

Land Plot No. 2

Ivanovskaya Oblast, Yuzha



Vacant industrial land, ha:

10.0

SITE BRIEF:

[General Information; Location; Contacts](#)

[Transport accessibility](#)

[Infrastructure](#)

[Preferences](#)

General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	Demarcation of the required land plot is possible
2.	Location	Ivanovskaya Oblast, Yuzhsky District, Yuzha
3.	Location description	South-western suburb of Yuzha
4.	Land use category	Residential area
5.	Site in brief	Smooth relief
6.	Type of ownership (private, public, public-private)	Public
7.	Management company or similar (MC)	Administration of Yuzhskoe Urban Settlement, Yuzhsky Municipal District
8.	MC Address (postal, electronic, web-site)	155830, Ivanovskaya Oblast, Yuzhsky District, Yuzha, ul. Sovetskaya, 23
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Julia M. Demidova Deputy Head of Administration, Yuzhskoe Urban Settlement +7 (49347) 21-241, mobile 8-980-73-86-443 yuzhagorod@yandex.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	Textile and clothing; wood processing and woodwork; rubber and plastic products; other non-metallic mineral products; machinery and equipment; electrical, electronic and optical equipment; transportation vehicles and equipment; other manufacturing

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	0.2 km to Yuzha, Yuzhsky District, Ivanovskaya Oblast	-
2.	Distance to the regional centre	90 km to Ivanovo	-
3.	Distance to Moscow	400 km	-
4.	Distance to the nearest highway	Yuzha, ul Frunze – 0.5 km	-
5.	Any road connecting the Site with the nearest highway: distance and road condition	Unsurfaced field road, unsatisfactory condition – 0.5 km	-
6.	Any motor roads across the Site (yes/no)	No	-
7.	Any connections to railways (yes/no)	No	-
8.	Any offloading rail terminal facilities (yes/no)	No, subject to construction	-
9.	Distance to the nearest international airport	400 km to Moscow	-
10.	Distance to the nearest river port	145 km to Kineshma, Ivanovskaya Oblast	-
11.	Distance to the nearest sea port	1027 km to Saint Petersburg	-

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1.	Total area of the Site (ha)	10	
2.	Vacant plots of industrial land (ha)	10.0	
<i>Utilities</i>			
3.	Availability of utilities (yes/no/comments). Distance from the Site to utilities (km); available load of: - electric mains - heat supply system - gas supply system - water supply network - sewerage system (Comment in detail on technological potential of the utilities. Specify if additional construction/reconstruction of the utilities is required.)	0.2 km 2 MW No 0.5 km MP gas pipeline 0.2 km 195.5 cu. m/h No	<i>Subject to construction: local sewage treatment plants, power transmission lines, heat-, gas- and water pipelines</i>
<i>Workforce</i>			
4.	Transport service between the Site and the settlements	Yes	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	12.0	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	1.0	
<i>Social infrastructure in 30-minute proximity to the Site</i>			
7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 1.5 km	
8.	Shops (yes/no, proximity)	Yes, 0.5 km	

9.	Housing for the Site staff (yes/no, proximity)	Yes, 1.0 km	
10	Hotels for the Site staff (yes/no, proximity)	Yes, 2.0 km	

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Other preferences (specify): <ul style="list-style-type: none"> - 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; - Interest payment relief on loans 	No. 109-OZ dd. 24.11.2003, Legislative Assembly of Ivanovskaya Oblast Regulation by the Government of Ivanovskaya Oblast dd. 13.04.2007 No. 90-p "On Approving Procedure of Partial Reimbursement out of the Regional Budget of Interest Payments on Loans Raised by an Enterprise/Organization of Ivanovskaya Oblast for Investment Purposes from Russian Credit Institutions"	2003- <i>indefinite term</i> 2007- <i>indefinite term</i>

No preferences in terms of operating costs