

Investment site № 67-15-02

The name of the site	Private entrepreneur “Rajon ZAO “RAAZ AMO ZIL”
Address of the site	«Rajon ZAO «RAAZ AMO ZIL», Roslavl city, Smolensk region
The type of the site (unoccupied lands, objects of uncompleted construction; production base; otherwise)	unoccupied lands

Key information about the platform

Owner of the site	
Address, tel. number (town code), e-mail, web-site	216500 Lenin Square 1, Roslavl city, Smolensk Region
Name Position tel. number (town code) e-mail	Investment projects support department (4812) 29-19-07
Platform purchase (use) terms (purchase, lease, etc.)	Purchase, lease
Lease (purchase) terms	
Estimated rental value	2.5% per year from the cadastral cost
Other expenses connected with site purchase (mapping, cadastral plan drawing, survey, etc.)	Lot forming, cadastral plan drawing
Land description:	
Area (ha)	200
Shape of the land plot	Polygonal shape
Size (length, width)	-
Height limits	no
Possibility of later extensions (yes, no)	yes
Category of lands (agricultural lands, lands of inhabited areas; industry, energy, transport, communications, broadcasting, television, informatics lands, lands for cosmic activity purposes, defense and security lands and lands for other special purposes; lands of specially protected natural territories and objects, forest reserve lands; water reserve lands; reserve lands)	Settlement lands
Functional zone (inhabited, social and business, manufacturing, engineering and	Industrial

transport infrastructure, agricultural, recreational, other)	
Buildings in the territory of the lot	no
Engineering communications in the territory of the lot	no
Fence and/or video surveillance system (yes, no)	no
Land relief of the lot (horizontal surface, monotonous slope, ledges; complex terrain (hollows, gullies, holes, precipices, bumps, etc.); mixed terrain	Mixed terrain
Soil type	-
Frostline, (m)	0.5-0.8
Ground water level (m)	8-10
Flood possibility during high water	no
Description of neighbouring territories and their use	
The distance to the nearest residential houses (km)	1 km
Proximity to the facilities which pollute the environment	0.5 km
Restriction of use of the lot (sanitary protection zone, water protection zone, protective zones of objects of cultural heritage, proximity to wildlife preservations, utilities protection zones, other)	no
Types of legal use based on functional zoning	Industrial
Current use of the platform	Not used
Use history of the platform	

The distance (km):

From the center of the constituent entity of the Russian Federation where the platform is situated	Smolensk city- 100 km
From the center of the nearest constituent unity of the Russian Federation	
From the center of the municipal unit where the platform is situated	5 km
From the center of the nearest populated area	
From the nearest highways and motorways	300 m from the circle motorway
From the nearest railway station	At a 3 km distance from Roslavl station

Access to the site

Motor communication	
Description of all the motorways leading to the lot (type of road surface,	Asphalted road

amount of traffic lanes, transport weight restrictions, height and pressure limit, access of lorries and road machinery, special day-time and seasonal traffic condition) and the distance to the road if it doesn't come against the platform	motorway Moscow-Ivatsevichi
Railway communication	
Description of the railway sidetracks (type, length, other); In the absence of the railway sidetracks – the information about the ability of building of a brunch from the nearest railroad, the distance to the point where the bifurcation is possible	Approach roads from the mail railroad branch (500 m from the platform)
Another communication	The bringing of the deficient resources to the lot will make up about 30 mln RUB taking into account the building of the boiler house

Critical parameters of buildings and constructions on the platform

The name of the building	Area, m2	Length, width, column grid	Number of storeys	Floor height, (m)	Building material of constructions	Wear rate (%)	Possibility of later extensions	Current use
-	-	-	-	-	-	-	-	-

Transport communications (in the territory of the platform)

Communication type	Availability (yes, no)
Highway (type, surfacing, length, etc.)	yes
Branch line (type, length, etc.)	yes
Telecommunications network (telephone, Internet, other)	no

Engineering infrastructure characteristic

Type of infrastructure	Unit of measurement	Remote connection source, networks and objects of infrastructure characteristic	Free capacity or necessary improvements for connection resources	Connection rate	Service provider including contact information
Gas	cubic m/hour	High pressure gas pipeline (in 300 m from the site)			OOO "Smolenskregiongas"
Electricity	kW	Substation "Roslavl" – about 2 km from the site, high voltage power line (110/35 kW) goes through the site			Production department "Juzhnye seti filiala OAO "«MRSK – Center» «Smolenskenergo»
Water supply	cubic m/year	Municipal water intake (1.5 km from the site)			Municipal unitary enterprise "BKX"
Drainage system	cubic m/year				
Treatment facilities	cubic m/year	Treatment facilities (0.5 km from the site)			ZAO "RAAZ AMO ZIL"
Heating	Gcal/hour	-			

Labour resources

Amount of working population of the nearest populated area	
Amount of working population of the municipal unit with the platform	43 300
Amount of working population of the neighbouring municipal units	