

Plot of Land No. 1 (Greenfield)

Kemerovskaya Oblast, Anzhero-Sudzhensk



Vacant **industrial land**, ha

5,6954

SITE BRIEF:

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General Information; Location; Contacts

| | Site characteristics | Description |
|---|---|---|
| 1 | Cadastral number | 42:20:0103082:0023 42:20:0103082:0022 |
| 2 | Location | Kemerovskaya Oblast, Anzhero-Sudzhensk, ul. Festivalnaya, 1a |
| 3 | Location description | 28 mikrorayon Yuzhnogo zhilogo rayona |
| 4 | Land use category | Populated land |
| 5 | Site in brief | Industrial site of the liquidated transport enterprise. Flat topography, maximum length – 344 m, maximum width – 189 m. |
| 6 | Type of ownership (private, public, public-private) | Municipal Property Management Committee of Anzhero-Sudzhensk Urban District |
| 7 | Management company or similar (MC) | Anzhero-Sudzhensk Urban District Administration |
| 8 | MC Address (postal, electronic, web-site) | 652470, Kemerovskaya Oblast, Anzhero-Sudzhensk, ul. Lenina, 6 www.anzhero.ru |
| 9 | MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail) | Dmitriy Azhichakov, First Deputy Head of the Anzhero-Sudzhensk Urban District Tel.: (38453)61214 |

| | | |
|----|---|---|
| | | E-mail: upp@anzhero.ru |
| 10 | Site Development Concept (web-site, if any) (yes/no) | No |
| 11 | Site business lines (major projects, SME projects, mixed-type projects) | No |
| 12 | Industry specialization | Food production; textile and clothing; pulp and paper; publishing and printing; rubber and plastic products; machinery and equipment; electrical, electronic and optical equipment; other manufacturing; transport and communications |

Transport accessibility

| | Characteristics | Current status | Projections |
|----|---|--|--------------------|
| 1 | Distance to the nearest town | 4.0 km to Anzhero-Sudzhensk | - |
| 2 | Distance to the regional centre | 109.2 km to Kemerovo | - |
| 3 | Distance to Moscow | 3599.3 km | - |
| 4 | Distance to the nearest highway | Ul. Festivalnaya, 0.028 km | - |
| 5 | Any roads connecting the Site with the nearest highway, distance and road condition | Gravel road, 0.028 km | |
| 6 | Any motor roads across the Site (yes/no) | Yes | |
| 7 | Any connections to railways (yes/no) | No | |
| 8 | Any offloading rail terminal facilities (yes/no) | No | |
| 9 | Distance to the nearest international airport | 109.2 km to Kemerovo international airport | |
| 10 | Distance to the nearest river port | 120.0 km to Kemerovo river port | |
| 11 | Distance to the nearest sea port | 5020 km to Murmansk sea port | |

Infrastructure

| | Characteristics | Current status | Projections |
|--------------------------------|---|--|--------------------|
| <i>Area of the Site</i> | | | |
| 1 | Total area (ha) | 5.6954 | |
| 2 | Vacant plots of industrial land (ha) | 5.6954 | |
| <i>Utilities</i> | | | |
| 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 (Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.) | Transit overhead power transmission lines (HV, LV), 20 m Water main (ø 200 mm), 20.0 m Transit line (ø 150 mm), 50 m | |
| <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) | 55.0 | |

| | | | |
|--|--|------------|--|
| 6 | Approximate number of unoccupied able-bodied population (people, thousand) | 0.6 | |
| <i>Social infrastructure in 30-minute proximity to the Site</i> | | | |
| 7 | Hospitals (yes/no, proximity to the nearest one) | Yes | |
| 8 | Shops (yes/no, proximity) | Yes, 100 m | |
| 9 | Housing for the Site staff (yes/no, proximity) | Yes, 100 m | |
| 10 | Hotels for the Site staff (yes/no, proximity) | Yes, 8 km | |

Preferences for Residents

In terms of initial costs

| | Preferences | Statutory document and approving authority | Statutory document validity |
|---|---|--|---|
| 1 | Grants for SME projects | Decision by the Anzhero-Sudzhensk City Council of People's Deputies No. 659 dd. 29.04.2011 "Programme on SME Development in Anzhero-Sudzhensk Urban District for 2011-2013" Resolution by the Kemerovskaya Oblast Administration Board No. 417 dd. 17.10.2012 "On Approval of the Long-Term Targeted Programme of SME Development in Kemerovskaya Oblast for 2013-2015" | <i>2011-2013 (to be extended)</i> <i>2013-2015</i> |
| 2 | Guarantees on fixed-asset loans to SMEs | Resolution by the Kemerovskaya Oblast Administration Board No. 417 dd. 17.10.2012 "On Approval of the Long-Term Targeted Programme of SME Development in Kemerovskaya Oblast for 2013-2015" | <i>2013-2015</i> |

In terms of operating costs

| | Preferences | Statutory document and approving authority | Statutory document validity |
|---|--------------------------------------|--|------------------------------------|
| 3 | Other tax relief (specify in detail) | Decision by the Anzhero-Sudzhensk City Council of People's Deputies No. 62 dd. 24.02.2012 "On Creation of Favourable Conditions for Investment Activities" | <i>2012 - indefinite term</i> |