

## **Plot of Land No. 1 (Greenfield)**

Kemerovskaya Oblast, Polysaevo



Vacant **industrial land**, ha

**2.0**

### **SITE BRIEF:**

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

	<b>Site characteristics</b>	<b>Description</b>
1.	Cadastral number	The Site demarcation and cadastral registration is provided for at the expense of an investor
2.	Location	Kemerovskaya Oblast, Polysaevo, ul. Krupskoy
3.	Location description	88.5 m to the south-east from a plot of land located near ul. Krupskoy
4.	Land use category	Populated land
5.	Site in brief	Partially flat topography, small ravine, no buildings
6.	Type of ownership (private, public, public-private)	Non-delineated public ownership, no restrictions
7.	Management company or similar (MC)	Polysaevo Urban District Administration
8.	MC Address (postal, electronic, web-site)	652560, Polysaevo, ul. Kremlevskaya, 6 e-mail: <a href="mailto:adm-polisaevo@ako.ru">adm-polisaevo@ako.ru</a> web-site: <a href="http://www.polisaevo.ru">www.polisaevo.ru</a>
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Elena G. Berezina, Head of Department of Economy and Industry, Polysaevo Urban District Administration 8 (384 56) 4-27-09 e-mail: <a href="mailto:deppollnk@mail.ru">deppollnk@mail.ru</a>

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	Class V industrial facilities (use of a plot of land for any industrial production in accordance with a facility class)

**Transport accessibility**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1.	Distance to the nearest town	Within the Polysaevoy boundaries	
2.	Distance to the regional centre	100 km to Kemerovo	
3.	Distance to Moscow	3.200 km	
4.	Distance to the nearest highway	Ul. Krupskoy, 0.08 km	
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Yes, 0.08 km, satisfactory	
6.	Any motor roads across the Site (yes/no)	No	
7.	Any connections to railways (yes/no)	No The nearest railway – 0.2 km	
8.	Any offloading rail terminal facilities (yes/no)	No	
9.	Distance to the nearest international airport	100 km to Kemerovo airport	
10	Distance to the nearest river port	101 km to Kemerovo river port	
11	Distance to the nearest sea port	4.300 km to St. Petersburg sea port	

**Infrastructure**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
<b><i>Area of the Site</i></b>			
1	Total area (ha)	2.0	
2	Vacant plots of industrial land (ha)	<b><u>2.0</u></b>	
<b><i>Utilities</i></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	Possible connection to utilities  0.04 km  0.3 km  0.3 km  0.2 km	

	(Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.)	Communications – 0.02 km	
<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)	6.0	
6	Approximate number of unoccupied able-bodied population (people, thousand)	5.4	
<b>Social infrastructure in 30-minute proximity to the Site</b>			
7	Hospitals (yes/no, proximity to the nearest one)	Yes, 1.5 km	
8	Shops (yes/no, proximity)	Yes, 0.1 km	
9	Housing for the Site staff (yes/no, proximity)	No	
10	Hotels for the Site staff (yes/no, proximity)	Yes, 2.0 km	

**Preferences for Residents**

*In terms of initial cost*

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1	Subsidies on SME projects	Resolution by the Polysaevo City Council No. 177 dd. 15.12.2010 (as revised by Resolution No. 126 dd. 27.09.2012 and Resolution No. 199 dd. 22.12.2012) “On Approval of Municipal Programme on SME Development in Polysaevo for 2011-2013”  Decree by the Polysaevo Urban District Administration No. 1392 dd. 29.08.2012 “On Approval of Regulation on Tender for Subsidies (Grants) to Start-up SMEs”	

*In terms of operating costs – none*

**PHOTO**

