

**Plot of Land**

Ivanovskaya Oblast, Kolobovo,  
Shuya Municipal District



Vacant industrial **land**, ha:

**6.3**

**SITE BRIEF:**

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**General Information; Location; Contacts**

	<b>Site characteristics</b>	<b>Description</b>
1.	Cadastral number	The Site is not demarcated. Survey of appropriate plot of land is possible
2.	Location	Ivanovskaya Oblast, Shuya Municipal District, Kolobovo
3.	Location description	South outskirts of the central part of Kolobovo (location map is enclosed)
4.	Land use category	Populated land
5.	Site in brief	The Site is of irregular shape, with smooth relief. On the Site territory there are 2 unfinished

		constructions – 16-storey buildings of OJSC Kolobovskaya Textile Mill – that do not belong to the Site.
6.	Type of ownership (private, public, public-private)	Public
7.	Management company or similar (MC)	Administration of Shuya Municipal District
8.	MC Address (postal, electronic, web-site)	155900, Ivanovskaya Oblast, Shuya, pl. Lenina, 7 Email: <a href="mailto:adm-shr@mail.ru">adm-shr@mail.ru</a> <a href="http://www.adm-shr.ru">www.adm-shr.ru</a>
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Liubov V. Kolosova Head of Economic Development Division, Tel.: 8(49351) 4 10 09 <a href="mailto:shreconomik@mail.ru">shreconomik@mail.ru</a>
10.	Industry specialization	Food production; leather and footwear; pulp and paper; publishing and printing; chemical production; rubber and plastic products; other non-metallic mineral products; metallurgy and finished metal products; machinery and equipment; electrical fixtures, electronic and optical equipment; transportation vehicles and equipment; other manufacturing activities

### Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	16 km to Shuya	-
2.	Distance to the regional centre	51 km to Ivanovo	-
3.	Distance to Moscow	350 km	-
4.	Distance to the nearest highway	Regional road Kovrov-Shuya-Kineshma, 2 km	-
5.	Any road connecting the Site with the nearest highway: distance and road condition	Automobile road (ul. 1-ya Fabrichnaya, Kolobovo), 2 km. Ramp reconstruction required (0.05 km).	-
6.	Any motor roads across the Site (yes/no)	No	-
7.	Any connections to railways (yes/no)	No	-
8.	Any offloading rail terminal facilities (yes/no)	No	-
9.	Distance to the nearest international airport	250 km to Nizhny Novgorod	-
10.	Distance to the nearest river port	95 km to Kineshma	-
11.	Distance to the nearest sea port	1280 km to St. Petersburg	-

### Infrastructure

	Characteristics	Current status	Projections
<b>Area of the Site</b>			
1.	Total area of the Site (ha)	6.3	
2.	Vacant plots of industrial land (ha)	<b>6.3</b>	
<b>Utilities</b>			
3.	Availability of utilities. Distance from the Site to utilities		

	<p>(km); available load of:</p> <ul style="list-style-type: none"> <li>- electric mains</li>   <li>- heat supply system</li>   <li>- gas supply system</li>   <li>- water supply network</li>   <li>- sewerage system</li> </ul> <p>(Comment in detail on technological potential of the utilities. Specify if additional construction/reconstruction of the utilities is required.)</p>	<p>Electric hook-up possibility. Power supply source: Ivenergo. Hook-up point – transformer substation on the Site boundary.</p> <p>Autonomous boiler house required. RUB 10 mn expenditures to ensure the installed capacity of 5 Gcal/h. Installation of individual gas heating system is possible.</p> <p>Gas hook-up point – high pressure line within the Site boundaries.</p> <p>Water hook-up possibility. 150 m to hook-up point.</p> <p>Sewerage hook-up possibility. 150 m to hook-up point</p>	
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**Workforce**

4.	Transport service between the Site and the settlements	Intermunicipal bus service	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	12.3	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	2.1	

**Social infrastructure in 30-minute proximity to the Site**

7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 500 m	
8.	Shops (yes/no, proximity)	Yes, 150 m	
9.	Housing for the Site staff (yes/no, proximity)	No	
10	Hotels for the Site staff (yes/no, proximity)	No	

**Preferences to Residents**

*In terms of initial costs*

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
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1	Other preferences: Property tax relief (for companies engaged in investment projects included in national registry of investment projects in Ivanovskaya Oblast, with the form of state support that envisage granting of tax exemptions	No. 109-OZ dd. 24.11.2003, Legislative Assembly of Ivanovskaya Oblast	2003 – <i>indefinite term</i>
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***In terms of operating costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
2	Property tax relief (for companies engaged in investment projects included in national registry of investment projects in Ivanovskaya Oblast, with “granting tax exemptions” state support form	No. 109-OZ dd. 24.11.2003, Legislative Assembly of Ivanovskaya Oblast	2003 – <i>indefinite term</i>

**Site PHOTOS**



**Ground Plan**

