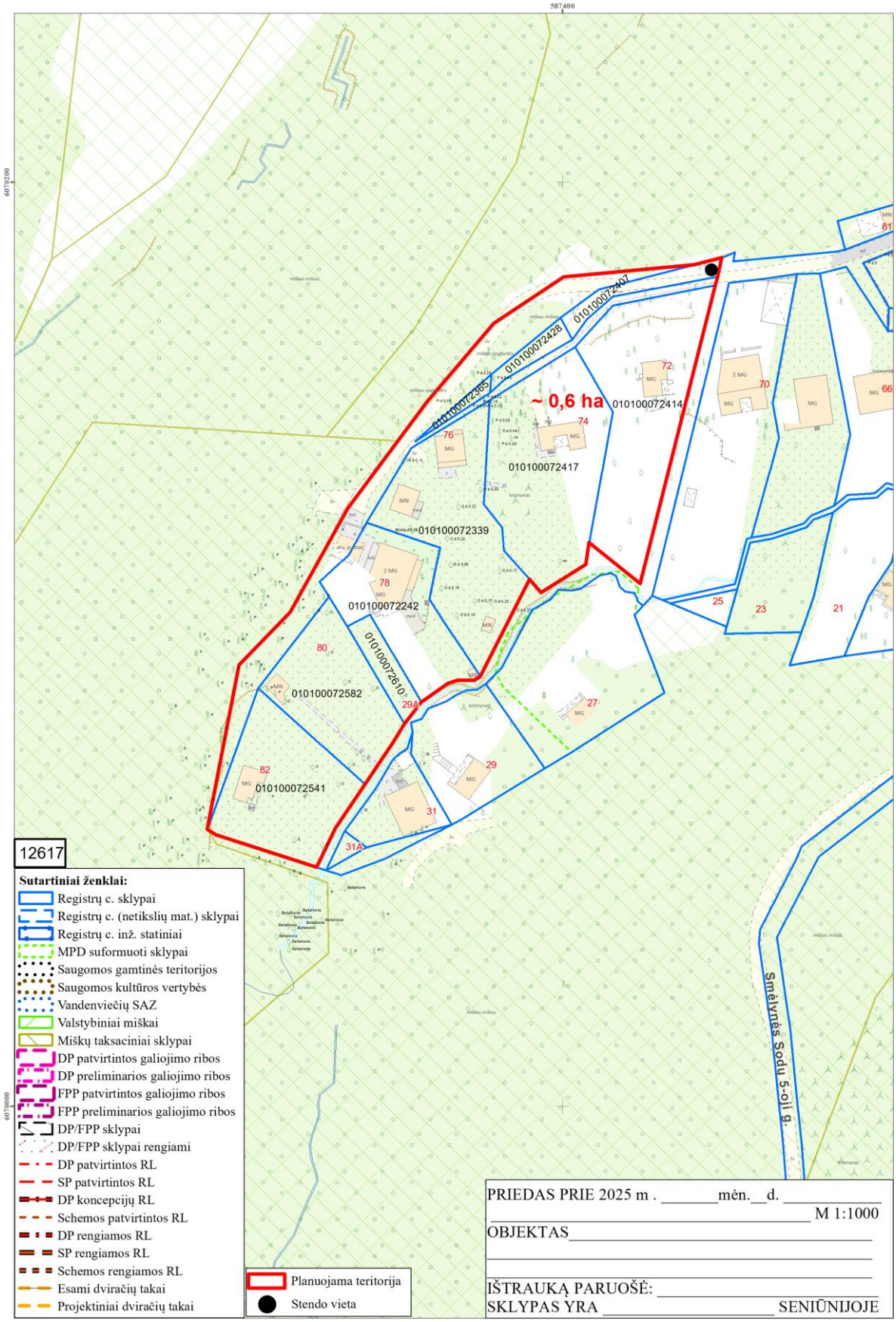PLANUOJAMA TERITORIJA