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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **investment card**  **FOR organization of activity of The vegetable processing plant based on the property of the complex, which proposed for buying-out from the proprietor** | | | | | | | | | | | | | | | | | | | |
| **1. General area information :** | | | | | | | | | | | | | | | | | | | |
| **1.1** | Location address | | | | | | | | | Bld.65, Sovetskaya str., Krasniy yar, Astrakhan region. number - 30:06:100301:108) | | | | | | | | | |
| **1.2** | Square (sq.m or ha) | | | | | | | | | The property complex consists of three land parcels with total area of 6005 sq. m, 1825 sq. m, 1120 sq. m | | | | | | | | | |
| **1.3** | Remoteness, km | | | | | | | | | *Title* | | | | | | | | *Distance* | |
|  | From the center of municipal unit | | | | | | | | | Krasniy Yar village | | | | | | | | In the central part of the district center | |
|  | From the Federation subject center | | | | | | | | | Astrakhan | | | | | | | | 35 km. | |
|  | From the center of other nearest Federation center | | | | | | | | | Volgograd | | | | | | | | 480 km. | |
|  | From the Kazakhstan border | | | | | | | | | Atyrau region | | | | | | | | 30 km | |
|  | From the highway (title) | | | | | | | | | Astrakhan-Atyrau | | | | | | | | 50 m | |
|  | From the railway (station title) | | | | | | | | | st.Astrakhan | | | | | | | | 35 km | |
|  | From the airport | | | | | | | | | Narimanovo | | | | | | | | 45 | |
|  | river port, the dock Astrakhan | | | | | | | | | Astrakhan | | | | | | | | 35 | |
|  | Marine port | | | | | | | | | Port Olya | | | | | | | | 105 km | |
| **1.4** | **The distance to the nearest housing construction (km)** | | | | | | | | | 100 m | | | | | | | | | |
| **1.5** | **Proper transport communications:** | | | | | | | | | *Presence (+, -)* | | | | | | | | | |
|  | Automobile road | | | | | | | | | Directly to the land parcel there is an asphalt road. | | | | | | | | | |
|  | Railway branch | | | | | | | | | - | | | | | | | | | |
|  | Port, dock | | | | | | | | | - | | | | | | | | | |
|  | telephone | | | | | | | | | In Krasniy Yar village there is an Electronic Automatic telephone station of JSC «Rostelecom», there is a free capacity, the mobile connection of four operators | | | | | | | | | |
|  | Internet | | | | | | | | | There is a possibility of access | | | | | | | | | |
| **1.6** | **Perimeter fence of the area** | | | | | | | | | The territory is bordered with the reinforced fence | | | | | | | | | |
| **1.7** | **Documents of title** | | | | | | | | | Private property, the certificate of the state registration | | | | | | | | | |
| **2. Engineering infrastructure characteristics :** | | | | | | | | | | | | | | | | | | | |
| *Infrastructure type* | | | | *Measurement unit* | | | *Capacity* | | | | *Description (installation type) or the distance to the nearest source*  *(affiliation)* | | | | | | | | |
| **Electrical energy** | | | | kW | | | 10 | | | | The object is electrified. | | | | | | | | |
| **Water supply** | | | | m3/hour | | | 250 | | | | A water main d 426 mm approaches to the ground area PK-18 the proprietor is JSC «Astrvod» Capacity available for construction is 250 cubed m /hour. | | | | | | | | |
| **Canalization** | | | | m3/hour | | | 80 | | | | Exist. There is a Sewerage pump station, which belongs to the proprietor. To the closest distance, there is a canalization flow tank of UME «Krasnoyarzhilcommunhoz». Available capacity is 80 cubed meter /hour. | | | | | | | | |
| **Gas** | | | | m3/hour | | |  | | | | The settlement Krasniy Yar village is completely gasified. According to the technical conditions the gasification is possible. Along the reinforced concrete border 2 m higher on Sovetskaya str. There is a gaspipeline of a medium pressure d 159mm, the pressure in networks is 3kgs/sq.sm(0,3 MPa) | | | | | | | | |
| **Vapour** | | | | Bar | | |  | | | | None | | | | | | | | |
| **Heating** | | | | Gcal/hour | | |  | | | | None | | | | | | | | |
| **Boiler-unit** | | | | kWt | | |  | | | | The owner has boilers | | | | | | | | |
| **Purification facilities** | | | | m3/year | | |  | | | | None | | | | | | | | |
| **3. proposals in the ground use :** | | | | | | | | | | | | | | | | | | | |
| **3.1** | **for construction and Operating of vegetable processing plant** | | | | | | | | | | | | | | | | | | |
| **4. The basic parameters of located objects at the ground :** | | | | | | | | | | | | | | | | | | | |
| *Building/construction title* | | *Square*  *sq.m.* | | | | *Stores* | | | *Store height, m* | | | | *Construction material* | *The extent wear level %* | | *Extend possibility* | | |
| Building of the workhouse | | | 309 | | *1* | | | *5-6* | | | | *Brick walls, reinforcement concrete ceilings, concrete floors* | | | The year of construction is 1979, over hauled | | *exists* | | |
| Building | | | 320 | | *2* | | | *4* | | | | *exists* | | |
| Sewerage pump station | | | 27,5 | | *1* | | |  | | | | 1968 year of construction | |  | | |
| Gatehouse | | | 16,6 | | *1* | | |  | | | | 1979 year of construction | |  | | |
| Unfinished construction of a boiler-plant | | |  | |  | | |  | | | |  | | | 2010 year of construction | |  | | |
| **5. Additional information about the ground :** | | | | | | | | | | | | | | | | | | | |
| **5.1** | Land category, functional zone | | | | | | | Settlement lands | | | | | | | | | | | |
| **5.2** | Land tax rate | | | | | | | 1,5% from the cadastral value of the land | | | | | | | | | | | |
| **5.3** | Rent rate | | | | | | | According to agreement with the owner of the complex | | | | | | | | | | | |
| **5.4** | Permissive urban planning documentation | | | | | | | exist | | | | | | | | | | | |
| **6. information about the ground owner (proprietor):** | | | | | | | | | | | | | | | | | | | |
| **6.1** | Owner: | | | | | | | Tyan Lev Nikolaevich | | | | | | | | | | | |
| Address | | | | | | | Bld.65, Sovetskaya str., Krasniy yar, Astrakhan region | | | | | | | | | | | |
| **6.2** | Contact person:  (post, name, surname) | | | | | | | The head of the financial economic department of administration of MU «Krasnoyarskiy district» Yaksibaev Eduard Albertovitch or the owner Tyan Lev Nikolaevich | | | | | | | | | | | |
| Contact telephones | | | | | | | 8(85146) 91-5-24, +79023505050 (Tyan L.N.) | | | | | | | | | | | |
| еmail | | | | | | | [yaksed@yandex.ru](mailto:yaksed@yandex.ru) | | | | | | | | | | | |
| District website | | | | | | | <http://krasniyar.ru/> | | | | | | | | | | | |
| **6.3** | Property category of land and buildings (ownership, rent, etc.) | | | | | | | Private property | | | | | | | | | | | |

We propose for realization the idea of organization of the activity of vegetable processing plant (workhouse), for example, of fast freezing of vegetables. Previously there was situated a former canning plant. The advancement of this area is its situation in the central part of the district center, and the nearest position with the communicational networks. Near this territory, there is a neighboring ground area at the highland with total area of 2,7 ha which is in an entrepreneur property.

The proposed territory for organization of agro industrial production is situated in the nearest position to the federal highway Е-40 (to Kazakhstan). The entrance to the territory has asphalt approach ways.

According to the results of 2011, the total harvest of vegetables from the open ground in Krasnoyarskiy district is 350385 centner, in the neighbor Kharabalinskiy district it is 1097939 centner. The construction of vegetable producing plant will allow to organize the serious agro industrial production.