

Plot of Land No. 1

Ivanovskaya Oblast, Petrovskoe Municipal Settlement
Gavrilov Posad Municipal District



Vacant **industrial land**, ha

1.33

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	None
2.	Location	Ivanovskaya Oblast, Petrovskoe Municipal Settlement Gavrilov Posad Municipal District
3.	Location description	Morozovo Village, Gavrilov Posad Municipal District
4.	Land use category	Populated land
5.	Site in brief	Flat topography without any slope
6.	Type of ownership (private, public, public-private)	State
7.	Management company or similar (MC)	Gavrilov Posad Municipal Regional Administration
8.	MC Address (postal, electronic, website)	155000, Ivanovskaya Oblast, Gavrilov Posad, ul. Rosa Luxembourg, 3 adm-gavrilovposad@adm-gavrilovposad.ru 203@adminet.ivanovo.ru

9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	<p>Irina A. Sosina, Chief Expert, Land Use, Architecture and Natural Resources Department, Gavrilov Posad Municipal Regional Administration +7(49355)2-18-48</p> <p>Aleksandr B. Volkov, Head, Land Use, Architecture and Natural Resources Department, Gavrilov Posad Municipal Regional Administration +7(49355)2-11-66 +7(910)980-35-60</p>
10.	Site Development Concept (web-site, if any) (yes/no)	No
11.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12.	Industry specialization	Food products; textile and clothing; leather and footwear; woodworking and wood production; pulp and paper; publishing and printing; manufacture of rubber and plastic products; metallurgy and finished metal products; other manufacturing activities

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	15 km to Gavrilov Posad	—
2.	Distance to the regional centre	80 km to Ivanovo	—
3.	Distance to Moscow	250 km	—
4.	Distance to the nearest highway	0.5 km to Ivanovo – Gavrilov Posad road	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	No	—
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	290 km, Moscow, Domodedovo	—
10.	Distance to the nearest river port	163 km, Kineshma, Ivanovskaya Oblast	—
11.	Distance to the nearest sea port	908 km, The Baltic Sea Basin, The Big Port St.-Petersburg	—

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1.	Total area of the Site (ha)	1.33	—
2.	Vacant plots of industrial land (ha)	<u>1.33</u>	—
<i>Utilities</i>			
3.	Availability of utilities. Distance from the Site to utilities (km), available load of: - electric mains - heat supply system - gas supply system; - water supply network,	<p>10 kW, 500 m No* 1 km to 12 kgf/cm² high pressure gas pipeline No*</p>	

<p>- sewerage system</p> <p>(Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.)</p>	<p>No*</p> <p>* Additional construction works at investor's expense are required. Decision on facilities required to be made depending on the industry specialization.</p>	
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Workforce

4.	Transport service between the Site and the settlements	Yes	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	2.0	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	0.5	

Social infrastructure in 30-minute proximity to the Site

7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 2.0 km	—
8.	Shops (yes/no, proximity)	Yes, 0.5 km	—
9.	Housing for the Site staff (yes/no, proximity)	Yes, 0.5 km	
10.	Hotels for the Site staff (yes/no, proximity)	No	

Preferences for Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Other preferences: Tax allowance on corporate property (for companies delivering investment projects included in the state register of the Ivanovskaya Oblast investment projects eligible for state support in the form of tax allowance)	Legislative Assembly of Ivanovskaya Oblast, No. 109-OZ dd. 24.11.20013	2003 – indefinite term

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
2	Other preferences: Tax allowance on corporate property (for companies delivering investment projects included in the state register of the Ivanovskaya Oblast investment projects eligible for state support in the form of tax allowance)	Legislative Assembly of Ivanovskaya Oblast, No. 109-OZ dd. 24.11.20013	2003 – indefinite term