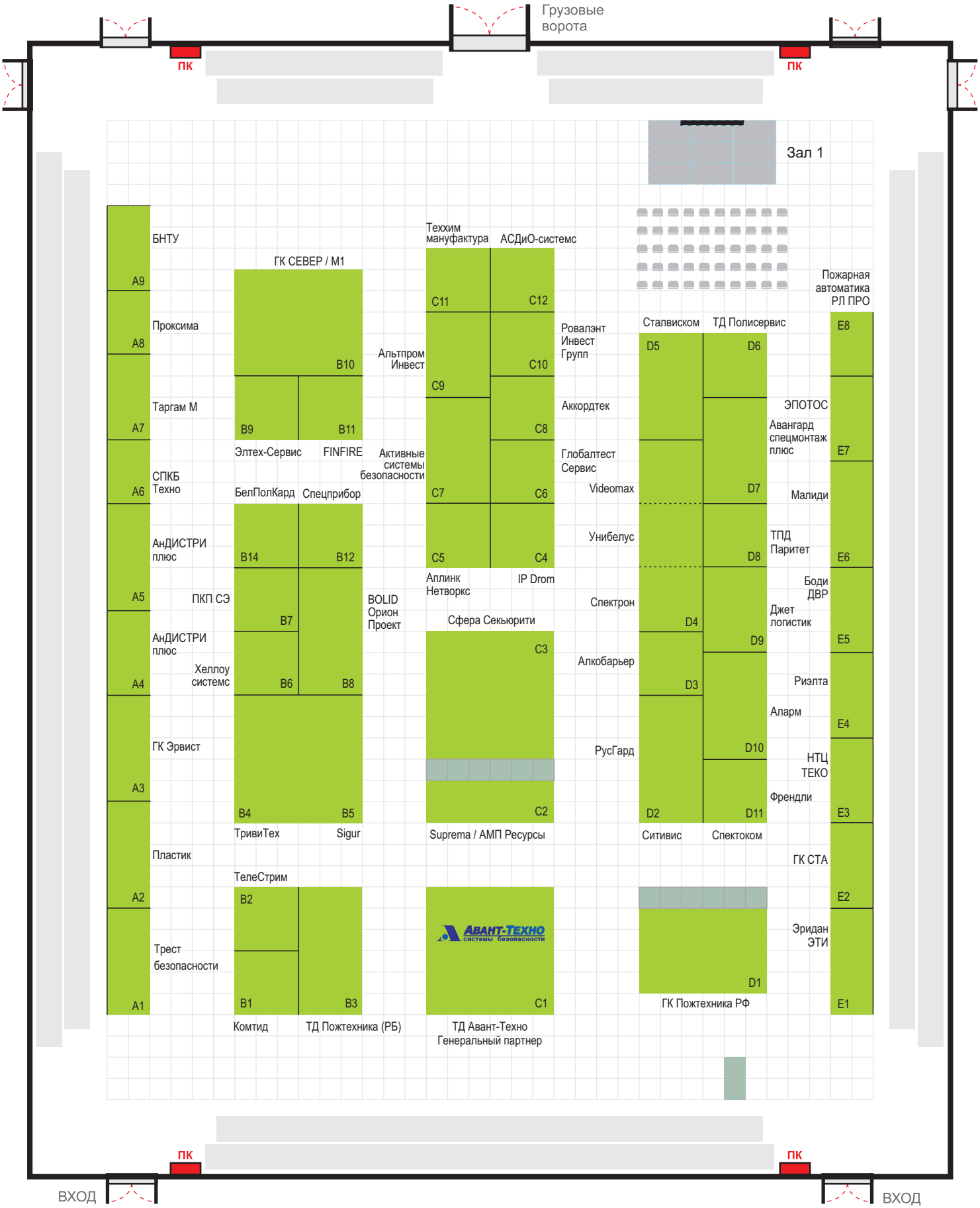Схема застройки 21.05.2026