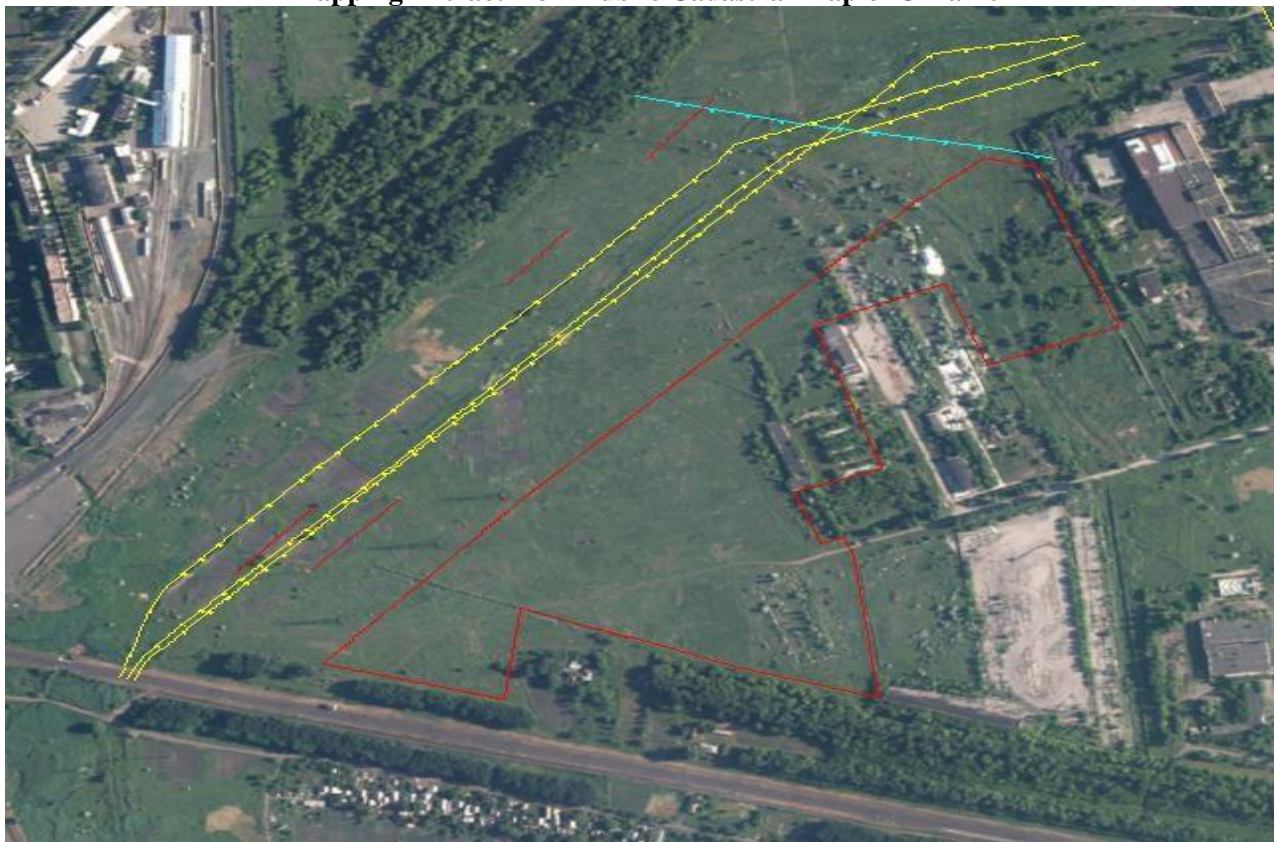


Investment Proposal Greenfield

Localization	Street name	Avanhardna Street, unnumb., Pokrovsk City, Donetsk Region
	District (in the city), locality	the area of the former enterprise "Construction and installation passage 390" - 2
	Geographical values	48°17'12.1"N 37°13'07.9"E
Terrain qualities	Maximum allowable area (as a one plot) [ha]	15.5
	Possibilities for development (brief description)	The south-western soil-climatic region of Donetsk Region. The plot has the shape of an elongated polygon, the relief is generally flat, has a slope from north to south
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 – Zone of enterprises of IV, V hazard class sanitary protection zone -100 m, 50 m
Characteristics of land (plot)	Type of ground on the plot (ha)	Chernozems on dense clays, unsalted and weakly saline, medium- and heavy-clay (82 ie); areas with disturbed soil surface (223 ie)
	Difference in ground level (m)	5.5
	Land use in present	not used
	Impurity of subsoil waters (Yes/No)	No
	Level of subsoil waters (m)	No
	Have geological surveys of the plot been conducted Yes/No)	No
	Risk of flooding or landslides (Yes/No)	No
	Underground obstacles (Yes/No)	No
	Ground and air obstacles (Yes/No)	No
	Ecological restrictions (Yes/No)	No
Houses or other constructions on the plot (Yes/No)	No	
Transport arrangement	Road access to the plot (type and width of available road)	Asphalt, then dirt road 3m
	Nearest motorway / national road (km)	7.5 km Highway E50
	Sea and river ports within a radius of 200 km	No
	Railway road (km)	0.2 to the railway
	Railway access road (km)	No
	Nearest regular airport (km)	No
	Nearest seaport (km)	No
Available infrastructure	Electrification (Yes/No)	Yes
	<ul style="list-style-type: none"> • connection point (distance from the plot boundary) (m) 	50
	<ul style="list-style-type: none"> • electrical voltage (kW) 	TP 6/0.4 kW
	<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) 	1, formation hydraulic fracturing No. 9
	<ul style="list-style-type: none"> • calorific value (MJ/Nm³) 	-
	<ul style="list-style-type: none"> • tube diameter (mm) 	d 250 and 300
Water supply (Yes/No)	Yes	

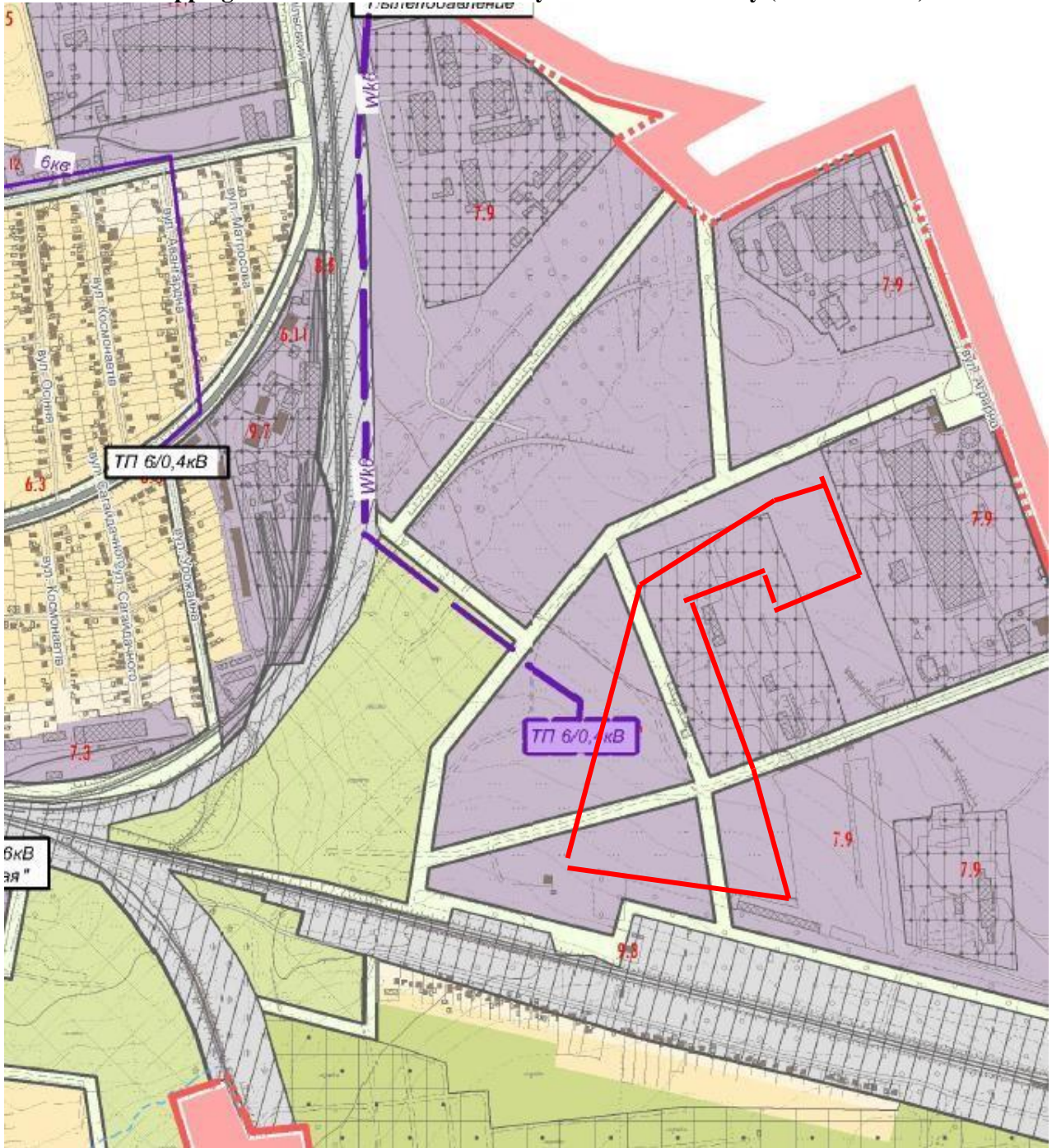
	<ul style="list-style-type: none"> connection point (distance from the plot boundary) (m) 	300 m, d 300 and 800
	<ul style="list-style-type: none"> permissible output (cu m/24 g) 	-
	Sewage disposal works (Yes/No)	No
	Telecommunications (Yes/No)	No
	<ul style="list-style-type: none"> connection point (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	-	
The proposal was prepared by	Nadiia Baranovska, Head of the Sector of Land Relations of the Department of Urban Development, Architecture and Land Relations, Tel.: +38 095 505 9385, E-mail: zemvitdil@ukr.net	
Contact person	Nadiia Baranovska, Head of the Sector of Land Relations of the Department of Urban Development, Architecture and Land Relations, Tel.: +38 095 505 9385, E-mail: zemvitdil@ukr.net	

Mapping Extract from Public Cadastral Map of Ukraine



- Border of the plot of land
- - - Electricity transmission line
- - - Gas pipe line

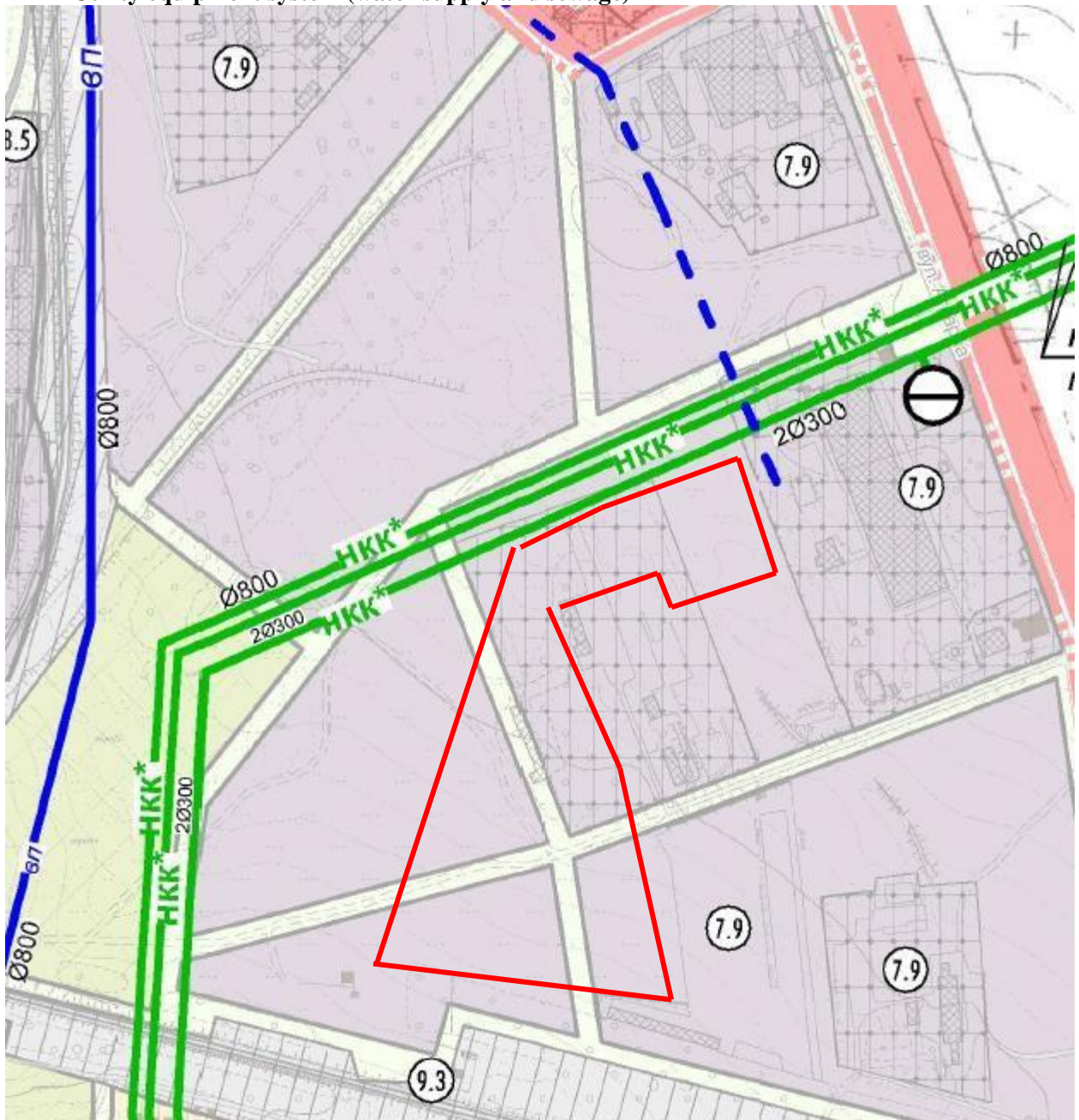
Mapping Extract from the General Layout of Pokrovsk City (electrification)







— border of the plot of land for investment proposal

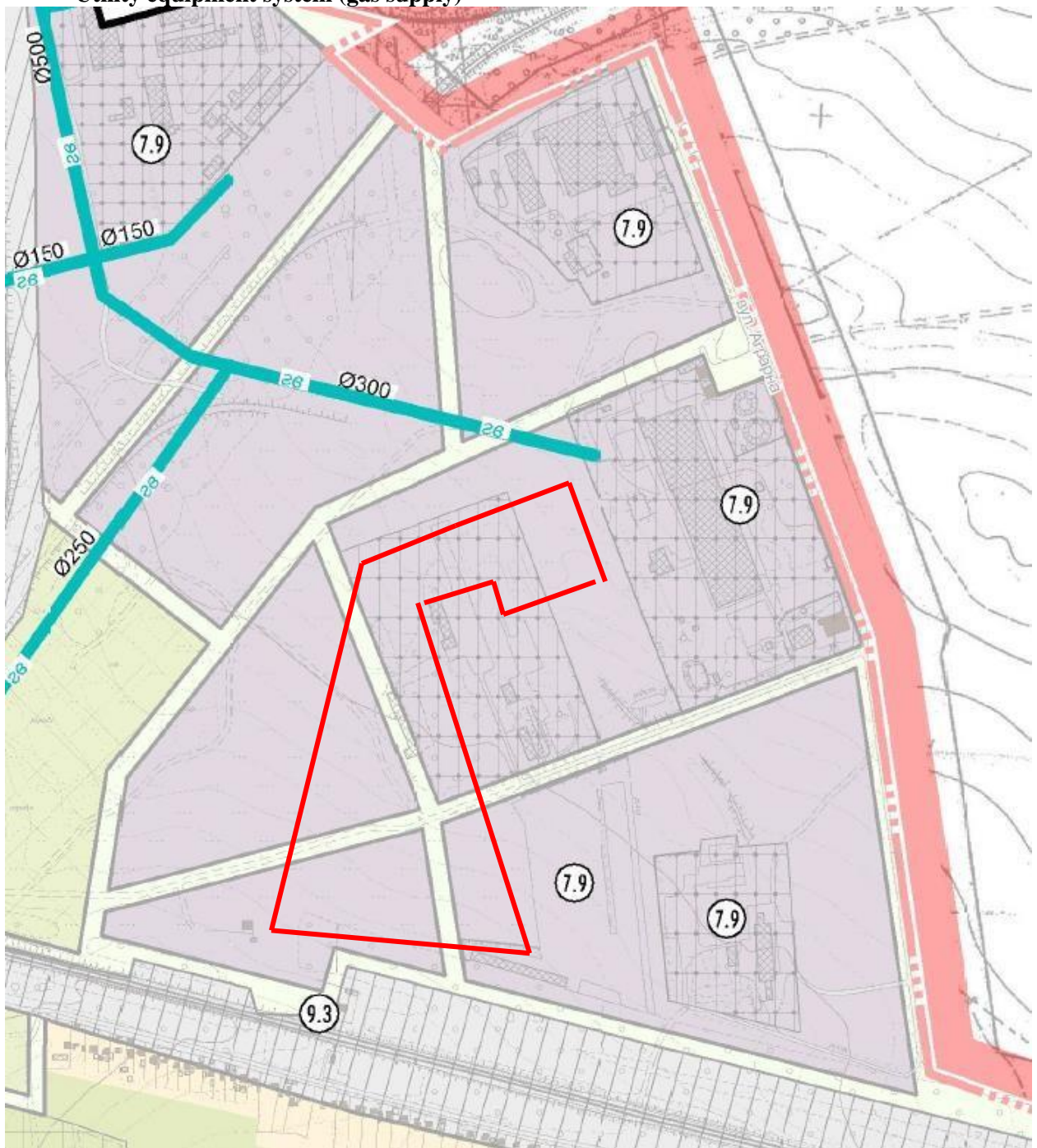
ТП 6/0,4кВ electrical substation


**Mapping Extract from the General Layout of Pokrovsk City
Utility equipment system (water supply and sewage)**




-  border of the plot of land for investment proposal
-  drainage station
-  force main sewage network
-  network of drinking and household channel

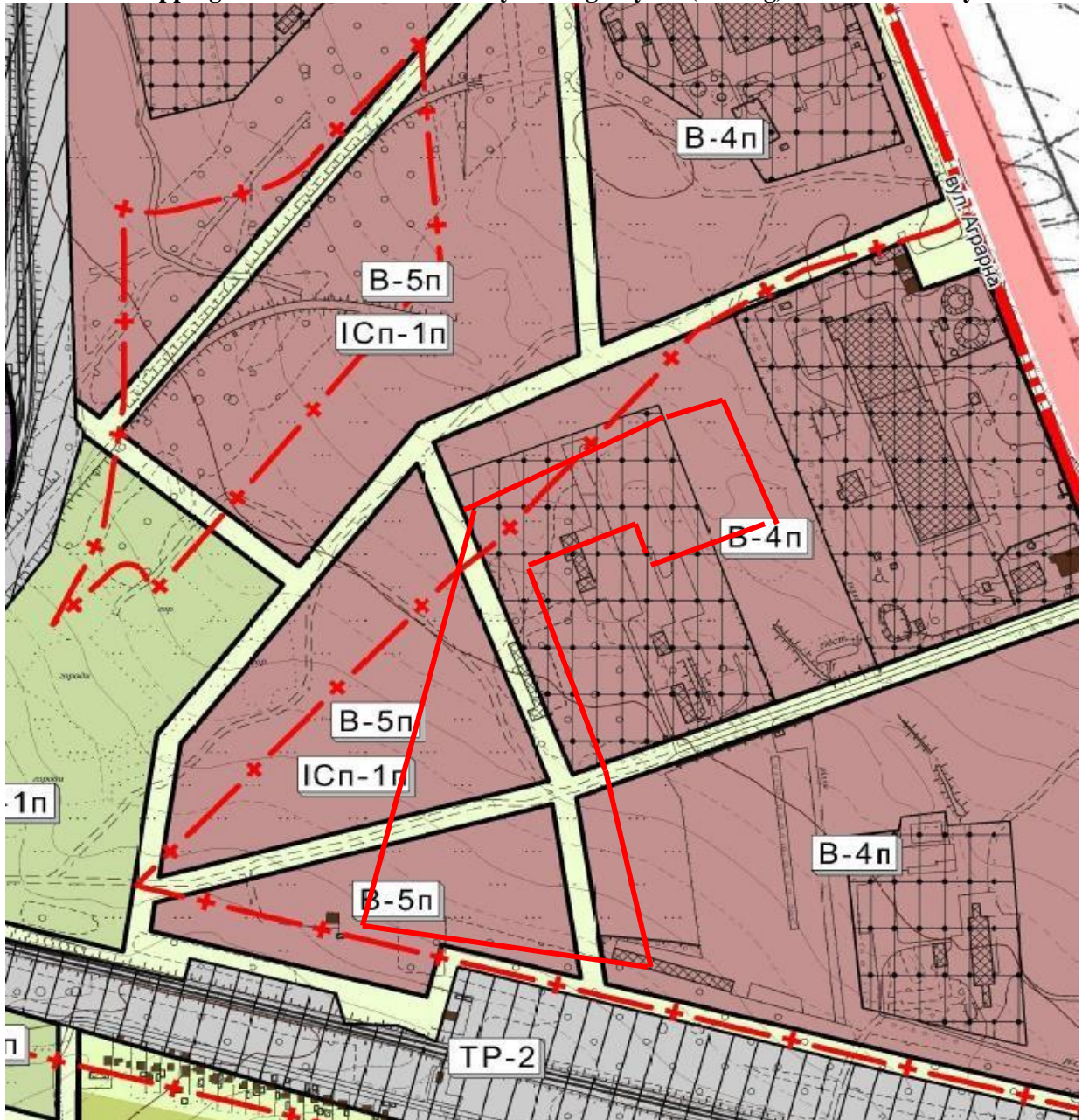
**Mapping Extract from the General Layout of Pokrovsk City
Utility equipment system (gas supply)**



 border of the plot of land for investment proposal

 26 high-pressure gas pipeline

Mapping Extract from the territory Zoning Layout (Zoning) of Pokrovsk City



— border of the plot of land for investment proposal

Industrial zones - B
Zone of the enterprises of the IV, V hazard class
V-4, V-4p, V-5, V-5p

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:
- industrial enterprises of IV, V hazard class in accordance with the state sanitary norms; - all enterprises, institutions and	- design and engineering organizations related to the service of enterprises; - warehousing facilities of various profiles; - objects of technical and	- pharmacies, shops, clinics; - sanitary facilities and equipment of communal purpose; - sites and structures of controlled organized temporary

<p>organizations that are allowed for enterprises of IV, V hazard class;</p>	<p>engineering support of enterprises; - catering establishments (cafes, canteens, cafeterias), directly related to the service of industrial and industrial enterprises; - nursery of plants for landscaping of industrial territories and sanitary protection zones; - open parking lots for temporary storage of cars, sites of transit transport with storage places for buses, trucks and cars; - railway stations, access roads and other industrial transport facilities; - 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 purpose.</p>	<p>storage of waste on the condition of ensuring their removal or disposal; - waste disposal companies; - objects of car storage: box-type garages; - 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.</p>
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**Urban planning conditions and restrictions on building plots of land located in zones
V-4, V-4p, V-5, V-5p
(Sanitary protection zone – 100 m, 50 m).**

- Type of urban planning object are 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.
- the 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 utilities - according to the State Construction Standards 360-92 **, section 8, appendix 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 **.
 - requirements for improvement according to the Law of Ukraine “On improvement of settlements”, Articles 22, 24;
 - provision of 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 vehicles - 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 (zones of protection of cultural heritage sites, 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.