

Investment Proposal: Greenfield

Localization	Street name	Microdistrict Sonyachny
	District (in the city), locality	Pokrovsk city, Donetsk region
	Geographical values	48.259407, 37.189794 48.259948, 37.190355 48.258915, 37.192865 48.258342, 37.192288 48.259407, 37.189794
Terrain qualities	Maximum allowable area (as a one plot) [ha]	2,0
	Possibilities for development (brief description)	south-western soil-climatic region of Donetsk region. The plot has the shape of an elongated polygon, the relief is flat
Information of property	Approximate price of land (UAH/sq. m.)	
	Owner (s)	Pokrovsk territorial community (communal property)
	Availability of current concept design (Yes/No)	No
	Zoning	According to Zoning - mixed residential high-rise zone (above 5 floors) and public buildings F-4
Characteristics of land (plot)	Type of ground on the plot (ha)	Black soil lightly washed lightly clay (65 l)
	Difference in ground level (m)	0
	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 road, 5 m
	Nearest motorway / national road (km)	0,3 km, highway E-50
	Sea and river ports within a radius of 200 km	No
	Railway road (km)	2,8
	Railway access road (km)	No
	Nearest regular airport (km)	Dnipro International Airport 197 km Zaporizhia International Airport 195 km
	Nearest seaport (km)	Mariupol sea trade port, 174 km
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) 	6/0,4
	<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) 	180
	<ul style="list-style-type: none"> calorific value (MJ/Nm³) 	
	<ul style="list-style-type: none"> tube diameter (mm) 	D 250
	Water supply (Yes/No)	Yes

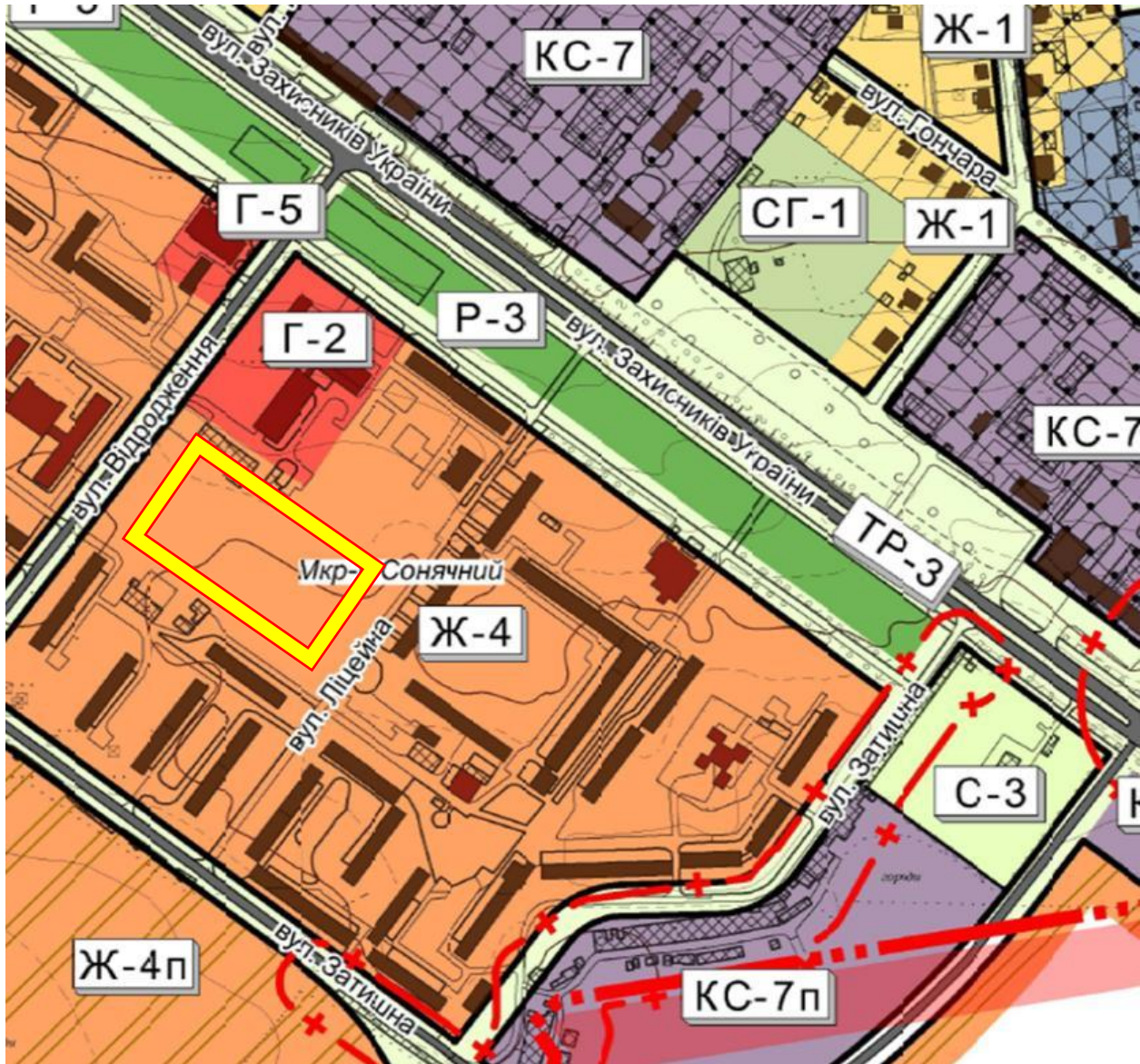
	<ul style="list-style-type: none"> • connection point (distance from the plot boundary) (m) 	20 m, d 300
	<ul style="list-style-type: none"> • permissible output (cu m/24 g) 	
	Sewage disposal works (Yes/No)	Yes
	Telecommunications (Yes/No)	Yes
	<ul style="list-style-type: none"> • connection point (distance from the plot boundary) (m) 	215
	Estimated cost of supply of utilities (indicate the cost of supplying the necessary communications)	
Current state of affairs (availability of necessary permits, results of land use change, etc.)	The land plot has been formed, entered into the State Land Cadastre as No. 1413200000: 03: 093: 0131, designation purpose is housing, housing construction, garage and cottage-building cooperatives, functional use – for the construction and maintenance of multi-storey residential buildings and buildings and structures related to them.	
Possibilities of state support		
Possibilities of local support		
Other current comments		
The proposal was prepared by	Oleksandr Dobrovolsky, Director of the Department of Financial and Economic Policy and Asset Management of the Pokrovsk City Council of the Donetsk Region, Tel. +380975692300, E-mail: depfin@pokrovsk-rada.gov.ua	
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Copy from the Public cadastral map of Ukraine



Plot with cadastral № 1413200000:03:093:0131

Copy from the plan of zoning of the territory (Zoning) of Pokrovsk)



the boundary of the land plot for investment proposals

Zone Ж-4 of mixed multi-storey residential (above 5 floors) and public development

It is intended for placement of apartment houses (above 5 floors), related objects of daily service provided for the population, municipal facilities, separate objects of city and regional importance.

Preferred types of the territory use (land plot):	Related types of use of the territory (land plot):	Permissible types of use of the territory (land plot) that require special approvals:
- apartment buildings whose height exceeds 5 storeys (1122.1-1122.3); - school buildings (1263.3, 1263.6), - buildings of preschool and out-of-school educational institutions (1263.5).	- office buildings (1220.1-1220.3 1220.9). - housing management organization; - streets and roads (2112.1, 2112.4 2112.5, 2112.8 2112.9)	- 2-5 storeyed apartment buildings (1122.1 -1122.3); - hotels (1211.1, 1211.5),

	<ul style="list-style-type: none"> - local communications (2221, 2222, 2223, 2224) - public gardens and parks for entertainment and recreation (2412,5); - placement of elements of landscaping; - sports, playgrounds; - public utility sites - temporary metal garages (without inspection pit equipment); 	<ul style="list-style-type: none"> - dormitories (1130.1-1130.3); - buildings for public performances (1261), - museums and libraries (1262), - buildings of educational institutions (1263), - buildings of hospitals and health facilities (1264), - trade buildings (1230), - sports halls (1265) - historical and architectural monuments (1273.1); - religious buildings (1272.1); - temporary structures for business activities; - garages (1242) - veterinary receiving station - enterprises of the V hazard class, if their placement is allowed by the state sanitary regulations.
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Urban planning conditions and restrictions on the development of land plots located in the zone Ж-4, Ж-4п, Ж-4пп

- The minimum number of floors of residential buildings – 5 floors;
 - The maximum number of floors of residential buildings – 9 floors,
 - public buildings – 2-5 floors,
 - facilities of children's preschool education – 2 floors,
 - facilities of primary and secondary education – 3 floors,
 - in residential areas special residential buildings shall be provided for, or the first floors of houses for resettlement of low-mobility groups of the population shall be allocated with observance of regulatory accessibility to public institutions.
- Minimum offsets of residential buildings from the red lines:
 - residential buildings with apartments on the ground floors should be located, as a rule, with an offset from the red line of main streets – at least 6 m, residential streets and driveways – at least 3 m (unless otherwise marked by the construction regulation line, and the territory detailed layout),
 - it is allowed to place residential buildings with built-in ground floors or outbuildings for public use on the red line, and on residential streets in terms of reconstruction of existing buildings with residential buildings with apartments on the first floors only as an exception.

The distance between residential buildings, as well as between residential and public buildings is determined based on the requirements of fire safety, insolation and sanitary protection in accordance with the effective regulations.

- Apartments on the first two floors are allowed to be repurposed for social facilities in residential buildings of the main streets, while complying with sanitary and household conditions.
- Requirements for the buildings height, design of facades, fences facing the street, shall comply with the nature of the environment, type of construction and conditions of placement in the city, as determined by urban planning documentation.

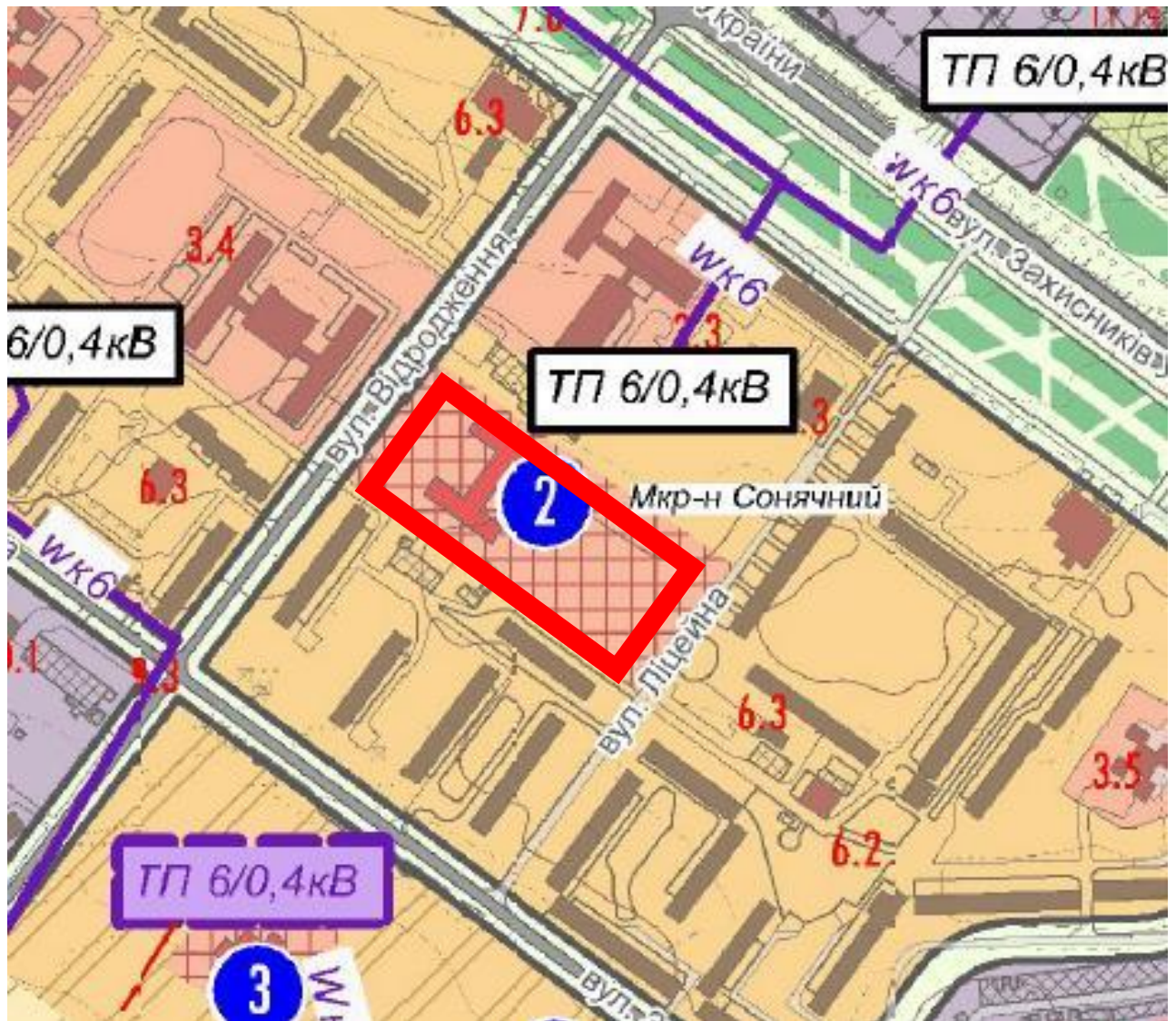
Requirements for fencing of land plots:

- for objects of children's preschool education institutions, primary and secondary education institutions – in accordance with regulatory requirements.

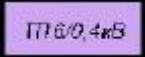
The population density of the residential quarter with a full range of institutions and service enterprises of local importance should be accepted in accordance with DBN 360-92 ** 3.7, 3.8, for service enterprises - table 6.1 and urban development calculation.

- The design regulations for cars parkings shall be provided for in accordance with Appendix №4 to DBN 360-92 **, with observance of sanitary regulations.
- The area of residential areas landscaping should be assumed at least as 6 m² per 1 person (net of the territory of schools and preschools).
- Special conditions with respect to:
 - the use of underground space: basement, semi-basement floor – it is possible to arrange a basement or semi-basement floor to accommodate utility rooms, garages and other facilities that meet the requirements of sanitary and fire-safety regulations.
 - placement and use of built-in and outbuildings – at the next design stages.
 - placement of public centers and individual objects of the population daily service – on the ground floors, facing the street of residential buildings or attached premises, provided that the loading of enterprises and entrances for visitors are from the street or at the end of the house;
 - offices of doctors-practitioners in the absence of X-ray installations.
 - protected areas of utilities – in accordance with DBN 360-92 ** section 8;
 - requirements for the need for engineering surveys in accordance with the State Construction Regulations of DBN A. 2.1-1-2008 "Engineering surveys for construction" – in accordance with DBN 360-92 **, DBN A. 2.1-1-2008 "Engineering surveys for construction";
 - providing conditions for transport and pedestrian communication – in accordance with DBN 360-92 ** section 7.

Copying from the Engineering equipment diagram of town Pokrovsk (electrification)



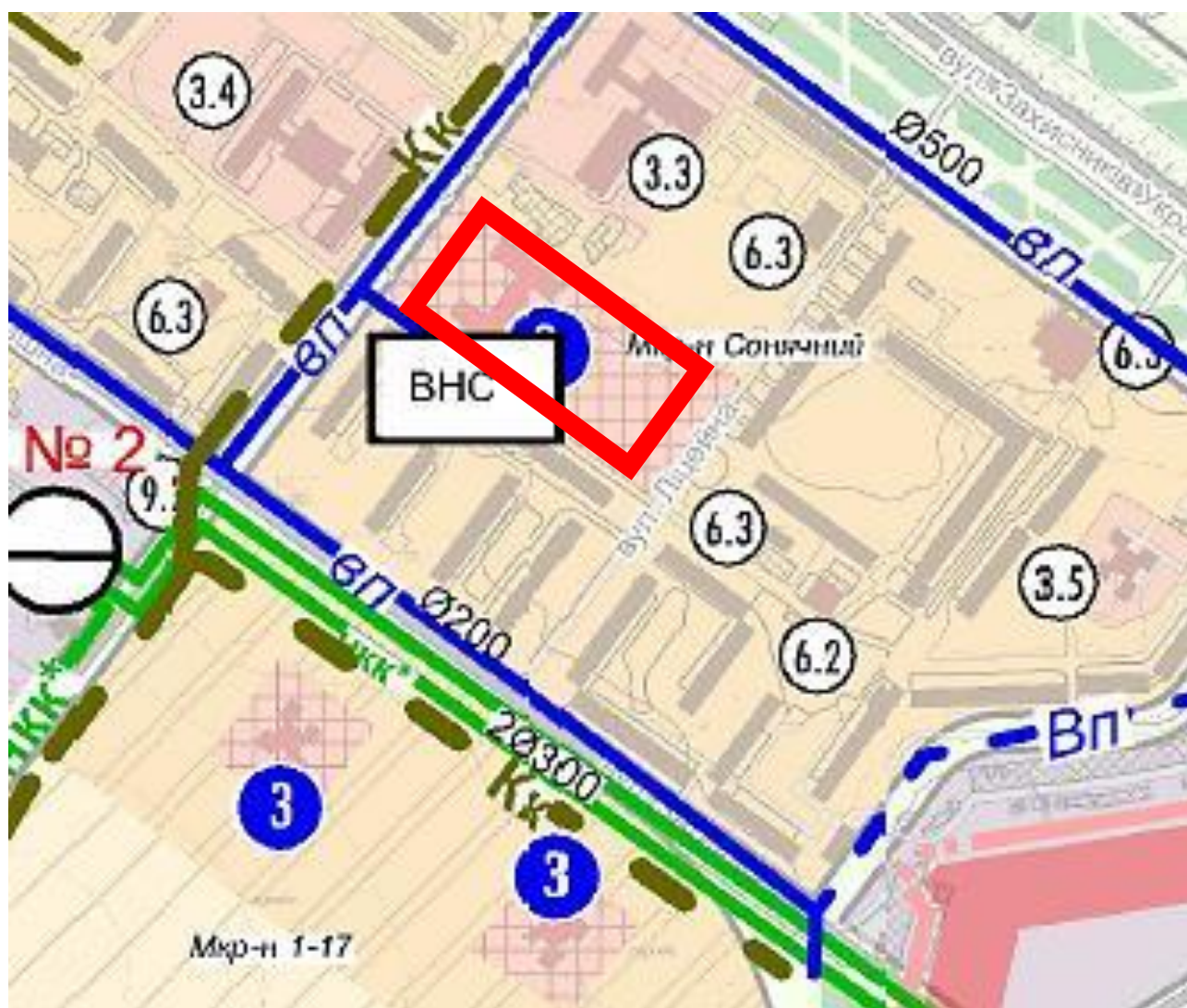
— the boundary of the land plot for investment proposals

 transformer substation

26

26 high pressure gas pipeline

Copying from the Engineering equipment diagram of town Pokrovsk (water supply and sewerage)



- the boundary of the land plot for investment proposals
- ЗС drain station
- - - НKK pressure sewer network
- ВП utility and drinking water supply

The territory photos



