

INFLUENCE OF THE SURFACE ATMOSPHERIC LAYER POLLUTION ON THE CADASTRAL COST OF LAND PLOTS FOR PRIVATE HOUSING CONSTRUCTION WITHIN THE BOUNDARIES OF THE FEDERAL ROAD "TAVRIDA" TERRITORIES

Aleksandr Yu. Melnichuk

Agrotechnological Academy V. I. Vernadsky Crimean Federal University, Agrarnoe, Simferopol, 295492, Russia, D. Sc., Associate Professor, Head of the Department of Land Management and Cadaster, e-mail: omelnichuk61@mail.ru

Ekaterina V. Antonenko

Agrotechnological Academy V. I. Vernadsky Crimean Federal University, Agrarnoe, Simferopol, 295492, Russia, Ph. D. Student, Department of Land Management and Cadaster, e-mail: antonenkatrina87@gmail.com

Environmental problems of transport impact on the natural environment in Russia do not lose their relevance. Automobile transport is the leading source of environmental pollution, and the amount of emissions can reach 90 %. These processes are actively manifested within the boundaries of the influence of high-traffic roads. Thus, the tasks of taking into account the pollution level of the surface atmospheric layer in order to clarify the cadastral value of lands located within the boundaries of roadside territories acquire particular relevance. The work used mathematical models to calculate the emission power and surface concentrations of the pollutant (Gaussian atmospheric diffusion model). The interpolation method was used to determine the correction factors for different zones of pollution with carbon monoxide. The authors considered the carbon monoxide pollution density of the roadside territories and stated that the part of federal road "Tavrida" (settlement Zuia) has 121 land plots on the higher-polluted territory, which have the permitted use of "private housing construction" (PHC), therefore it is considered necessary to correct their cadastral cost taking into account air pollution. The obtained results allows to clarify the local correction coefficients used in the cadastral assessment of roadside territories.

Keywords: air pollution, motorway, roadside areas, land assessment, cadastral valuation of land, individual housing construction, pricing factor, local correction factor

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