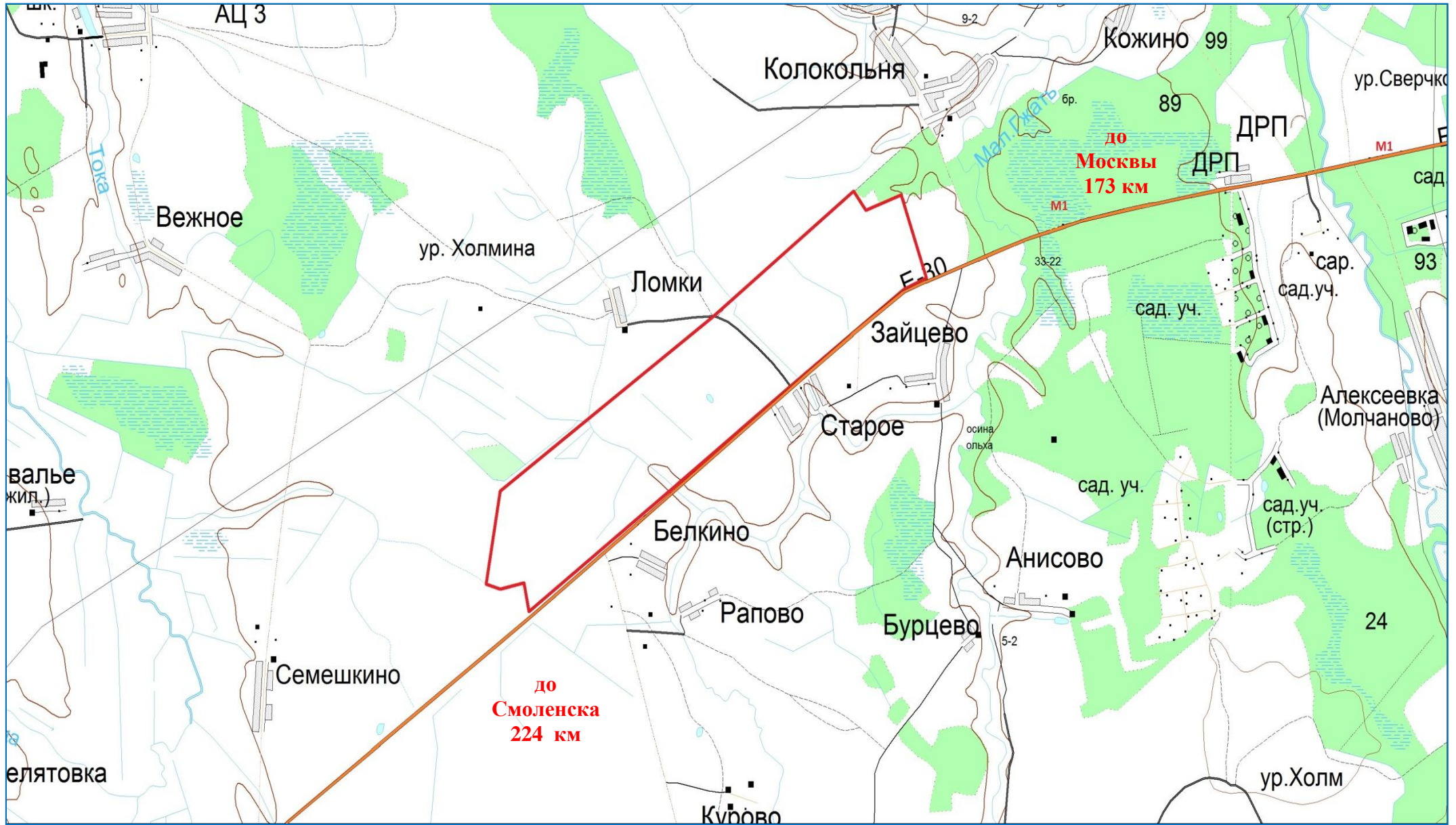


# Land plot «Belkino»



## «Belkino» land plot characteristics

<b>Location</b>	Smolensk Region, Gagarin District, along the motorway M-1 “Belarus”, 178 км, to the right
<b>Property type</b>	Non-delineated ownership
<b>Terms of use</b>	Rent, sale
<b>Estimated purchase cost</b>	Approximate land plot cost is 120 million rubles (30 rubles/m <sup>2</sup> )
<b>Estimated rent cost</b>	Approximate rent cost is 9 million rubles/year (2,25 rubles/m <sup>2</sup> )
<b>Acreage</b>	400 ha
<b>Category of land</b>	Land of reserve
<b>Constructions</b>	None
<b>Relief</b>	Flat, horizontal terrain
<b>Land reclamation infrastructure</b>	None
<b>Restricted use requirements</b>	None
<b>Distance from</b>	
- Moscow	173 km
- Minsk	550 km
- the Belarus border	350 km
- Smolensk	224 km
- Minsk	552 km
- the administrative centre of the municipal entity	Smolensk – 224 km Gagarin – 9 km
- the nearest settlement	Gagarin – 9 km
- the nearest motorway	The motorway M-1 “Belarus” is adjacent to the land plot
- the nearest railway	9 km
<b>Transport availability</b>	
- motorways	The motorway M-1 “Belarus” is adjacent to the area.
- railways	Railways for general use with a fully equipped station in Gagarin - 9 km
<b>Available communications</b>	
- motorway	Asphalt road runs along the border of the land plot
<b>Engineering infrastructure</b>	
- gas supply	Distance for connecting the capital facility to the gas network is 6 km, with the pressure of DS - 0,3 MPa. Capacity of gas supply without taking into consideration capital repairs and reconstruction – 200 m <sup>3</sup> per hour. The approximate cost of technological connection of the capital facility to gas networks in 2014 amounts to 10,8 million rubles. The connection may last up to 1,5 year. Maximum capacity (considering capital repairs and reconstruction) – 1000 m <sup>3</sup> per hour. The approximate cost of technological connection of the capital facility to gas networks after repairs or reconstruction will amount to 193,8 million rubles. Duration - up to 2 years.
- electricity	The power transmission line runs through the land plot. Connection of the capital facility is possible to the nearest substations of Gagarinskiy District Electric Station: 1) Packaged transformer substation – 250 kW “Kolokolnya-1 OHPL 1009 Substation Gagarin, type off-circuit tap changer-three-phase switch, factual number of diverging branch lines - 3, type and capacity kW- TM-250; 2) TS-60KW Belkino OHPL 1012 Substation Sverchkovo, type off-circuit tap changer-three-phase switch, type and capacity

	<p>kW- TCMA-60;</p> <p>3) Regional transforming substation-10 kW OHPL 1009 Substation Gagarin, type and capacity in KW-OM-10;</p> <p>4) TS-100KW Staroye OHPL 1009 Substation Gagarin type off-circuit tap changer-three-phase switch, type and capacity kW-OM-100;</p> <p>5) Regional transforming substation-10 kW Lomki OHPL 1005 Substation Mishino, type and capacity in KW-OM-10.</p> <p>The approximate cost of the connection (5 MW):</p> <ul style="list-style-type: none"> <li>- 3rd category of safety 25 million rubles;</li> <li>- 1st and 2d categories of safety - 50 million rubles.</li> </ul>
- water supply	None
- sewerage	None
<b>Labour force</b>	
The number of labour force in	
- the administrative centre	Smolensk – 209,1 thousand people
- the municipal entity	Gagarin – 29, 6 thousand people
The total number of population in the regional centre	331 thousand people
The total number of population in the municipal entity	46,4 thousand people
The total number of population in the district centre of the municipal entity	30,2 thousand people
The nearest warehouse for temporary storage (customs logistic terminal)	Vyazemskiy Customs Terminal of Smolensk Customs (VyazmaElevatornayast.bld.12, motorway – Moscow-Minsk)