

Plot of Land No. 2
Rostovskaya Oblast, Zverevo



Vacant **industrial land**, ha

540.68

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	None (the site is not demarcated)
2.	Location	Agricultural lands reserved for urban development. Registered address – none.
3.	Location description	A plot of land is designated as an agricultural site. There may be other facilities at the site. OJSC Obukhovskaya Mine Office and agricultural or boundary lands are 0.7-2.2 km and 0.1-1.5 km from the site accordingly. The Novo-Mikhailovskaya station of the North-Caucasus Railway Road (NCR) is located to the south of the site. In the proximity to the site there are a mechanized loading platform of OJSC Obukhovskaya Mine Office and private railways owned by LLC Donskoy Kamen.
4.	Land use category	Populated land. The site is located within the municipal district, 1.0 km from the town limits.
5.	Site in brief	The site has a flat topography and runs in a south-east direction. Soil: humus black soil. The site is suitable for cultivation and plant raising. Vegetation: bushes. The site may be used for agricultural purposes.
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 (http://zverevo.donland.ru/)
11.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12.	Industry specialization	Agriculture; hunting and forestry; food production; textile and clothing; machinery and equipment; electrical fixtures, electronic and optical equipment, transportation vehicles and equipment

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	1.5 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	9.5 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	Yes, in 0.05 km distance	—
6.	Any motor roads across the Site (yes/no)	Yes	—
7.	Any connections to railways (yes/no)	Yes	—
8.	Any offloading rail terminal facilities (yes/no)	No	Yes, reconstruction feasible
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

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1.	Total area of the Site (ha)	540.68	—
2.	Vacant plots of industrial land (ha)	<u>540.68</u>	—
<i>Utilities</i>			
3.	Availability of utilities. Distance from the Site to utilities (km), available load of: - electric mains	Electrical supply from the 110/35/6 kV substation. Installation of G-10 and G-	

	<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/reconstruction of the utilities is required.)</p>	<p>6 additional bays connected to 6 kV lines required.</p> <p>Capacity reserve – 5.8 MW.</p> <p>Reconstruction of the Gukovo gas distribution station (1.2 mPa) near a 5-km long gas transmission pipe.</p> <p>Construction of an up to 2400-m long water supply pipe (d – 300 mm).</p>	<p>Construction of waste treatment facilities and capital repair of the waste water sewer required.</p>
Workforce			
4.	Transport service between the Site and the settlements	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 3.0 km distance	—
8.	Shops (yes/no, proximity)	Yes, in a 3.0 km distance	—
9.	Housing for the Site staff (yes/no, proximity)	No. Possible lodging with locals in Zverevo, in a 2.5 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 2.5 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”.