Background note

Lepel district is located in the south-west of the Vitebsk region and is bordered on the Beshenkovichi, Borisov, Dokshitsy, Ushachi and Chashniki regions. There are 136 lakes and 20 rivers on the territory of the district.

The administrative, cultural and economic center of the district is the city of Lepel which is 110 kilometers from Vitebsk, 150 kilometers from Minsk, 100 kilometers from Orsha and 60 kilometers from Polotsk.

In order to develop tourism in Lepel district the land plots with an estimated area from 0.19 hectares to 5.99 hectares have been selected for the construction of tourist facilities in picturesque and attractive places ranging from 10 to 150 meters from the lakes water level with access roads with improved gravel or asphalt pavement. or asphalt pavement. These places are popular with both locals and guests who visit the Lepel district.

Most of the land plots offered for provision are small-contour and not convenient for processing with large-sized equipment.

Placing new tourism facilities in the future for Lepel district envisages the effective use of the tourist potential of the region. It includes the presence in the territory of the Berezinsky Biosphere reserve of children's rehabilitation and recreation center "Jemchujina", the state institution "Lepel Military Sanatorium of the Armed Forces of the Republic of Belarus", as well as favorable geographical position, availability of recreational resources and historical and cultural unique intangible heritage. Thus, recreational resources are considered as one of the factors for the development of tourism activities and the appearance of new camp sites.

The assessment of the economic feasibility of building of the selected objects even partly is generally positive, as after the completion of construction of tourist facilities, new jobs will be provided and the attractiveness of the countryside will be used by creating possibilities for this type of activity.

The creation of new bases will produce competition, and contribute to the ensuring of availability of tourism, shaping the idea of the Republic of Belarus as an attractive country for tourists, as well as the development of local tourism within the Lepel region.

The creation of new tourist facilities will not require additional budget expenditures.

One of the aims of state regulation in the field of tourism is the formation of the idea of the Lepel district and, in general, of the Republic of Belarus as an attractive country for tourists.

Summary list of land plots provided for the construction of tourist facilities on the lands of land users in Lepel district, Vitebsk region

№ п/п	Name of settlements	Land area, hectares	The need to build access roads, km.	The need to build power lines	The presence of restrictions in connection with the location of land at water bodies	
					Water protection zone	Coastal strip
№ 101	Zaslavki	0.19	there is an access road to the object	in accordance with the technical specifications		lake Uroda
№102	Zaslavki	0.95	0.14	in accordance with the technical specifications		lake Uroda
№103	near the village of Bobrovo	1.75	0.3	in accordance with the technical specifications	lake Ostrovno	lake Ostrovno
№104	near the village of Zemtsy	1.22	0.04	in accordance with the technical specifications	lake Uroda	lake Uroda
№ 105	near the village of Matyrino	1.20	0.04	in accordance with the technical specifications	lake Matyrino	lake Matyrino
№ 106	near the village of Susha	2.80	0.04	in accordance with the technical specification	lake Okzino	lake Okzino
№ 107	near the village of Susha	1.57	0.12	in accordance with the technical specification	lake Temenitsa	lake Temenitsa
№ 108	Volova Gora	2.49	0.36	in accordance with the technical specification	Berezinskiy ch.	Berezinskiy ch.
№ 109	Gubino	0.46	0.06	in accordance with the technical specification	lake Makarovskoe	lake Makarovskoe
№ 110	Dvor Porechye	1.41	there is an access road to the object	in accordance with the technical specification	lake Devichye	

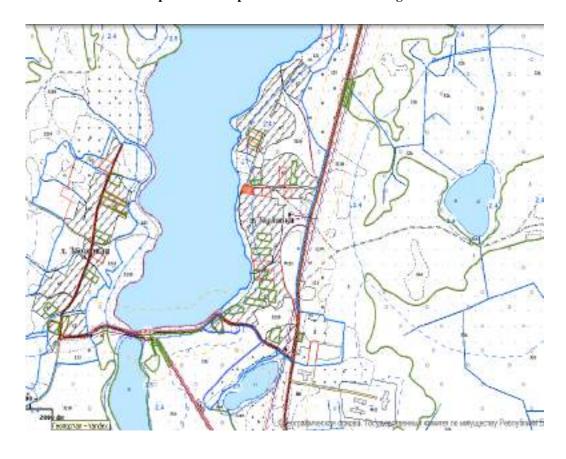
№ 111	near the village of Ostrovno	1.97	0.06	in accordance with the technical specification	lake Ostrovno	lake Ostrovno
№ 112	near the village of Porechye	0.66	0.06	in accordance with the technical specification	lake Devichye	lake Devichye
№ 113	near the village of Cheresovo	1.71	0.12	in accordance with the technical specification	lake Cheresovo	lake Cheresovo
№ 114	near the village of Bolshoi Polsvizh	2.22	there is an access road to the object	in accordance with the technical specification		lake Polsvizh
№115	Dvorishche	1.20	there is an access road to the object	in accordance with the technical specification		lake Dolgoe
№ 116	township Beloozerny	1.20	0.11	in accordance with the technical specification		lake Lepelskoe
№ 117	near the village of Bolshoe Zhezhlino	2.64	there is an access road to the object	in accordance with the technical specification	lake Zhezhlino	lake Zhezhlino
№ 118	near the village of Bolshoe Zhezhlino	1.14	0.16	in accordance with the technical specifications	lake Zhezhlino	lake Zhezhlino
№ 119	near the village of Bolshoe Zhezhlino	1.52	0.06	in accordance with the technical specifications	lake Zhezhlino	lake Zhezhlino
№ 120	near the village of Zavidichi	5.99	0.15	in accordance with the technical specifications	lake Lepelskoe	lake Lepelskoe
№ 121	near the village of Irinpolye	2.57	0.06	in accordance with the technical specifications	lake Khotino	
№ 122	near the village of Rastsvet	1.50	0.18	in accordance with the technical specifications	lake Lukshino	lake Lukshino
№ 123	Lepel	1.52	0.06	in accordance with the technical specifications		lake Lepelskoe
№ 124	Zvezda	2.41	0.23	in accordance with the technical specifications	lake Teklits	lake Teklits
№ 125	Stary Lepel	1.70	0.1	in accordance with the technical specifications		lake Lepelskoe

№ 126	Stary Lepel	1.77	0.06	in accordance with the technical specifications		lake Lepelskoe
№ 127	Stary Lepel	1.98	0.06	in accordance with the technical specifications		lake Lepelskoe
№ 128	near the village of Voron	1.52	there is an access road to the object	in accordance with the technical specifications	lake Voron	lake Voron
№ 129	near the village of Krivtsy	3.17	there is an access road to the object	in accordance with the technical specifications	lake Dolgoe	lake Dolgoe

Total: 52.43

Land plot No. 101

Part of the land plan of the Lepel district of the Vitebsk region



The land plot No. 101 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Bobrovsky village council, in the village of Zaslavki with the total area of 0.19 hectares (arable land), on the lands of Bobrovsky village council, Lepel district, Vitebsk region, in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Urod). Soil fertility score-23.2

Map markings:



- plot offered for accommodation of tourist facilities.



- boundaries of land settlements.



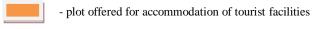
Land plot No. 102

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 102 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Bobrovsky village council, in the village of Zaslavki with the total area of 0.95 hectares (meadow natural lands), on the lands of Bobrovsky village council, Lepel district, Vitebsk region, in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Urod). Soil fertility score-20.1

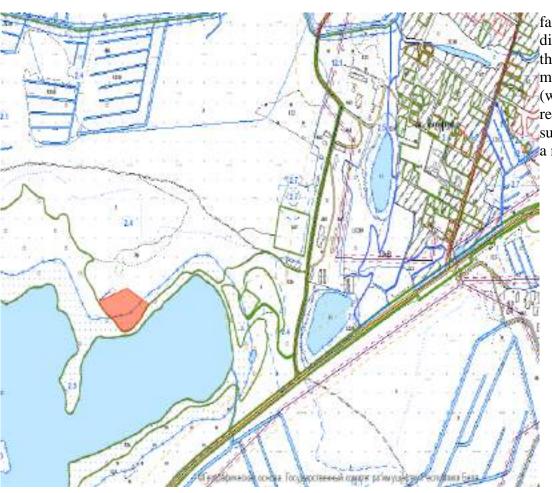
Map markings:



boundaries of land settlements.

Land plot No. 103

Part of the land plan of the Lepel district of the Vitebsk region



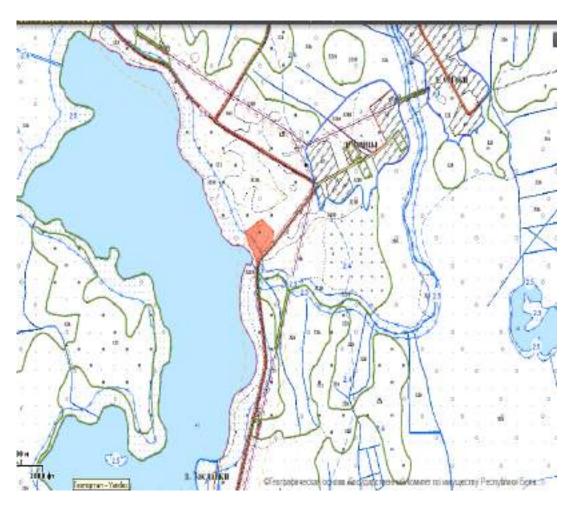
Land plot No. 103 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Bobrovsky village council, near the village of Bobrovo with the total area of 1.75 hectares (arable land), on the lands of the municipal unitary agricultural enterprise "Bobrovo", on natural areas (which are subject to special protection), in the coastal strip of a reservoir or riverside (Lake Ostrovno), in natural areas which are subject to special protection, in the water protection zone of a river or a reservoir (lake Insular). Soil fertility score-22.2

Map markings:

- plot offered for accommodation of tourist facilities
- boundaries of land settlements.
- riverside

PLand plot No. 104

Part of the land plan of the Lepel district of the Vitebsk region



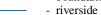
Land plot No. 104 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Bobrovsky village council, near the village Zemtsy with the total area of 1.22 hectares (meadow natural lands), on the lands of OJSC Ladosno in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Urod), in the water protection zone of a river or a reservoir (Lake Urod), in the roadside (controlled area) of the highway. Soil fertility score-21.7

Map markings:



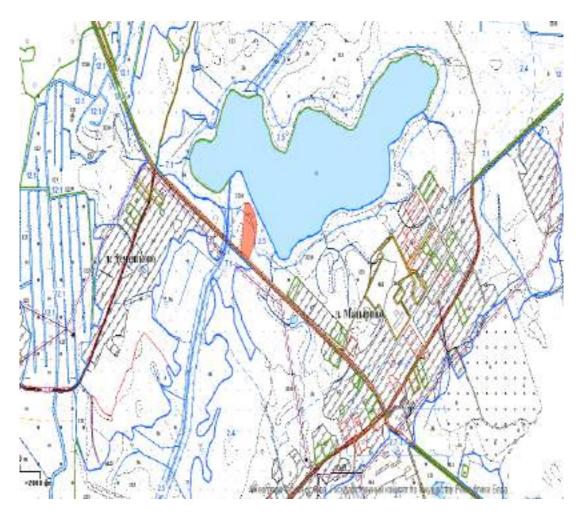
- plot offered for accommodation of tourist facilities





Land plot No. 105

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 105 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Bobrovsky village council, near the village of Matyrino with the total area of 1.20 hectares (arable land), on the lands of the communal unitary production (agricultural) enterprise of the Lepolsky district "Bobrovo", in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Matyrino), in the water protection zone of a river or a reservoir (lake Matyrino). Soil fertility score-18.0

Map markings:

- plot offered for accommodation of tourist facilities





Land plot No. 106

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 106 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepelsky district, Bobrovsky village council, near the village of Susha with the total area of 2.80 hectares (meadow improved lands), on the lands of the OJSC "Ladosno", in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Okzino), in the water protection zone of a river or a reservoir (Lake Okzino), in security zones of electrical networks with voltage above 1000 volts, in the roadside (controlled zone) of the highway. Soil fertility score-24.6

Map markings:



- plot offered for accommodation of tourist facilities





Land plot No. 107

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 107 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Bobrovsky village council, near the village of Susha with the total area of 1.57 hectares (meadow natural lands), on the lands of the OJSC «Ladosno», in the coastal strip of a reservoir or riverside (Lake Temninitsa), in natural areas which are subject to special protection, in a water protection zone of a river or a reservoir (Lake Teminitsa), in the roadside (controlled area) of the highway. Soil fertility score - 22.1

Map markings:

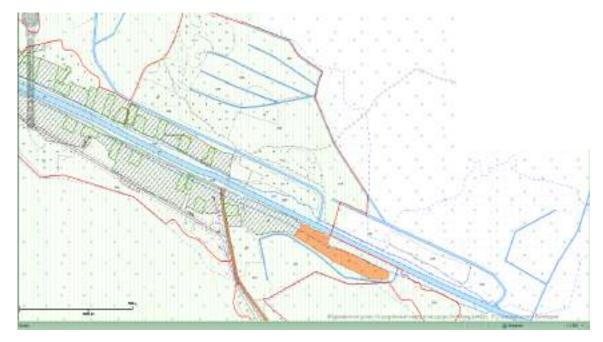


- plot offered for accommodation of tourist facilities





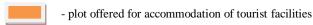
Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 108

Land plot No. 108 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Domzheritsky village council, in the village of Volova Gora with the total area of 2.49 hectares (0,44 hectares of meadow natural lands, 1,91 hectares of meadow substandard lands, 0,14 hectares of lands under dunes and shrubs), in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Berezinsky canal), in the water protection zone of a river or a reservoir (Berezinsky channel), in the protection zone of protected natural territories (State Environmental Institution "Berezinsky Biosphere Reserve"). Soil fertility score-22.8

Map markings:



- boundaries of land settlements

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 109

Land plot No. 109 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Kamensky village council, Gubino village with the total area of 0.46 hectares (meadow natural lands), on the lands of Kamensky village council, Lepel district, Vitebsk region, in the coastal strip of a reservoir or riverside (Makarovskoe Lake), in natural areas which are subject to special protection, in the water protection zone of a river or a reservoir (Makarov Lake). Soil fertility score is 21.2.

Map markings:

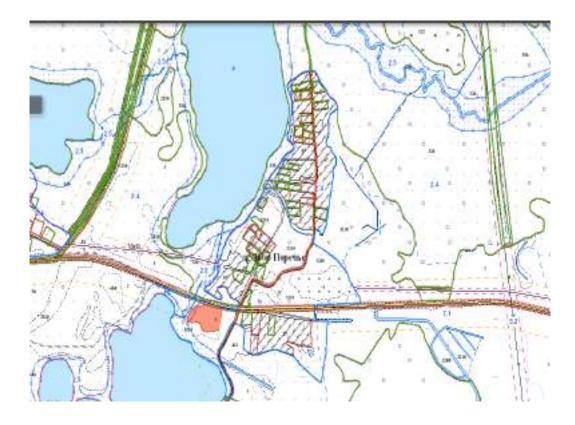


- plot offered for accommodation of tourist facilities



- boundaries of land settlements

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 110

Land plot No. 110 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Kamensky village council, in the village of Dvor Porechye with the total area of 1.41 hectares (arable land), on the lands of Kamensky village council, Lepel district, Vitebsk region, in natural areas which are subject to special protection, in the water protection zone of a river or a reservoir (Lake Devichye). Soil fertility score-21.2

Map markings:

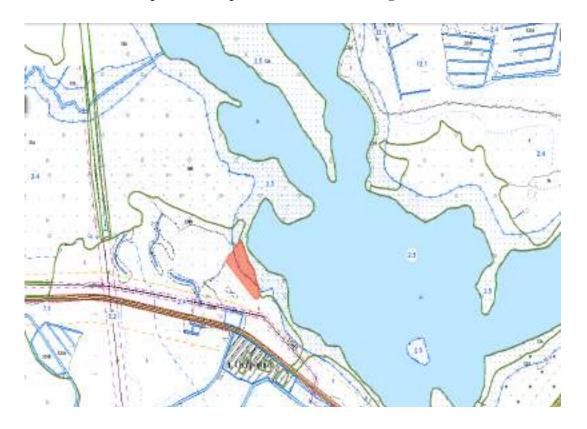


- plot offered for accommodation of tourist facilities





Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 111

Land plot No. 111 provided for the construction of a tourist activity facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Kamensky village council, near the village of Ostrovno with the total area of 1.97 hectares (arable land), on the lands of the OJSC "Ladosno", in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Ostrovno lake), in the water protection zone of a river or a reservoir (lake Insular). Soil fertility score - 23.2.

Map markings:

- plot
 - plot offered for accommodation of tourist facilities
- boundaries of land settlementsriverside

Part of the land plan of the Lepel district of the Vitebsk region



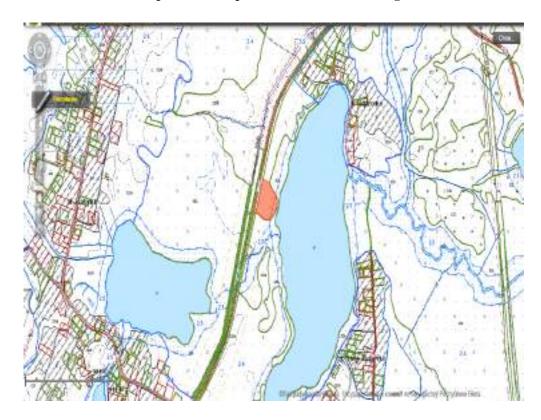
Land plot No. 112

Land plot No. 112 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Kamensky village council, near the village of Porechye with the total area of 0.66 hectares (other lands), on the lands of the OJSC "Ladosno" in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Maiden), in the water protection zone of a river or a reservoir (Lake Maiden), in the roadside (controlled area) of the highway. Soil fertility score is 18.0.

Map markings:

- plot offered for accommodation of tourist facilities
 - boundaries of land settlements
 - riverside

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 113

Land plot No. 113 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Kamensky village council, near the village of Cheresovo with the total area of 1.71 hectares (arable land), on the lands of the OJSC "Ladosno", in natural territories which are subject to special protection, in the coastal strip of a reservoir or riverside (lake Cheresovo), in the water protection zone of a river or a reservoir (lake Cheresovo) , in the roadside (controlled area) of the highway. Soil fertility score-18.0

Map markings:



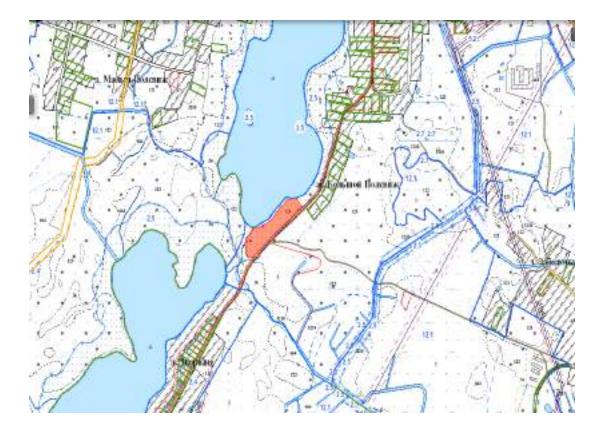
- plot offered for accommodation of tourist facilities





Land Cadastre Plan

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 114 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Lepel village council, near the agrotown of Big Polsvizh with the total area of 2.22 hectares (meadow natural lands), in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Polsvizh). Soil fertility score 19.9

Map markings:



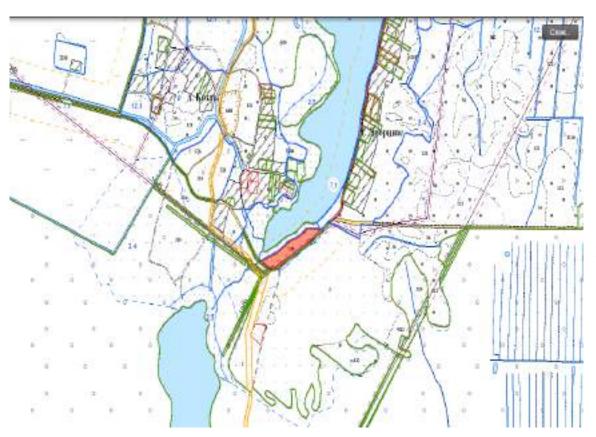
- plot offered for accommodation of tourist facilities





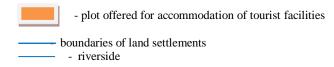
Land plot No. 115

Part of the land plan of the Lepel district of the Vitebsk region



The land plot No. 115 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Lepel village council, Dorische village with the total area of 1.20 hectares (meadow natural lands), in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Long), in the roadside (controlled zone) of the highway. Soil fertility score-18.0

Map markings:



Part of the land plan of the Lepel district of the Vitebsk region

Land plot No. 116

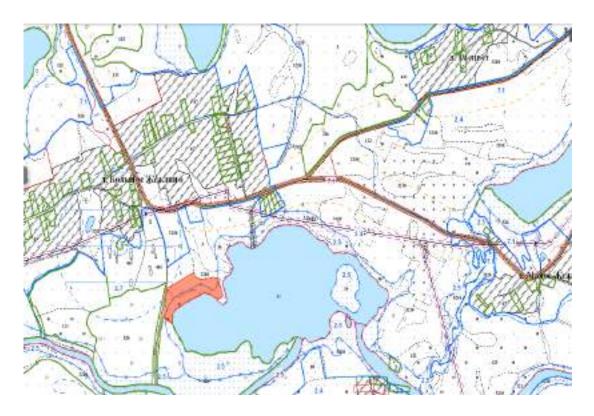


Land plot No. 116 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Lepel village council, Beloozerny township with the total area of 1.20 hectares (meadow natural lands), in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Lepelskoe). Soil fertility point-20.6

Map markings:

- plot offered for accommodation of tourist facilities
- boundaries of land settlements
 - riverside

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 117

The land plot No. 117 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Lepel village council, near the village of Bolshoe Zhezhlino with the total area of 2.64 hectares (meadow natural lands - 0.96 hectares, arable lands - 1.68 hectares.), on the lands of JSC "Lyadno", in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Zhezhlino), in the sanitary protection zone of a water body used for household water supply, in the sanitary protection zone at water intake points. Soil fertility score-15.4

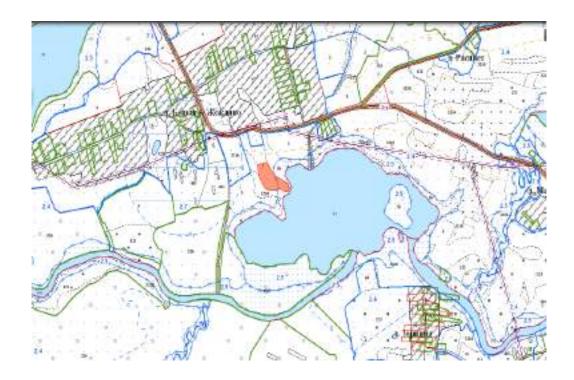
Map markings:

- plot offered for accommodation of tourist facilities



- boundaries of land settlements

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 118

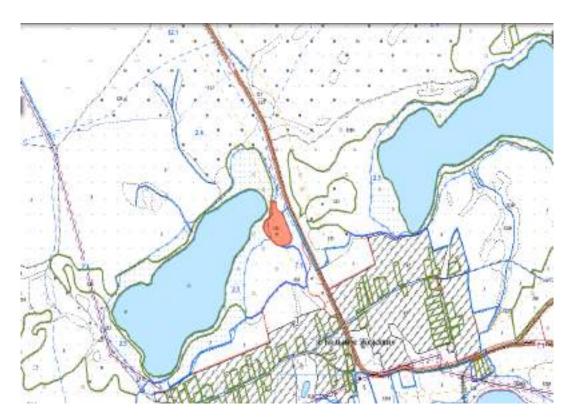
Land plot No. 118 provided for the construction of the tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Lepel village council, near the village of Bolshoy Zhezhlino with the total area of 1.14 hectares (arable land), on the land of JSC "Lyadno", in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Zhezhlino), in the water protection zone of a river or a reservoir (Lake Zhezhlino). Soil fertility score - 21.4

Map markings:



boundaries of land settlements

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 119

Land plot No. 119 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Lepel village council, near the village of Bolshoy Zhezhlino with the total area of 1.52 hectares (meadow natural lands), on the lands of JSC "Lyadno", on natural territories which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Ozertso). Soil fertility score-17.5

Map markings:

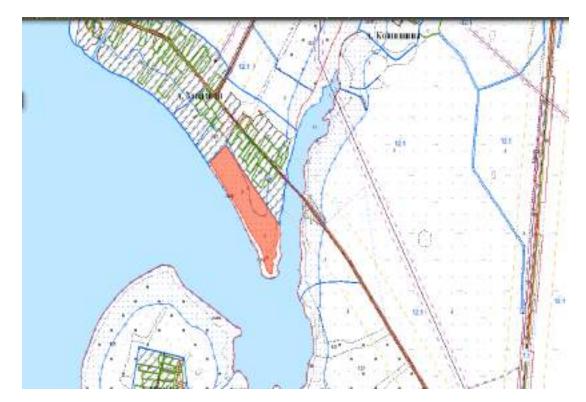
- plot offered for accommodation of tourist facilities





Land Cadastre Plan

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 120

Land plot No. 120 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Lepel village council, near the village of Zavidichi with the total area of 5.99 hectares (arable land - 5.36 hectares, meadow natural lands - 0.63 hectares), on the lands of JSC "Lyadno", in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Lepelskoe), in the water protection zone of a river or a reservoir (Lake Lepelskoe). Soil fertility score-12.9

Map markings:



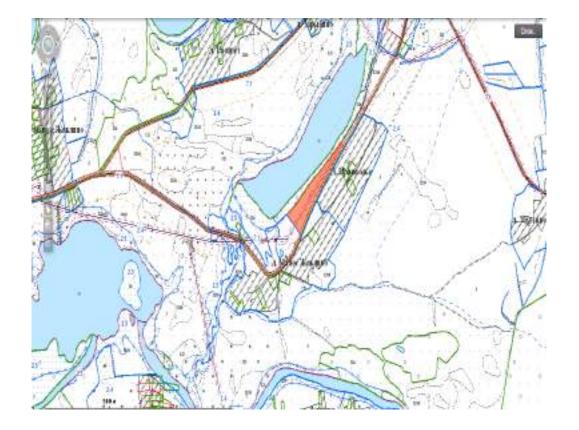
- plot offered for accommodation of tourist facilities



- boundaries of land settlements

Land Cadastre Plan

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 121 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Lepel village council, near the village of Irinpolye with the total area of 2.57 hectares (arable land), on the lands of JSC "Lyadno", in natural areas which are subject to special protection, in the water protection zone of a river or a reservoir (Khotino lake), in the roadside (controlled zone) of the highway, in security zones of electrical networks with voltage over 1000 volt. Soil fertility score-17.9

Map markings:



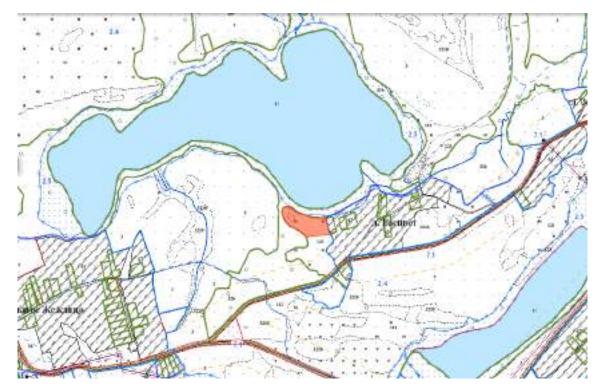
- plot offered for accommodation of tourist facilities



- boundaries of land settlements

Land Cadastre Plan

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 122

Land plot No. 122 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Lepel village council, near the village of Rastsvet with the total area of 1.50 hectares (meadow improved land - 1.43 hectares, lands under tree-shrub vegetation - 0.07 hectares.), on the lands of JSC "Lyadno", in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Lyukshino), in the water protection zone of a river or a reservoir (Lake Lyukshino). Soil fertility score-15.1

Map markings:



- plot offered for accommodation of tourist facilities





Land Cadastre Plan

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 123 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, the city of Lepel with the total area of 1.52 hectares (arable land), on the lands of the city of Lepel, in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Lepelskoe). Soil fertility score - 20.6

Map markings:

- riverside



- plot offered for accommodation of tourist facilities



Land Cadastre Plan

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 124 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Stai village council, Zvezda village with the total area of 2.41 hectares (arable land), on the lands of the village of Zvezda Stai village council, in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Teklitz), in the water protection zone of a river or a reservoir (lake Teklitz), in security zones of electrical networks with a voltage of over 1000 volts. Soil fertility score - 8.7

Map markings:



- plot offered for accommodation of tourist facilities





Part of the land plan of the Lepel district of the Vitebsk region

Land plot No. 125

The land plot No. 125 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Stai village council, the village of Old Lepel with the total area of 1.70 hectares (meadow natural lands), on the lands of the village of Stary Lepel Stai village council, on natural territories which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Lepelskoe). Soil fertility score-25.5

Map markings:



- plot offered for accommodation of tourist facilities



- boundaries of land settlements

Land Cadastre Plan

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 126 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Stai village council, the village of Old Lepel with the total area of 1.77 hectares (arable land), on the lands of the village of Old Lepel Stai village council, in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Lepelskoe). Soil fertility score-25.2

Map markings:



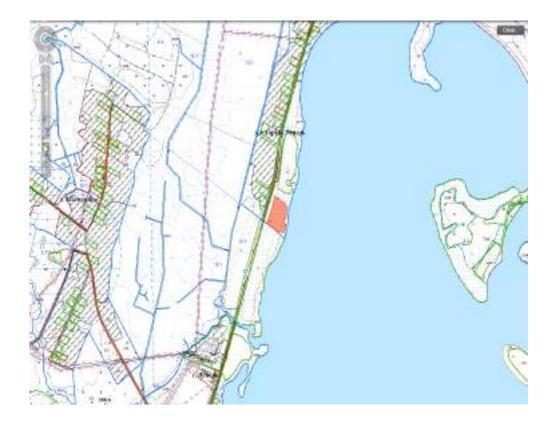
- plot offered for accommodation of tourist facilities





Land Cadastre Plan

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 127

Land plot No. 127 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Stai village council, the village of Old Lepel with the total area of 1.98 hectares (arable land), on the lands of the village of Old Lepel, Stai village council, in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Lepelskoe), in the roadside (controlled zone) of the highway. Soil fertility score - 25.2

Map markings:



- plot offered for accommodation of tourist facilities



- boundaries of land settlements



Land Cadastre Plan

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 128 provided for construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Stai village council, near the village of Voron with the total area of 1.52 hectares (arable land), on the land of the Zaozerye branch department of "Lepel Dairy Plant" OJSC "Vitebsk meatpacking plant", in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Lake Voron), in water protection zone of a river or a reservoir (lake Voron), in the roadside (controlled zone) of the highway. Soil fertility point-14.4

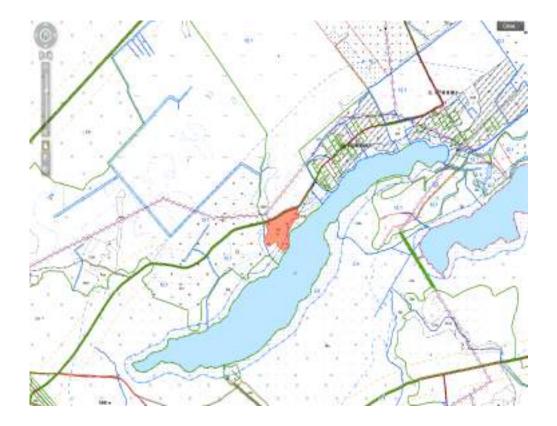
Map markings:



- plot offered for accommodation of tourist facilities
- boundaries of land settlements
- riverside

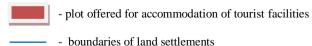
Land Cadastre Plan

Part of the land plan of the Lepel district of the Vitebsk region



Land plot No. 129 provided for the construction of a tourist facility is located in the Republic of Belarus, Vitebsk region, Lepel district, Stai village council, near the village of Krivtsi with the total area of 3.17 hectares (meadow improved land), on the lands of the peasant (farmer) economy "Osimka" Gennady Viktorovich Levitsky, in natural areas which are subject to special protection, in the coastal strip of a reservoir or riverside (Dolgoye Lake), in water protection zone of a river or a reservoir (Lake Dolgoe), in the roadside (controlled zone) of the highway. Soil fertility score - 25.2

Map markings:



riverside