

## Investment offer of the land plot of Greenfield type

<b>Location</b>	Street name	At the corner of Rzhevskya and Promyslova St.
	District (in a city), terrain	Smila city, Cherkasy district
	Geographic coordinates,	49.205447, 31.852881
	Cadastral number (if available)	7110500000:06:003:0109
<b>Territory characteristics</b>	The maximum available area (as one plot), ha	30,0
	Classification of the land plot designated purpose type (name, code)	11.02 For placement and operation of main and auxiliary buildings and facilities of the enterprises of processing, machine-building and other industries
	The development opportunities (short description); the distance from the land plot to the boundary of the residential area (km)	0,8
<b>Information about property</b>	Approximate price of the land (UAH / m <sup>2</sup> )	246,42
	Ownership form (state, communal, private)	communal
	Owner(s) (name, contact phone, e-mail)	Smila territorial community, Smila city, 37, Nezalezhnosti St.; uarzzv@ukr.net, +3804733 20598
	Availability of an actual conceptual design (Yes / No)	no
	Zoning; located within/outside the residential area	<i>Within the residential area</i>
<b>Land (plot) characteristics</b>	The type of soil on the plot (ha)	In the geological structure of the land plot of a explored depth of up to 20,0 m there are: IGE 1 loose soil: light dusty loam, lightly peated, IGE 1.1 soil-vegetation layer, IHE 2 loam loamy fuel-yellow, scaly, hard, IGE 3 sandy loess greenish-gray, pale, hard, IGE 4 sand fine-grained, dry, yellow-gray IGE 5 clay, hard, variegated
	The difference in ground level (m)	6
	Land plot usage: - previous - now	Filtration fields  Is not being used
	Contamination of groundwater and subsoil waters (Yes / No)	no
	A subsoil waters level (m)	During examinations, the depth of the groundwater level is 3,6-21,5 m, there are no underground waters

	Have geological explorations of the plot been conducted (Yes / No)	yes
	Flooding or landslides risk (Yes / No)	no
	Underground obstacles (Yes / No)	no
	Overground and Airborne obstacles (Yes / No)	There are mounds up to 4,5 m high, placed between the former filtration fields. They are composed of interlayering of sandy-loamy sediments and HRS, there are no airborne obstacles
	Environmental restrictions (Yes / No)	no
	Buildings or other structures on the land plot (Yes / No)	no
<b>Transport position</b>	Access roads to the plot (type and width of an available road)	main street of local importance, width – 30,0 m
	The nearest highway / road of national importance (km)	H 01, 5,0
	Sea and river ports within a radius of up to 200 km	Cherkasy river port, 40,0
	Cargo railway station (km)	«T.Shevchenko» railway station, 4,0
	Railway access road (km)	There is a railway access road nearby
	The nearest airport (km)	«Boryspil», 188,0
	The nearest seaport (km)	Mykolayiv sea trading port, 286,0
<b>Available infrastructure</b>	Electricity supply (Yes / No)	no
	• connection point (distance from the boundary of the plot) (m)	351,0
	• voltage of current transmission line, kW	110
	• permissible electrical capacity (MW)	-
	Gas supply (Yes / No)	no
	• connection point (distance from the boundary of the plot) (m)	3,0
	• indicator of calorific value (MJ / Nm <sup>3</sup> )	-
	• diameter of a gas pipeline, mm	no
	Water supply (Yes / No)	no
	• connection point (distance from the boundary of the plot) (m)	37,0
	• permissible throughput (m <sup>3</sup> / 24 g)	
	Sewerage facilities (Yes / No)	no
	Telecommunications (Yes / No)	no
• connection point (distance from the boundary of the plot) (m)		
	Approximate amount of connecting of engineering networks (the expenses for connecting of necessary networks are indicated)	-
<b>The current state of affairs</b>	-	

<b>(availability of necessary permits, results of changing the designated purpose of a land plot, etc.)</b>	
<b>Possibilities of the state support</b>	-
<b>Possibilities of a local support</b>	-
<b>Other up-to-date comments</b>	<p>The land plot has been formed, information about it has been entered into the State Land Cadastre, the right of communal ownership has been registered in the State Register of Real Property Rights.</p> <p>In 2021, engineering and geological surveys have been carried out for the design and construction of the industrial park.</p> <p>A detailed plan of the territory has been developed.</p> <p>The functional zone is defined by the zoning plan, approved by the decision of the city council dated 10.11.2021 № 30-1/VIII "About the approval of the General Plan and Zoning Plan of the territory of Smila city, Cherkasy Region".</p> <p>The land plot is suitable for placement and construction of industrial enterprises of III-IV damage class. It can be probably included into the industrial park.</p>
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