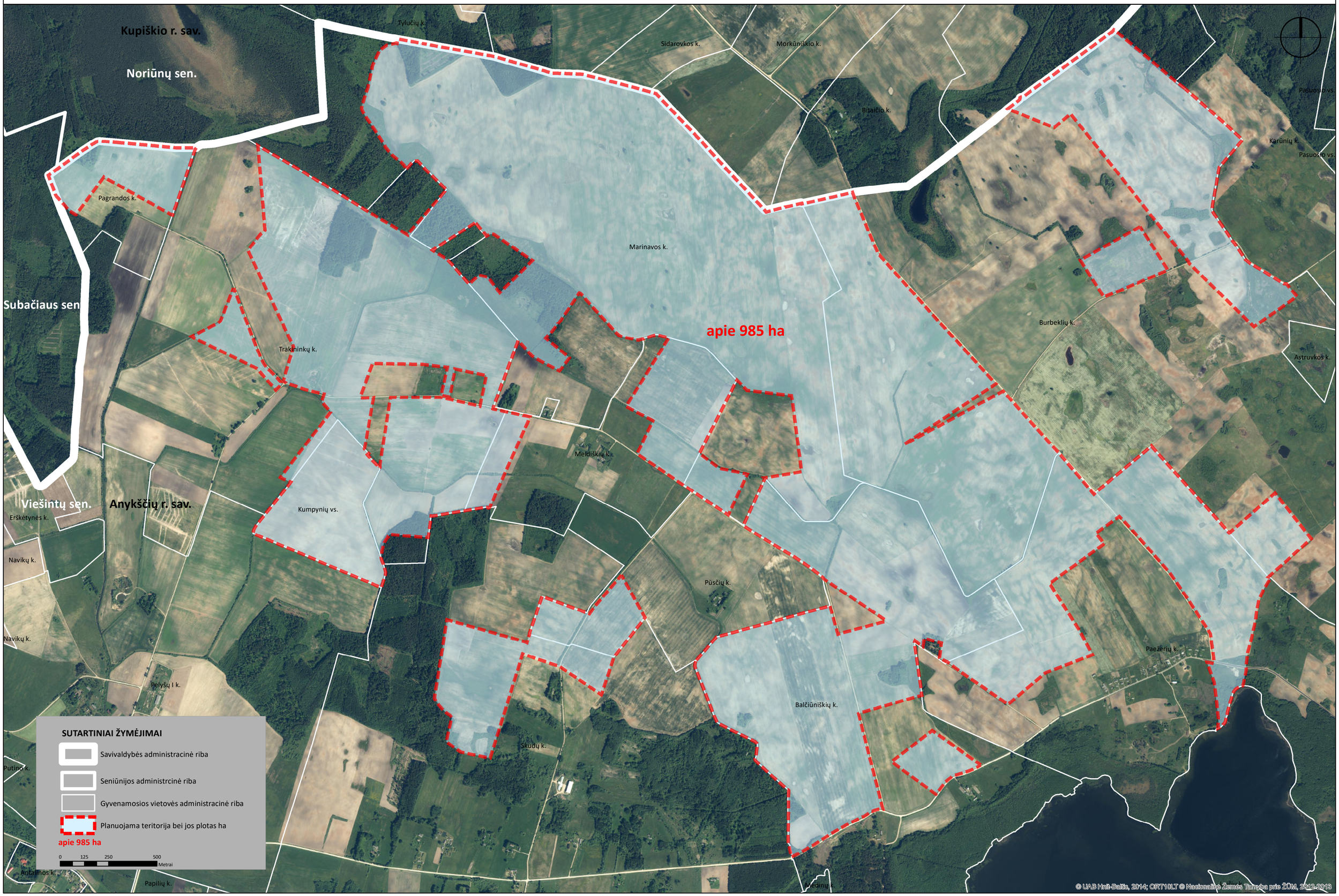Planuojama teritorija