

## Plot of Land No. 1

Rostovskaya Oblast, Zverevo



Vacant **industrial land**, ha

**140.4**

### **SITE BRIEF:**

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

	<b>Site characteristics</b>	<b>Description</b>
1.	Cadastral number	None (the site is not demarcated)
2.	Location	East industrial area of the Municipality of Zverevo. Registered address – none.
3.	Location description	A plot of land designated as an industrial site is located to the east of municipal residential area, 4.5 km from the Mikhailovskiy farm and up to 2 km from Kholodnyi Ples farm. The Zverevskaya station is located to the south of the site. OJSC Obukhovskaya Mine Office is located 1.2 km to the south of the site. On the north, the site borders with an intermunicipal motor road running from Gukovo to M-4 Don Highway.
4.	Land use category	Populated land. The site is located within the municipal district, 3.5 km from the town limits.
5.	Site in brief	The site has a flat topography, with a gentle slope to the south-west. Bedding of calcareous rocks. Stable soils without vertical and horizontal movements. Vegetation: bushes. The site is not suitable for plant raising due to saline soil.
6.	Type of ownership (private, public, public-private)	Municipal

7.	Management company or similar (MC)	Functions of a management company are temporarily performed by the Zverevo Administration.
8.	MC Address (postal, electronic, web-site)	Ul. Obukhova, 14, Zverevo, Rostovskaya Oblast, 346311
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Andrei V. Romanchenko, Deputy Head of the Zverevo Administration for Development, Investments and Construction +7 (86355) 6-00-27 Alexander N. Repenko, Chief Architect of Zverevo +7 (86355) 6-00-58 Nataliya I. Ilchenko, Chief Expert for Investment Development, Project Support and Architecture Tel./fax 8-863-55-6-00-28
10.	Site Development Concept (web-site, if any) (yes/no)	Yes ( <a href="http://zverevo.donland.ru/">http://zverevo.donland.ru/</a> )
11.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12.	Industry specialization	Food production; textile and clothing; electrical fixtures, electronic and optical equipment, transportation vehicles and equipment

**Transport accessibility**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1.	Distance to the nearest town	4.5 km to Zverevo, by motor road	—
2.	Distance to the regional centre	105 km to Rostov-on-Don, by motor road	—
3.	Distance to Moscow	977 km, by motor road	—
4.	Distance to the nearest highway	5 km to M-4 Don Highway (Moscow – Voronezh – Rostov-on-Don – Krasnodar – Novorossiysk)	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	The north border of the site is formed by a road connecting Zverevo with the Don Highway	—
6.	Any motor roads across the Site (yes/no)	No. Expenses related to construction documents will be included in Rostovskaya Oblast and municipal budgets.	Yes, if required by investor
7.	Any connections to railways (yes/no)	Yes, the site is adjacent to the Zverevskaya railway station	Yes
8.	Any offloading rail terminal facilities (yes/no)	Yes, Zverevskaya railway station	
9.	Distance to the nearest international airport	110 km to Rostov-on-Don airport	—
10.	Distance to the nearest river port	110 km to Rostov-on-Don river port	—
11.	Distance to the nearest sea port	150 km to Azov sea port 190 km to Taganrog sea port	—

**Infrastructure**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
<b><i>Area of the Site</i></b>			
1.	Total area of the Site (ha)	140.4	
2.	Vacant plots of industrial land (ha)	<b><u>140.4</u></b>	
<b><i>Utilities</i></b>			
3.	Availability of utilities. Distance from the Site to utilities (km), available capacity of:		

	<p>- electric mains</p> <p>- heat supply system</p> <p>- gas supply system;</p> <p>- water supply network,</p> <p>- sewerage system (Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.)</p>	<p>Electrical supply from the 110/35/6 kV substation. Installation of G-10 and G-6 additional bays connected to 6 kV lines required. Capacity reserve – 10.84 MW.</p> <p>Individual</p> <p>Possible construction of an up to 5000-m long gas transmission pipe after the reconstruction of the Gukovo gas distribution station.</p> <p>Construction of an up to 3300-m long water supply pipe (d – 300 mm).</p> <p>Local or centralized (depending on the type of production facilities to be set up).</p>	<p>Construction of waste treatment facilities and capital repair of the waste water sewer required.</p>
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**Workforce**

4.	Transport service between the Site and the settlements	No. If needed, a regular bus or shuttle van service can be arranged.	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	Up to 1 thousand people	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	As at 1.07.2014, up to 4 thousand people	

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

7.	Hospitals (yes/no, proximity to the nearest one)	Yes, in a 5 km distance	—
8.	Shops (yes/no, proximity)	Supermarket “Magnit” in a 4 km distance	—
9.	Housing for the Site staff (yes/no, proximity)	No. Possible lodging with locals on Mikhailovskiy and Kholodnyi Ples farms (2.0 km from the site) and in Zverevo, in a 4.2 km distance.	Yes, if required by investor.
10.	Hotels for the Site staff (yes/no, proximity)	No. A small private hotel under construction in a 5.5 km distance from the site.	Yes, if required by investor.

**Preferences for Residents**

The investment legislation of the Municipality of Zverevo is based on the following documents:

- Rostovskaya Oblast Law dd. 01.10.2004 No. 151-ZS “On Investment in Rostovskaya Oblast”;
- Rostovskaya Oblast Law dd. 02.07.2008 No. 35-ZS “On Providing State Guarantees to Rostovskaya Oblast”;
- Rostovskaya Oblast Law dd. 22.07.2010 No. 448-ZS “On PPP Fundamentals”;
- Resolution by the Government of Rostovskaya Oblast dd. 22.03.2012 No. 218 “On State Support from Local Budget to Corporate Investment Activities”;

- Resolution by the Government of Rostovskaya Oblast dd. 13.12.2012 No. 1073 “On Procedure for the Involvement of PPP Parties in the Investment Project in Rostovskaya Oblast”;
- Decision by the Zverevo Municipal Duma dd. 19.11.2014 No. 247 “On Amendments to Decision by the Zverevo Municipal Duma dd. 28.11.2013 No. 185 “On Rent for Plots of Land in respect of which Public Ownership is not Demarcated and Plots of Land municipally owned by the Municipality of Zverevo”;
- Resolution by the Zverevo Administration dd. 20.01.2015 No. 13 “On Preparation of Concession Agreements to be performed in the Municipality of Zverevo”.

**Photo**

