

Investment site № 67-17-01

The name of the site	The lot for placing industrial objects
Address of the site	Smolensk region, Safonovo district, north of Baranovo village, in close proximity to Safonovo city
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	
form of ownership	private
Address, tel. number (town code), e-mail, web-site	House 3, Lenin St., Safonovo city, the 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 (purchase) terms	Buyout after conversion of the lot into industrial land category
Estimated rental value	-
Other expenses connected with site purchase (mapping, cadastral plan drawing, survey, etc.)	Market value, free cadastral plan
Land description:	
Area (ha)	90
Shape of the land plot	Complex
Size (length, width)	-
Height limits	no
Possibility of later extensions (yes, no)	no
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)	agricultural lands

Functional zone (inhabited, social and business, manufacturing, engineering and transport infrastructure, agricultural, recreational, other)	For agricultural use
Buildings in the territory of the lot	Meteorological station
Engineering communications in the territory of the lot	Electric power transmission (30 kW capacity)
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	loamy soil
Frostline, (m)	1.2
Ground water level (m)	17.0
Flood possibility during high water	no
Description of neighbouring territories and their use	
The distance to the nearest residential houses (km)	2.0
Proximity to the facilities which pollute the environment	Oil processing plant – 0.5 km Asphalt concrete factory – 0.8 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 and transport use
Current use of the platform	Not used
Use history of the platform	Hayfields, ploughed fields

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	100 km
From the center of the municipal unit where the platform is situated	2 km
	4 km
From the center of the nearest populated area	2 km
From the nearest highways and motorways	200 m
From the nearest railway station	4.5 km

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	Motorway intersection "Moscow-Minsk" (4 lanes without restriction) and bypass road of Safonovo city (10 tones carrying capacity, 2 lanes)
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	Railroad branch from the Moscow-Minsk main railway line
Another communication	

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
Two storeyed building of a former kindergarten	1121				concrete strip foundation, brick walls, reinforced concrete slab, ruberoid-bitumen soft roofing		available	Former kindergarten

Transport communications (in the territory of the platform)

Communication type	Availability (yes, no)
Highway (type, surfacing, length, etc.)	no
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	The connection possibility			
Electricity	kW	The connection possibility			
Water supply	cubic m/year	no	no	no	no
Drainage system	cubic m/year	no	no	no	no
Treatment facilities	cubic m/year	no	no	no	no
Heating	Gcal/hour	no	no	no	no

Labour resources

Amount of working population of the nearest populated area	Safonovo city – 28.5 thousand people
Amount of working population of the municipal unit with the platform	Municipal unit “The Safonovo District” of the Smolensk Region – 37 thousand people
Amount of working population of the neighbouring municipal units	Municipal unit “Jartsevo District” Municipal unit “Vyazemsky District”