

## **Plot of Land No. 21 (Greenfield)**

Kemerovskaya Oblast, Anzhero-Sudzhensk



Vacant **industrial land**, ha

**175,0**

### **SITE BRIEF:**

**[General Information; Location; Contacts](#)**

**[Transport accessibility](#)**

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### **General Information; Location; Contacts**

	<b>Site characteristics</b>	<b>Description</b>
1	Cadastral number	None. Adjacent lands may be demarcated after the project has been submitted.
2	Location	Kemerovskaya Oblast, Anzhero-Sudzhensk, Tyoploye Lake
3	Location description	Rudnichny, liquidated Young Pioneer Camps
4	Land use category	Populated land
5	Site in brief	Recreation area with natural features that are of value for this type of recreation areas – over 70% of deciduous and coniferous trees. There are remains of the foundation. Maximum length of the site – 3048 m; maximum width – 520 m.
6	Type of ownership (private, public, public-private)	Municipal Property Management Committee of Anzhero-Sudzhensk Urban District (free of any encumbrances and other third party rights)
7	Management company or similar (MC)	Anzhero-Sudzhensk Urban District Administration

8	MC Address (postal, electronic, web-site)	652470, Kemerovskaya Oblast, Anzhero-Sudzhensk, ul. Lenina, 6 <a href="http://www.anzhero.ru">www.anzhero.ru</a>
9	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Dmitriy Azhichakov, First Deputy Head of the Anzhero-Sudzhensk Urban District Tel.: (38453)61214 E-mail: <a href="mailto:upp@anzhero.ru">upp@anzhero.ru</a>
10	Site Development Concept (web-site, if any) (yes/no)	No
11	Site business lines (major projects, SME projects, mixed-type projects)	No
12	Industry specialization	Hotels and restaurants

### **Transport accessibility**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1	Distance to the nearest town	26.25 km to Anzhero-Sudzhensk	-
2	Distance to the regional centre	109.2 km to Kemerovo	-
3	Distance to Moscow	3599.3 km	-
4	Distance to the nearest highway	Motor road in the suburbs, 0.5 km	-
5	Any roads connecting the Site with the nearest highway, distance and road condition	Gravel road, 0.617 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	109.2 km to Kemerovo international airport	
10	Distance to the nearest river port	120.0 km to Kemerovo river port	
11	Distance to the nearest sea port	5020 km to Murmansk sea port	

### **Infrastructure**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
<b>Area of the Site</b>			
1	Total area (ha)	175	
2	Vacant plots of industrial land (ha)	<b>175.0</b>	
<b>Utilities</b>			
3	Availability of utilities (yes/no, comments). Distance from the Site to utilities (km), available capacity of: - electric mains  - heat supply system - gas supply system - water supply network  - sewerage system  (Comment in detail on technological potential of the utilities.	Transforming substation, 110 m          70 m	Construction of sewerage system required

	Specify if additional construction or reconstruction of the utilities is required.)		
<b>Workforce</b>			
4	Transport service between the Site and the settlements	Yes	
5	Total workforce estimates within a 50-km radius of the Site (people, thousand)	55.0	
6	Approximate number of unoccupied able-bodied population (people, thousand)	0.6	
<b>Social infrastructure in 30-minute proximity to the Site</b>			
7	Hospitals (yes/no, proximity to the nearest one)	Yes	
8	Shops (yes/no, proximity)	Yes, 3000 m	
9	Housing for the Site staff (yes/no, proximity)	Yes, 3000 m	
10	Hotels for the Site staff (yes/no, proximity)	Yes, 16 km	

### **Preferences for Residents**

#### ***In terms of initial costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1	Grants for SME projects	Decision by the Anzhero-Sudzhensk City Council of People's Deputies No. 659 dd. 29.04.2011 "Programme on SME Development in Anzhero-Sudzhensk Urban District for 2011-2013"  Resolution by the Kemerovskaya Oblast Administration Board No. 417 dd. 17.10.2012 "On Approval of the Long-Term Targeted Programme of SME Development in Kemerovskaya Oblast for 2013-2015"	<i>2011-2013 (to be extended)</i>  <i>2013-2015</i>
2	Guarantees on fixed-asset loans to SMEs	Resolution by the Kemerovskaya Oblast Administration Board No. 417 dd. 17.10.2012 "On Approval of the Long-Term Targeted Programme of SME Development in Kemerovskaya Oblast for 2013-2015"	<i>2013-2015</i>

#### ***In terms of operating costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
3	Other tax relief (specify in detail)	Decision by the Anzhero-Sudzhensk City Council of People's Deputies No. 62 dd. 24.02.2012 "On Creation of Favourable Conditions for Investment Activities"	<i>2012 - indefinite term</i>