

PRODUCTION PLANT "KERUB"

UB, SERBIA



MAIN INFORMATION ON KERUB

Information pertinent to the land on the above location

The land where Kerub production plant has been constructed is located approx. 60 km south from Belgrade in a town Ub, along the regional asphalt road Belgrade-Obrenovac-Ub-Valjevo. Complex comprises cca. 8.8 ha of fenced land, out of which 5.45 ha is owned by Energoprojekt Visokogradnja, whereas the remainder is a government property where Energoprojekt Visokogradnja has a right of use (3.35ha).

Energoprojekt Visokogradnja has resolved all proprietary and legal relations with all legal entities and as a result of this owns 5ha 44a and 84m² of land out of 8ha 80a 15m². The remainder of land is still state-owned.

Information pertinent to the facilities on the above location

Ceramic tile factory Kerub has ceased production in 1987 as unprofitable and soon after its closing, process equipment from the production was dismantled and alienated.

There are no outstanding debts (financial liabilities) from the period of investment in the factory and its use.

Factory area has asphalted roads, small parking lot and is connected to regional road.

Production hall

Total area of production hall is 6400 m², whereas:

- higher part of the hall with a height of h=10 m and h =20 m – made of a steel structure clad with corrugated aluminium sheet has dimensions 42.5m x 48m.
- lower part of the hall, h=7 m – made of concrete structure filled with silicate brick has dimensions 176 m x 25 m

Production hall includes electrical substation, compressor station and kitchen, restaurants, sanitary facilities with changing rooms, spare parts warehouse and workshop.

The first floor with dimensions 40 m x 10 m accommodates test laboratory and offices.

All roofs are made of corrugated aluminium sheets.

Ancillary buildings

1. Facility for water heater station within the storage for liquid butane and propane gases with dimensions of 3.5m x 3.5 m made of solid material;
2. Facility for vaporization station within the storage for liquid butane and propane gases with dimensions of 3.5 x 3.5 m made of solid material;
3. Semi-buried reinforced concrete tank with a volume of 200 m³ for process and fire water;
4. Fuel oil tank (125 m³) made of steel sheets and clad with mineral wool insulation and corrugated aluminium sheets;
5. Underground reinforced concrete tank (for collection of sanitary sewer) with volume cca 10 m³;
6. Underground reinforced concrete tank (for collection of industrial sewer) with volume of cca 10 m³;
7. Reinforced concrete tank for separation of sediment before discharge of waste water into river basin.

Services

The following services are provided on the location:

1. Electrical substation within the production hall is equipped with 2 transformers of 640 kVA each, high-voltage and low-voltage plant with condensing units for compensation.
2. Exterior lighting of factory area is provided by Hg lights and electric motor power supply system.
3. Process, potable and fire water with connection to public water supply system;
4. Industrial and sanitary sewer;
5. Compressed air piping;
6. Interior lighting and electric motor power supply system;
7. Fuel oil piping and heating system (for atomizer);
8. Boiler room and heating system for kitchen/restaurant, offices and laboratory
9. Piping and storage of butane and propane gases includes 2 x 150 m³ of tank area (above ground) with unloading point (gas compressor), vaporization station and water heater station (hot water for gas vaporizers).

Location is fully provided with service systems and is situated in industrial zone along the regional road Belgrade – Valjevo.

Upon request by an investor interested in the location, we could carry out redesign, adaptation or reconstruction of the existing facilities as well as fully execute all structural, finishing and MEP works as per the investor's requirements.

КОПИЈА ПЛАНА

РЕПУБЛИКА СРБИЈА
Служба за кат. непокретности : 36
Катастарска општина : 36
Лист непокретности : 2840
Поседник :
Адреса :

РАЗМЕРА 1 : 2500

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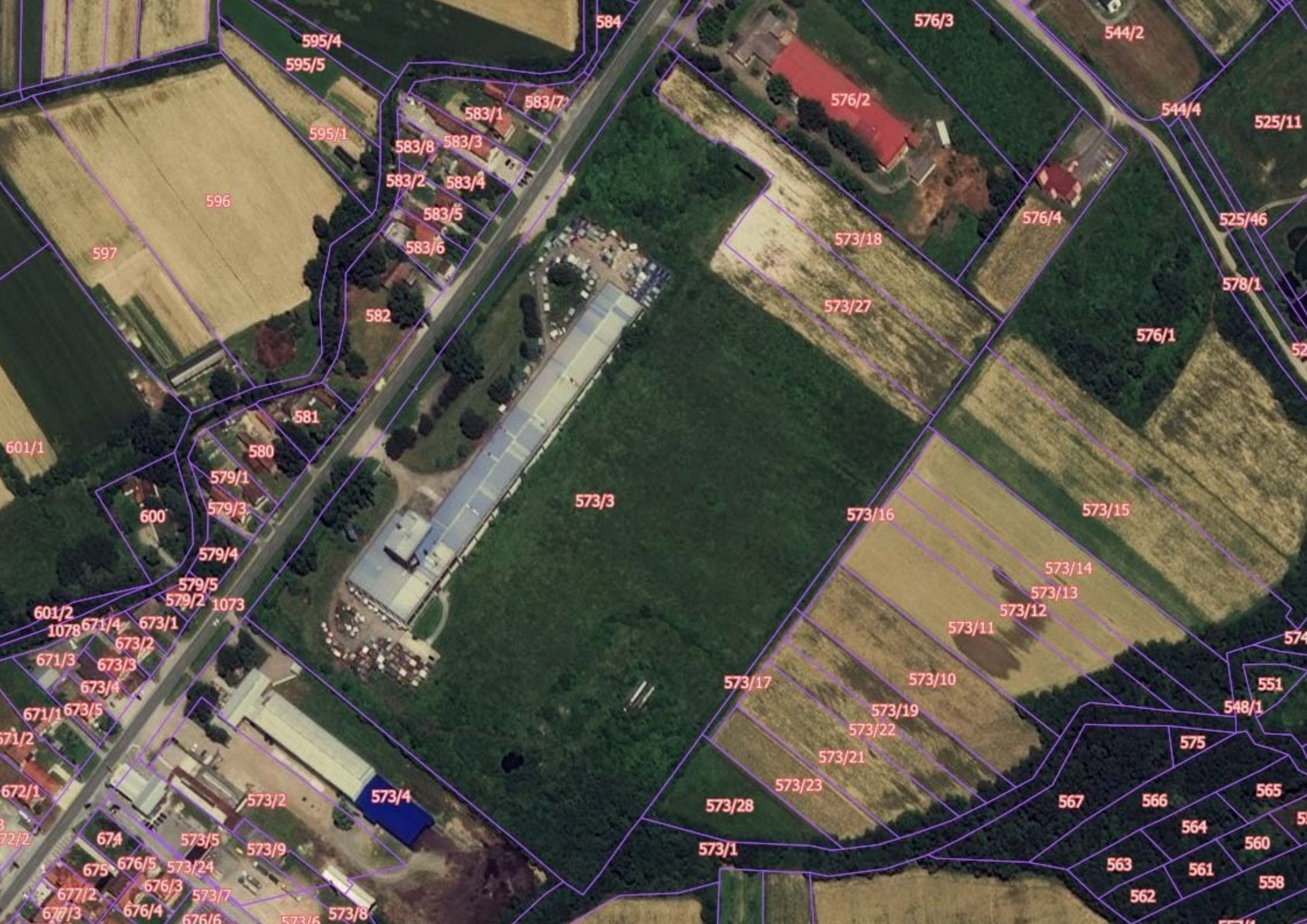
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Облашћено лице за дистрибуију података :
Руководилац службе за катастар непокретности :
Датум : 05.09.2018. год



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PHOTODOCUMENTATION















