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| **investment card**  **for construction and organization of activity of vegetable processing plant and of hothouse complex** | | | | | | | | | | | | | | | | | | | |
| **1. General area information :** | | | | | | | | | | | | | | | | | | | |
| **1.1** | Location address | | | | | | | | | Bld.65, Sovetskaya str., Krasniy yar, Astrakhan region. (cadaster number - 30:06:100301:108) | | | | | | | | | |
| **1.2** | Square (sq.m or ha) | | | | | | | | | 27475,5 sq.m (2,7 ha) | | | | | | | | | |
| **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)** | | | | | | | | | 50 m | | | | | | | | | |
| **1.5** | **Proper transport communications:** | | | | | | | | | *Presence (+, -)* | | | | | | | | | |
|  | Automobile road | | | | | | | | | Directly to the land parcel there is an asphalt road. Organization of access roads is possible from 2 sides. | | | | | | | | | |
|  | 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** | | | | | | | | | Municipal property | | | | | | | | | |
| **2. Engineering infrastructure characteristics :** | | | | | | | | | | | | | | | | | | | |
| *Infrastructure type* | | | | *Measurement unit* | | | *Capacity* | | | | *Description (installation type) or the distance to the nearest source*  *(affiliation)* | | | | | | | | |
| **Electrical energy** | | | | kW | | | 10 | | | | Available for construction capacity is 320 kV. For providing electricity it is required the construction of HVL – 10kV with the length 0,5 km and installing of electrical substation. The class of electrical supply is 3. | | | | | | | | |
| **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. For organization of water supply it is required to construct a water supply line from the material of plastic tubes to the object d-225 mm with the length of 500 m, the installation of water collector and isolation valve. | | | | | | | | |
| **Canalization** | | | | m3/hour | | | 80 | | | | For canalization functioning it is necessary to construct the canalization system with an automatic flow tanks. It is possible to connect with the canalization system, the proprietor of which is the owner of the neighboring territory. 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 medium pressure d 159mm, the pressure in networks is 3kgs/sq.sm(0,3 MPa) | | | | | | | | |
| **3. proposals in the ground use :** | | | | | | | | | | | | | | | | | | | |
| **3.1** | **for construction and organization of activity of vegetable processing plant and of hothouse complex** | | | | | | | | | | | | | | | | | | |
| **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* | | |
| - | | |  | | *-* | | | *-* | | | |  | | |  | | *-* | | |
| **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, cadastral value of the land for 1 sq.m. is 88,23rub. (88,23 х 28822 х 1,5%= 38145 rub per year) | | | | | | | | | | | |
| **5.3** | Rent rate | | | | | | | The rent cost is defined according to the market evaluation of the rent cost, due to the fact that the land parcel is in municipal property. | | | | | | | | | | | |
| **5.4** | Permissive urban planning documentation | | | | | | | None | | | | | | | | | | | |
| **6. information about the ground owner (proprietor):** | | | | | | | | | | | | | | | | | | | |
| **6.1** | Owner: | | | | | | | Administration of MU «Krasnoyarskiy district» | | | | | | | | | | | |
| Juridical address | | | | | | | Bld. 1, Sovetskaya str., Krasniy yar village, Krasnoyarskiy district, 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 | | | | | | | | | | | |
| Contact telephones | | | | | | | 8(85146) 91-5-24 | | | | | | | | | | | |
| еmail | | | | | | | [yaksed@yandex.ru](mailto:yaksed@yandex.ru) | | | | | | | | | | | |
| District website | | | | | | | <http://krasniyar.ru/> | | | | | | | | | | | |
| **6.3** | Property category of land and buildings (ownership, rent, etc.) | | | | | | | Municipal property  It is possible to get it into the property or to rent it during the auction in market evaluation | | | | | | | | | | | |

1. We propose for realization the idea of construction and organization of operation of vegetable processing plant (workhouse) or of a modern hothouse complex. In the district center Krasniy Yar of Astrakhan region situated at 35 km from the regional center Astrakhan there is an investment site with the square of 2,9 ha at the highland area. There was situated a former canning plant. At present the territory is bordered by the reinforced concrete fence and it is a ground area of municipal property. 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, which is in an entrepreneur property with the following objects: 2 workhouses, canalization system, uncomplete construction of a boiler-house, constructed operating communicational ways, which are being sold together with the objects for approximately 9 mln.rub.*

The proposed territory for organization of agro industrial production (2,9 ha) is situated in the nearest position to the federal highway Е-40 (to Kazakhstan). The entrance to the territory has asphalt approach ways.

Construction of a vegetable producing plant will allow to organize the serious agro industrial production.

2. The average amount of vegetables grown in the close ground per 1 person in Russia is 4,3 kg. the vegetables of the closed ground in total production amount are up to 5-6%. For providing the minimum medical norm of fresh hothouse vegetables consumption norm their annual total harvest needs to be 2,5 mln.tones. At the same time the native hothouse production gives now only 630 thousand of tones. The part of the import production in Russia at the market of fresh vegetables is approximately 50%, in winter-spring period it reaches 80-85%. The internal demand for the hothouse production is satisfied by hothouse vegetables only for a half, and it means that the potential volume of the hothouse market in Russia is two times higher the present scale. We can develop it by pushing out the import production from the market and by changing it to the ecologically clean native vegetable. The biggest part of the native operating hothouses is concentrated in Central and Privolzheskiy Federal regions – 33% and 22% correspondingly, the lest number is in North-Westen region – 6% hothouses complexes. The part of the South Federal region, inspite of the most attractive conditions for annual growth of plants in the closed ground now is only 8% among Russian hothouse complexes. For being competitive the native hothouse complexes with vegetables specialization need to grow 50-60 kg at the square meter of the closed ground. It is possible only in modern hothouse complexes with new technologies implementation (drop watering, low volume technologies, light culture etc), this will give a considerable effect of increasing in vegetable production profitability. So in the conditions of permanent growth of energy tariffs, territorial distribution of hothouse complexes in the most comfortable in climate conditions regions, to which the South Federal region corresponds, and Astrakhan region in particular, and also taking into account that the region doesn’t have large fields places as many other regions the realization of the project of organization of a hothouse complex on production of extra early and annual vegetables is an optimal variant from the point of view of economic effectiveness. According to this we propose the territory with the total square of 2,7 ha in Krasniy Yar for the modern hothouses construction.