, 24;
 - providing conditions for transport and pedestrian communication - in accordance with the State Construction Standards 360-92 ** section 7.
 - requirements for providing the required number of storage places for motor transport according to the State Construction Standards 360-92 ** section 7 and change No. 4 dated June 21, 2011 No. 67;

- compliance with sanitary and fire breaks from gas stations and filling stations according to the State Construction Standards 360-92 ** and table 4 of Normative Acts Concerning Fire Safety.05.019-2005;

Planning restrictions (protection zones of cultural heritage monuments, protected landscape zones, boundaries of historical areas, coastal protection strips, sanitary protection strips and other protected zones) according to the State Construction Standards 360-92 **, section 11, State sanitary rules of planning and construction settlements (approved by the Order of the Ministry of Health of Ukraine dated June 19, 1996 No. 173), approved urban planning documentation.