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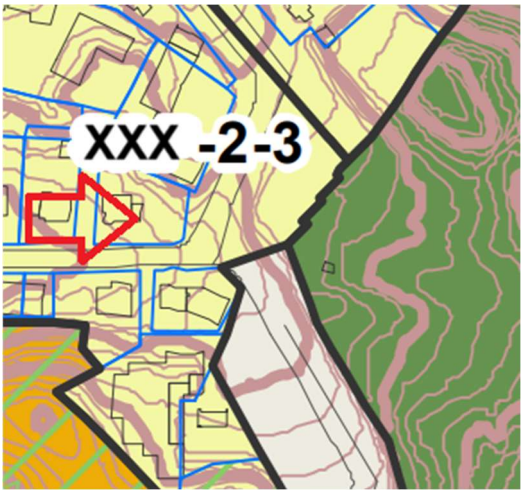
Land plot analysis

Topic	Description	Commentary
Purpose of the analysis	**Determine whether a residential building can be built on the land plot and what construction restrictions apply.**	[...]
Property description		
Name	Land plot	The purpose of the land plot allows for the construction of a one- or two-family residential building, as well as a household workshop, a bathhouse, and other necessary structures, such as engineering networks. This purpose is the most suitable for constructing a residential building on the land plot. The area of the land plot, which is 20 ares, is sufficient for the construction of a residential building and related structures. In practice, residential buildings in the city are often built on land plots with an area of about 10 ares. Therefore, there will undoubtedly be sufficient space for construction on this land plot. The land plot belongs to a private person by right of ownership. This means that you will be able to acquire ownership of it on the basis of a notarial purchase and sale agreement.
Unique number	4400-6789-0999	
Address	Pavadinaičio str. 2, Vilnius	
Cadastral number	7777/0001:0009	
Area	20 a	
Purpose, method of use	Other, Territories of single-family and two-family residential buildings	
Ownership	Private	
Territorial planning	According to the Vilnius City General Plan, the land plot falls into the XXX-2-3 functional zone ("Low-density residential zone"):  The following building regulations apply in this zone:	The Vilnius City General Plan designates the land plot as a residential zone. This means that you can build a residential house on it. Theoretically, buildings with an area of no more than 800 sq. m can be built on this land plot. Of course, it is essential to note that the actual area of the land plot that can be built may be smaller, taking into account other restrictions applied to it (more on this below).

	Building density: 40; Building intensity: 0.4. Possible land uses: KT; Possible land uses: G1;K;V;R;B;I2;E; Applicable textual regulations: 02;03;05;10; 18;32;33;36. There is no detailed plan valid for the land plot.	
Encumbrances		
Special land use conditions	The following special land use conditions have been registered with respect to the land plot: [...]	[...]
Easements	[...]	[...]
Seizures	[...]	[...]
Mortgages	[...]	[...]
Arrangements for the use of jointly owned property	[...]	[...]
Legal disputes	[...]	[...]
Other	[...]	[...]
Analysis of development opportunities		
On the land plot	[...]	[...]
On surrounding land plots	[...]	[...]
Access to the land plot	[...]	[...]
Verification of the issuance of building permits for a land plot	[...]	[...]
Communications (actual situation and implementation options)	[...]	[...]
Electricity	[...]	[...]
Water	[...]	[...]
Wastewater	[...]	[...]
Gas	[...]	[...]