

PASSPORT №1
OF AN INVESTMENT CONSTRUCTION SITE OF AN INDUSTRIAL
ENTERPRISE

1. General information	
1.1. Type of a construction site (a short description)	The Northern part of the city, on the West side borders upon FKP Tambov Gunpowder Factory, on the South side upon the territory of CHP (Combined Heat and Power Plant), on the North side upon the territory of OAO KLKZ (Kotovsk Dyes Plant) at a distance of 50 meters, trees and shrubs prevail
1.2. Cadastral number	68:25:0000071:107
1.3. Form of land and buildings ownership (property, rent, etc.)	Lands for which state ownership is not demarcated
1.4. Legal (postal) address, phone (area code), e-mail, website	393190 Tambov Oblast, g. Kotovsk, ul. Svobody, d.8 post@g41.tambov.gov.ru , https://kotovsk.gosuslugi.ru/
1.5. Contact person	Galcinov Dmitriy Gennadievich
1.6. Post	The deputy head of the city administration
1.7. Phone number	(47541) 4-43-68
1.8. Fax	(47541) 4-38-40
1.9. Email	dgalcinov@mail.ru
1.10. Website	https://kotovsk.gosuslugi.ru/
2. The location of a construction site	
2.1. Address of a construction site	g. Kotovsk, pr. Zheleznodorozhny, 8/1
2.2. Location of a functioning organization on a site	no
2.3. Location in the city	The area of industrial enterprises at a distance of 200 meters from individual residential buildings
2.4. Distance from the city of Tambov, km	20
2.5. In the protected area of cultural heritage (monuments of history and culture), directly in objects of cultural heritage	no
2.6. Distance from the highway, km	0,05
2.7. Distance from the railway station, km	0,43
2.8. Distance from the airport, km	50
2.9. Nearby production objects (industrial, agricultural, others) and distance from them, km	On the West side it borders upon FKP Tambov Gunpowder Factory, on the South side upon the territory of CHP, on the North side - upon the territory of OAO KLKZ (Kotovsk Dyes Plant) at a distance of 50 meters
2.10. Distance from the nearest residential buildings, km	0,2
3. Characteristics of the investment site	
3.1. Area, ha	4,5
3.2. Buildings and constructions (enumerate)	no
3.3. Expanding possibility	no
3.4. Category of lands (agricultural lands; lands of	Lands of settlements

settlements; lands of industry, energetics, transport, communication, broadcasting, television, informatics, lands for space activity, lands of defence, security and of other special purposes; lands of specially protected natural territories and objects; wood Fund lands; water Fund lands; reserve lands)	
3.5. Functional area	
3.6. Presence of barriers (yes, no)	Partially on the North side
3.7. Relief, type of ground (flat, sloping, terraced, ledges)	Flat, sandy
3.8. Current use of the site	No use
3.9. Proposed way of the use	Industrial enterprises of II-III category of insalubrity with sanitary-hygienic zone of 300500 metres according to SanPin 2.2.1/2.1.1.1200-03

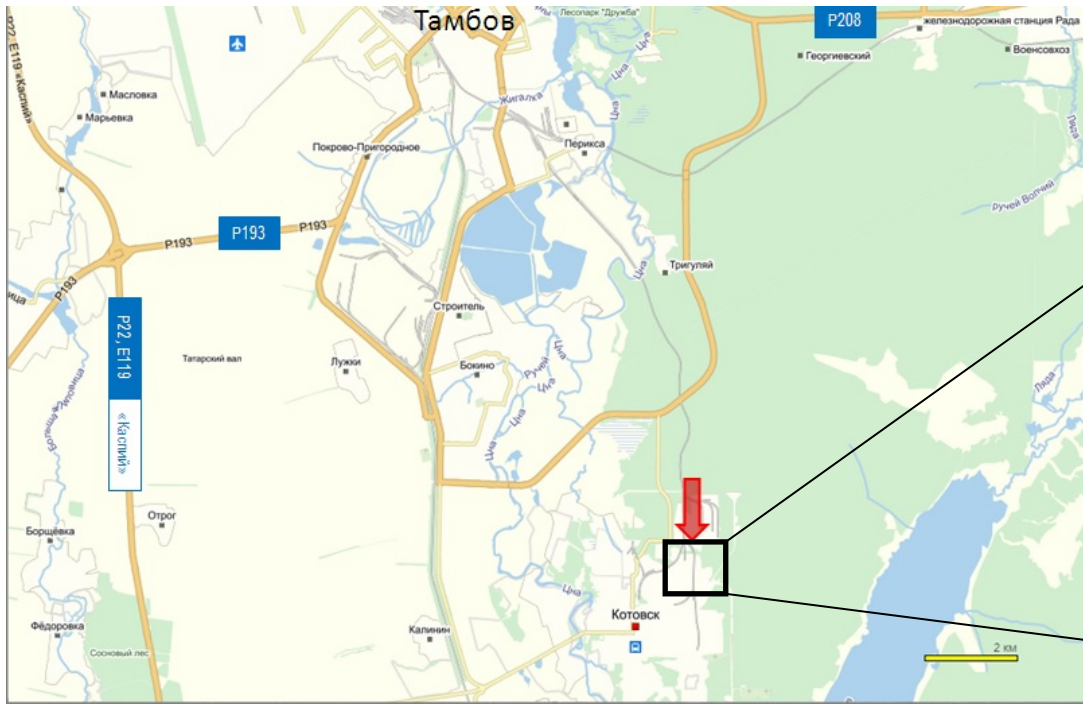
4. Infrastructure

Resource	Presence	Measuring unit	Power	Distance of the site from the resource, m	The possibility of power increasing (up to)	Possibility of occasional disconnection
Water-supply	-	cub m/year	262080	100 m	no	yes
Electric power	-	kw	CHP	200 m	-	-
Heating	present	Gcal/hour	15	500 m, with construction of a heating main from a source	yes	yes
Sewerage	-	cub m/year	-	100 m	-	-
Gas	present	cub m/year	Low pressure, Medium pressure, High pressure, 83563234	- 50 m 200 m	yes	yes
Steam	-	bar	-	-	-	-
Clearing constructions	-	cub m/year	-	-	-	-
Compressed air	-	cub m/year	-	-	-	-

5. Communications on the territory

5.1. Roads (type, coating, length)	Asphalt, 50 m
5.2. Railway line (type, coating, length)	280 m of railway line on the West side leading to the territory of CHP
5.3. Telecommunications network (telephone, internet, others)	yes

6. Buildings and constructions on the territory



PASSPORT № 2
OF AN INVESTMENT CONSTRUCTION SITE OF AN INDUSTRIAL
ENTERPRISE

1. General information	
1.1. Type of a construction site (a short description)	The Northern part of the city, on the East side borders upon OAO KLKZ, on the South side upon the territory of FKP Tambov Gunpowder Factory and CHP at a distance of 350-500 metres, trees and shrubs prevail
1.2. Cadastral number	-
1.3. Form of land and buildings ownership (property, rent, etc.)	Lands for which state ownership is not demarcated
1.4. Legal (postal) address, phone (area code), e-mail, website	393190 Tambov Oblast, g. Kotovsk, ul. Svobody, d.8 post@g41.tambov.gov.ru , https://kotovsk.gosuslugi.ru/
1.5. Contact person	Galcinov Dmitriy Gennadievich
1.6. Post	The deputy head of the city administration
1.7. Phone number	(47541) 4-43-68
1.8. Fax	(47541) 4-38-40
1.9. Email	dgalcinov@mail.ru
1.10. Website	https://kotovsk.gosuslugi.ru/
2. The location of a construction site	
2.1. Address of a construction site	g. Kotovsk, ul. Zheleznodorozhnaya, on the western border of OAO KLKZ
2.2. Location of a functioning organization on a site	no
2.3. Location in the city	The area of industrial enterprises at a distance of 70 metres from individual residential buildings
2.4. Distance from the city of Tambov, km	20
2.5. In the protected area of cultural heritage (monuments of history and culture), directly in objects of cultural heritage	no
2.6. Distance from the highway, km	0,5
2.7. Distance from the railway station, km	0,14
2.8. Distance from the airport, km	50
2.9. Nearby production objects (industrial, agricultural, others) and distance from them, km	On the East side it borders upon KLKZ (Kotovsk Paint Plant), on the South side upon the territory of FKP Tambov Gunpowder Factory and CHP at a distance of 350-500 metres.
2.10. Distance from the nearest residential buildings, km	0,07
3. Characteristics of the investment site	
3.1. Area, ha	2,4
3.2. Buildings and constructions (enumerate)	no
3.3. Expanding possibility	no
3.4. Category of lands (agricultural lands; lands of settlements; lands of industry, energy, transport, communication, broadcasting, television,	Lands of settlements

informatics, lands for space activity, lands of defence, security and of other special purposes; lands of specially protected natural territories and objects; wood Fund lands; water Fund lands; reserve lands)	
3.5. Functional area	
3.6. Presence of barriers (yes, no)	No, limitation is the existing railway line
3.7. Land form, type of ground (flat, sloping, terraced, ledges)	Flat, sandy
3.8. Current use of the site	No use
3.9. Proposed way of the use	Industrial enterprises of II-III category of insalubrity with sanitary-hygienic zone of 300500 metres according to SanPin 2.2.1/2.1.1.1200-03

4. Infrastructure

Resource	Presence	Measuring unit	Power	Distance of the site from the resource, m	The possibility of power increasing (up to)	Possibility of occasional disconnexion
Water-supply	-	cub m/year	262080	50 m	no	yes
Electric power	-	kw	CHP	1500 m	-	-
Heating	present	Gcal/hour	15	1500 m, with construction of a heating main from a source	yes	yes
Sewerage	-	cub m/year	-	250 m	-	-
Gas	present	cub m/year	Low pressure, Meddium pressure, High pressure 83563264	- 500 m 700 m	yes	yes
Steam	-	bar	-	-	-	-
Clearing constructions	-	cub m/year	-	-	-	-
Compressed air	-	cub m/year	-	-	-	-

5. Communications on the territory

5.1. Roads (type, coating, length)	Asphalt, 500 m
5.2. Railway line (type, coating, length)	20 m from the Western boundary of the site
5.3. Telecommunications network (telephone, internet, others)	yes

6. Buildings and constructions on the territory

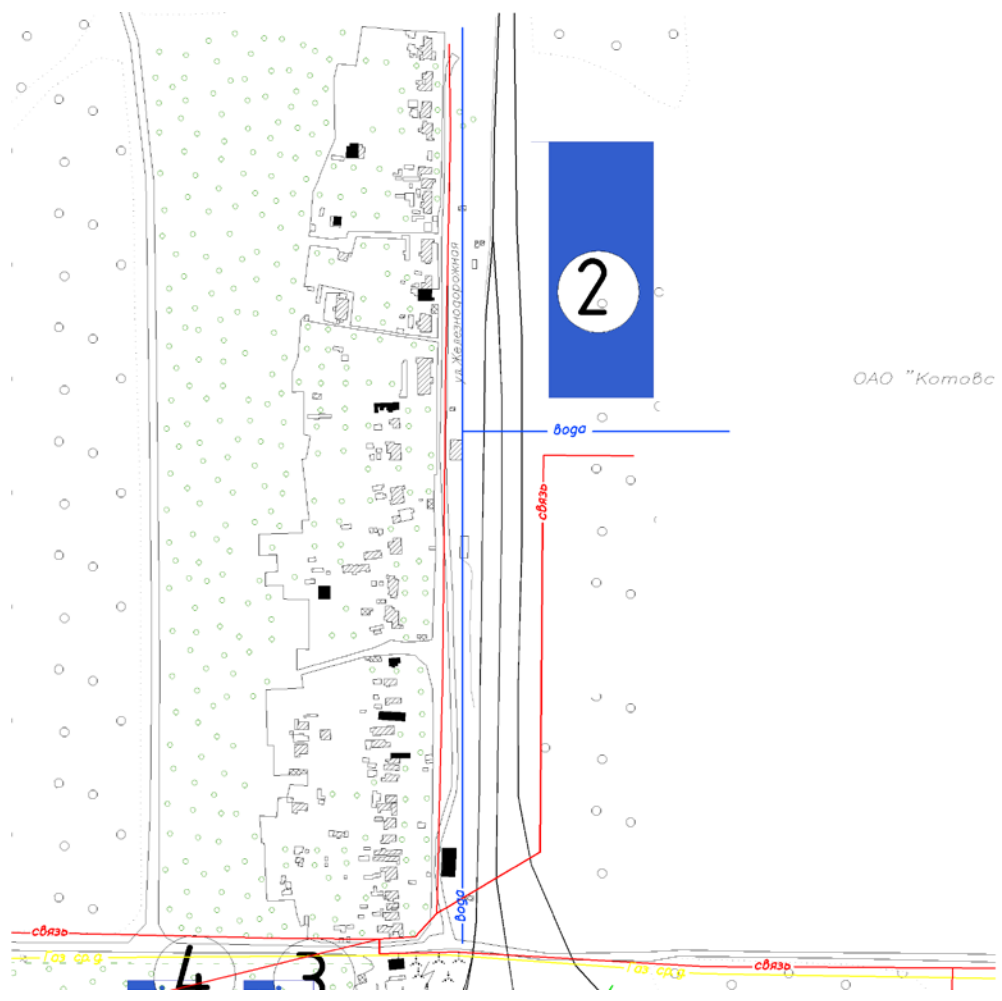
Object name	Area, sq m	Number of storeys	Ceiling height, m	Type of constructions, walls	Level of completion or otherwise (%)	Year of construction and evaluation of the current condition	Current use, %

7. Labour resources (the population of the nearest settlements)

26,4 thousands of people

8. Terms of the site acquisition (use) (purchase, rent, etc.)

8.1. Terms of the lease (purchase) of the site	The auction with bid proposals of the right of conclusion of land lease contracts
8.2. The estimated rental value	based on auction results
8.3. Other expenses related to the acquisition of the site (topographical survey, compilation of cadastral plan, land-surveying, etc.)	



PASSPORT № 3
OF AN INVESTMENT CONSTRUCTION SITE OF AN INDUSTRIAL
ENTERPRISE

1. General information	
1.1. Type of a construction site (a short description)	The Northern part of the city, on the East side borders upon a furniture components factory, on the South by OOO Dobrovar, trees and shrubs prevail
1.2. Cadastral number	68:25:0000011:191
1.3. Form of land and buildings ownership (property, rent, etc.)	Lands for which state ownership is not delimited
1.4. Legal (postal) address, phone (area code), e-mail, website	393190 Tambov Oblast, g. Kotovsk, ul. Svobody, d.8 post@g41.tambov.gov.ru , https://kotovsk.gosuslugi.ru/
1.5. Contact person	Galcinov Dmitriy Gennadievich
1.6. Post	The deputy head of the city administration
1.7. Phone number	(47541) 4-43-68
1.8. Fax	(47541) 4-38-40
1.9. Email	dgalcinov@mail.ru
1.10. Website	https://kotovsk.gosuslugi.ru/
2. The location of a construction site	
2.1. Address of a construction site	g. Kotovsk, pr. Zheleznodorozhny, 2V
2.2. Location of a functioning organization on a site	Отсутствует
2.3. Location in the city	The area of industrial enterprises at a distance of 230 metres from individual residential buildings
2.4. Distance from the city of Tambov, km	20
2.5. In protected area of cultural heritage (monuments of history and culture), directly in objects of cultural heritage	no
2.6. Distance from the highway, km	0,05
2.7. Distance from the railway station, km	0,35
2.8. Distance from the airport, km	50
2.9. Nearby production objects (industrial, agricultural, others) and distance from them, km	on the East side borders upon a furniture components factory, on the South by OOO Dobrovar
2.10. Distance from the nearest residential buildings, km	0,23
3. Characteristics of the investment site	
3.1 Area, ha	2,2
3.2. Buildings and constructions (enumerate)	no
3.3. Expanding possibility	yes
3.4. Category of lands (agricultural lands; lands of settlements; lands of industry, energy, transport, communication, broadcasting, television, informatics, lands for space activity, lands of defence, security and of other special purposes; lands of specially protected natural territories and objects; wood Fund lands; water	Lands of settlements

Fund lands; reserve lands)	
3.5. Functional area	
3.6. Presence of barriers (yes, no)	no
3.7. Land form, type of ground (flat, sloping, terraced, ledges)	Flat, sandy
3.8. Current use of site	No use
3.9. Proposed way of the use	Food industry

4. Infrastructure

Resource	Presence	Measuring unit	Power	Distance of the site from the resource, m	The possibility of power increasing (up to)	Possibility of occasional disconnection
Water-supply	-	cub m/year	262080	400 m	no	yes
Electric power	-	kw	CHP	1500 m	-	-
Heating	present	Gcal/hour	according to the CHP	1500 m, with construction of a heating main from a source	yes	yes
Sewerage	-	cub m/year	-	950 m	-	-
Gas	present	cub m/year	Low pressure, Medium pressure, High pressure, 83563234	- 100 m 1000 m	yes	yes
Steam	-	bar	-	-	-	-
Clearing constructions	-	cub m/year	-	-	-	-
Compressed air	-	cub m/year	-	-	-	-

5. Communications on the territory

5.1. Roads (type, coating, length)	Asphalt, 50 m
5.2. Railway line (type, coating, length)	350m from the site border
5.3. Telecommunications network (telephone, internet, others)	yes

6. Buildings and constructions on the territory

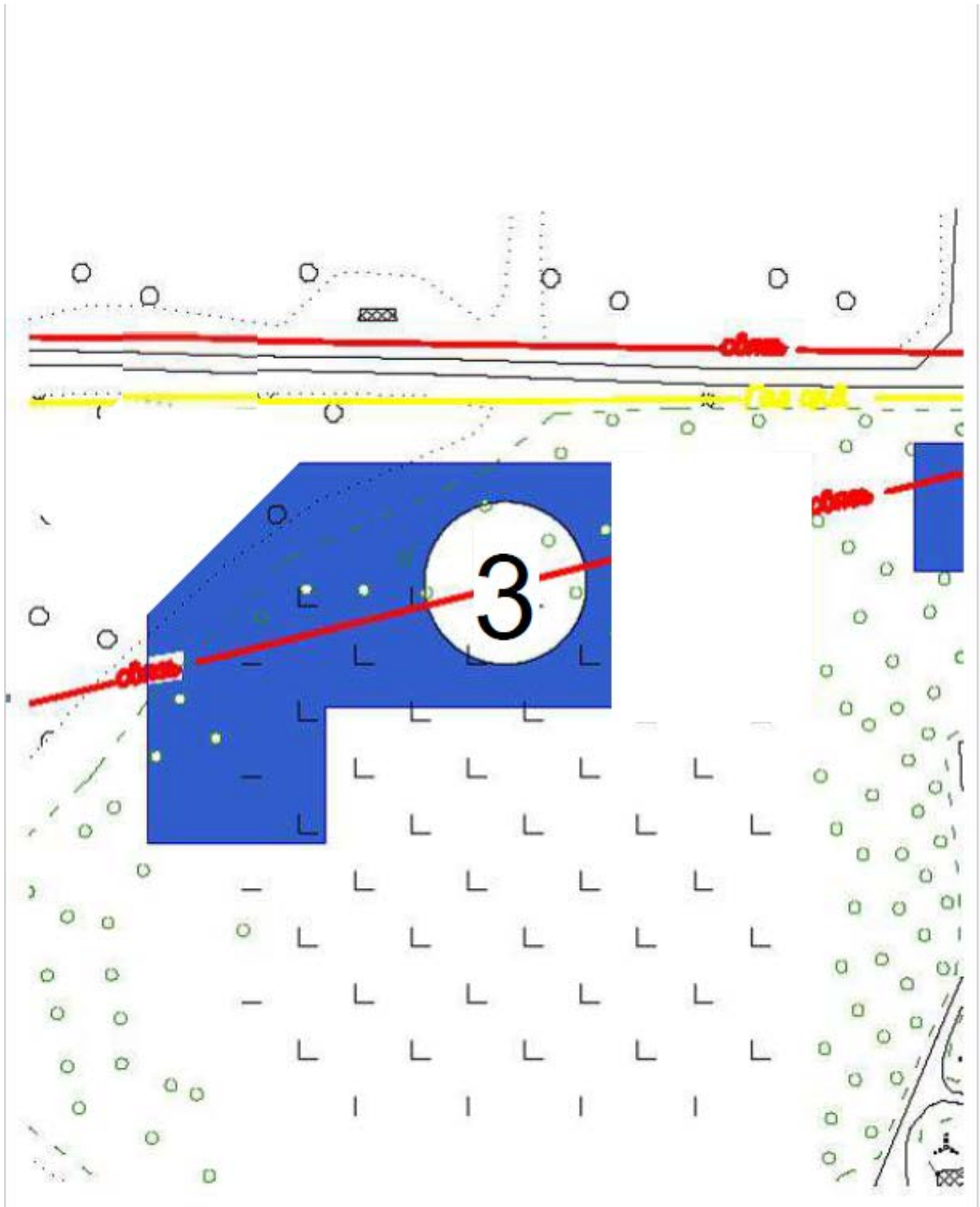
Object name	Area, sq m	Number of storeys	Ceiling height, m	Type of construction, walls	Level of Completion (% or otherwise)	Year of construction and evaluation of the current condition	Current use, %

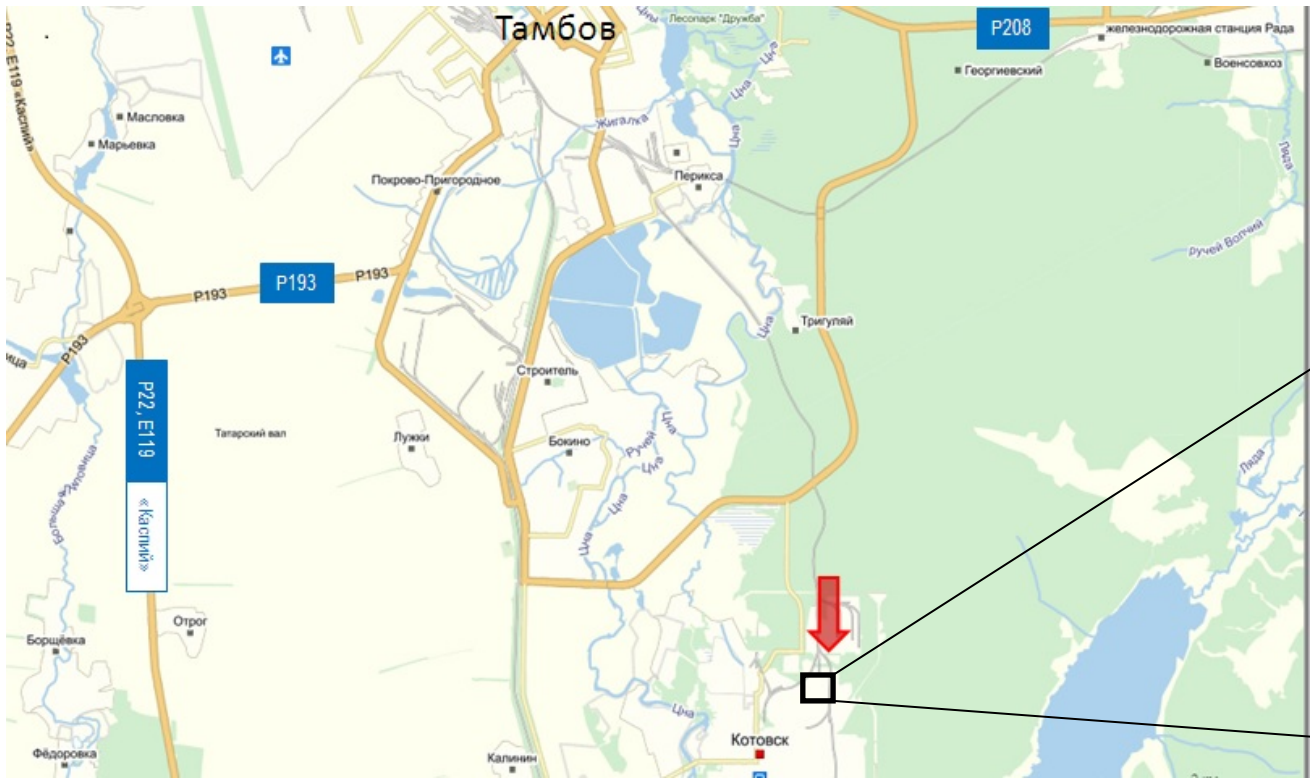
7. Labour resources (the population of the nearest settlements)

26.4 thousands of people

8. Terms of the site acquisition (use) (purchase, rent, etc.)

8.1. Terms of the lease (purchase) of site	The auction with bid proposals of the right of conclusion of land lease contracts
8.2. The estimated rental value	based on auction results
8.3. Other expenses related to the acquisition of the site (topographical survey, compilation of cadastral plan, land-surveying, etc.)	





PASSPORT № 4
OF AN INVESTMENT CONSTRUCTION SITE OF AN INDUSTRIAL
ENTERPRISE

1. Общая информация	
1.1. Type of a construction site (a short description)	The Northern part of the city, on the West side borders upon multi-storied buildings, on the South side upon the territory of gardening partnership
1.2. Cadastral number	-
1.3. Form of land and buildings ownership (property, rent, etc.)	Lands, the state ownership of which is not delimited
1.4. Legal (postal) address, phone (area code), e-mail, website	393190 Tambov Oblast, g. Kotovsk, ul. Svobody, d. 8, post@41.tambov.gov.ru , https://kotovsk.gosuslugi.ru/
1.5. Contact person	Galcinov Dmitriy Gennadievich
1.6. Post	The deputy head of the city administration
1.7. Phone number	(47541) 4-43-68
1.8. Fax	(47541) 4-38-40
1.9. Email	dgalcinov@mail.ru
1.10. Website	https://kotovsk.gosuslugi.ru/
2. The location of a construction site	
2.1. Address of a construction site	Kotovsk, a former ZHBI plant, near Gavrilova Street, Kirova Street
2.2. Location of a functioning organization on a site	no
2.3. Location in the city	On the West side it borders upon multistorey buildings, on the South side upon the territory of gardening partnership
2.4. Distance from the city of Tambov, km	23
2.5. In protected area of cultural heritage (monuments of history and culture), directly in objects of cultural heritage	no
2.6. Distance from the highway, km	0,1
2.7. Distance from the railway station, km	1,4
2.8. Distance from the airport, km	50
2.9. Nearby production facilities (industrial, agricultural, others) and distance from them, km	no
2.10. Distance from the nearest residential buildings, km	0,04
3. Characteristics of the investment site	
3.1 Area, ha	1,5
3.2. Buildings and constructions (enumerate)	no
3.3. Expanding possibility	no
3.4. Category of lands (agricultural lands; lands of settlements; lands of industry, energy, transport, communication, broadcasting, television, informatics, lands for space activity, lands of defence, security and of other special purposes; lands of specially protected	Lands of settlements

natural territories and objects; wood Fund lands; water Fund lands; reserve lands)	
3.5. Functional area	
3.6. Presence of barriers (yes, no)	Yes - partly, belonging to the former plant ZHBI
3.7. Relief, type of ground (flat, sloping, terraced, ledges)	Flat, sandy
3.8. Current use of the site	No use
3.9. Proposed way of the use	Industrial enterprises of IV-V category of insalubrity with sanitary-hygienic zone of 50100 metres according to SanPin 2.2.1/2.1.1.1200-03

4. Infrastructure

Resource	Presence	Measuring unit	Power	Distance of the site from the resource, m	The possibility of power increasing (up to)	Possibility of occasional disconnexion
Water-supply	-	cub m/year	131000	400 m	yes	yes
Electric power	-	kw	-	the installation of a new transformer is required, or at a distance of 3000 m	-	-
Heating	present	Gcal/hour	no central heating, it is possible to construct a gas boiler plant, the remoteness of the gas pipeline is 100 m	-	yes	yes
Sewerage	-	cub m/year	131000	100 m	-	-
Gas	present	cub m/year	Low pressure, Meddium pressure; 40000000	100m 70 m	yes	yes
Steam	-	bar	-	-	-	-
Clearing constructions	-	cub m/year	-	-	-	-
Compressed air	-	cub m/year	-	-	-	-

5. Communications on the territory

5.1. Roads (type, coating, length)	Asphalt, 100 m
5.2. Railway line (type, coating, length)	1400 m from the site border
5.3. Telecommunications network (telephone, internet, others)	yes

6. Buildings and constructions on the territory

Object name	Area, sq m	Number of storeys	Ceiling height, m	Type of constructions, walls	Level of Completion or otherwise (%)	Year of construction and evaluation of the current condition	Current use, %

7. Labour resources (the population of the nearest settlements)

26.4 thousands of people

8. Terms of the site acquisition (use) (purchase, rent, etc.)

8.1. Terms of the lease (purchase) of site	The auction with bid proposals of the right of conclusion of land lease contracts
8.2. The estimated rental value	based on auction results
8.3. Other expenses related to the acquisition of the site (topographical survey, compilation of cadastral plan, land-surveying, etc.)	



PASSPORT №5
OFAN INVESTMENT CONSTRUCTION SITE
OF AN INDUSTRIAL ENTERPRISE

1. General information	
1.1. Type of a construction site (a short description)	The Northern part of the city, on the West side borders upon FKP Tambov Gunpowder Factory, on the South side upon the territory of CHP (Combined Heat and Power Plant), on the North side upon the territory of OAO KLKZ (Kotovsk Dyes Plant) at a distance of 50 meters, trees and shrubs prevail
1.2. Cadastral number	68:25:0000071:108
1.3. Form of land and buildings ownership (property, rent, etc.)	Lands for which state ownership is not demarcated
1.4. Legal (postal) address, phone (area code), e-mail, website	393190 Тамбовская обл., г. Котовск, ул. Свободы,8. post@g41.tambov.gov.ru , https://kotovsk.gosuslugi.ru
1.5. Contact person	Galcinov Dmitriy Gennadievich
1.6. Post	The deputy head of the city administration
1.7. Phone number	(47541) 4-43-68
1.8. Fax	(47541) 4-38-40
1.9. Email	dgalcinov@mail.ru
1.10. Website	https://kotovsk.gosuslugi.ru/
2. The location of a construction site	
2.1. Address of a construction site	g. Kotovsk, pr. Zheleznodorozhny, 8/1
2.2. Location of a functioning organization on a site	no
2.3. Location in the city	The area of industrial enterprises at a distance of 200 meters from individual residential buildings
2.4. Distance from the city of Tambov, km	20
2.5. In protected area of cultural heritage (monuments of history and culture), directly in objects of cultural heritage	no
2.6. Distance from the highway, km	0,05
2.7. Distance from the railway station, km	0,43
2.8. Distance from the airport, km	50
2.9. Nearby production objects (industrial, agricultural, others) and distance from them, km	On the West side it borders upon FKP Tambov Gunpowder Factory, on the South side upon the territory of CHP, on the North side - upon the territory of OAO KLKZ (Kotovsk Dyes Plant) at a distance of 50 meters
2.10. Distance from the nearest residential buildings, km	0,2
3. Characteristics of the investment site	
3.1 Area, ha	9,7
3.2. Buildings and constructions (enumerate)	no
3.3. Expanding possibility	no

3.4. Category of lands (agricultural lands; lands of settlements; lands of industry, energy, transport, communication, broadcasting, television, informatics, lands for space activity, lands of defence, security and of other special purposes; lands of specially protected natural territories and objects; wood Fund lands; water Fund lands; reserve lands)	Lands of settlements
3.5. Functional area	
3.6. Presence of barriers (yes, no)	Partially on the North side
3.7. Land form, type of ground (flat, sloping, terraced, ledges)	Flat, sandy
3.8. Current use of site	No use
3.9. Proposed way of the use	Industrial enterprises of II-III category of insalubrity with sanitary-hygienic zone of 300500 metres according to SanPin 2.2.1/2.1.1.1200-03

4. Infrastructure

Resource	Presence	Measuring unit	Power	Distance of the site from the resource, m	The possibility of power increasing (up to)	Possibility of occasional disconnexion
Water-supply	-	cub m/year	262080	100 m	no	yes
Electric power	-	kw	ТЭЦ	200 m	-	-
Heating	present	Gcal/hour	15	500m, with construction of a heating main from a source	yes	yes
Sewerage	-	cub m/year	-	100 m	-	-
Gas	present	cub m/year	Low pressure, Meddium pressure, High pressure, 83563234	- 50 m 200 m	yes	yes
Steam	-	bar	-	-	-	-
Clearing constructions	-	cub m/year	-	-	-	-
Compressed air	-	cub m/year	-	-	-	-

5. Communications on the territory

5.1. Roads (type, coating, length)	Asphalt, 50 m
5.2. Railway line (type, coating, length)	280 m of railway line on the West side leading to the territory of CHP
5.3. Telecommunications network (telephone, internet, others)	yes

6. Buildings and constructions on the territory

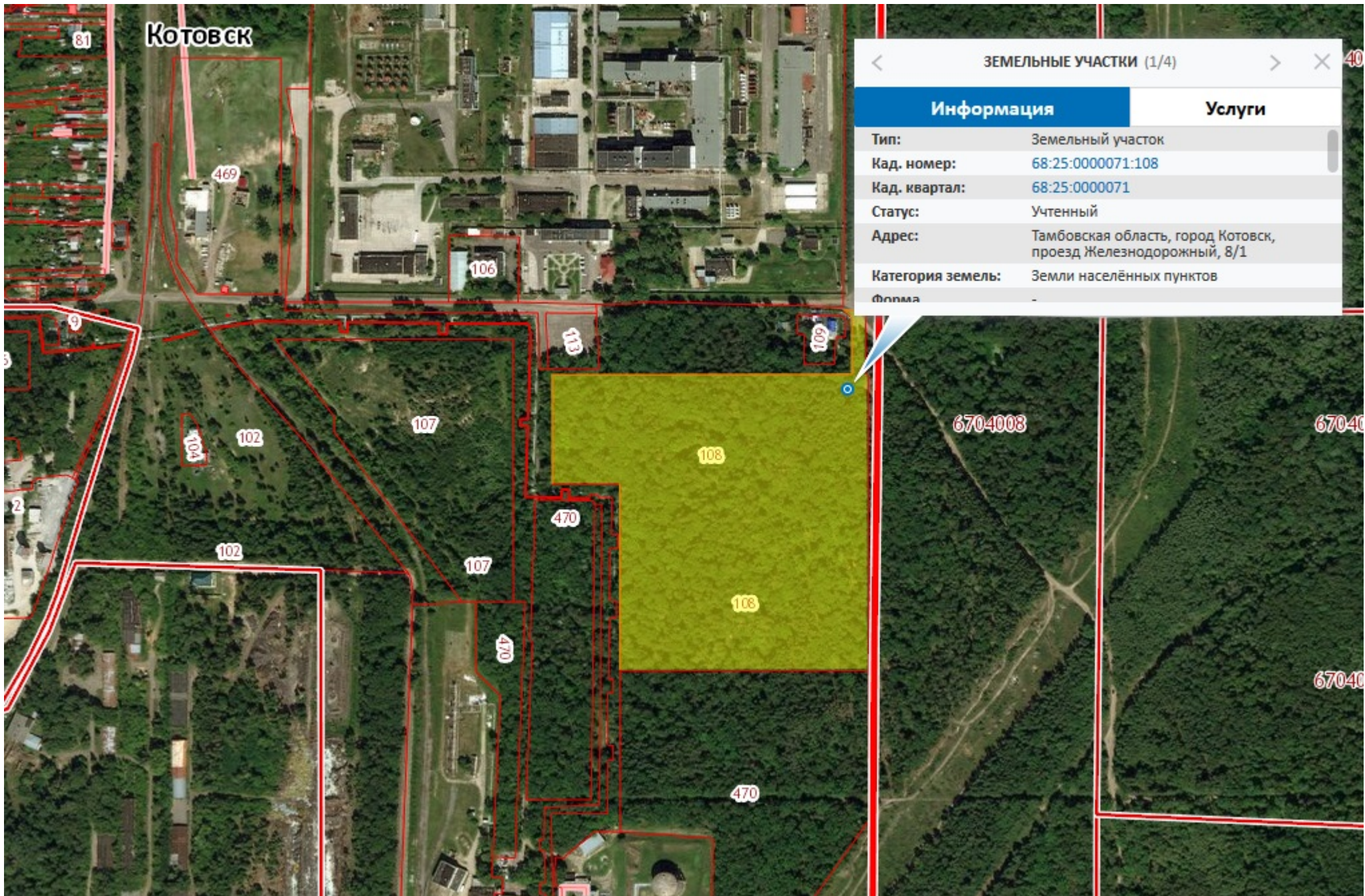
Object name	Area, sq m	Number of storeys	Ceiling height, m	Type of construction, walls	Level of completion (% or otherwise)	Year of construction and evaluation of the current condition	Current use, %

7. Labour resources (the population of the nearest settlements)

26.4 thousands of people

8. Terms of the site acquisition (use) (purchase, rent, etc.)

8.1. Terms of the lease (purchase) of site	The auction with bid proposals of the right of conclusion of land lease contracts
8.2. The estimated rental value	based on auction results
8.3. Other expenses related to the acquisition of the site (topographical survey, compilation of cadastral plan, land-surveying, etc.)	



ЗЕМЕЛЬНЫЕ УЧАСТКИ (1/4)

Информация	Услуги
Тип:	Земельный участок
Кад. номер:	68:25:0000071:108
Кад. квартал:	68:25:0000071
Статус:	Учтенный
Адрес:	Тамбовская область, город Котовск, проезд Железнодорожный, 8/1
Категория земель:	Земли населённых пунктов
Форма	-