

Plot of Land

Ivanovskaya Oblast, Navoloki Urban Settlement,
Kineshma Municipal District



Vacant industrial **land**, ha:

83.0

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	Survey of appropriate plot of land is possible
2.	Location	Ivanovskaya Oblast, Kineshma District, Navoloki
3.	Location description	South-eastern outskirts of Navoloki
4.	Land use category	Populated land
5.	Site in brief	Smooth relief
6.	Type of ownership (private, public, public-private)	Public
7.	Management company or similar (MC)	Administration of Navoloki Urban Settlement, Kineshma Municipal District
8.	MC Address (postal, electronic, web-site)	155830, Ivanovskaya Oblast, Kineshma District, Navoloki, ul. Ulianova, 6a
9.	MC contact responsible for relations with potential	Victor V. Ivanov

	residents/investors (full name, title, phone number and e-mail)	Head of Navoloki Urban Settlement Administration, Tel.: +7(49331)97911 adminngp@navoloki.ru
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	Agriculture; hunting and forestry; textile and clothing; wood processing and woodwork; rubber and plastic products; other non-metallic mineral products; metallurgy and finished metal products; machinery and equipment; electrical fixtures, electronic and optical equipment; transportation vehicles and equipment; other manufacturing activities; works and services

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	0.1km to Navoloki, Kineshma District, Ivanovskaya Oblast	-
2.	Distance to the regional centre	110 km to Ivanovo	-
3.	Distance to Moscow	450 km	-
4.	Distance to the nearest highway	0.4 km to Navoloki, ul. Gorkogo	-
5.	Any road connecting the Site with the nearest highway: distance and road condition	Soil field road, unsatisfactory condition, 1.2 km	-
6.	Any motor roads across the Site (yes/no)	No	-
7.	Any connections to railways (yes/no)	Branch railway line Kineshma-Navoloki along the Site, 2 км to the end of railway	-
8.	Any offloading rail terminal facilities (yes/no)	No, is subject to construction	-
9.	Distance to the nearest international airport	450 km to Moscow	-
10.	Distance to the nearest river port	20 km to Kineshma, Ivanovskaya Oblast	-
11.	Distance to the nearest sea port	1000 km to St. Petersburg	-

Infrastructure

	Characteristics	Current status	Projections
Area of the Site			
1.	Total area of the Site (ha)	83	
2.	Vacant plots of industrial land (ha)	83.0	
Utilities			
3.	Availability of utilities. Distance from the Site to utilities (km); available load of: - electric mains - heat supply system - gas supply system	 2.0 km; 110 kW 1.5 km; 2 Gcal/h 2.0 km; MP gas pipeline	<i>Local wastewater treatment plants, power-, heat- and gas-transmission lines are to be constructed</i>

	- water supply network - sewerage system	1.0 km; 10 cu. m/h No	
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)	30.0	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	1.09	
Social infrastructure in 30-minute proximity to the Site			
7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 1.0 km	
8.	Shops (yes/no, proximity)	Yes, 0.7 km	
9.	Housing for the Site staff (yes/no, proximity)	Yes, 20 km	
10	Hotels for the Site staff (yes/no, proximity)	Yes, 20 km	

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Other preferences: Property tax relief (for companies engaged in investment projects included in national registry of investment projects in Ivanovskaya Oblast, with the form of state support that envisage granting of tax exemptions	No. 109-OZ dd. 24.11.2003, Legislative Assembly of Ivanovskaya Oblast	2003 – <i>indefinite term</i>

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
2	Property tax relief (for companies engaged in investment projects included in national registry of investment projects in Ivanovskaya Oblast, with “granting tax exemptions” state support form	No. 109-OZ dd. 24.11.2003, Legislative Assembly of Ivanovskaya Oblast	2003 – <i>indefinite term</i>

Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
<i>Purposes of presenting vacant areas</i>				
1	Purposes of presenting vacant areas: - sale;	<i>The site is not demarcated. The site will be demarcated on the basis of the site area that will be required by an investor. Independent assessment of the site will be carried out by taking into account the area and actual use thereof.</i>		
<i>Lease</i>				
2	Rate of lease of industrial areas	rubles/square meters per month excluding VAT		
3	Rate of lease of office areas	rubles/square meters per month excluding VAT		

<i>Connection to electric networks</i>				
4	Cost of connection to electric networks	rubles/kW excluding VAT		
<i>Utility services</i>				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT		
6	Heat tariff	rubles/Gcal excluding VAT	2049.17	Annually
7	Water tariff	rubles/ cubic meters excluding VAT	38.72	Annually

Site PHOTOS

