

Plot of Land No. 1 (Greenfield)

Kemerovskaya Oblast, Osinniki



Vacant **industrial land**, ha

1.5

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	A cadastral number will be assigned if a potential investor takes interest in the Site and intends to develop it
2.	Location	652811, Kemerovskaya Oblast, Osinniki, ul. Plevaya
3.	Location description	In close proximity to the Osinniki boundaries, behind the Oktyaborsky market located at ul. 50 Let Oktyabrya
4.	Land use category	Populated land
5.	Site in brief	The Site is suitable for construction of industrial and trade facilities, has a flat topography, contains brick remains of buildings and foundation blocks, and some shrubs
6.	Type of ownership (private, public, public-private)	Non-delineated ownership (free of any third party encumbrances)
7.	Management company or similar (MC)	Department for Architecture and Urban Development of the Osinniki Urban District Administration
8.	MC Address (postal, electronic, web-site)	652811, Kemerovskaya Oblast, Osinniki, ul. Sovetskaya, 6
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Elena N. Kuralesova, Department of SME Support, Osinniki Urban District Administration 8 (38471) 4-15-78, 4-64-20

10.	Site Development Concept (web-site, if any) (yes/no)	Information is not available
11.	Site business lines (major projects, SME projects, mixed-type projects)	Trade and industry
12.	Industry specialization	Other non-metallic mineral products

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	0 km to Osinniki 28 km to Novokuznetsk	
2.	Distance to the regional centre	250 km to Kemerovo	
3.	Distance to Moscow	3.777 km	
4.	Distance to the nearest highway	Ul. 50 Let Oktyabrya, 1, 0.568 km	
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Ul. M. Vaganova, 0.568 km	
6.	Any motor roads across the Site (yes/no)	Yes	
7.	Any connections to railways (yes/no)	No	
8.	Any offloading rail terminal facilities (yes/no)	No	
9.	Distance to the nearest international airport	55.0 km to Novokuznetsk airport	
10	Distance to the nearest river port	452 km to Tomsk river port	
11	Distance to the nearest sea port	1.570 km to Igarka sea port	

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1	Total area (ha)	1.5	
2	Vacant plots of industrial land (ha)	<u>1.5</u>	
<i>Utilities</i>			
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;	Yes Available Construction required Construction required	Available capacity of utilities will be calculated depending on demand and estimated network load

	- water supply network, - sewerage system (Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.)	Available Construction required	
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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)	30.127	
6	Approximate number of unoccupied able-bodied population (people, thousand)	0.376	

Social infrastructure in 30-minute proximity to the Site

7	Hospitals (yes/no, proximity to the nearest one)	Yes, 6.0 km	
8	Shops (yes/no, proximity)	Yes, 0.4 km	
9	Housing for the Site staff (yes/no, proximity)	No	
10	Hotels for the Site staff (yes/no, proximity)	Yes, 1.0 km	

Preferences for Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on SME projects	Resolution by the Osinniki City Council No. 595 dd. 25.12.2012	2013-2015
2	Other preferences (specify) Microloans at preferential interest rate	Resolution by the Osinniki City Council No. 595 dd. 25.12.2012	2013-2015

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Sectoral subsidies – support for producers from specific sectors of economy (subsidies to residents to effect rental payments)	Resolution by the Osinniki City Council No. 595 dd. 25.12.2012	2013-2015
2	Other preferences (specify) Microloans at preferential interest rate	Resolution by the Osinniki City Council No. 595 dd. 25.12.2012	2013-2015