

PASSPORTS OF INVESTMENT SITES IN SOLIGORSK DISTRICT

НАЦИОНАЛЬНОЕ
АГЕНСТВО
ИНВЕСТИЦИЙ И
ПРИВАТИЗАЦИИ
РЕСПУБЛИКИ БЕЛАРУСЬ

NATIONAL AGENCY
OF INVESTMENT AND
PRIVATIZATION
REPUBLIC OF BELARUS



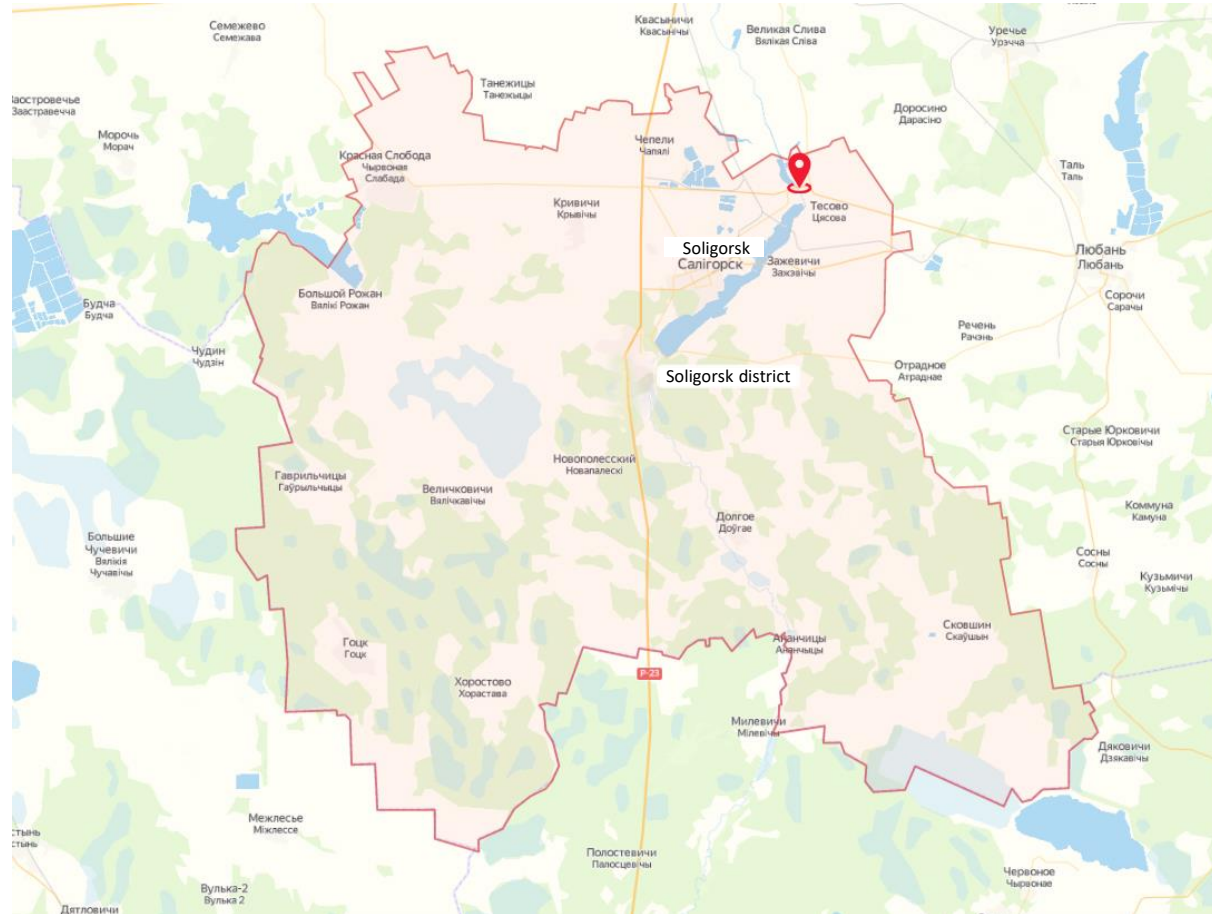
MINSK REGIONAL
EXECUTIVE COMMITTEE

Site №1

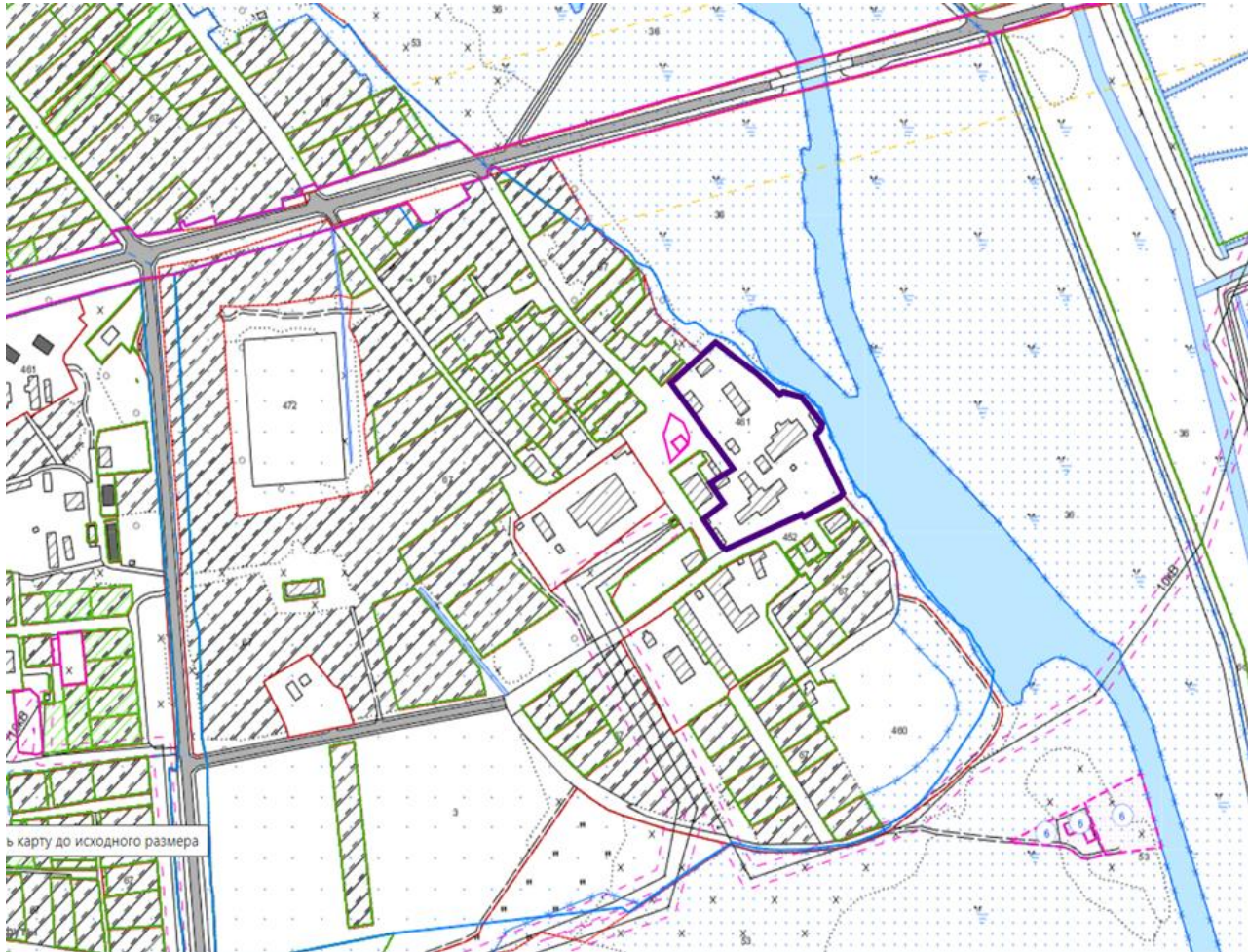
Complex of winery buildings

18A, 18A/1, 18A/4, 18A/5, 18A/6, 18A/7, 18A/8, 18A/9,
18A/10, 18A/11, 18A/12, 18A/13,
Tsentralnaya Street, Pogost-2 Village

Site plan



General information



Address: 18A, Tsentralnaya Street, Pogost-2 Village, Soligorsk District, Minsk Region

Area: 2.2471 ha

Land user: JSC “Gorniak”

Asset holder: JSC “Gorniak”

Type of ownership: Private

Land title documents in place: yes

Legal regime: rural area (Decree 6)

Zoned as: farmland

Real properties on site: yes

Real properties title documents in place: yes

Topography



Vegetation is present on 70% of the land area within the land plot.

Vegetation includes lawn in a satisfactory condition, hardwood trees (oak, birch, poplar, maple, willow, etc.).

The site is located in the water protection zone of the Soligorsk Water Reservoir (within 500 metres).

The topography is flat.

Actual infrastructure

Transportation infrastructure			Utilities infrastructure	
	Distance from site (km)	Name		Facilities and utilities capacity
National motorway	0.32	P-55 Bobruisk-Glusk-Lyuban-Soligorsk	Water supply	none
			Sewage system	none
			Telecommunications	none
Airport	186	Minsk National Airport	Gas supply	none
Railroad	3.4	Osipovich-Slutsk-Soligorsk (Kaliy-1 station)	Power supply	none
Access ways	Asphalted access roads at a distance of 0.32 km from P 55 road (Bobruisk-Glusk-Lyuban-Soligorsk) and 0.81 km from H 9663 road (Pogost-2 - Soligorsk)		Heat supply	none
Regional centre	136	Minsk		
District centre	9	Soligorsk		
Additional information	Located next to: residential area			

Real estate units



General information

Total number: 12

Total area: 3522.8 m²

Intended use: administrative and industrial facilities

Real estate units (continued)

**Main building of the winery,
finished product warehouse**



Permanent structure, asset # No.644/C-50968
Floor area: 1243.1 m²

Office building



Permanent structure, asset # No.644/C-50957
(Office building)
Floor area: 233.9 m²

Juice storage building



Permanent structure, asset # No.644/C-50967
Floor area: 117.6 m²

Garage building



Permanent structure, asset # No.644/C-50958
Floor area: 130.1 m²

Factory administration building



Permanent structure, asset # No.644/C-50961
Floor area: 91.2 m²

Gatehouse building



Permanent structure, asset # No.644/C-50960
Floor area: 30.1 m²

Real estate units (continued)

Pumping station building



Permanent structure, asset # No.644/C-50959
Floor area: 19.7 m²

Cannery building



Permanent structure, asset # No.644/C-50956
Floor area: 891.3 m²

Alcohol storage building



Permanent structure, asset # No.644/C-50953
Floor area: 148.9 m²

Boiler house building



Permanent structure, asset # No.644/C-50955
Floor area: 193.1 m²

Pumping station building with a water tower



Permanent structure, asset # No.644/C-50963
Floor area: 15.3 m²

Spare parts storage building



Permanent structure, asset # No.644/C-50966
Floor area: 408.5 m²

Restrictions

Sanitary restrictions

Distance from dwelling zone boundaries: 6 meters from the single-family house area.

Development of a sanitary protection zone project for the facility is required, with estimates of dispersion of pollutant emissions in the ambient air (taking into account background concentrations of pollutants in the ambient air), levels of physical impact and risk assessment for life and health of the population (Decree of the Council of Ministers of the Republic of Belarus dated December 11, 2019 No. 847).

Environmental restrictions

The site is located in the water protection zone of the Soligorsk Water Reservoir (within 500 metres).

Maintain green areas rate at no less than 15%. Within the site boundaries: ensure planting of 150-180 trees and 750-900 shrubs per 1 ha in green areas (Environmental rules and regulations (EkoNiP) 17.01.06-001-2017).

Fire safety regulations for the use of the site for setting up a production facility

Fire separation distances are not regulated in case of renovation of buildings constructed without increasing their external boundaries (perimeter), reducing the degree of fire resistance, changing the building category to a more hazardous one (clause 9.2.2. CH 2.02.05-2020 “Fire Safety of Buildings and Structures”).

Presence of civil defence facilities on the land plot

No civil defence facilities are present.

Restrictions (continued)

List of activities not allowed on this site

Activities forbidden within the water protection zone (Art.53 of the Water Code of the Republic of Belarus):

- erection, operation, reconstruction, and total renovation of waste burial, waste decontamination, and waste storage facilities;
- erection, operation, reconstruction, and total renovation of storage and/or burial facilities for crop protection chemicals;
- location of sewage disposal fields, cemeteries, animal burial sites, absorption fields, sludge beds (except for sites included in waste water treatment facilities with full biological treatment and water intake facilities, provided that water protection measures required by the design documentation are taken on such sites);
- washing of vehicles and other equipment.

The industrial, agricultural and other facilities existing within the water protection zones must be equipped with services and utilities, including the centralized sewage system or watertight cesspools, other devices ensuring the prevention of water pollution or contamination, with arranged access for removal of the contents of these devices, rainwater drainage systems.

Within the water protection zones: erection, operation, reconstruction, total renovation of facilities is allowed, provided that water protection measures stipulated by the design documentation (other than the above mentioned facilities) are carried out.