

Investment site № 67-05-08

The name of the site	Investment site close to Lavnoje urochishche ¹
Address of the site	Smolensk Region, Demidovsky District, Lavnoje urochishche
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	The property of Smolensk Region
Address, tel. number (town code), e-mail, web-site	Demidov 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.)	Lease and acquisition available
Lease (purchase) terms	-
Estimated rental value	923,91
Other expenses connected with site purchase (mapping, cadastral plan drawing, survey, etc.)	Mapping, survey
Land description:	-
Area (ha)	3339,45
Shape of the land plot	rectangular
Size (length, width)	-
Height limits	-
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	Agricultural lands

¹ Urochishche – any type of the area which differs from other parts of the surrounding area

purposes; lands of specially protected natural territories and objects, forest reserve lands; water reserve lands; reserve lands)	
Functional zone (inhabited, social and business, manufacturing, engineering and transport infrastructure, agricultural, recreational, other)	Agricultural use
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	Horizontal surface
Soil type	-
Frostline, (m)	
Ground water level (m)	
Flood possibility during high water	-
Description of neighbouring territories and their use	
The distance to the nearest residential houses (km)	4.0 km
Proximity to the facilities which pollute the environment	no
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)	-
Types of legal use based on functional zoning	-
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- 130 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	10 km
From the nearest municipal unit	
From the center of the nearest populated area	9 km
From the nearest highways and motorways	Close to the road
From the nearest railway station	

Access to the site

Motor communication	
Description of all the motorways leading to the lot (type of road surface, 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	Highway at 3 km distance from Przhevalskoje village
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	no
Another communication	no

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.)	dirt roads
Branch line (type, length, etc.)	no
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	-	-	-	-
Electricity	kW	-	-	-	-
Water supply	cubic m/year	-	-	-	-
Drainage system	cubic m/year	-	-	-	-
Treatment facilities	cubic m/year	-	-	-	-
Heating	Gcal/hour	-	-	-	-

Labour resources

Amount of working population of the nearest populated area	1300
Amount of working population of the municipal unit with the platform	9200
Amount of working population of the neighbouring municipal units	-