



The Committee for industrial policy  
and innovation of St. Petersburg

# Passport of St. Petersburg industrial zones



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# Preamble

**St. Petersburg** is a large economic, transport, scientific, educational and tourist center of Russia. St. Petersburg is located in the center of crossing of maritime, river routes and land highways. It is the European gate of Russia, its strategic center which is the most approached to the countries of the European Community.



## Sea gate

The city is located on the bank of the Gulf of Finland of the Baltic Sea. It is the strategic center of the country, and also "the European gate" owing to a close arrangement to the countries of the European Union. 20% of the total amount of transportations of export-import freights of the country pass through St. Petersburg, including 52% of import goods which are delivered to Russia sea transport.

## Population

It is the second-large city in the Russian Federation and the fourth in Europe. More than 5 million people reside in the territory of 1 439 sq.km.

## Foreign relations

St. Petersburg is the city with extensive foreign relations. Bilateral agreements with 91 foreign cities and 27 foreign regions are signed and are valid now. There are Consulate generals of the 34 countries of the world, Inter-parliamentary assembly of the State Parties of the CIS, representation of the European bank of reconstruction and development, branch of Eurasian Development Bank.

## Trade partners

St. Petersburg performs trade operations with 187 countries, 10 of which CIS countries. The largest trade partners are China, Germany, the Netherlands, Finland, Japan, the USA. It is one of the most investment attractive regions. According to Expert RA agency investment score of St. Petersburg is 1 A as to the region with the maximum

potential and the minimum risk.

## Investment activity

The economy of St. Petersburg differs in diversified character and stable growth rates. St. Petersburg takes the 4th place on economy scales among all subjects of the Russian Federation, conceding only to Moscow, the Tyumen and Moscow Region. Investments are the main source of economic development.

According to Petrostat on the 1st of Julie of 2014 the volume of investment into fixed capital (the accruing result) made 133,1 billion rubles that is 28,5% higher than the similar period of last year, the volume of foreign investments for 2013 is estimated at 13 431,00 million rubles that is 24,7% above than a volume of foreign investments of 2012.

The main share of the foreign capital following the results of 2013 is invested in the processing productions, including production of vehicles and the equipment (19,6% to a result); production of foodstuff, including drinks and tobacco (4,8% to a result); pulp-and-paper production, publishing and printing activity (3,2% to a result), productions of cars and the equipment (without production of the weapon and ammunition) (1,4%).

Dynamics of inflow of investments in 2013 testifies to positive results of investment policy of the city which is directed on improvement of investment climate in the region and forming of effective system for attraction of financial resources of business in investment projects, including city.

There are situated the productions such large international companies as "Coca-Cola", "Pepsi", "Gillette", "Wrigley", "Electrolux", "British American Tobacco", "BSH Bosch und Siemens Hausgerate GmbH". Automobile plants "Toyota", "Nissan", "General Motors", "Hyundai" are constructed.

## Platform for innovations

The innovative infrastructure of the city continues to develop actively. There are 8 business incubators, 7 technoparks, 8 centers for collective use, engineering and prototyping centers, technology transfer centers, investment funds, including Regional venture Fund of investments in small enterprises in scientific-technical sphere, a non-Profit organization "Fund preplant investment". The projects in the sphere of high technologies and science city are realized in St-Petersburg on the base of technopark and Special Economic Zone.

## Northwest Federal District

St. Petersburg is the center of the Northwest Federal District (NWFD) which includes in the structure of 11 subjects of the Russian Federation of various status with the population 13,6 million people. A total area of the NWFD is 1,7 million quarter kilometers. This Federal District includes the Republic of Karelia, the Komi Republic, the Arkhangelsk region, the Vologda region, the Kaliningrad region, the Leningrad region, Murmansk region, the Novgorod region, the Pskov region, St. Petersburg and the Nenets Autonomous Area. The district is adjoined by the Arctic zone relating to the sphere of interests of the Russian Federation.

The territory of the NWFD represents social and economic space which is a community of natural, economic, demographic, geopolitical and other conditions. All these form the common regional social and economic complex including objects of infrastructure of federal value, providing satisfaction of common interests and needs of the subjects of the Russian Federation which are a part of the district is formed.

## Economy of the NWFD

Either the NWFD or St. Petersburg remains to one of the most important bases of scientific and technical progress and innovative development of economy of Russia. High-tech products and means of modern transport are produced in the NWFD. Value of the district in development of timber industry and fishery complexes also remains. The contribution of the subjects of the NWFD is essential in the general economic capacity of the Russian Federation: 10 percent of total amount of gross domestic product of the country, 12 percent of industrial production and 10 percent of employed population of Russia.

There are nearly 72% of reserves of apatites, about 77% of reserves the titan, 45% of reserves bauxites, 19% of reserves mineral waters, about 18% of reserves diamonds and nickel of Russia in the NWFD. The important place in economy of the district is taken by oil production and coal.

The largest enterprises of NWFD are JSC Severstal, JSC Power Machines, JSC Joint Ship-building Corporation, Ilim Group, JSC Yantarenergo, JSC Apatit, Kola Mining and Metallurgical Company, JSC Sevkabel.

The machine-building enterprises focused on service of port infrastructure and transport are placed in St. Petersburg, the Leningrad Region and Kaliningrad Region. There are placed the enterprises for production of SUVs such as "Chevrolet Kaptiva", "Antar's Opel", a sedan "Chevrolet Cruz", cars of a class "E" of "Kamri's Toyota", "Nissan Teana" and "Nissan X-Trail", trucks of different function of "YaROVIT", and also buses of a big class.

## Primary branches of the industry and agriculture of the district are:

- mechanical engineering, including radio electronics, instrument making, shipbuilding
- fuel and energy complex (oil production, gas, coal, slates, electricity generation)
- preparation and processing of wood
- ferrous and nonferrous metallurgy
- food and easy industries
- shipbuilding
- production of building materials
- fishery and fish processing
- electric power industry
- transport and logistics

There are 59 industrial and scientific organizations of the radio-electronic industry in the territory of the NWFD, 45 of which with the numbering workers of 26 thousand people are located in St. Petersburg. Over 32 thousand people are occupied there, it makes 12,5 percent of total amount of employees of the radio-electronic industry of Russia.

## Transport

The transport system of the district is highly developed. It includes all means of transport such as sea, river, railway, air, automobile and pipeline.

There are the largest ports of Russia in the district, such as St. Petersburg, Murmansk, Kaliningrad and Arkhangelsk. The Murmansk port is generally connected with transportation of energy resources either from Russia or from other countries, in particular Norway, on the Northern Sea Route.

St. Petersburg which is the capital of the district is the large railway junction. It is the beginning of railroad of directions to Kaliningrad, Moscow, Helsinki, Minsk, Kiev and a set of other cities. This railway junction provides foreign economic relations with other federal districts of Russia and other countries<sup>[1]</sup>.



<sup>[1]</sup> The decree of the RF Government dated 18.11.2011 № 2074-p "On approving the Strategy for socio-economic development of the North-Western Federal district for the period up to 2020".



# Airport Pulkovo

## Airport Indicators:

- Total size of Pulkovo Airport: 1,350 hectares
- Number of runways: 2
- Length of runways:
  - Southern — 3,780x60 m,
  - Northern — 3,397x60 m.

Airport Pulkovo Saint Petersburg is the third busiest airport in Russia after Moscow's Domodedovo and Sheremetyevo airports. It is located 23 kilometers away from the central Palace Square of the city. The nearest metro station is Moskovskaya.

Airport code of LED1 derives from the city's previous name under USSR — Leningrad. Since the 29th of April 2010 the airport is managed by NCG (Northern Capital Gateway) under the private-public partnership agreement among three parties — the City of St. Petersburg, Pulkovo Airport Company (100% owned by the City) and NCG. This private-public partnership is the first one in the Russian airport industry. The company realizes the first project on the basis of private-public partnership in the aviation branch of Russia without attraction of budgetary funds. Approximately 1,2 billion euros are the total amount of investments into development of the airport during the period from 2010 to 2014.

On an equal basis with management of operating activities of the airport, an important task in work of NCG there was a reconstruction and modernization of the airport providing service of passengers at the level C on classification of IATA. During the period from 2011 to 2013 were constructed and put in operation: the new international passenger terminal of 145 thousand sq.m, passenger and cargo platforms, hotel and the business center on the station square, a complex of parkings and other objects of infrastructure of the airport.



Consortium Participants of the NCG consists of the VTB Capital Plc (VTB), Fraport AG, the Copelouzos Group, the European Bank for Reconstruction and Development, the International Finance Corporation, State Corporation "Bank for Development and Foreign Economic Affairs (Vnesheconombank)", the Nordic Investment Bank, the Black Sea Trade and Development Bank (BSTDB), the Eurasian Development Bank (EDB). There are almost 4000 people employed at the airport.

The airport is located at Pulkovskoye Shosse, Building 41, lit. ZA, Saint Petersburg, Russia.

## Public-Private Partnership Agreement (PPP Agreement)

The Public-Private Partnership Agreement is a contractual document which bestows the airport operator — Northern Capital Gateway Consortium — with the duty of organizing the management and development of Pulkovo Airport.

Pulkovo Airport is the only airport in Russia to be developed on the basis of a PPP.

## The PPP Agreement:

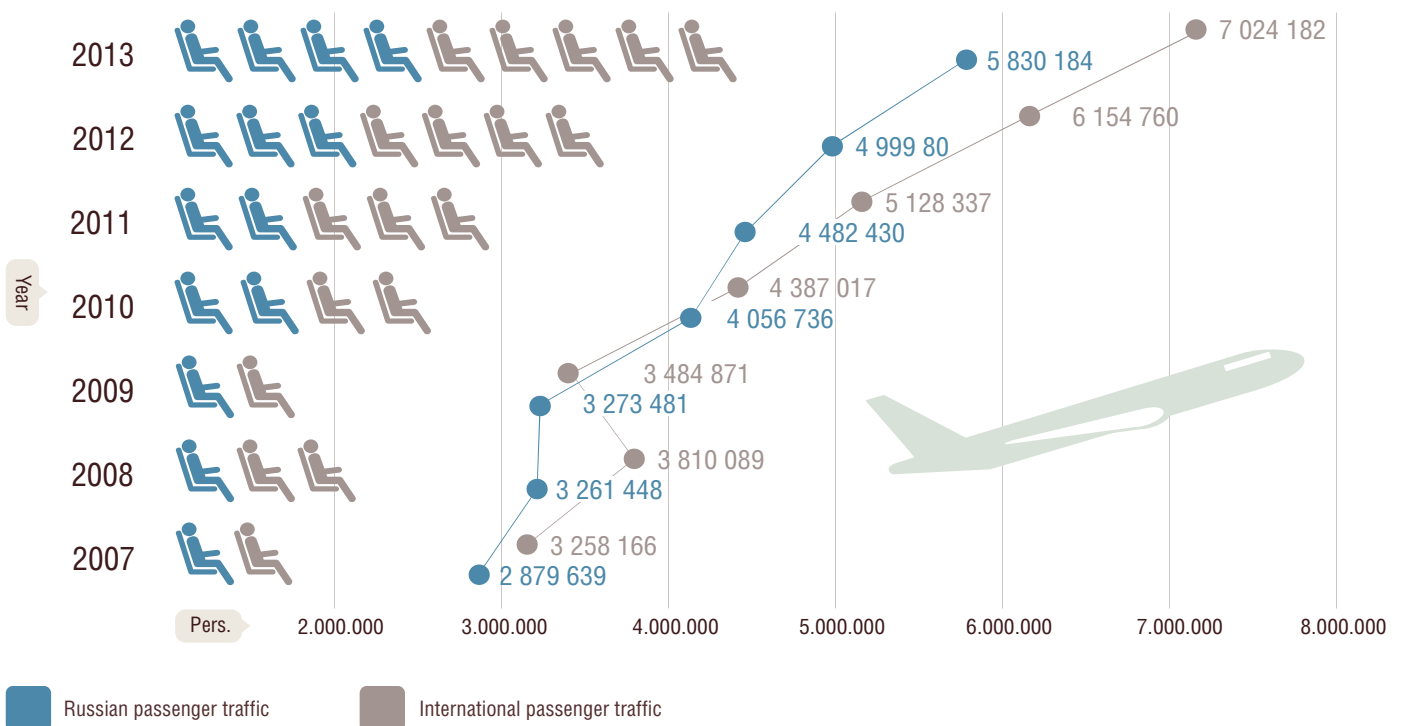
- became effective on April 29th, 2010;
- has three parties/signatories — the St. Petersburg City Government, Pulkovo Airport Company (100% city ownership) and the Northern Capital Gateway Consortium (NCG);
- remains in force until October 30th, 2039.

## Summary of the PPP Agreement (in brief)1

The PPP Agreement provides for the construction of the following facilities by mid-2014 using NCG resources:

building of a new centralized passenger terminal (including the reconstruction of the Pulkovo 1 Terminal that will constitute a part of the centralized terminal); aprons (both passenger and cargo); fire stations; energy (power) center; hotel; business center; parking areas (garage and open-air); hydrant system; other airport infrastructure facilities. The Agreement provides for the Airport's compliance with international requirements in terms of comfort and safety (meeting an IATA "C" standard).

Upon completion of the first stage of the project in mid-2014, the NCG will continue developing the Airport in accordance with the requirements specified in the Agreement.



\* Information from official website "Pulkovo" www.pulkovoairport.ru

# The seaport “Big Port St. Petersburg”

## The seaport big port St. Petersburg

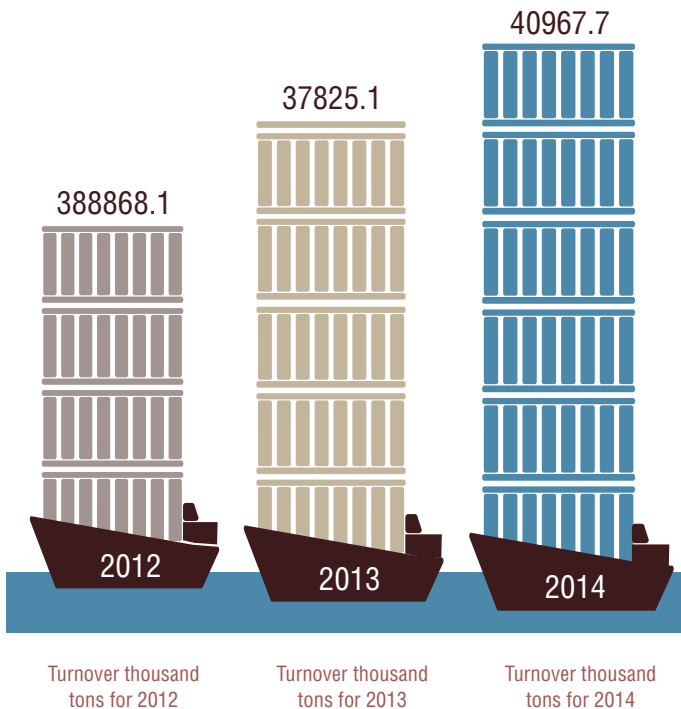
The seaport big port St. Petersburg is the largest port in the Northwest of Russia. It is located in the Nevsky Bay of the Gulf of Finland. The majority of areas of port are located on islands and piers in estuarial part of the Neva River, certain areas are located at railway station “Bronka”, in the city of Lomonosov, and also in harbor of base of Litke of Kotlin Island.

## Sea canal

The main sea way of port consists of the Big Ship waterway, the Kronstadt Ship waterway and the St. Petersburg sea channel. The general extent is 33 miles from the western border of the water area to internal part of the port.

The Kronstadt Ship waterway passes through a shipping construction of S-1 of a complex of protective constructions of St. Petersburg from floods. It has width 150 m to the West from S-1, depths from 14 to 16 m, to the East from S-1 the waterway has width from 80 to 100 m with depths from 11.8 to 14 m.

## The dynamics of the turnover of “The Big port of St. Petersburg” for 8 months:



Intensity of navigation through St. Petersburg port increased significantly in recent years. The number of vessel calls increased practically in three times that is a consequence of organizational actions by the carried-out administration of port and construction of new transshipment facilities on both coast of the Gulf of Finland. The seaport “Big Port St. Petersburg” includes the raids, terminals, warehouses, moorings rented by the stevedoring companies in the borders of the water area of port and adjacent waters which determined by federal and regional acts.

The area of the water area of the sea port makes about 629,9 sq.km. There are more than 200 moorings with the extent of the mooring line about 31 km in this port.

According to the obtained licenses for production of loading and unloading works, 25 stevedoring companies carry out cargo operations in the territory of Big Port.

The port is open for calling of vessels all the year round. Normal working hours in port are considered time from 8.30 till 17.00, except days off and the State holidays. Material handling is performed round the clock, without days off and holidays, except for a break in work from 20.00 on December 31 till 24.00 on January 01. Navigation doesn't stop all the year round. Pilotage is carried out by ice breakers in the winter.

The moorings of the port are equipped with all necessary reloading equipment. The most part of moorings can accept vessels with a draft of 9,8 meters, at the same time

in port there are moorings on which vessels with a draft of up to 11 meters and up to 320 meters long can be processed.

The seaport “Big Port St. Petersburg” processes containers, cars and the machine equipment, metal and pipes, heavyweights and oversized, the wood, coal, grain and a set of other freights.

24 navigable lines connect Big port St. Petersburg with many seaports of the world.

The seaport “Big Port St. Petersburg” includes the following areas: 1, 2, 3, 4 cargo areas, the sea passenger area, the Vasileostrovsky cargo district, the cargo area in harbor of base of Litke (Kronstadt), the cargo area in the city of Lomonosov.

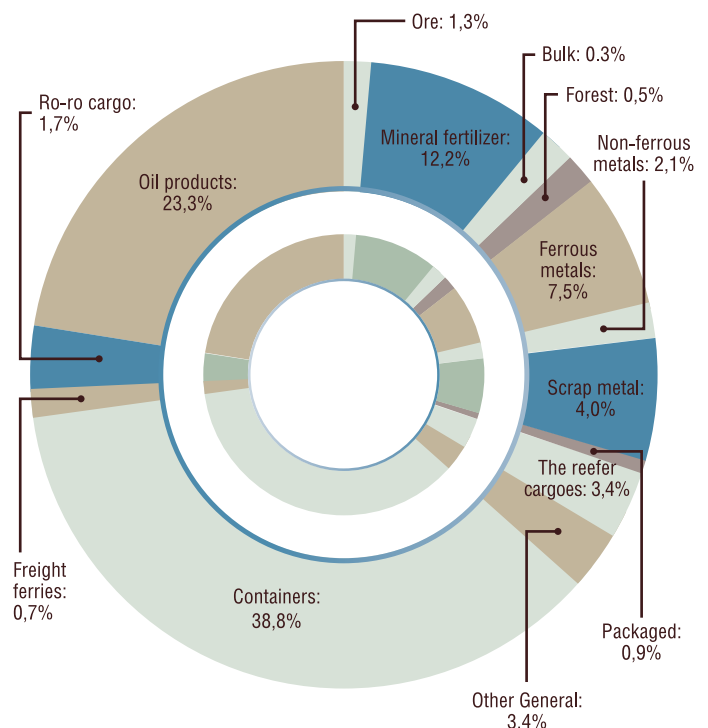


The port accepts vessels with dimensions not exceeding any of the following options:

- length - up to 320 m
- width - up to 42 m
- sediment - to 11 m (fresh water).

The port complex of St. Petersburg is the modern system providing to clients and users of service in transfer and transportation of freights at the level of the international standards<sup>[9]</sup>.

## Structure of turnover for 8 months of 2014, in %:

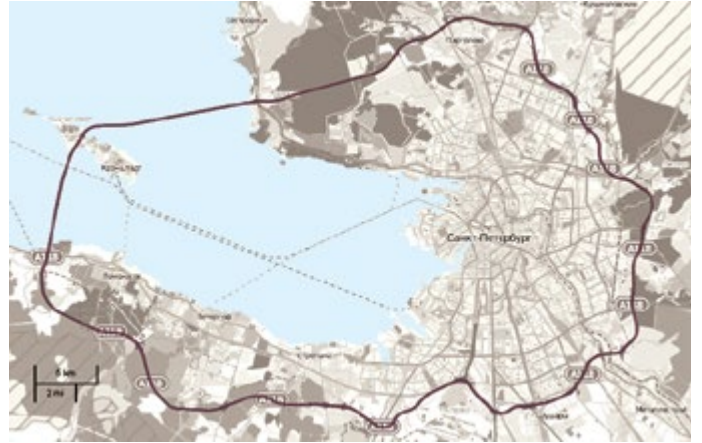




# Road infrastructure

## Ring road of St-Petersburg

Ring road of St-Petersburg is 142 km long. It is passing round St. Petersburg including on dams in the Gulf of Finland which construction is carried out since 1998. The project was estimated at 135 billion rubles at 2008. The movement throughout opens in 2011. The large Bolshoy Obukhovskiy Bridge was built within the project.



The route of the ring road connects all main highways dispersing from the center of St. Petersburg in the direction of Helsinki, Murmansk, Moscow, Kiev and Tallinn. A large part of the road passes in the vicinity of the administrative border of the city and region and is a highway.





# The highway Western High-speed diameter

## Main technical parameters of the project:

- the total length of the highway is 46,6 km including parts on artificial constructions (platforms, bridges, overpasses and tunnels) about 59% and on a road bed about 41%;
- 4-8 lanes depending on a site;
- 14 traffic intersections;
- 110 km/h – the allowed movement speed;
- more than 100 thousand cars per day – average intensity of the movement.



The Western High-speed Diameter (WHSD) is the strategic investment project of the city defining its development as world-class large transport hub. WHSD represents the paid city highway of the high-speed movement. The construction project of the highway WHSD is carried out with use of the mechanism of the public-private partnership. The PPP Agreement is signed on December 23, 2011 between St. Petersburg and JSC Zapadny skorostnoy diametr. It remains in force until December 23, 2041.

According to the PPP Agreement society involves financing on construction of the Central site of WHSD and acquires the right for operation of all highway in concession for thirty years. Terms of this agreement contain the minimum income from operation of WHSD guaranteed by the Government of St. Petersburg of 9,6 billion rubles a year. If the annual revenue of the project exceeds this sum, LLC "The road of the Northern capital" will be paid to the Government of St. Petersburg by 90% of a difference.

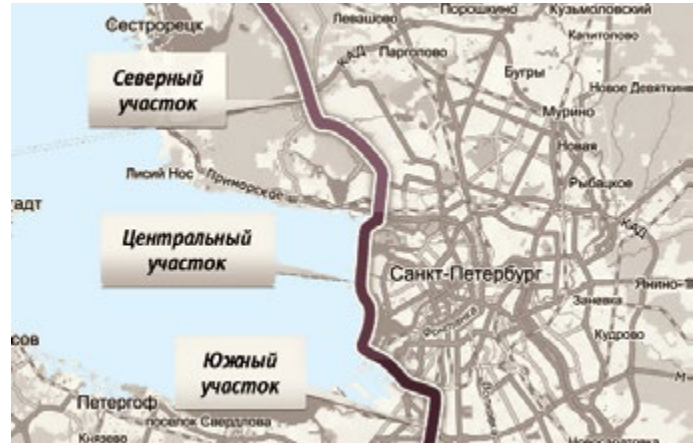
The route of the highway begins from an outcome with the ring road of St-Petersburg in the southern part of the city, then follows further to the area of Seaport, after to Vasilyevsky Island and to the north to the highway E-18 "Scandinavia".

When the WHSD was under construction the nearest territories receive full transport communications with a city street road network in this connection, their town-planning potential and investment appeal increases.

The construction of the WHSD stimulated a number of the new investment projects connected with development of vacant territories in the northwest of St. Petersburg. For example, Japanese carmaker "Nissan Motor Co Ltd" and the Korean car maker "Hyundai Motor Company" are placed on the cross of the ring road of St-Petersburg in the northwest of the city.

In parallel with construction of automobile plants, three plants on production of auto accessories will also be constructed in a zone of the WHSD.

Existence in the long term of high-speed road communication with seaport and the main highways influenced the decision of large carmakers on placement of the as



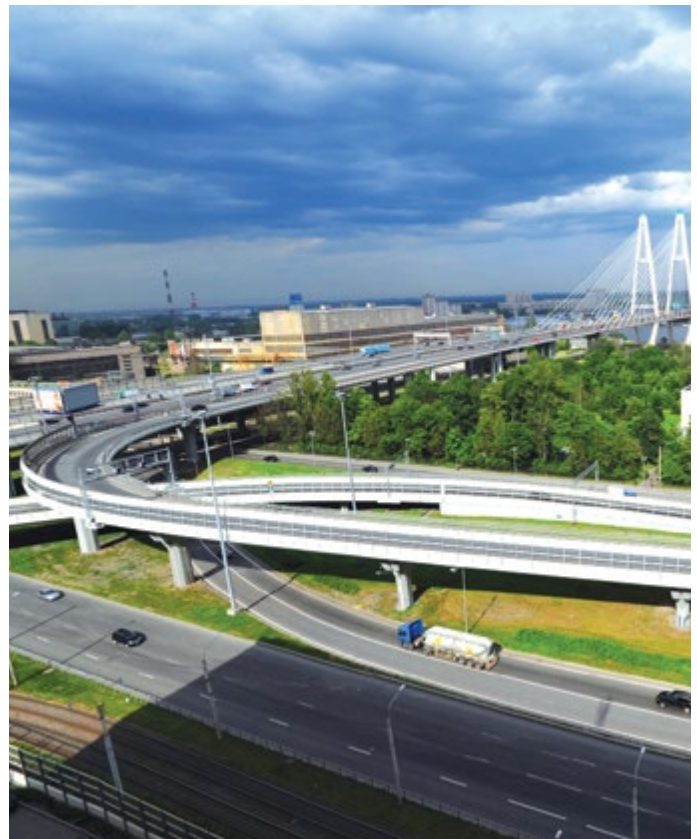
sembly productions and plants on production of auto accessories in St. Petersburg and also in the northwest industrial zones of the city.

## Main technical parameters of the project

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- 4-8 lanes depending on a site;
- 14 traffic intersections;
- 110 km/h – the allowed movement speed;
- more than 100 thousand cars per day – average intensity of the movement.

Almost half of the track projected on the racks, which are resolved in a single architectural style, reflecting the modern technical capacity building as well as a delicate and careful attitude to the existing urban landscape. The WHSD are located in the body of the existing dense residential and industrial development with extensive engineering network.

The building of a unique bridge structures envisaged in the composition of the WHSD. This primarily relates to the transport facilities the WHSD, located in the Neva Bay, which the construction is an integral part of the formation of the sea front of St. Petersburg.





# Industrial zones of St. Petersburg

The map of St. Petersburg within the administrative boundaries of St. Petersburg, showing the boundaries of the districts of St. Petersburg, paths and names of the industrial zones, the main elements of the transport infrastructure of the city

**S** The total area of all zones, ha: 15 633



## The list of the major industrial zones of St. Petersburg

No	The name of the industrial zone	Area, ha	No	The name of the industrial zone	Area, ha
1.	Playground of the SEZ "Novorlovskoye"	110,4	17.	Predportovaya-2	288,2
2.	Playground of the SEZ "Neudorf"	18,9	18.	Predportovaya-3	970
3.	Horse Lahta	835	19.	Beloostrov	182
4.	Kolomyagi	231,2	20.	Rzhevka	507
5.	Northwest	261	21.	Ruchyi	435
6.	Lomonosovskaya	199	22.	Izhora plants	1 303,9
7.	The military Harbour and Amber	238	23.	Metallostroy	789,9
8.	Maryino	264	24.	Pontonnaya	83,2
9.	Kronstadt colony	63,7	25.	The industrial zone in the district Sevastyanova st.	175
10.	Bronka	243	26.	Sapernaya	75,2
11.	Production zone of the construction of a dam	79,84	27.	Parnassus	626,8
12.	Obukhovo	425	28.	Kamenka	760
13.	The industrial zone near Salov st.	168	29.	Krasnoselskaya	346
14.	Rybatskoye	353	30.	Southwest	776,8
15.	Neva	287	31.	Shushary	2 376
16.	Predportovaya-1	360	32.	Pushkinskaya	190

Industrial zones are intended for placement of industrial facilities of various classes of harm. Objects of transport and logistic, warehouse appointment and engineering infrastructure and also the objects of public and business building placement of connected with service of this zone are allowed in industrial zone depending on urban rules.

### Area of industrial zones

There are almost 19 thousand hectares of industrial lands or 13,6% of total area of the city in St. Petersburg. Legal status of industrial zones of the city is fixed by the Master plan and Rules of land use and building of St. Petersburg.

There are over 50 large industrial zones in the city which dispersed practically on all districts of St-Petersburg with a total area of 15 633 hectares.

### Branch specialization of industrial zones according to town-planning regulations of industrial zones

According to the Rules of land use and building of St. Petersburg there are various town-planning regulations in the territory of industrial zones. They establish the legal regime of the land plots and also everything that is over and under a surface of the land plots is used in the course of their building and the subsequent operation of capital construction projects. They are actually 9 various industrial clusters.

The rules of land use and building of St. Petersburg include 9 urban rules of

industrial zones depending on type of production and other related activities planned for placement of objects of capital construction, and 2 urban rules of multipurpose zones with inclusion of objects of production, warehouse appointment, engineering infrastructure and public-business building (tab. 1).

The city reserve under industrial building makes about 300 hectares Today. First of all, it is the land plots which are in property of St. Petersburg and located in industrial zones of the city up to 20 hectares. Other reserve is presented in the form of the dispersed land plots across territories of industrial zones of St. Petersburg.

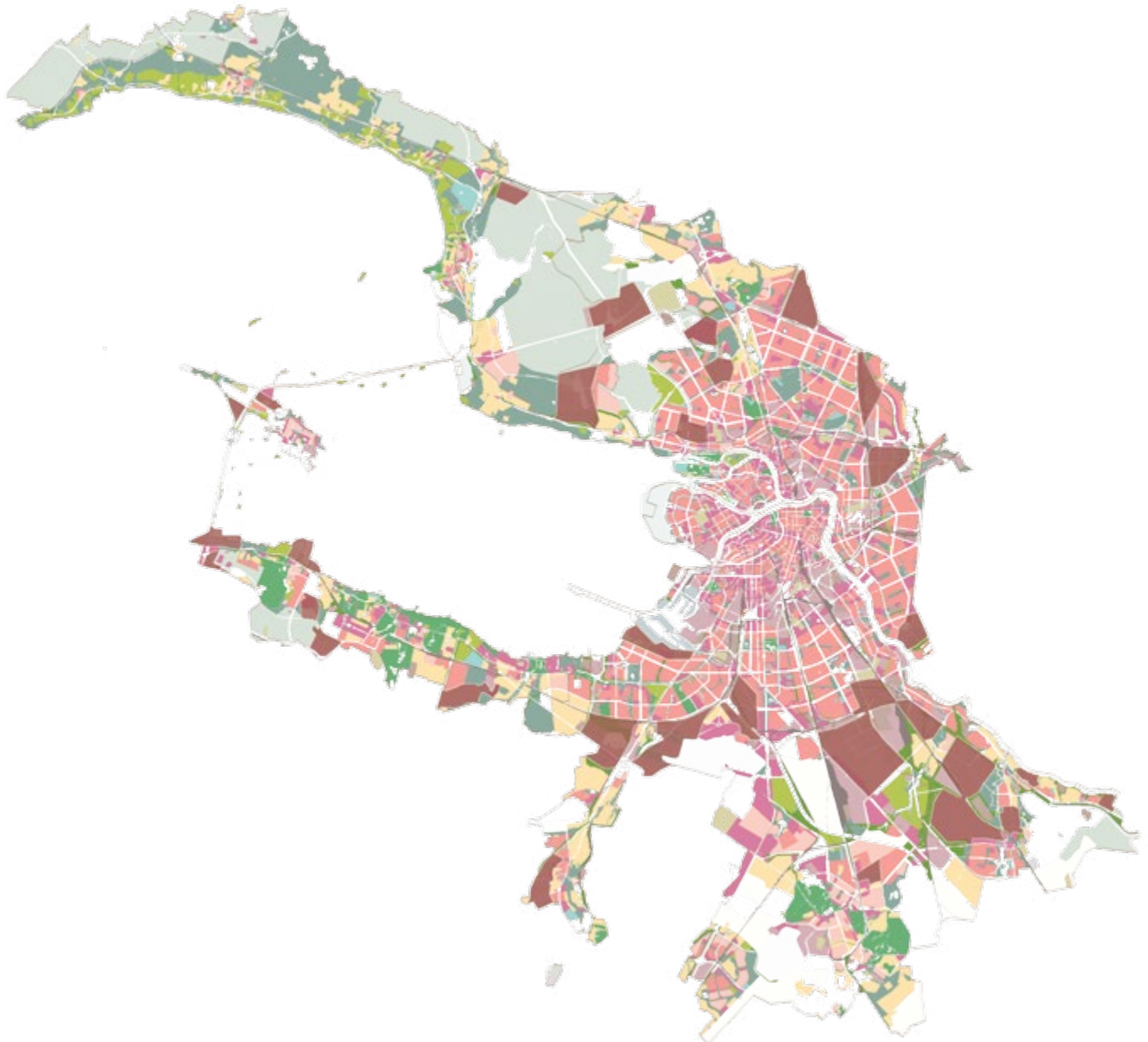
The largest reserves under industrial building are private lands (over 3 thousand hectares) located in the south of the city. These are the former agricultural shares privatized by the agricultural enterprises. These lands are considered by the Master plan of St. Petersburg as industrial. Generally these land plots aren't mastered. Industrial potential remained in four central regions of the city such as Admiralty, Vasileostrovsky, Petrograd, Central. The total area of territories of industrial function in the central regions of the city makes about 300 hectares.

Division of the industrial zones on the different types of zoning is a cluster policy of the city. The Cluster policy promotes the growth of competitiveness of the business through effective interaction between members of the cluster associated with their geographically closest location, expanding access to innovation, technology, know-how, specialized services and qualified personnel, a reduction in transaction costs, as well as implementation of joint cooperation projects.

All this leads to the increase of the level of investment attractiveness of the region.

# The Master plan of Saint-Petersburg

The boundaries of the industrial zones of Saint-Petersburg



 The boundaries of the industrial zones of Saint-Petersburg

# Map legend

## THE RESIDENTIAL AREAS:

- 1ЖД** an area of building of single family (individual) residential dwellings (detached and/or blocked), collective gardening, with the inclusion of public and business buildings and engineering infrastructure associated with the maintenance of the area
- 2ЖД** an area of low-rise apartment buildings, with the inclusion of public and business buildings and engineering infrastructure associated with the maintenance of the area
- 3ЖД** an area of medium-length and high-rise multi-family residential development with the inclusion of objects of public and business buildings, objects of engineering infrastructure, associated with the maintenance of the area

## THE PUBLIC AND BUSINESS AREA:

- Д** an area of all types of public and business buildings including residential buildings and engineering infrastructure associated with the maintenance of the area
- ДИ** an area of all types of public and business buildings and facilities of water transport with the inclusion of residential development and infrastructure projects associated with the maintenance of the area

## THE INDUSTRIAL ZONES:

- ПД** an area of an interest production, transport and logistics, warehousing, engineering infrastructure facilities, including public and business buildings associated with the maintenance of the area

## THE ZONE OF ENGINEERING AND TRANSPORT INFRASTRUCTURES AND PUBLIC TRANSPORT:

- У** an area of urban expressways, highways continuous motion, highways of the city and the main roads of regional significance with the inclusion of objects of engineering infrastructure
- ДИ** an area of utilities and transport infrastructure, public facilities, facilities for sanitation, with the inclusion of storage and production facilities
- И2** an area of air transport objects with the inclusion of objects of public and business buildings and engineering infrastructure associated with the maintenance of the area
- И3** an area of railway transport objects with the inclusion of objects of public and business buildings and engineering infrastructure associated with the maintenance of the area
- И4** an area of water transport objects including public and business buildings and engineering infrastructure associated with the maintenance of the area

## THE ZONE OF AGRICULTURAL USE:

- С** an area of agricultural land and rural purposes with the inclusion of objects of engineering infrastructure associated with the maintenance of the area

## THE RECREATIONAL AREAS:

- Р0** an area sports facilities and beaches with the inclusion of objects of engineering infrastructure associated with the maintenance of the area
- Р1** an area of forests and forest parks
- Р2** an area of green space common use and green areas limited use with the inclusion of objects allowed in accordance with the legislation on the protection of green space, including planar sports facilities

- Р3** an area of recreation objects, sports, leisure and entertainment, tourism and health resort treatment, hotels and resorts, summer villa with the inclusion of objects of engineering infrastructure associated with the maintenance of the area
- Р4** an area of the Palace-Park complexes and historic parks
- Р5** an area of green spaces that have special functions, with the inclusion of objects allowed in accordance with applicable law

## THE AREA OF THE SPECIAL PURPOSE:

- К1** an area of cemeteries and crematoria
- К2** an area of disposal of production and consumption
- К3** an area of military and other sensitive facilities with the inclusion of objects of social, business and residential development, and infrastructure projects associated with the maintenance of the area




## THE TERRITORY PLANNED FOR THE DEVELOPMENT OF FUNCTIONAL AREAS OUTSIDE OF CURRENT TERM:

- ЖИР** for building areas of single-family (private) residential buildings including public and business buildings and engineering infrastructure associated with the maintenance of the area
- ЖМР** for areas with apartment buildings with the inclusion of objects of public and business buildings, as well as infrastructure projects related to the maintenance of the area
- ДР** for areas of multifunctional public and business buildings including residential buildings and engineering infrastructure associated with the maintenance of the area
- ПДР** for areas of industrial, transport and logistics, warehousing, engineering and transport infrastructure facilities, including public and business buildings associated with the maintenance of the area
- РР** for areas of recreational facilities with the inclusion of objects of engineering infrastructure associated with the maintenance of the area
- КР** for zones cemeteries

## LANDS OF WATER FUND

## THE BOUNDARIES OF THE FUNCTIONAL ZONES

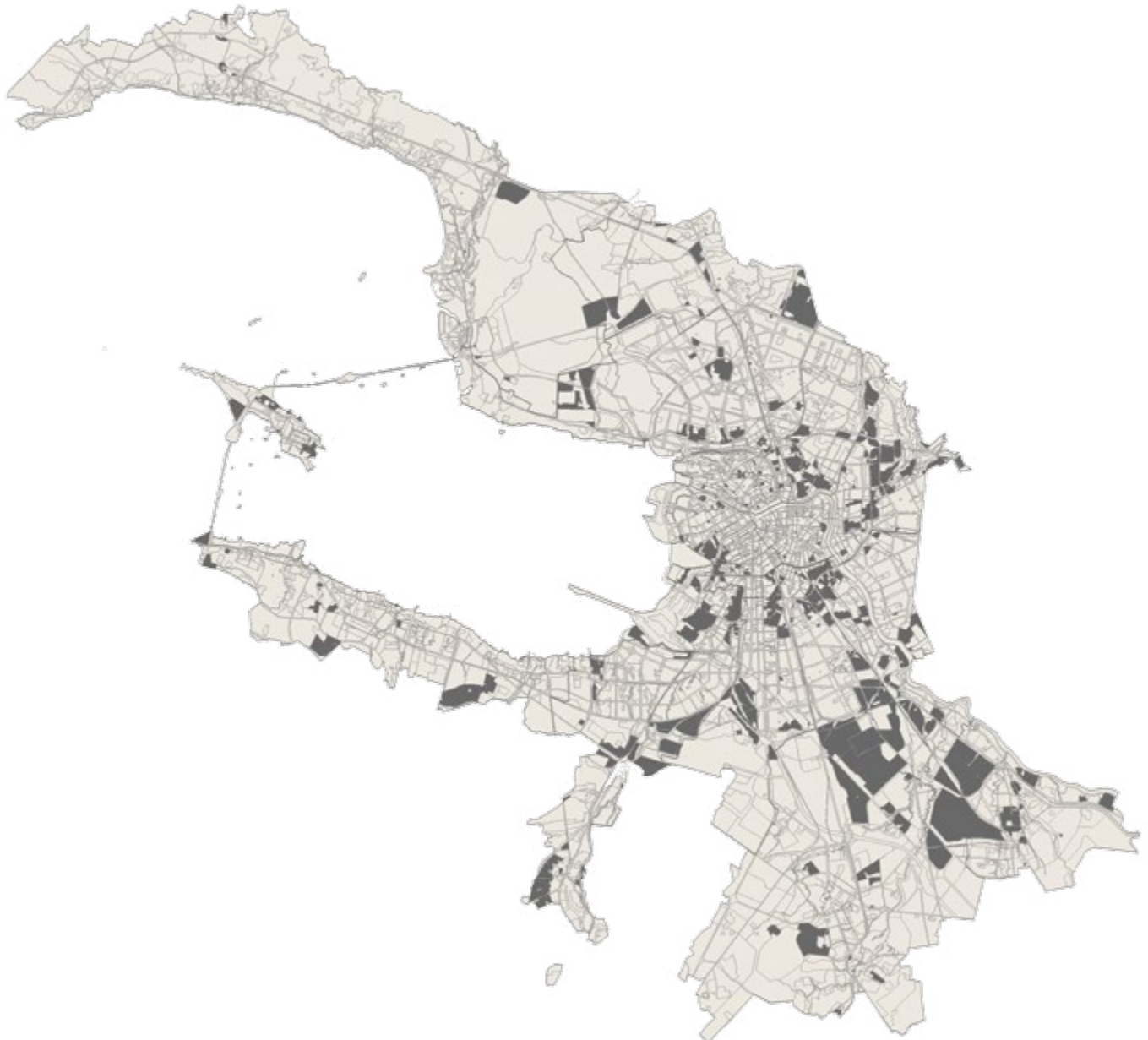
### ADMINISTRATIVE BOUNDARIES:

-  the administrative border of St. Petersburg
-  a border of the districts of St. Petersburg
-  a border of the municipalities of St. Petersburg



# The Rules of land use and building of St. Petersburg

A scheme of a territorial zoning of St. Petersburg



■ The boundaries of the industrial zones of Saint-Petersburg



## Extent of development of territories of industrial zones and the carried-out projects of engineering training of territories of industrial zones

The Committee for industrial policy and innovation of St. Petersburg is implementing measures for the development of industrial zones. Subordinated to this Committee the St. Petersburg public state institution "The City Agency on Industrial Investments" helps to fulfill the industrial policy.

The Committee for industrial policy and innovation of St. Petersburg applies an integrated approach of development of territories at which the city assumes obligations for town-planning and engineering training of production sites. The major infrastructure projects are fulfilled now. They are aimed at integrated engineering and transport preparation of the industrial zones.

By request of the St. Petersburg public state institution "The City Agency on Industrial Investments" there are conducted construction of facilities of engineering and transport infrastructure in such industrial zones as "Rybackoe", "Rzhevka", "Parnassus", "Pushkin" and territories of IT park.

Besides, the Committee on industrial policy and innovations of St. Petersburg carries out work on the organization of development of the project plan and project surveying of territories of the uninhabited zones.



## Documentation of planning areas of the industrial zones

The city's government prepares the documentations of planning areas of the 11 industrial areas for this moment, such as "Shushary-2" (2007), "Noydorf" (2007), "Novoorlovskaya" (2007), "Krasnoselskaya" (2007), "Northwest" (2010), "Rzhevka" (2010), "Ribackoe" (2010), "Obukhovo" (2010), "Maryino" (2010), "Pushkin" (2011), "Kolomyagi" (2011).

Over 60 large investment are realized in the territory of the industrial zones with the approved documentation of planning areas such as representatives of an automobile cluster, druggists, metallurgists and mechanics.

The income in the budget of St. Petersburg made more than 2,5 billion rubles in the form of obligatory payments of investors for the provided earth.

Currently, the Committee on industrial policy and innovations of St. Petersburg is working on the preparation of documentation for planning areas the following manufacturing areas: "Predportovaya-1", "Pontonnaya", "Konnaya Lahta", and the 10A block of the industrial zone Parnas and the territory in the Primorskiy district of St. Petersburg.



## Investment attractiveness of the industrial zones

Investment attractiveness of the industrial zones is formed proceeding from the following main criteria:

- existence of free territories;
- existence of documentation of planning areas of the industrial zones;
- development of transport infrastructure for business and for the population;
- extent of development of engineering infrastructure (including in medium-term prospect);
- familiarity of the territory business;
- existence of the large companies and productions in the territory of the industrial zones;
- realization of large investment projects in the territory of the industrial zones.

### Rating of production zones:

**I** – the territory is developed almost completely, it has the developed infrastructure, the most favorable a geographical position and high investment potential.

**II** – high degree of familiarity of the territory, it has the developed infrastructure, quite good transport availability, the high investment potential.

**III** – the average degree of development of the territory, it has a developed infrastructure, good transport accessibility, the average investment potential.

**IV** – the average degree of familiarity of the territory, moderately developed infrastructure, good transport availability, the average investment potential.

**V** – the low degree of familiarity of the territory (or the territory accustoms), it has the developing infrastructure, good transport availability, the average investment potential.

## Urban rules of the industrial and the multipurpose zones approved by Rules of land use and buildings of St. Petersburg

Code of designation of the zone	Purpose of Allocation of the Zone	Name of the industrial zone
TP1	Formation and development of a zone of the food industry, including objects of production of cars and the equipment, vehicles, the electronic and optical equipment, the enterprises of information and telecommunication sector	"Rzhevka", the industrial zone to the north of the Kronshadtskoye Highway, "Obukhovo", "Parnassus", "Krasnoselskaya"
TP2	Formation and development of a zone of textile and sewing production, the manufacture of leather, leather goods and footwear manufacture, including objects of production of cars and the equipment, vehicles, the enterprises of metallurgical production, finished metal products, the electronic and optical equipment, the enterprises of information and telecommunication sector	to the north of Kronshadtskoye Highway, "Neva"
TP3	Formation and development of a zone of chemical production, production of rubber and plastic products, including objects of production of finished metal products, the enterprises of metallurgical production, processing of wood and production of products from a tree, productions of other nonmetallic mineral products	"Pushkin" ("East")
TP4	Formation and development of a zone of metallurgical production and production of finished metal products, including objects of production of cars and the equipment, vehicles, the electronic and optical equipment, the enterprises of information and telecommunication sector, processing of wood and production of wood products, manufacture of other non-metallic mineral products	"Izhora plants", "Pontonnaya", "Sapernaya"
TP5	Formation and development of a zone of production of cars and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector	"Kamenka", "Southwest", "Shushary-2", "Horse Lahta", "Lomonosov", "Maryino", the industrial zone of construction of a dam, the industrial zone to the north of Kronshadtskoye Highway, "Obukhovo", "Ryatskoye", "Predportovaya-1", "Predportovaya-3", "Belooostrov", "Metallostroy"
TP6	Formation and development of a zone of pulp-and-paper production, publishing and printing activity, including objects of production of cars and the equipment, production of vehicles and the equipment, electronic and optical equipment, enterprises of information and telecommunication sector	"Horse Lahta", the territory of an industrial zone near Sevastyanov St.
TP7	Formation and development of a zone of production of construction materials from wood, from nonmetallic mineral products, other productions, including production of furniture, objects of production of cars and the equipment, production of vehicles and the equipment, metallurgical production and production of the finished metal products	"Rzhevka"
TP8	Formation and development of a zone of the enterprises of information and telecommunication sector, production of the electronic and optical equipment, including production facilities machinery and equipment, manufacture of vehicles and equipment, and objects of engineering infrastructure in the absence of legislation	"Horse Lahta", "Kolomyagi", "Predportovaya-3"
TP9	Formation and development of terminal and warehouse infrastructure according to technological conditions of its placement in the territory of the city, with inclusion of objects of production of cars and the equipment, production of vehicles and the equipment, objects of production of electric equipment, electronic and optical equipment, the enterprises of information and telecommunication sector	The territory of the industrial zone of construction of a dam, the territory of the industrial zone to the north of Kronshadtskoye Highway, "Predportovaya-2", "Predportovaya-3", "Belooostrov", "Ruchiy", "Parnassus", part of the territory of the Sea commerce and industry zone, "Shushary-2"
TPD1	Formation of complexes of the manufacturing, municipal enterprises, warehouse bases isn't higher than IV classes of danger, with the low noise levels and pollution allowing placement of a limited set of public and business objects	The part of the territory of the Sea commerce and industry zone, "Ruchiy", "Predportovaya-3", the territory of the industrial zone near Salov St., "The Kronstadt colony", "Northwest"
TPD2	Formation of complexes of the manufacturing, municipal enterprises, warehouse bases II-III of classes of danger which activity is connected with high noise levels, pollution, heavy traffic of heavy-load and railway transport. The combination of objects of different types of the allowed use in a uniform zone is possible at observance of standard sanitary requirements	

# Special economic zone (SEZ)

## SEZ in Russia

The Special Economic Zone (SEZ) is a territory which the state allocates with the special legal status and economic privileges for involvement of the Russian and foreign investors in branches, priority for the country. System development of similar territories began since 2005 in Russia. More than 326 investors came from 21 countries of the world during the period from 2006 to 2012 to SEZ of Russia, such as Yokohama, Itochu, Air Liquide, Bekaert, Rockwool, Novartis, Nokia Siemens Networks, Arkray.

The specific mode of implementation of business activity works in the territory of SEZ. Investors receive the infrastructure created at the expense of means of the state budget for business development, considerable customs privileges and tax preferences, possibility of use of such advantages as approach of production to the consumer. Moreover, system of administration "one window" is developed for residents of SEZ that allows simplifying interaction with the state regulators.

## SEZ in St. Petersburg

The agreement about creation of SEZ of technology development type is signed between the Government of the Russian Federation and St. Petersburg in January, 2006. Its purpose is development of high-tech industries, production of an innovative product, commercialization of achievements in the knowledge-intensive areas and increase of competitiveness of economy of the region. Period of validity of SEZ is 49 years.

The special economic zone of St. Petersburg is located on two platforms with a total area of 129,4 hectares. The first is a playground of SEZ "Noydorf" in the settlement of Strelna of Petrodvorets district of St. Petersburg with a total area of 18,9 hectares. The second is a playground of SEZ "Novorlovskoye" in Primorsky district of St. Petersburg (the territory to the north of a forest park Novorlovsky) with a total area of 110,4 hectares.

Today 33 companies (resident) work in the territory of both offices.

St. Petersburg is the center of exact instrument making and electronics which develop on the basis of the scientific complex formed twelve scientific research institutes, Russian Academies of Sciences institutes, scientific centers and educational institutions.

### Priority activities of SEZ in St. Petersburg are following:

- Information technologies and telecommunications
- Medical technologies
- Nanotechnologies
- Exact instrument making

### SEZ clusters are:

- IT technologies and telecommunications
- Pharmaceuticals and medical technologies
- Instrument making
- Energy efficiency

### State investments:

- The planned state investments into infrastructure – 16,4 billion rubles.
- The carried out – 12 800 million rubles

### Infrastructure:

- The planned state investments into infrastructure – 16,4 billion rubles
- The realized state investments into infrastructure – 12,8 billion rubles.

### Privileges for residents of the SEZ

The state creates favorable conditions for investors due to providing tax, customs and administrative preferences. Following interests of investors, the state at the expense of budgetary funds builds innovative, engineering, transport and social infrastructure in the SEZ.

Connection to networks is carried out free of charge.

Procedure of "a free customs area" works in the industrial, port and technology development the SEZ. It means that foreign goods take place and used in the SEZ without payment of the customs duties and a value added tax. The Russian goods take place and used on the conditions applied to export according to customs regulations of export with payment of an excise and without payment of the export customs duties.

The maximum size of a rent for the land plots makes 2 percent of their cadastral cost a year provided to the resident of the SEZ on the basis of the agreement on conducting technology development activity.

### Tax preferences for residents of the SEZ

Types of tax, contributions	General conditions (in the territory of the Russian Federation, St. Petersburg)	the Conditions operating for residents of the SEZ	Period of validity of a privilege
Income tax	20%	15,5%	till 18.01.2026
The property tax	to 2,2%	0%	of 5 years from the moment of registration of property
Transport tax	depending on engine displacement and a type of the vehicle (from 2,5 to 200 rubles for p/a)	0% (except for air and water vehicles)	of 5 years from the moment of registration for the organization of the vehicle
Land tax	to 1,5%	0%	of 5 years from the moment of emergence of the propertyright to the land plot
Insurance premiums	34%	14%	with 2011 on 2017
		21%	2018
		28%	2019



## Residents of the SEZ of St. Petersburg

1. JSC Business Kompyyuter Centre Sankt-Peterburg (development and the organization of pilot production of complexes of the equipment for ensuring access to multi-media information, and a complex of devices for management and distribution of the electric power).
2. Ltd Emzior (development of software products, software and hardware complexes and providing information services on the Internet for the enterprises of medium and small business of various branches of economy).
3. Ltd Vestkom (development of digital systems of measurement and means of protection of information in computer networks).
4. Ltd Inforesurs Sankt-Peterburg (development and deployment of system decisions for the organization and operation of the data-center, and also creation of conditions for development of innovative technologies).
5. Ltd Kristall SET (Development of the products intended for automation of trade process at the enterprises of retail trade).
6. JSC ATRI (the development and production of processing and displaying information, components of man-machine interface for automatic control systems, designed to work in harsh climatic conditions, with high resistance to vibration and shock; development and production of highly reliable means of storing information based on solid-state media (Flash technology), designed to work in harsh climatic conditions, with high resistance to vibration and shock; development and production of hardware and software components, controller cards and finished products for processing and displaying digital video information of high resolution and quality, designed to work in harsh climatic conditions, with high resistance to vibration and shock).
7. Ltd Rakurs-Engineering (pilot production of software and hardware complexes for objects of the power branch of Russia).
8. JSC Farm-holding (carrying out researches in the field of peptide preparations, development and deployment of production technologies of new medicines on their basis).
9. JSC BLOKAD (the organization of a pharmaceutical complex of the closed cycle for development, production and realization of preparations from the list of vital and major medicines (ZhNVLS), within Strategy of development of pharmaceutical industry of the Russian Federation for the period to 2020).
10. JSC Vital Development Corporation (development and organization of pilot production of means of clinical diagnostics).
11. JSC Verteks (the project of creation and introduction of innovative products at the expense of effective increase in research capacities in the field of development of pharmaceutical production in the Russian Federation).
12. Ltd Novartis Neva (development of new pharmaceutical preparations of Novartis group of companies and the organization of their production in the territory of SEZ in St. Petersburg)
13. JSC Arsiay Sintez (development and production of antineoplastic medicines)
14. JSC MBNPK Tsitomed (development of original preparations, development of technologies of receiving own original molecules)
15. Ltd Gem-Standart (creation of experimental industrial complex on development and release of innovative preparations from plasma of blood of the person on the basis of nanotechnological decisions).
16. JSC Malye parovye mashiny (development of steam screw turbines of new generation and creation on their basis of complex innovative solutions in the field of a small-scale power generation).
17. JSC STC Energy (creation of a model range of high-voltage frequency and adjustable drives and devices of smooth start-up).
18. JSC Nobel Trade (creation of the technical Center for introduction of the latest technologies and development in electrical power branch).
19. JSC BNT Priboy (development and organization of pilot production TV, radio equipment of new generation).
20. Ltd NPP Laser Systems (development of unique complex decisions for the purpose of creation and realization of hi-tech security systems).
21. Ltd Oksi-Balt (development of new types of fire-retarding agents, pigments, fillers, modifiers, technologies of their production and processing).
22. Ltd APT (development of technology of plasma modification and production of a hi-tech wire and metal tape on its basis).
23. Ltd NVK Sintez (development, synthesis and test of the materials, technologies and methods intended for design, equipment, an assessment and implementation of operation of technological processes of production in hydrometallurgy, power, chemical, food, cellulose-paper and pharmaceutical industry).
24. Ltd VIRIAL (creation of the research and production center of development and deployment of nanostructural ceramic and ceramic-metal composite materials).
25. Ltd ITs Burevestnik (development, production and realization of the equipment for enrichment of diamond-bearing ores and raw materials, analytical devices and systems).
26. Ltd NPP Novtekh-SPb (development and mass production of electric drives and equipment for electrotechnologies).
27. JSC Orion Medik (development and production of medical purpose of a wide range (laser ophthalmologic complexes, malovizi and another).
28. JSC Ekogen Technology (development and production of thermoelectric generators for the motor transport (ATEG) with use of thermoelectric materials of new generation on the basis of the nanostructured silicides of transitional metals).
29. Ltd Energopromavtomatization (development and deployment of automated process control systems (Industrial control system) of power facilities of Russia of various classes of tension).
30. Ltd Inmed (development of technology of receiving composite nonwoven fabrics on the basis of the biopolymers intended for production of application haemo static materials).
31. JSC TEKHNOKOM AVIA - the construction project of the Center of competences for the organization and production of the pipelines used by production and service of all types of aircraft of the state, civil and experimental aviation.
32. Ltd Kvadro Elektrik Technology - the project including development, production and introduction of systems of precautionary diagnostics of high-voltage electric equipment of "QUADRO test".
33. Ltd Nord Plas - the construction project of scientific-industrial complex on development and industrial production of innovative proteinaceous (protein) substances of wide scope of application.



# Playground of the SEZ “Novorlovskoye”

- District: ..... Primorskiy
- The area of all playground ..... 110,4 hectares

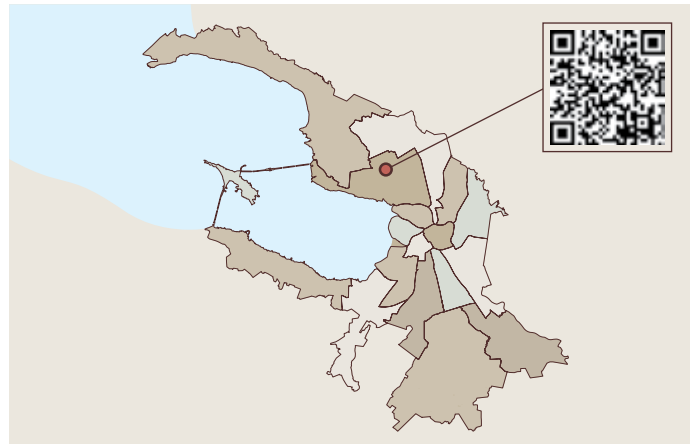
## The rating of zone



There are some functional zone in the territory of the SEZ “Novorlovskoye”. The leading role in structure of the zone is assigned to the objects of a research profile specializing in area of high information technologies, means of communication, and in other spheres of scientific activity connected with innovative development. Construction of a multipurpose complex with the congress center, innovative and exhibition the centers, entertaining and leisure objects is planned. Creation of a recreational zone on the basis of the kept site of the existing forest area is supposed in the SEZ center. The transport connection with others of the district of the city is carried out on again laid or reconstructed highways of city value.

## Data on the approved documentation:

The resolution of the Government of St. Petersburg dated 17.07.2007 No. 867



“On approval of the project plan with project surveying of the territory North of the Park Novorlovskoye” limited project continuation Suzdal other project continuation Shuvalov Ave, West street to the existing trace and the project continued, the project continued Parachute St., road to Kamenka in an existing trace, in the Primorsky district.

## Logistic characteristics:

**Proximity to the largest highways of the city** – Vyborgskoye Highway – 5 km.  
 Railway transport – railway station “Shuvalovo” (5 km).  
**Distance to the next industrial zones:** “Kolomyag” - 8 km, “Kamenka” - 13 km, “Parnassus” – 13 km.



- The territory of the playground of the SEZ “Novoorlovskaya”
- A promising area to expand the site SEZ “Novoorlovskaya” (about 50 ha)

# Playground of the SEZ “Neudorf”

- District: ..... Petrodvortsovyy
- The area of all playground ..... 18,9 hectares

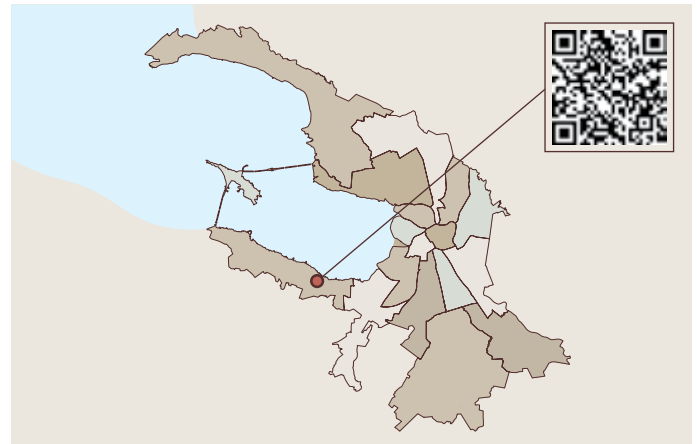
## The rating of zone



The area of the SEZ “Neudorf” is a fully engineering prepared the ground on which virtually all land leased to residents. There was the opening of the business centre in 2010 here.

### Data on the approved documentation:

The resolution of the Government of St. Petersburg dated 23.01.2007 No. 63 “On approval of the project plan with project surveying of the territory “Neudorf” in Petrodvortsovyy district (postrera), limited by the boundary of the agricultural land poultry



“Lomonosov”, the border of the territory of the plant № 61 of the Ministry of defense of the Russian Federation, the East red line projected continuation Engels street and an unnamed stream”.

### Logistic characteristics:

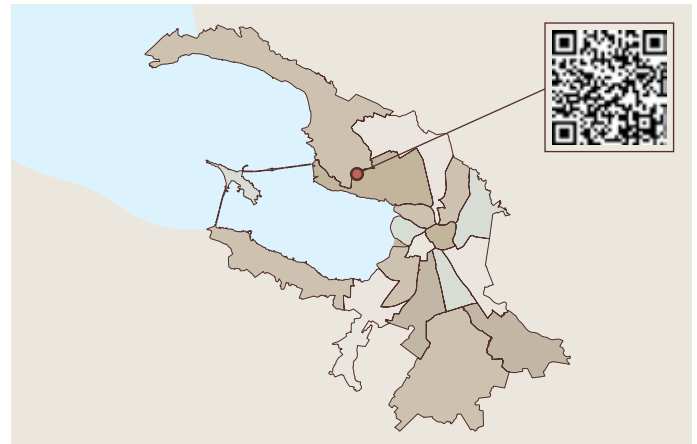
Railway station “Strelna”.  
**Distance to the next industrial zones:** “Maryino” - 3 km, “Southwest” - 11 km, part of the territory of a port industrial zone – 14 km.



# Horse Lahta

- District: ..... Primorskiy
- The area of all production zone ..... 835 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The industrial zone "Horse Lahta" is located on the northern coast of the Gulf of Finland near the settlement of Olgino. The most part of the territory intended under industrial building isn't mastered. Owing to a successful geographical arrangement it is considered one of the most perspective territories for implementation of projects in the field of industrial production.

### Branch specialization:

The town planning regulations TP5, TP6, TP7 and TP8 set by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Horse Lahta".

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

The town-planning regulation of TP6 assumes placement of objects of pulp-and-paper production; publishing and printing activity, including objects of production of cars and the equipment, production of vehicles and the equipment, electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

The town-planning regulation of TP7 assumes placement of production of construction materials from wood, from nonmetallic mineral products, other productions, including production of furniture, objects of production of cars and the equipment, production of vehicles and the equipment, metallurgical production and production of finished metal products.

The town-planning regulation of TP8 assumes placement of objects of production of electric equipment, electronic and optical equipment, the enterprises of information and telecommunication sector, including objects of production of cars and the equipment, production of vehicles and the equipment, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### Data on town-planning documentation:

The project plan with project surveying of the industrial zone "Horse Lahta" is being developed by the Federal state unitary enterprise "Rostehinventarizatsiya - Federal BTI" by order of the Committee for industrial policy and innovation of St. Petersburg.

### Logistic characteristics:

**Remoteness of the center of the zone from the downtown** – 15 km, port – 25 km, the Pulkovo airport – 30 km, ring road – 5 km.

**Proximity to the largest highways of the city:** in the south the production zone adjoins Primorskoye Highway which is part of highways of M10 (St. Petersburg – Veliky Novgorod – Tver – Moscow) and "Scandinavia" E-18 (Russia – Finland – Sweden – Norway – the United Kingdom of Great Britain and Northern Ireland).

### Railway transport:

The nearest railway station – "Olgino".

### Large residents:

JSC British American Tobacco-SPB is included into "British American Tobacco Russia" concern which is one of the leaders of the Russian tobacco industry. The portfolio of brands of the company includes such famous international and Russian brands as Dunhill, Kent, Vogue, Pall Mall, Rothmans of London, Lucky Strike, Viceroy, Java Gold, Alliance and Java.

### Large investment projects:

The Sister River Developments investment company plans implementation of the project on creation by 2016 of modern industrial park for producers of autocomponents – construction of the St. Petersburg plant of diesel spare parts".

CJSC "SPACE ENGINE" (the profile of the work of the organization - design of the gas

cleaning systems, gas treatment and dust gas-cleaning equipment in various industries; implementation of integrated solutions and the implementation of the whole cycle of works on industrial enterprises from the survey, solution development and delivery of the installed equipment; supply of spare parts for bag filters and other gas cleaning systems and suction equipment). By 2016-2017, plans to build an industrial complex for the production of equipment for General and special purposes.

## Vacant land

No	Assignment	Area, sq. m
16	Object utilities	14967
2	machinery and equipment production	125857
39	transport infrastructure	83007
38	machinery and equipment production	39617
58	warehouses	6389
23	machinery and equipment production	66415
37	machinery and equipment production	53554
32	machinery and equipment production	54617
33	machinery and equipment production	45999
35	machinery and equipment production	46849
19	machinery and equipment production	39649
20	machinery and equipment production	51461
17	object of transport	156593
30	machinery and equipment production	50590
50	machinery and equipment production	43810
40	object utilities	1237094
55	object utilities	20100
31	machinery and equipment production	53105
64	storage facilities	19863
61	machinery and equipment production	33409
48	machinery and equipment production	47301
36	machinery and equipment production	41912
56	warehouses	31766
43	object of the engineering infrastructure	63666
45	object of the engineering infrastructure	43666
44	object of the engineering infrastructure	49148
34	machinery and equipment production	50121
49	machinery and equipment production	43563
57	warehouses	25091
62	machinery and equipment production	41443
60	warehouse objects	5669
27	machinery and equipment production	130015
29	object of the engineering infrastructure -electricity	115795
3	storage facilities	21403
54	object of the production of skin	43318
52	object of industry	4459
59	transport infrastructure	120090
53	object of industry	19762
18	object of transport	80013
47	machinery and equipment production	42099
24	machinery and equipment production	77682
25	machinery and equipment production	128945
51	object utilities	34595

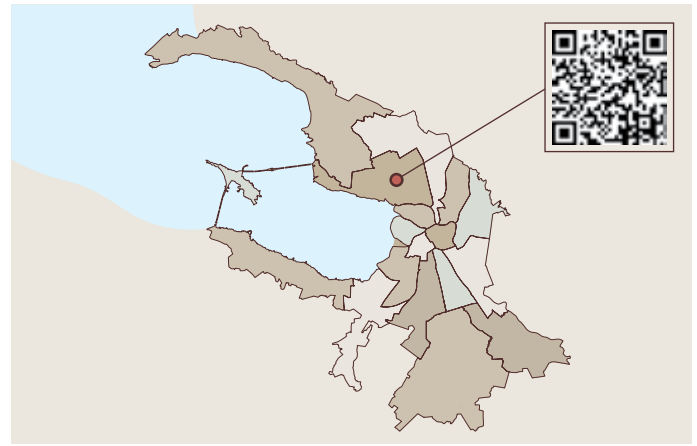




# Kolomyagi

- District: ..... Primorskiy
- The area of all production zone ..... 231,2 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The production zone “Kolomyagi” is in the new dynamically developing district of the city. In close proximity there is the New Oryol forest park and system of the Suzdal lakes which favorably influence an ecological situation. From the factors complicating development of industrial potential it is possible to call a difficult hydrogeological situation, the expressed land relief and historical and cultural factors. Despite it, the district is considered one of perspective territories for a town-planning development of the city.

### Branch specialization:

The town planning regulation TP8 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone “Kolomyagi”.

The town-planning regulation of TP8 assumes placement of objects of production of electric equipment, electronic and optical equipment, the enterprises of information and telecommunication sector, including objects of production of cars and the equipment, production of vehicles and the equipment, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### Data on town-planning documentation:

The resolution of the Government of St. Petersburg dated 22.03.2011 No. 339 (as amended from 10.04.2014) “On approval of the project plan with project surveying of the territory of the industrial zone Kolomyagi, limited Shuvalov other project continuation Shuvalov Ave, Dolgoozerny street, Novo-Nikitinskaya street, Bus lane, Bus street, street of Marshal Novikova, Palm street, Parachute street, Repisheva street in the Primorskiy district.

### Logistic characteristics:

**Remoteness of the center of the zone from the downtown** – 13 km, port – 20 km, the Pulkovo airport – 30 km, ring road – 8 km.

**Proximity to the largest highways of the city:** in the south the production zone adjoins Primorskoye Highway which is part of highways of M10 (St. Petersburg – Veliky Novgorod – Tver – Moscow), “Scandinavia” of E-18 (Russia – Finland – Sweden – Norway – the United Kingdom of Great Britain and Northern Ireland) and Vyborgskoye Highway (A122).

**Distance to the next industrial zones:** “Northwest” - 5 km, playground of the SEZ “Novoorlovskaya” – 8 km, “Parnassus” – 13 km.

### Railway transport:

The nearest railway stations – “Udel’naya” (4 km), “Ozerki” (5 km).

### Subway:

Komendantsky Avenue, Udel’naya.

### Characteristics of the development of systems engineering and technical support site (according to the approved documentation on planning of the territory):

**Water supply** – 206,2 cubic m/days is provided from system of the centralized water supply.

**Water disposal** – 68,4 cubic m/days is provided in system of the centralized sewerage.

**Heat supply** – 6,4 Gcal/hour is provided from system of the centralized heat supply.

**Power supply** – 2239 kVA is provided from system of the centralized power supply.

### Large residents:

- Chupa Chups plant (a confectionery)
- JSC Energiya Plant (the development and production of technical means of radio monitoring of stationary, mobile and sea basing, production of means of radio engineering control, development of measuring means in interests of Meteorological service of the Ministry of Defence of the Russian Federation),
- The technological complex of JSC VAD carries out all types of works on carrying out engineering researches, designing, construction, reconstruction, capital and to maintenance of highways of all technical categories, and airfields.
- The IKP company (Kontinental Plast trademark) is a joint venture of the Russian

shareholders and the European investment fund Quadriga Capital for production of containers, canisters and bottles, covers and traffic jams to them, and also other plastic production.

- JSC Metrobeton (motor transportation services, supply of concrete mixes, deliveries of ferroconcrete products).

### Vacant land

No	Assignment	Area, sq. m
15	the garage, transport company	7700
16	the distribution transformer substation	200
88	Object of the production of machinery and equipment	13600
10	Object of the production of optical and electronic equipment	1000
13	Object of the production of machinery and equipment	2500
80	Object of the production of machinery and equipment	2800
103	Object of the city transportation (excluding lobbies and kiosks ventilation shafts underground and aboveground pedestrian crossings)	9700
99	Object of transport (enterprise AutoSaves)	6900
85	Object of the production of machines and equipment	4300
100	Object utilities (waste handling and sorting station)	3000
101	Object of transport (company car)	8200
14	Object of the production of machinery and equipment	1900
95	Object of the production of electronic and optical equipment	9600
102	Object of transport (under car companies)	2000
104	Transformer substation	200
60	Object of the production of machinery and equipment	1700
108	Object of the production of machinery and equipment	10400
12	Object of the production of electronic and optical equipment	1000
69	Company of the information and telecommunications sector	300
96	Substation closed type	8400
73	Object of the production of machinery and equipment	3700
17	Object of the production of machinery and equipment	3400
66	Object transport (under the enterprise AutoSaves)	5700
97	object of the city transportation (excluding lobbies and kiosks ventilation shafts underground and aboveground pedestrian crossings)	14100
98	Substation closed type	10700
3	Object of the production of electronic and optical equipment	1200
154	Transformer substation	100

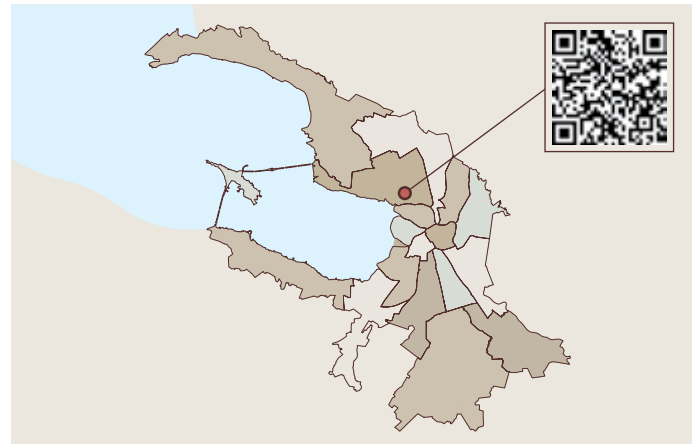




# Northwest

- District: ..... Primorskiy
- The area of all production zone ..... 261 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The industrial zone "Northwest" is a part of the municipality No. 65 of Primorskiy district of St. Petersburg. It is located to the west of the Serafimovsky cemetery (along Torfyayana Road), between Sittsevaya Street, Bogatyrsky Avenue in the North and the railroad in the south. The production area is located in close proximity to the WHSD. There are residential neighborhoods to the North and West of the industrial zone.

### Branch specialization:

The town planning regulation TPD1 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Northwest".

The town-planning regulation of TPD1 assumes placement of objects of production, warehouse appointment, engineering infrastructure of IV and V classes of danger, and also objects of public and business building (types of the allowed use and limit parameters)

### Data on town-planning documentation:

The resolution of the Government of St. Petersburg dated 09.02.2010 No. 137 "On approval of the project plan with project surveying of the territory of industrial zone "North-West" in the Primorskiy district".

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 15 km, port – 20 km, the Pulkovo airport – 35 km, ring road – 10 km, WHSD passes across the territory of a zone.

**Proximity to the largest highways of the city:** Primorskoye Highway which is part of highways of M10 (St. Petersburg – Veliky Novgorod – Tver – Moscow), "Scandinavia" E-18 (Russia – Finland – Sweden – Norway – the United Kingdom of Great Britain and Northern Ireland) and Vyborgskoye Highway (A122).

**Distance to the next industrial zones:** "Kolomyag" – 5 km, playground of SEZ "Novoorlovskaya" – 9 km, "Horse Lahta" – 15 km.

### Railway transport:

The nearest railway station – "Yacht".

### Subway:

Staraya derevnya, Komendantsky Avenue.

### Characteristics of the development of systems engineering and technical support site (according to the approved documentation on planning of the territory):

**Water supply** – 3229,3 cubic m/days is provided from system of the centralized water supply.

**Water disposal** – 2740,8 cubic m/days is provided in system of the centralized sewerage.

**Heat supply** – with a thermal power of 33,7 Gcal/hour is provided from system of the centralized heat supply.

**Power supply** – with an electric power of 11713 kVA is provided from system of the centralized power supply.

### Large residents:

- JSC East European Leading Research and Design Institute of Power Technologies (the design of objects of a nuclear fuel cycle and the address with radioactive waste).
- JSC ARMATEK (production of pipeline fittings).
- JSC Gizeke&devriyent-LOMO (the Russian-German enterprise for production and service of note sorters and terminals of reception of money).

### Large investment projects:

- Production base of the JSC Lenpoligrafmash plant.
- Science and technology park of JSC Klimov (gas-turbine engines) which is a part of the Joint engine-building corporation (JSC ODK) – 100% of JSC UIC OBORON-PROM subsidiary on management of engine-building assets.

## Vacant land

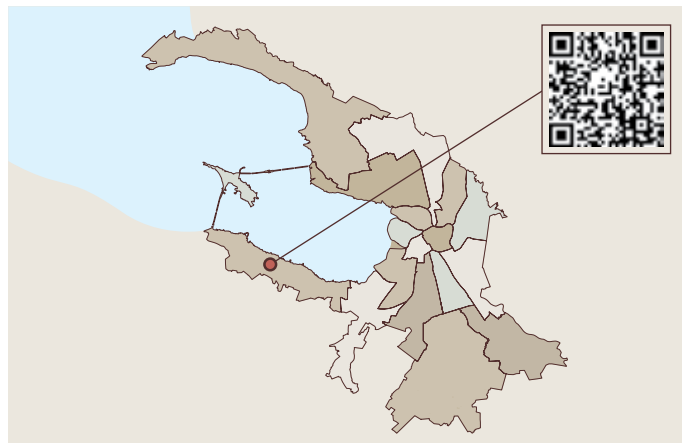
No	Assignment	Area, sq. m
5	Business objects	2222
2	Multi-storey car park with car service	10010
1	A business centre	18594
6	6 Transformer substation	225
11	Transformer substation	140
14	Parking for 400 cars	9772
15	Parking for 400 cars	10585
13	Parking for 400 cars	10434
7	Agricultural market	5670
8	Hotel	3098
12	Parking for 400 cars	9159
9	Distribution transformer substation	219
10	Parking with built-in premises	19511
5-1	Distribution transformer substation	745
4	4 Industrial facility	21394
2-1	Industrial complex	28370
3	Industrial facility	23672
22	Inventory object	1629
22a	Transformer substation	100
24	Closed base special cleaning equipment	24181
47	Administrative object	10953
43a	Transformer substation	101
49	Public object (public service center)	8274
8-1	Administrative object	8401
7-1	Object of the transport infrastructure - multi-storey garage	13504
5-2	Object of the transport infrastructure - multi-storey garage	16889
6-1	Object of the transport infrastructure - multi-storey garage	16894
31	Storage facility	5304
14a	Transformer substation	121
5a	Transformer substation	120
6a	Transformer substation	120
7a	Transformer substation	120
8a	Transformer substation	120
43	Industrial facility	2586
24a	Transformer substation	120
26a	Transformer substation	122
25	Warehouse of deicing materials	6596
46a	Transformer substation	104
46	Closed base special cleaning equipment	7522
21	Snow collection point	16091
23a	Transformer substation	120
48	Transformer substation	121
26	Object of the engineering infrastructure - waste sorting complex	24568
23	Object of the transport infrastructure - multi-storey garage	9204
29	Object of the transport infrastructure - multi-storey garage	13623
30	Object of the transport infrastructure - multi-storey garage	13117
14-1	Industrial facility	8309
27	Storage facility	2152
2-1	The object of the art and culture associated with the accommodation of the population (youth leisure centre)	6490
1-2	the object of trade (hypermarket)	74959
3-1	multi-storey garage	9057
4-1	Distribution substation	380



# Lomonosovskaya

- Area: ..... Petrodvortsoviy
- The area of all production zone ..... 199 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The industrial zone “Lomonosovskaya” is located on crossing Astronomical and Gostilitskoye Highway, adjoins ring road and a ring road junction – Gostilitskoye Highway. The territory has a reserve under production building, however the free land plots are burdened with existence in their borders of the city woods. The issue of an exception of the city woods of borders of the industrial zones is resolved by the inventory commission at the Government of St. Petersburg.

### Branch specialization:

The town planning regulation TP5 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone “Lomonosovskaya”.

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### The possible use of vacant land:

- for placement of production of cars and the equipment, production of the mechanical equipment, production of the other equipment of the general and special purpose, production of cars and the equipment for rural and forestry, production of machines, production of vehicles and the equipment, production of cars, production of automobile bodies, production of the trailers, semi-trailers and containers intended for transportation by one or several means of transport, production of parts and accessories of cars and their engines, production of vessels flying and spacecrafts and other vehicles;
- for placement of objects of textile production, production of clothes, manufacture and dyeing of fur, production of skin, products from skin and production of footwear;
- for placement of the enterprises of metallurgical production; productions of finished metal products, productions of construction metal designs and products, productions of metal tanks, radiators and copers, productions of nuclear reactors, forging, pressing, stamping and profiling, production of products by method of powder metallurgy, processing of metals and drawing coverings on metals, processing of metal products with use of the main technological processes of mechanical engineering;
- for placement of the enterprises of pulp-and-paper production, production of cellulose, wood pulp, paper, a cardboard and products from them, publishing and printing activity, replication of the written-down data carriers; for placement of production of the electronic and optical equipment, production of office equipment and computer facilities, production of electrical machines and electric equipment, production of the equipment for radio, television and communication, production of products of medical equipment, measuring instruments, optical devices and the equipment, hours, for placement of the enterprises of information and telecommunication sector.

### Data on town-planning documentation:

The development of the project plan with project surveying of the territory of the industrial zone “Lomonosovskaya” is envisaged in the state program of St. Petersburg “Economic and social development of the territories of St. Petersburg” on 2015-2020 at the expense of the budget of St. Petersburg.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 40 km, from the port of St. Petersburg – 40 km, from port in Lomonosov – 8,5; from the Pulkovo airport – 40 km, ring road – 2,8 km.

**Proximity to the largest highways of the city:** Gostilitskoye Highway – part of the route P35 (Peterhof – Keykino).

**Distance to the next industrial zones:** “Military Harbour and Amber” – 8,5 km, “The Kronstadt colony” – 13 km, “Bronka” – 14 km.

### Railway transport:

Railway stations “University” (2,3 km) and “Old Peterhof” (2,8 km).

### Large residents:

- The ROSTR FEDERAL PIPE COMPANY (FTK ROSTR) is the innovative enterprise for production of plastic pipes and shaped products (the largest producer of plastic pipes and shaped products in the Northwest and the third enterprise on capacities in Russia. The nomenclature of the let-out pipes has a wide scope: for external networks of drinking and economic water supply, gas pipelines, the sewerage and water disposal, internal networks of cold and hot water supply, heating, and also heating and cooling of surfaces. Range of diameters of products - from 14 to 1200 mm).
- Piteravto transport company.

### Vacant land

No	Assignment	Area, sq. m
97	Object of the production of a general and special purpose equipments	62947
19	Gas distribution point	144
30	Object of the manufacture of a general and special purpose equipments	7311
32	Object of the manufacture of a general and special purpose equipments	1209
35	Object of the manufacture of a general and special purpose equipments, block-modular boiler	23094
98	Object of the manufacture of a general and special purpose equipments	26925
25	Object of the transport (under car companies)	5806
102	Object of the transport (under car companies), transformer substation	14985
101	A boiler of the thermal power of 200 Gcal and above	101822
33	Object of the manufacture of a general and special purpose equipments, block-modular boiler	11478
31	Object of the manufacture of a general and special purpose equipments	4532
20	Object of the manufacture of a general and special purpose equipments	44541
22	Object of the transport (under car companies), block-modular boiler	22484
16	Object of the manufacture of a general and special purpose equipments	13505
18	Object of the manufacture of a general and special purpose equipments	9461
21	Distribution substation	144
9	Distribution substation	144
27	Object of the transport (under car companies), block-modular boiler	10378
95	Object of the manufacture of a general and special purpose equipments	13310
96	Object of the manufacture of a general and special purpose equipments	12217
14	Object of the manufacture of a general and special purpose equipments	8069
29	Object of the manufacture of a general and special purpose equipments	7860
38	Object of the manufacture of machinery and equipment	9428
3	Object of the manufacture of machinery and equipment, block-modular boiler	25876
104	Object of the manufacture of machinery and equipment	8068
23	Waste processing station	37448
100	Object of the transport	44015
2	Distribution transformer substation	25821
10	An object of the civil defense and emergency prevention, block-modular boiler	25034

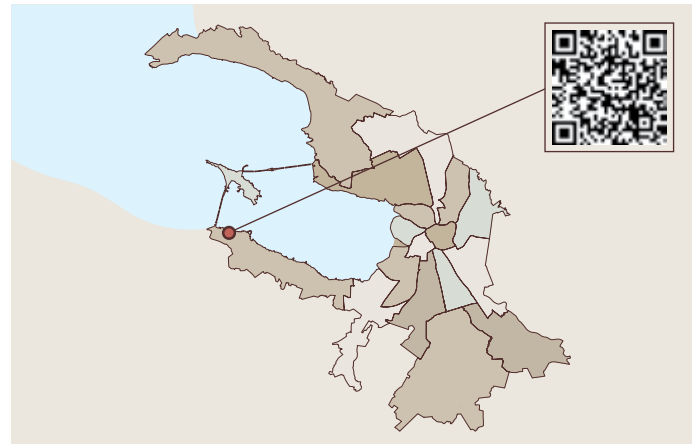




# The military Harbour and Amber

- District ..... Petrodvortsoviy
- The area of all production zone ..... 238 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The territory is located in Petrodvortcoviy district of St. Petersburg on the southern coast of the Gulf of Finland in the city of Lomonosov in the territory of naval harbor (Lomonosov harbor) and further to the east on the coast. The zone is among perspective large transport and logistic knots.

### Branch specialization and possibility of use:

Use – warehouse objects and objects of water external transport.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 50 km, port in St. Petersburg – 53 km, the Pulkovo airport - 49 km, ring road – 6 km.

**Proximity to the largest highways of the city:** Krasnoflotskoye Highway. The master plan of St. Petersburg provided construction of the transit cargo highway to the north of the railroad with an outcome over railway both connection to Krasnoflotsky and Sankt-Peterburgskoye Highway and further to ring road in both directions.

**Distance to the next production zones:** “The Kronshdatsky colony” – 5 km, “Bronka” – 6 km, “Lomonosov” – 8,5 km.

### Railway transport:

Railway switchyard “Oriyenbaum”, railway station – “Oriyenbaum-2”.

### Development of engineering infrastructure:

**Water supply** – central, in the territory of the industrial zones the water-purifying station “Rosa” is located.

**Water disposal** – by means of a collector under construction from Bronka station to BRAIDS of the city of Lomonosov.

**Heat supply** – central.

**Gas supply** – on branches of t of the existing city gas-distributing network of average pressure passing behind the southern border of the territory.

**Power supply** – central.

### Large residents:

- JSC Spasatelnye komplekсы i akvatehnika - 28 Voyenny zavod.
- Research institute (rescue and underwater technologies) VUNTs Navy “Naval academy”.
- Sea hydrometeorological station of the second category.

### Large investment projects:

- Construction of Lomonosov cargo port.

## Vacant land

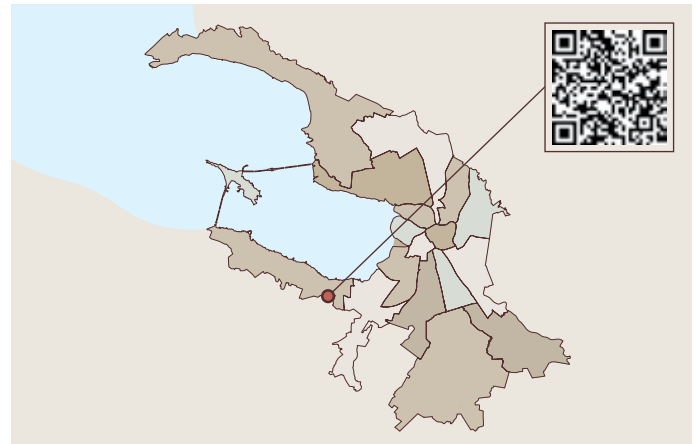
No	Assignment	Area, sq. m
27	Warehouse facilities	10370
30	Warehouse facilities	4471
32	Object of the external water transport, built-in transformer substation	7354
31	Military facility	674
11	Inventory object, built-in transformer substation	1239
38	Pier and Parking water transport	41149
49	Warehouse facilities, built-in transformer substation	10283
23	Warehouse facilities	851
3	Object of the external water transport	2965



# Maryino

- District: ..... Petrodvortsoviy
- The area of all production zone ..... 264 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

An industrial park "Maryino" is the production zone with the centralized management focused on placement of manufacturing enterprises. "Maryino" refers to the territory of auto cluster of St. Petersburg. First industrial Park introduced in September 2013.

### Branch specialization:

The town planning regulation TP5 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Maryino".

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### Data on town-planning documentation:

The resolution of the Government of St. Petersburg dated 07.12.2010 No. 1671 "On approval of the project plan with project surveying of the territory "Marino" in Petrodvortsovsky district".

### Management company:

A specially created company LLC "Capital-Energy" controls the process of the construction and operation quarterly utilities and road network of the Industrial Park "Marino".

The management company offers to purchase the land plots in the territory of the industrial park "Maryino":

- the minimum area of a lot – from 1,5 hectares;
- property right to the land plot;
- set of limits of all types of communications;
- connection to all engineering networks in accession points on borders of the acquired land plot;
- possibility of accession to a street road network.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 38 km, port in St. Petersburg

– 40 km, port to Lomonosov – 18 km, the Pulkovo airport – 30 km, ring road – 3 km.

**Proximity to the largest highways of the city:** Sankt-Peterburgskoye Highway – 4 km.

**Distance to the next production zones:** playground of SEZ "Noydorf" – 2 km, "Lomonosov" – 12 km, "Southwest" – 8 km.

### Railway transport:

Railway station – "New Peterhof" – 4 km.

The management company of the industrial park is JSC Capital-Energy, in case of interest of the resident enterprises, it can organize corporate delivery of employees route transport from metro stations to the territory of the industrial park. 10 places for the organization of stops of route vehicles are allocated in the territory of industrial park.

### Characteristics of the development of systems engineering and technical support site (according to the approved documentation on planning of the territory):

**Water supply** – 2767,1 cubic m/days is provided from system of the centralized water supply.

**Water disposal** – 2087 cubic m/days is provided in system of the centralized sewerage.

**Heat supply** – 112,1 Gcal/hour is provided from the sources planned to placement.

**Gas supply** – 13342,2 куб. the m/hour is provided from system of the centralized gas supply.

**Power supply** - 114 kVA is provided from system of the centralized power supply.

### Development of transport infrastructure:

It is assumed the construction of the southern road from the Municipal lane to the industrial zone "Marino" and the expansion of Ropsha highway to 4 lanes in this industrial zone.

### Large residents:

- JSC YO-AVTO
- JSC TEKHNOEKSIM
- JSC Teknos (paint and varnish production).
- JSC ON Diesel-Energo - the enterprise for production and complex service of diesel generators and power ship and 1500-6600 kW ship plants (2000-9000 h.p.).

### Large investment projects:

- Logistic group "Admiral-Terminal-SV" is the logistic company. The company got the land plot and began design of a warehouse complex of a class A with a capacity of 50 000 pallet-places in industrial park Maryino (St. Petersburg) in 2013. Commissioning is scheduled for the second quarter of 2015.
- "DSK of Plasticity Omnium Inerzhi" is the French producer of the Inergy autocomponents. JSC DSK Plastik Omnium Inerzhi is joint venture of the French company Inergy Automotive which is a part of the international holding Plastic Omnium, and JSC Detalstroykonstruktion, the leading producer of automobile components in the Russian market. Today the turn of the Plasticity DSK company Omnium Inerzhi is estimated at 1,5 billion rubles a year.

### Vacant land

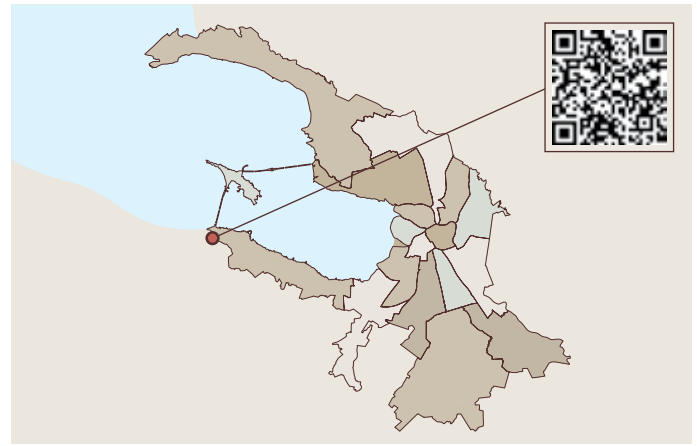
No	Assignment	Area, sq. m
1	Object of the manufacture of machine and equipment	25 092



# Kronstadt colony

- District: ..... Petrodvortsoviy
- The area of all production zone ..... 63,7 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The production zone “Kronstadt Colony” is located on a site of crossing of ring road and Krasnoflotskoye Highway. The territory is free from development because it is an urban reserve industrial production.

### Branch specialization:

The town planning regulation sets TPD1 (TPD1\_3) by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone “Kronstadt Colony”. The town-planning regulation of TPD1 assumes placement of objects of production, warehouse appointment, engineering infrastructure of IV and V classes of danger, and also objects of public and business building (types of the allowed use and limit parameters).

### Possible use of the free land plots:

- for placement of industrial facilities;
- for placement of warehouse objects;
- for placement of objects of retail trade;
- for placement of objects of wholesale trade;
- for placement of objects of protection of a public order;
- for placement of objects of science;
- for placement of the commercial objects which aren't connected with accommodation of the population (business centers, separate offices of various firms, the companies and others etc.).

### Data on town-planning documentation:

The development of the project plan with project surveying of the territory of the industrial zone “Kronstadt Colony” is envisaged in the state program of St. Petersburg “Economic and social development of the territories of St. Petersburg” on 2015-2020 at the expense of the budget of St. Petersburg.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 57 km, port – 60 km, the Pulkovo airport – 48 km, ring road – the territory of the industrial zones.

**Proximity to the largest highways of the city:** Krasnoflotskoye Highway – 1 km.

**Distance to the next production zones:** “Bronka” – 2 km, “Military harbor and Amber” – 5 km, “Lomonosov” – 13 km, an industrial zone of construction of a dam – 12 km.

### Railway transport:

The nearest railway station – “The Kronstadt colony”.

### Large residents:

Objects of JSC Scientific Research Institute Morteplotekhniki are located in close proximity to eastern frontier of the industrial zones.

## Vacant land

No	Assignment	Area, sq. m
1	Lands without cadastral registration used for placing objects of multipurpose building manufacturing, warehousing, engineering infrastructure and social business development	114223
2	Lands without cadastral registration used for placing objects of multipurpose building manufacturing, warehousing, engineering infrastructure and social business development	246828

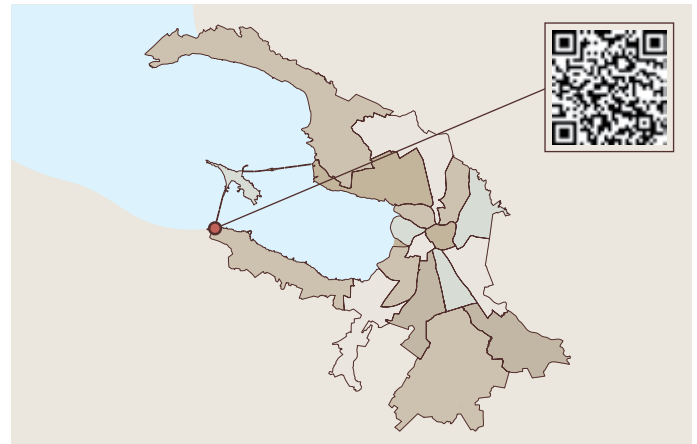




# Bronka

- District: ..... Petrodvortsoviy
- The area of all production zone ..... 243 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The Bronka port is located near the city of Lomonosov, which is one of the municipalities of St. Petersburg. The construction project of an avanport of Bronk is realized within the Concept of development of perspective areas (avanport) of the Big port of St. Petersburg. The Ministry of transport of the Russian Federation and the Government of St. Petersburg acted as customers of the Concept.

According to the Concept avanport of Bronka is urged to become one of key cargo districts of the Big port of St. Petersburg. It is integrated into logistic system of the St. Petersburg. It must be transport knot and intended for processing container and rolling of freights. The project of Multipurpose sea transshipment facility of "Bronk" (MMPK "Bronka") is developed within Bronk's avanport consisting of I and II stages. The program of construction of the outer terminals of the Big port of St. Petersburg, and in the first place - the construction of the outer Harbor Bronka, will meet the future needs of the region in the handling of marine cargo and to increase the attractiveness of St. Petersburg as a major player in the European market of Maritime transport.

The port complex at the cost of about 59 billion ruble involves the construction of coastal infrastructure, seven berths and rear terminals, designed for processing of 1.9 million TEUs (20-pound containers) per year and 260 thousand units of vehicles.

Among the priority issues identified the issues of protection and preservation of the environment. During the construction of the specialized organizations are environmental monitoring, which is a system of monitoring of environment, assessment and forecast of changes in the condition of the environment under the influence of natural and anthropogenic factors, as well as by industrial environmental control.

It is planned to launch the first place MSTC "Bronk" in 2015. The implementation of the entire project is scheduled for 2022.

### Data on town-planning documentation:

The order of the Ministry of transport of the Russian Federation dated 29.03.2011 No. 102 "On approval of the boundaries of the proposed placement of objects of capital construction Federal Maritime port multipurpose transshipment complex "Bronka".

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 57 km, port in St. Petersburg – 60 km, from port in Lomonosov – 6 km, the Pulkovo airport - 49 km, ring road passes across the territory of the industrial zones (the additional ring road junction – Bronka is under construction now).

**Proximity to the largest highways of the city:** the southern border of the territory is limited to Krasnoflotskoye Highway.

**Distance to the next industrial zones:** "The Kronstadt colony" – 2 km, "Military harbor and Amber" – 6 km, an industrial zone of construction of a dam – 9 km.

Use of adjacent territories under production and logistic infrastructure according to the Master plan of development of St. Petersburg is possible.

### Railway transport:

Railway station "Bronka" (the railway terminal in the territory of port), railway station "Oriyebaum-2" (3,5 km).

#### The main directions of export of goods by rail:

- Through stations Coppers and Veymarn.
- Advanced railway line Gatchina directions
- Through station of Mga

### Large residents:

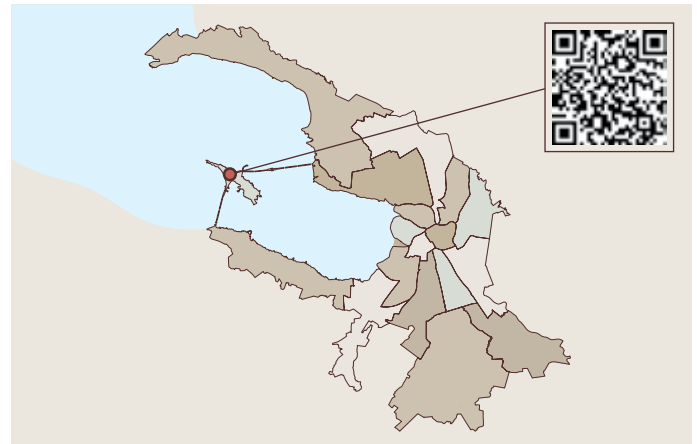
Coastal warehouse of oil products of open company "Nesta St. Petersburg" (fuel terminal).



# Production zone of the construction of a dam

- District: ..... Kronstadtskiy
- The area of all production zone ..... 79,84 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The production zone of the construction of a dam is located on the southern site of the Complex of protective constructions of St. Petersburg from floods (CPC). It is a complex of dams and adjacent hydraulic engineering constructions (water through-put and shipping openings) stretched across top of the Gulf of Finland from Bronki to Mountain through Kotlin Island. The territory of the industrial zones is limited to Yuzhnaya Kronshtadtskaya Road and garden and garden sites in the north, in the South and the West – the Gulf of Finland and from the East adjoins ring road. The territory is almost developed.

### Branch specialization:

The town planning regulations TP5 and TP9 set by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone.

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

The town-planning regulation of TP9 is a regulation of the industrial zone of warehouses and other objects of the logistic chain of delivery associated with the movement, reception, accumulation, storage, processing, delivery and shipment of goods, including production machinery and equipment, manufacture of transport equipment, manufacture of electrical, electronic and optical equipment, facilities information and telecommunications sector, with the inclusion of objects of engineering infrastructure (the types of permitted use and limits).

### The possible use of vacant land:

- for placement of production of cars and the equipment, production of the mechanical equipment, production of the other equipment of the general and special purpose, production of cars and the equipment for rural and forestry, production of machines, production of vehicles and the equipment, production of cars, production of automobile bodies, production of the trailers, semi-trailers and containers intended for transportation by one or several means of transport, production of parts and accessories of cars and their engines, production of vessels flying and spacecrafts and other vehicles;
- for placement of objects of textile production, production of clothes, manufacture and dyeing of fur, production of skin, products from skin and production of footwear;
- for placement of the enterprises of metallurgical production; productions of finished metal products, productions of construction metal designs and products, productions of metal tanks, radiators and coppers, productions of nuclear reactors, forging, pressing, stamping and profiling, production of products by method of powder metallurgy, processing of metals and drawing coverings on metals, processing of metal products with use of the main technological processes of mechanical engineering;
- for placement of the enterprises of pulp-and-paper production, production of cellulose, wood pulp, paper, a cardboard and products from them, publishing and printing activity, replication of the written-down data carriers;
- for placement of production of the electronic and optical equipment, production of office equipment and computer facilities, production of electrical machines and electric equipment, production of the equipment for radio, television and communication, production of products of medical equipment, measuring instruments, optical devices and the equipment, hours, for placement of the enterprises of information and telecommunication sector.
- for placement of storage objects;
- for the production of electronic and optical equipment, manufacture of an office machinery and computers, manufacture of electrical machinery and electrical equipment production of equipment for radio, television and communication production of medical equipment, measuring instruments, optical devices and equipment, clocks and watches, for companies the information and telecommunication sector;
- for the production of machines and equipment, production machinery, production of other equipment for General and special purpose production machinery and equipment
- for agriculture and forestry, production machines, production of transport vehicles and equipment production of vehicles production of automobile bodies, trailers, semi-trailers and containers for carriage by one or more modes of transport, construction parts and accessories for motor vehicles and their engines manufacture of ships, aircraft and spacecraft, and other vehicles.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 50 km, the port of St. Petersburg – 53 km, from the port of Lomonosov – 19 km, the Pulkovo airport – 62 km, ring road passes across the territory of the industrial zones.

**Loading terminal:** the eastern frontier of the industrial zones adjoins the ferry and reloading terminal of JSC Mobi Dik (specializes on transfer of container freights). The check point through frontier of “BAZ Litke”, Kotlin Island”, a post of the Baltic customs is equipped on the terminal.

**Distance to the next production zones:** the industrial zone to the north of Kronshtadtskoye Highway – 2 km, “Bronka” – 11 km, “The Kronstadt colony” – 13 km.

### Railway transport:

Railway approaches near the settlement of Bronka.

### Large residents:

FKP “Management of a Complex of Protective Constructions”

## Vacant land

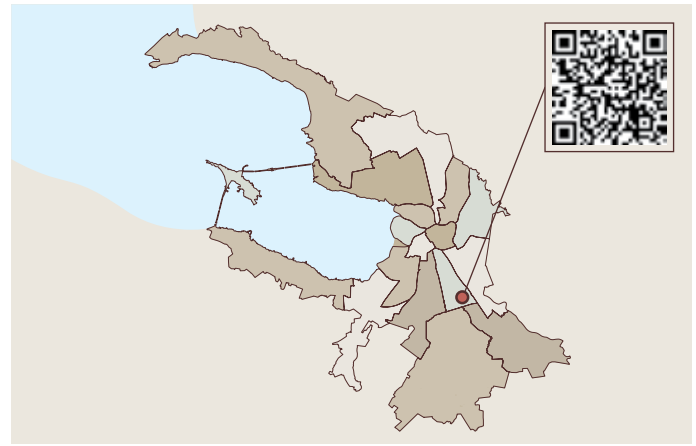
No	Assignment	Area, sq. m
1	Lands without cadastral registration used for placing of objects of the machine and equipment production, vehicles and equipment manufacture, including objects of metallurgical production and production of finished metal products, textile industry, pulp and paper production, electronic and optical equipment, businesses, information-telecommunication sector, with the inclusion of objects of engineering infrastructure.	693 845



# Obukhovo

- District: ..... Frunzenskiy
- The area of all production zone ..... 425 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The industrial zone "Obukhovo" is located in the southern part of Frunzenskiy district of St. Petersburg. The border of the territory passes down the street On the Ninth of January in the north, in the south – on border with Kolpino district. From the West the zone is limited to residential quarters, from the East – border with Nevsky district. The whole area is well suited for industrial and warehousing activities.

### Branch specialization:

The town planning regulations TP1, TP5 and TP7 set by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Obukhovo".

The town-planning regulation of TP1 assumes placement of objects of production of foodstuff, including drinks and tobacco, and also objects of production of cars and the equipment, vehicles, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

The town-planning regulation of TP7 assumes placement of production of construction materials from wood, from nonmetallic mineral products, other productions, including production of furniture, objects of production of cars and the equipment, production of vehicles and the equipment, metallurgical production and production of finished metal products.

### Data on town-planning documentation:

The resolution of the Government of St. Petersburg dated 05.10.2010 No. 1339 "On approval of the project plan with project surveying the territory of industrial zone "Obukhovo" in the Frunzenskiy district".

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 20 km, port – 25 km, the Pulkovo airport – 15 km, ring road – the territory of the industrial zones.

**Proximity to the largest highways of the city:** Moskovskoye Highway – 8 km.

**Distance to the next production zones:**

"Ribackoe" – 5 km, "Shushary" – 5 km, "Neva" – 8 km.

### Railway transport:

The nearest railway stations – "Obukhovo" and "Kupchinskaya".

### Characteristics of the development of systems engineering and technical support site (according to the approved documentation on planning of the territory):

**Water** – 2944,0 cubic meters/day provided from the centralized water supply system.

**Wastewater** – 2273,4 cubic meters/day is provided in the system of public sanitation.

**The supply** – 15500,0 cubic meters per hour will be provided from the Central gas supply system.

**Heat** – 101,0 Gcal/hour will be provided from the district heating system.

**Electricity** – 31,0 MVA provided from a centralized power supply.

The construction of the one gas control points of high pressure will be for on the land 29.

### Large residents:

- JSC St. Petersburg Plant Elevatormelmarsh (the enterprise which is letting out the load-lifting equipment and cars of continuous transport.).
- JSC LTS-Opytny zavod (subsidiary of JSC Lentefonstroy).
- JSC Obukhovskiy Plant of Construction Materials and Designs.
- JSC Fruit and Vegetable Combine Kupchino.
- JSC Frunzenskiy torgovy terminal.

- Ararat plant.
- JSC Finkolor.
- JSC Rubezh Plus Region.
- JSC Buyer.
- JSC Vozrozhdeniye (metal working).
- JSC Main Plant (production of a gas concrete).

### Large investment projects:

- Federal Grid Company of Unified Energy System (the Reconstruction of the South substation of 330 kV)
- LLC "Neostrom" (a manufacture of concrete products).

## Vacant land

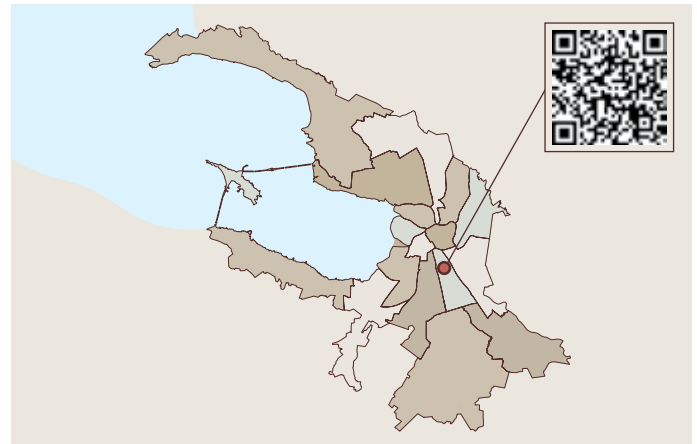
No	Assignment	Area, sq. m
1	Warehouse facility (terminal), Transformer substation	8680
1H1	Petrol station	4056
1H2	Object of the production of electronic and optical equipment, Transformer substation	9900
1H3	Commercial facility that is not associated with the accommodation of the population, with built-in transformer substation	12200
1H4	Motor company of IV-V hazard class	5770
10	Distribution transformer substation	100
11	Objects of the wood processing and manufacture of wood and cork products	2900
12	Objects of the manufacture of pulp and paper production, TP	2200
13	Objects of the manufacture of machinery and equipment, TA	1300
14	Transformer substation	40
15	Objects of the metallurgical production, 2 transformer substations	40500
16	Distribution transformer substation	100
17	Objects of the metallurgical production, 2 transformer substations	39100
18	Objects of the metallurgical production, transformer substation	8800
19	Distribution transformer substation P	200
2	A complex of multi-storey garages	15153
2H1	Production base, Transformer substation	3900
2H2	Objects of the industrial purposes of IV-V hazard class (alcohol production), transformer substation	11900
20	Objects of the production of electronic equipment, transformer substation	19200
21	Electrical substation closed type 330 kVA	30300
22	Objects of the manufacture of machinery and equipment, transformer substation	27100
23	Distribution transformer substation	100
24	Objects of the wood processing and manufacture of wood and cork products, transformer substation	9100
25	Distribution transformer substation	100
26	Objects of the metallurgical production, transformer substation	17600
27	A tire processing plant, transformer substation	22800
28	Objects of the metallurgical production with foundry site, transformer substation	15400
29	Gas distribution station, transformer substation	2800
3	Transport enterprise	5500
3H1	Transformer substation	60
3H2	Commercial facility that is not associated with the accommodation of the population, with built-in transformer substation	5200
3H3	Warehouse facility of IV-V hazard class	1329
31	Objects of the manufacture of machinery and equipment, transformer substation	5600
32	Objects of the manufacture of machinery and equipment, transformer substation	2100
33	Objects of the metallurgical production, transformer substation	10060
34	Objects of the manufacture of machinery and equipment, transformer substation	8500
35	Objects of the manufacture of machinery and equipment, transformer substation	1000
36	Objects of the manufacture of machinery and equipment, transformer substation	12100
37	Objects of the manufacture of machinery and equipment, transformer substation	5900
38	Objects of the manufacture of machinery and equipment, transformer substation	3800
39	Objects of the metallurgical production	1600
4	Motor company	2500
4H1	Transformer substation	60
4H2	Objects of the industrial purposes of IV-V hazard class	4025
40	Objects of the metallurgical production	4600
41	Objects of the metallurgical production	9400
5	Warehouse facility	2639
5H1	Distribution transformer substation	274
5H2	Transformer substation	60
5H3	Motor and engineering company of IV-V hazard class	1192
6	Transport and engineering company of IV-V hazard class	1460
6H1	Transformer substation	60
6H2	Distribution transformer substation	300
7	Distributor	300
8	Objects of the metallurgical production, transformer substation	900
9	Distribution transformer substation	80



# The industrial zone near Salov st.

- District: ..... Frunzenskiy
- The area of all production zone ..... 168 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The industrial zone is located in northern part of Frunzenskiy district of St. Petersburg. It is one of the oldest industrial territory which was created historically round the downtown. Thanks to well developed transport infrastructure and proximity to the center of St. Petersburg, the territory is almost developed.

### Branch specialization:

The town planning regulation TPD1 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone near Salov St.

The town-planning regulation of TPD1 assumes placement of objects of production, warehouse appointment, engineering infrastructure of IV and V classes of danger, and also objects of public and business building (types of the allowed use and limit parameters).

### Possible use of the free land plots:

- for placement of industrial facilities;
- for placement of warehouse objects;
- for placement of objects of retail trade;
- for placement of objects of wholesale trade;
- for placement of objects of protection of a public order;
- for placement of objects of science;
- for placement of the commercial objects which aren't connected with accommodation of the population (business centers, separate offices of various firms, the companies and others etc.).

### Data on town-planning documentation:

documentation isn't approved.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 9 km, port – 15 km, the Pulkovo airport – 16 km, ring road – 9 km.

**Proximity to the largest highways of the city:** Vitebsky Avenue – 3 km.

**Distance to the next industrial zones:** "Neva" – 7 km, "Obukhovo" – 7,5 km, "Predportovaya-1" – 13 km.

### Railway transport:

The nearest railway stations – "Volkovskaya" (in the territory of the industrial zones) and "Glukhozerskaya" (northeast border of the territory).

### **M** Subway:

"Volkovskaya" (in the territory of the industrial zones), "Bucharestskaya" – 0,5 km.

### Characteristics of the development of systems engineering and technical support site:

**Water supply and water disposal** – central.

**Gas supply** – central.

**Heat supply** – central.

**Power supply** – central.

### Vacant land

No	Assignment	Area, sq. m
128	Multi-storey garage	4283
129	Transformer substation	145
130	Commercial object which is not associated with the accommodation of the population	1915
124	Warehouse facility	3984
126	Transformer substation	483
120	Warehouse facility, built-in block-modular boiler-house	5891
127	Object of trad	2858
125	Warehouse facility	5159
123	Transformer substation	146
122	Object of the transport (for car companies), built-in block-modular boiler	3332
121	Object of the transport (under car companies), built-in block-modular boiler-house	3533
160	Object of the protection of public order	915

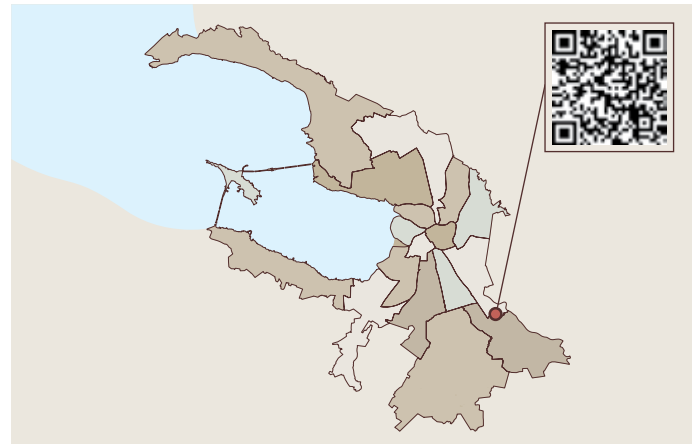




# Rybatzkoysye

- District: ..... Nevsky
- The area of all production zone ..... 353 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The industrial zone "Rybatskoye" is located on the right coast of Neva in Nevsky district. The territory is limited to two branch lines, the small river the Slav and the road on Petroslavlyanka. The most part of the territory of the industrial zone is occupied under service of a rolling stock of the subway of Oktyabrskaya Railway and tram park of Volodarsky. There are also collective parkings in the zone.

### Branch specialization:

The town planning regulation TP5 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Rybatskoye"

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### Data on town-planning documentation:

The resolution of the Government of St. Petersburg dated 23.09.2010 1288 N "On approval of the project plan with project surveying of the territory of industrial zone "Rybatskoye" in the Nevskiy and Kolpinskiy districts".

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 19 km, port – 26 km, the Pulkovo airport – 18 km, ring road – 3 km.

**Proximity to the largest highways of the city:** Moskovskoye Highway – 5 km, Murmanskoye Highway of E-105 – 9 km.

**Distance to the next production zones:** "Obukhovo" – 5 km, "Metallostroy" – 6,5 km, "Shushary" – 10 km, "Neva" – 11 km

### Railway transport:

Railway station "Rybatskoye" (in the territory of the industrial zones).

### Characteristics of the development of systems engineering and technical support site (according to the approved documentation on planning of the territory):

**Water supply** – 5500 cubic m/days is provided from system of the centralized water supply.

**Water disposal** – 4400 cubic m/days is provided in system of the centralized sewerage.

**Heat supply** – 44 Gcal/hour is provided from system of the centralized heat supply.

**Power supply** – 23000 kVA is provided from system of the centralized power supply.

**Gas supply** – 6033,6 cubic m/hour is provided from system of the centralized gas supply.

### Large residents:

- JSC LST-Metall (the Russian-Swiss production) - the production of secondary aluminum alloys corresponding to GOST 1583-93, and foundry production of consumer goods).
- JSC Plant of a Metalwork (the main activity of the company is to design, manufacture and installation of metal structures).
- JSC Avtokolonna 1989 (transport services in cargo delivery from any point of Europe to Russia, the company has the vehicle fleet).
- JSC Woodworking Plant No. 5.
- SPb SUE Peterburgsky metropoliten

### Large investment projects:

- Industrial complex JSC North Baltic Logistic Group.
- Plant on production of metal rolling of JSC Krasny Vyborzhets Plant.
- The Depreciation plant "PLAZA" builds new capacities since 2013 in the territory of the industrial zones. Production of plant is used as accessories in automotive industry. The volume of investment is estimated in more than 150 million rubles. Now the plant occupies 7 thousand sq.m on Chkalovsk the prospectus, 50, from which 6 thousand — production area and 1 thousand — office warehouse.

## Vacant land

No	Assignment	Area, sq. m
14	Object of the manufacture of parts and accessories for motor vehicles and their engines, distribution transformer substation, individual heater	47500
11	Object of the manufacture in information and telecommunication sector, distribution transformer substation, individual heater	3400
12	Object of the manufacture in information and telecommunication sector, individual heater	2300
87	Object of the manufacture machinery and equipment, including steel manufacture of fabricated metal products, distribution transformer substation, individual heat	9300
9/10	Warehouse facility, distribution transformer substation, individual heater	24000
7	Objects of the metallurgical production and production of finished metal products, distribution transformer substation, individual heater	47000
79	Transport object, utility objects	13400
22	Green areas with special functions	8400
89	Green areas with special functions	14300
16	Object of the manufacture of motor vehicles, distribution transformer substation, individual heater	114600
76	Object of the manufacture of machinery and equipment, distribution transformer substation, individual heater	9900
18	Object of the manufacture in information and telecommunication sector, distribution transformer substation, individual heater	93600
21	Green areas with special functions	1300
33	Green areas with special functions	24800
88	Green areas with special functions	58700
83	Objects of textile production, distribution transformer substation	6800
53	Object of the manufacture of machinery and equipment, distribution transformer substation, individual heater	21500
42	Snow collection point, distribution transformer substation, individual heater	12300
4	Object of the manufacture of electronic and optical equipment, distribution transformer substation, individual heater	29900
5	Object of the manufacture of machinery and equipment, distribution transformer substation, individual heater	8700
17	Object of the manufacture of machinery and equipment, distribution transformer substation, individual heat item	10800
75	Object of the manufacture of machinery and equipment, distribution transformer substation, individual heater	20900
15	Object of the manufacture of machinery and equipment, distribution transformer substation, individual heater	79800
8	Transformer substation 110/10 kV	7300
6	Enterprises of pulp and paper production, production cellulose, wood pulp, paper, cardboard, and goods made of them, distribution transformer substation, individual heat	39200
2	Waste handling and sorting station, distribution transformer substation, individual heater	20300
13	Objects of the metallurgical production, distribution transformer substation, individual heater	39600
1	Transport objects, distribution transformer substation, individual heat item	50700
27	Objects of textile production	27100
68	Objects of the manufacture of electronic and optical equipment	5700
90	Green areas with special function	28000
3	Transport objects, distribution transformer substation, individual heater	93900

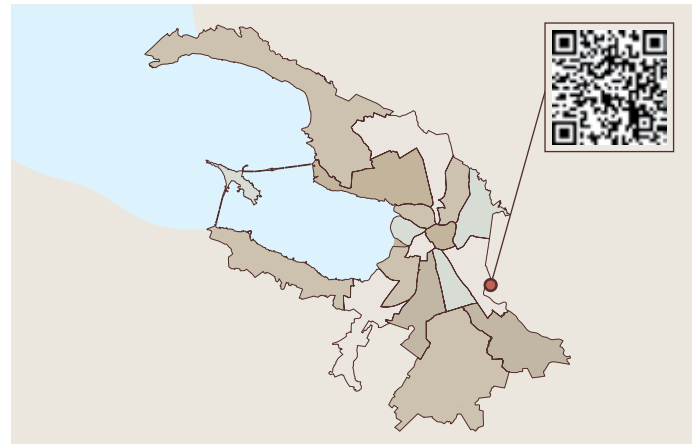


Works on construction of facilities of engineering and transport infrastructure of the production zone "Rybatskoye" are being performed by request of the St. Petersburg public state institution "The City Agency on Industrial Investments" according to the Address investment program of St. Petersburg.

# Neva

- District: ..... Nevskiy
- The area of all production zone ..... 287 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The industrial zone "Neva" is located on the right coast of Neva in the southern part of Nevsky district, on border with the Vsevolozhsk area the Leningrad region. It is limited to Murmanskoye Highway near ring road in the north, in the West – Bolshevikov Avenue and Oktyabrskaya Embankment, in the east – city boundaries. The next residential quarters adjoin to a zone only from Bolshevikov Avenue. The most part of the industrial zones is occupied by objects of power infrastructure (the former combined heat and power plant, the operating combined heat and power plant). The territory of the former combined heat and power plant is located on Oktyabrskaya Embankment, is subject to a redevelopment and development under industrial building.

### Branch specialization:

The town planning regulation TP2 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Neva".

The town-planning regulation of TP2 assumes placement of objects of textile and sewing production, production of skin, products from skin and production of footwear, including objects of production of cars and the equipment, vehicles, the enterprises of metallurgical production, finished metal products, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### Data on town-planning documentation:

The development of the project plan with project surveying of the territory of the industrial zone "Neva" is envisaged in the state program of St. Petersburg "Economic and social development of the territories of St. Petersburg" on 2015-2020 at the expense of the budget of St. Petersburg.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 17 km, port – 25 km, the Pulkovo airport – 20 km, ring road – 4 km.

**Proximity to the largest highways of the city:** Murmanskoye Highway of E-105 – 1,5 km.

**Distance to the next production zones:** an industrial zone near Salov St. – 7 km, "Obukhovo" – 8 km, "Rybatskoye" – 11 km.

### Railway transport:

Railway station "Neva" (it is open for cargo works).

### Large residents:

- Sparkling wines plant.
- JSC Asphalt Concrete Plant No. 1
- Base of Sevkaabel plant.
- Landrin confectionery.
- JSC Severo-Zapadnoye elektromekhanicheskoye objedineniye (electric machine industry production).
- JSC PSB-GEM-Holts (sawmilling, production of details of europallets).
- Pravoberezhnaya CHP-5 (energy block № 2) of TGC-1 JSC

### Large investment projects:

There are free areas in borders of the industrial zones planned under transfer of objects of Izmeron plant from the Central district of St. Petersburg.



## Vacant land

No	Assignment	Area, sq. m
15	Objects of the manufacture of clothing	12215
1	Objects of the manufacture of textile, enterprises of metallurgical production	108484
24	Objects of the manufacture of finished metal products	1563
131	Objects of the manufacture of electronic and optical equipment	5226
118	Distribution substations	272
13	Transformer substations	149
132	Distribution substations	270
8	Transformer substations	272
11	Transformer substations	636
16	Objects of the manufacture of footwear	3683
152	Transformer substations	150
69	Transportation objects (for the car factories)	8618

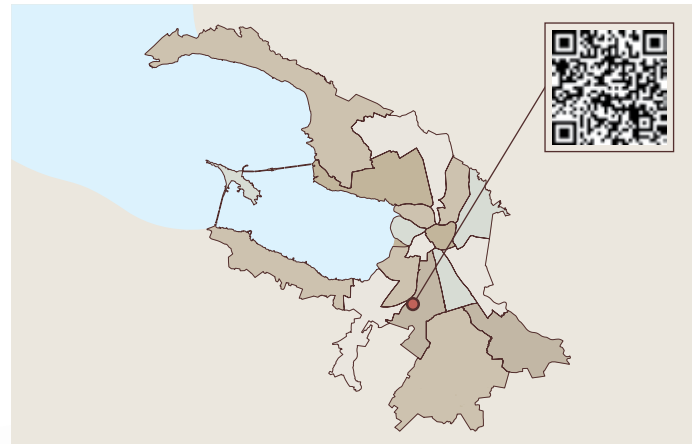




# Predportovaya-1

- District: ..... Moskovskiy
- The area of all production zone ..... 360 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The industrial zone “Predportovaya-1” is located in Moskovsky district of St. Petersburg, is limited to Cuban street and the WHSD. There is a provision for industrial development. On the territory of industrial zone Predportovaya-1 formed a complex of objects of terminal and warehouse infrastructure with signs of logistics village.

### Branch specialization:

The town planning regulation TP5 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone “Predportovaya-1”.

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### Data on town-planning documentation:

The project plan with project surveying of the territory of industrial zone “Predportovaya-1” is under development in accordance with the current legislation of the Russian Federation and St. Petersburg.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 13 km, port – 19 km, the Pulkovo airport – 5 km, crossing of ring road and a part of the WHSD is the territory of the industrial zones.

**Proximity to the largest highways of the city:** Murmanskoye Highway of E-105 – 1,5 km.

**Distance to the next industrial zones:** “Predportova-2” – 0,5 km, “Predportovaya-3” – 12 km, part of the territory of a sea port industrial zone – 12 km.

### Railway transport:

Base railway station “Predportovaya” (territory of the industrial zones), railway station “Leninsky Avenue”, railway station “Aeroport”.

### Large residents:

- Petersburg mill combine.
- JSC Roseks.
- JSC Agro-industrial Concern.
- International business firm “Petrolink Prodzhekts LTD”.
- JSC Pulkovsky skladskey kompleks.
- JSC Moskovskoye optovo-roznichnoye objedineniye.
- JSC Engineering Plant.

## Vacant land

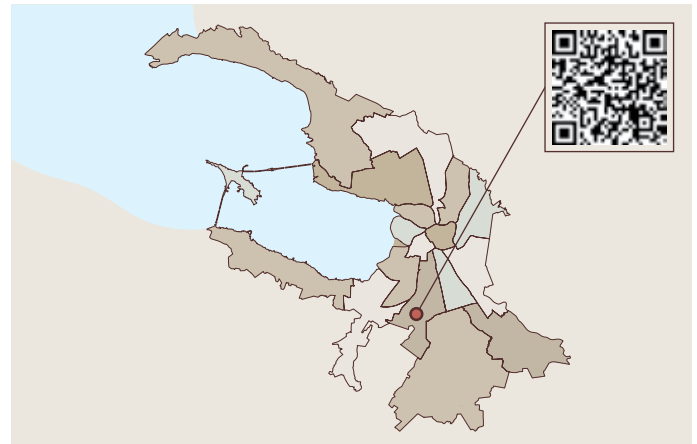
No	Assignment	Area, sq. m
145	Transport object (car service company)	4882
93	Transport object (car service company)	6943
137	Object of the civil defense and emergencies prevention	3000
148	Transport object (car service company)	2336
140	Object the production of machinery and equipment	24622
146	Transport object (car service company)	3019
135	Object the production of machinery and equipment	3020
147	Transport object (car service company)	4826
103	Multi-storey garage	12084
66	Transformer substation	153
115	Transformer substation	145
117	Transformer substation	153
61	Transformer substation	146
41	Transformer substation	144
149	Transformer substation	145
13	Object of the production of machinery and equipment	9520
6	Warehouse object	2590
144	Multi-storey garage	6355
98	Transformer substation	146
143	Transport object (car service company)	4677
14	Object of the production of machinery and equipment	3601
109	Transformer substation	144



# Predportovaya-2

- District: ..... Moskovskiy
- The area of all production zone ..... 288,2 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The industrial zone "Predportovaya-2" is located in the southern part of Moskovskiy district. Northern territory is bordered with a production area "Predportovaya-1", in the East Baltic direction of the Oktyabrskaya railway, on the South by the territory of the airport "Pulkovo", in the West - Pulkovo highway. The territory of the industrial zone is a system of internal residential-industrial zone of the city, within which are a variety of industrial facilities and residential areas predominantly post-war buildings. This industrial zone has a favorable geographical position.

### Branch specialization:

The town planning regulation TP9 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Predportovaya-2"

The town-planning regulation of TP9 is a regulation of the industrial zone of warehouses and other objects of the logistic chain of delivery associated with the movement, reception, accumulation, storage, processing, delivery and shipment of goods, including production machinery and equipment, manufacture of transport equipment, manufacture of electrical, electronic and optical equipment, facilities information and telecommunications sector, with the inclusion of objects of engineering infrastructure (the types of permitted use and limits).

### Data on town-planning documentation:

The project plan with project surveying of the territory of industrial zone "Predportovaya-2" is under development in accordance with the current legislation of the Russian Federation and St. Petersburg.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 15 km, port – 22 km, the Pulkovo airport – 3 km, ring road junctions – WHSD and ring road – Pulkovskoye Highway – the territory of the industrial zones.

**Proximity to the largest highways of the city:** Moskovskoye Highway – 5,5 km, Kiyevskoye Highway – 5 km.

**Distance to the next production zones:** "Predportova-1" – 0,5 km, "Predportovaya-3" – 11 km, part of the territory of a sea port industrial zone – 11 km.

### Railway transport:

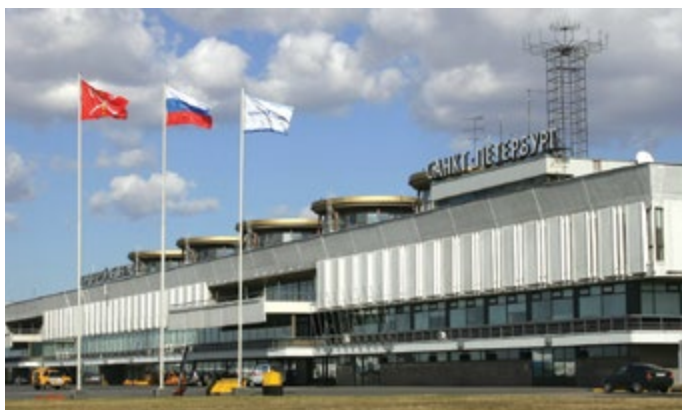
Railway station "Dachnoye", base railway station "Predportovaya".

### Large residents:

- JSC Pulkovo Airport.
- JSC City Repair and Construction Trust No. 6.
- Federal State Unitary Enterprise Scientific Research Institute of Bridges.
- JSC Ekspert.
- SPb AGUTA of A. A. Novikov.
- Relsosvarochny plant No. 1.

### Large investment projects:

- JSC Pulkovo Airport.
- Autonomous Non-Commercial Organization "Alliance AVIA".



## Vacant land

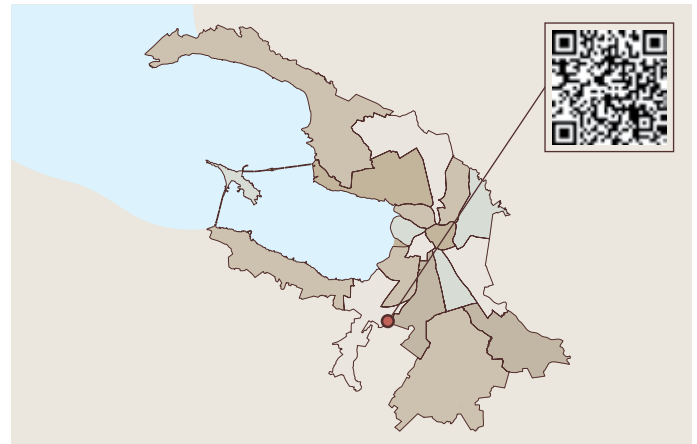
No	Assignment	Area, sq. m
33	Substation closed type	6148
61	Warehouse object	1972
57	Object of the production of vehicles and equipment, built-in transformer substation	23885
45	Warehouse object, built-in transformer substation	3257
36	Transformer substation	219
39	Warehouse object, built-in transformer substation	13542
7	Treatment facilities of surface runoff, built-in transformer substation	5971
62	Commercial facility that is not associated with the accommodation of the population	508
49	Warehouse object, built-in transformer substation	3477
66	Multi-storey garages, built-in transformer substation	45848
21	Multi-storey garages, built-in transformer substation	45854
242	Warehouse objects, built-in transformer substation	7818
38	Warehouse objects	2521
41	Warehouse objects, built-in transformer substation	16905
64	Warehouse object	4818
56	Distribution point with transformer substation	375
55	Warehouse object, built-in transformer substation	19221
14	Warehouse object, built-in transformer substation	16261
37	Warehouse object antique ladies	8814
44	Warehouse object, built-in transformer substation	14202
15	Multi-storey garages, built-in transformer substation	39857



# Predportovaya-3

- District: ..... Krasnoselsky
- The area of all production zone ..... 970 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The territory is located in Krasnoselsky district of St. Petersburg, between the Avenue of the people's militia and the target runways of the airport "Pulkovo", on the former lands of the farm "upstream". The ring road of St-Petersburg passes through the territory of the industrial zone. Within the industrial zone proposed location of industrial enterprises with the inclusion of public and business buildings, areas of engineering and transport infrastructure, areas of low-rise buildings and the redundant area.

### Branch specialization:

The town planning regulations TP5, TP8, TP9 and TPD1 set by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Predportovaya-3".

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

The town-planning regulation of TP8 assumes placement of objects of production of electric equipment, electronic and optical equipment, the enterprises of information and telecommunication sector, including objects of production of cars and the equipment, production of vehicles and the equipment, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

The town-planning regulation of TP9 is a regulation of the industrial zone of warehouses and other objects of the logistic chain of delivery associated with the movement, reception, accumulation, storage, processing, delivery and shipment of goods, including production machinery and equipment, manufacture of transport equipment, manufacture of electrical, electronic and optical equipment, facilities information and telecommunications sector, with the inclusion of objects of engineering infrastructure (the types of permitted use and limits).

The town-planning regulation of TPD1 assumes placement of objects of production, warehouse appointment, engineering infrastructure of IV and V classes of danger, and also objects of public and business building (types of the allowed use and limit parameters).

### Data on town-planning documentation:

The project plan with project surveying of the territory of industrial zone "Predportovaya-3" is under development in accordance with the current legislation of the Russian Federation and St. Petersburg.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 16 km, port – 21 km, the Pulkovo airport – 2 km, ring road and WHSD – the territory of the industrial zones.  
**Proximity to the largest highways of the city:** Volkhonskoye Highway – 1,5 km.  
**Distance to the next industrial zones:** "Predportova-1" – 12 km, "Predportovaya-2" – 11 km, "Southwest" – 4 km.

### Railway transport:

Railway platforms "Ulyanka", "Ligovo", "Dachnoe".

### Large residents:

- JSC Predportovy (a farm on cultivation of cows).
- Helicopter center "Heli Drive" (training in piloting, basing and service of helicopter equipment).

### Large investment projects:

- LLC "Agropolis North-West" realizes the project of creation logistics park with a large wholesale food market "Agropolis" by analogy with the Paris Rungis market. It will be construction of logistics innovation center for processing of agricultural products (planned investment of about 30 billion rubles).

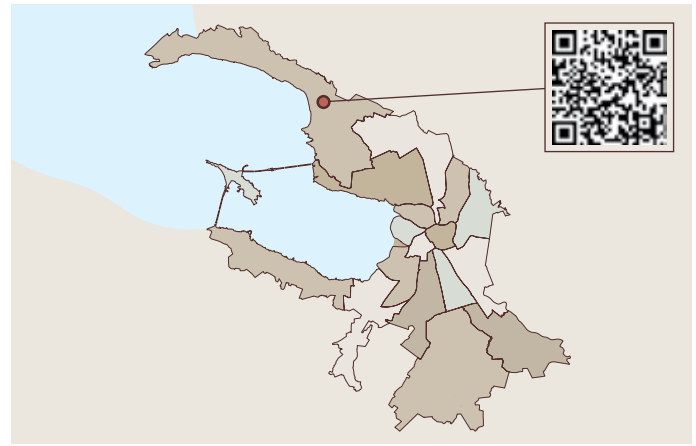




# Beloostrov

- District: ..... Kurortniy
- The area of all production zone ..... 182 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The territory is located in the Kurortniy district of St. Petersburg and adjacent to the Novoye highway. The WHSD passes in close proximity to the territory, interchange the WHSD - the Novoye highway from the congresses in the industrial zone is planned for the border. The territory is a large reserve under industrial building.

### Branch specialization:

The town planning regulations TP5 and TP9 set by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Beloostrov".

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

The town-planning regulation of TP9 is a regulation of the industrial zone of warehouses and other objects of the logistic chain of delivery associated with the movement, reception, accumulation, storage, processing, delivery and shipment of goods, including production machinery and equipment, manufacture of transport equipment, manufacture of electrical, electronic and optical equipment, facilities information and telecommunications sector, with the inclusion of objects of engineering infrastructure (the types of permitted use and limits).

### Data on town-planning documentation:

The project plan with project surveying of the territory of industrial zone "Beloostrov" is under development in accordance with the current legislation of the Russian Federation and St. Petersburg.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 40 km, port – 44 km, the Pulkovo airport – 60 km, ring road – 15 km, WHSD – border of the territory of the industrial zones.

**Proximity to the largest highways of the city:** Primorskoye Highway, Zelenogorskoye Highway.

**Distance to the next production zones:** "Kamenka" – 12 km, playground of SEZ "Noydorf" – 23 km, "Horse Lahta" – 27 km.

### Railway transport:

Railway station "Beloostrov".

### Large residents:

- JSC Rosprodtorg (production of goods of household chemicals and perfumery and cosmetic production on the basis of alcohol).
- JSC Vasco (furniture factory).
- JSC Nomanal (electroassembly company).
- JSC Energotrans (motor transport, transportation of goods).

### Large investment projects:

- The Swiss company ChemEco will construct plant on production of deicing reagents. Except them the plant will make anti-freezing liquids for airfields and shampoos for cleaning of streets. The plant is planned to build to territories of the former asphalt plant.

The company rents about 4,7 hectares with prospect of the subsequent repayment. The term of implementation of the project is 2015, the planned volume of investment is 1 billion rubles.

The company suggested the city to start the pilot project on cleaning of one or two areas according to the scheme of the PPP, with use of new reagents.

## Vacant land

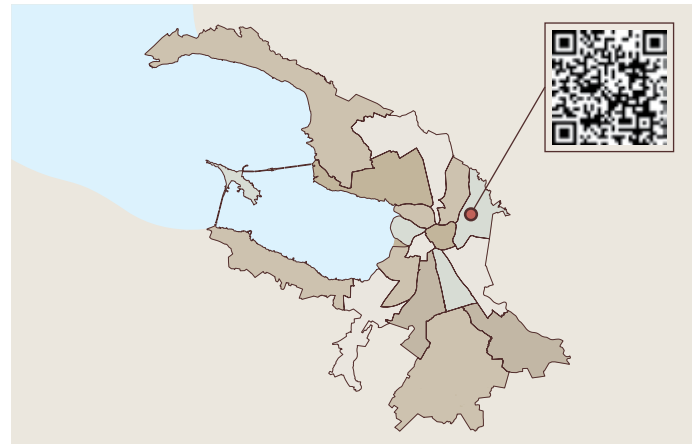
No	Assignment	Area, sq. m
43	Distribution point, transformer substation	375
42	Warehouse object	31981
44	Object of the production of electronic and optical equipment, electrical machinery and electrical equipment, four transformer substations	338208
52	Object of the production of finished metal products, transformer substation	34020
41	Object of the manufacture of other equipment for general and special purpose	30718
60	Object of the manufacture of office machinery and computing equipment, transformer substation	59531
54	Object of the manufacture of other equipment for general and special purpose, transformer substation	17597
53	Object of the manufacture of other equipment for general and special purpose, transformer substation	13846
51	Block-modular boiler	19411
36	Object of the manufacture in information and telecommunication sector	262
35	Object of the manufacture of electrical machinery and electrical equipment	3763
62	Object of the manufacture of other equipment for general and special purpose	31403
37	Warehouse object	25705
50	Transformer substation	144
61	Water pump station	13531
59	Distribution point, transformer substation	375
57	Object of the manufacture of other equipment for general and special purpose	2786
39	Object of the manufacture of metallic structures	14953
45	Block-modular boiler	17456
46	Transformer substation	144
40	Transformer substation	144
55	Treatment facilities of surface runoff, transformer substation	25086
49	Object of the manufacture of metal structures and products, transformer substation	58012
47	Object of the manufacture of machinery and equipment, three transformer substations	290491
48	Distribution point, transformer substation	375
38	Object of the manufacture of metal structures and products	6016
64	Object of the manufacture of machinery and equipment, three transformer substations	1751
56	Object of the manufacture of machinery and equipment, three transformer substations	159845
58	Block-modular boiler	17610
63	Object of the manufacture of machinery and equipment, three transformer substations	2999



# Rzhevka

- District: ..... Krasnogvardeyskiy
- The area of all production zone ..... 507 hectares

## The rating of zone



## Vacant land

No	Assignment	Area, sq. m
41	Object of the manufacture of machinery and equipment	7378
38	Multi-storey garage	1359
36	Distribution substation	2681
33	Object of the manufacture of articles of concrete, plaster and cement cutting, processing and finishing of stone, boiler	16041
42	Object of the manufacture of mechanical equipment, boiler	1056
71	Object of the manufacture of varnishes and paints, boiler room	13101
31	Object of the manufacture of ceramic tiles and slabs, tiles and construction products, in baked clay, boiler	6593

No	Assignment	Area, sq. m
32	Object of the production facilities non-metallic mineral products	2859
13	Distribution transformer substation	98
83	Distribution substation	199
82	Multi-storey garage, boiler room	8332
84	Multi-storey garage, boiler room	36776
3	Objects of the production of foodstuffs, including beverages and tobacco, boiler room	4047
78	Distribution substation	200
80	Objects of the production of wooden and building construction, including prefabricated wooden buildings, boiler	43111

- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The industrial zone "Rzhevka" is located in the North-East of the Krasnogvardeisky district of St. Petersburg, in the basin of the river Okhta. From the North and West the area is limited by the railway from the South - highway Revolution, from the South-East by the river Okhta. In the production area are Okhta spill and horticultural society. To the South is a residential area Rzhevka-Powder. "Rzhevka" is among perspective production zones. Starting in 2014, St. Petersburg conducts activities on construction of objects of engineering and transport infrastructure within the development of investment attractiveness of the city.

### Branch specialization:

The town planning regulations TP1 and TP7 set by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Rzhevka".

The town-planning regulation of TP1 assumes placement of objects of production of foodstuff, including drinks and tobacco, and also objects of production of cars and the equipment, vehicles, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

The town-planning regulation of TP7 assumes placement of production of construction materials from wood, from nonmetallic mineral products, other productions, including production of furniture, objects of production of cars and the equipment, production of vehicles and the equipment, metallurgical production and production of finished metal products.

### Data on town-planning documentation:

The resolution of the Government of St. Petersburg dated 27.04.2010 No. 518 "On approval of the project plan with project surveying of the territory of industrial zone "Rzhevka", limited projected highway, Ladoga direction of the railway, projected street No. 1, the projected street No. 8, the right Bank R. Ohta, projected street No. 9, street Chemists, highway Revolution, in Krasnogvardeysky district"

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 13 km, port – 20 km, the Pulkovo airport – 30 km, ring road – 2,5 km, the Ladoga station – 6,5 km.

**Distance to the next industrial zones:**

"Ruchyi" – 8 km, "Neva" – 11 km, the industrial zones near Salov St. – 13 km.

### Railway transport:

Railway station "Piskarevka" - 3,7 km,  
railway station "Rzhevka" - 4,5 km.

### Characteristics of the development of systems engineering and technical support site (according to the approved documentation on planning of the territory):

**Water supply** – 15 009,0 cubic m/days is provided from system of the centralized water supply.

**Water disposal** – 15 009,0 cubic m/days is provided in system of the centralized sewerage.

**Heat supply** – 177,3 Gcal/hour is provided from heat supply sources planned to construction.

**Power supply** – 48 897,0 kVA is provided from system of the centralized power supply.

**Gas supply** – 20 034,0 куб. м/ч is provided from a city gas-distributing network.

### Large residents:

- JSC Fortis.
- Logistic complex of JSC TRP trading.
- Construction plant JSC Krist-Al.
- JSC Electropult Plant.
- Furniture factory JSC Sloteks.
- JSC Gorodskoye kladbishche zhivotnykh (enterprise for burial of animals and neutralization of biological waste).
- JSC St. Petersburg Dairy Plant Piskarevsky.

### Large investment projects:

- LLC Furniture Technopark is an industrial complex furniture and woodworking products.
- The multifunctional complex with an Indoor Theme Park DreamWorks, including shopping and entertainment center with a total area of 100,000 square meters, theme Park DreamWorks - 70 000 square meters, multifunctional concert hall on 12 rooms, including IMAX hall, a hotel with 500 seats, Parking with an estimated number 11 000 cars.
- Enterprise for processing of metal of JSC Soyuzslavprom.
- Construction of a plant for the production of automotive components based on the implementation of joint investment project of The Knorr-Bremse Group and the Federal freight company FGK.

Works on construction of facilities of engineering and transport infrastructure of the production zone "Rzhevka" are being performed by request of the St. Petersburg public state institution "The City Agency on Industrial Investments" according to the Address investment program of St. Petersburg.

### Vacant land

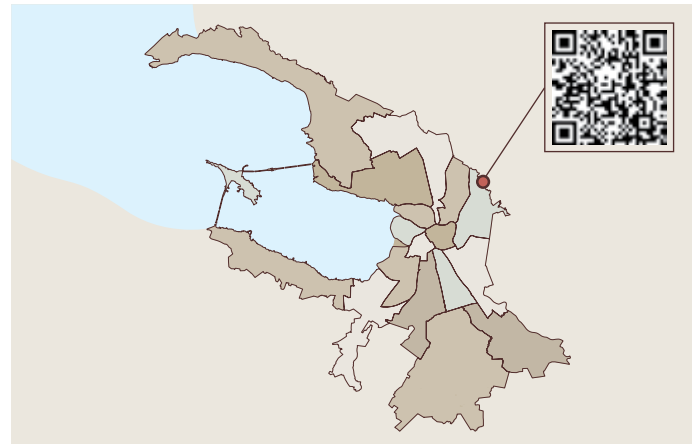
No	Assignment	Area, sq. m
81	Objects of the production of glass, boiler	17271
49	Transport object (car service company), boiler	7923
50	Distribution substation	272
47	Gas distribution station	200
48	Transport object (car service company), boiler	27331
105	Objects of the production of processing and finishing of stone	2109
107	enterprise production machinery and equipment	3806
94	transformer substation	226
92	transformer substation	226
90	naturally paragraph	151
103	enterprise for the production of furniture	2355
104	enterprise for the production of furniture, boiler	17661
88	transformer substation	200
87	production of concrete products	6697
97	Distribution substation	144
108	enterprise production machinery and equipment	1926
91	bearing transmission line	689
6	industrial warehouse complex, boiler	11821
79	objects wood processing and manufacture of products of wood and cork, boiler	20137
100	enterprise punching and profiling	3084
99	transformer substation	199
98	enterprise construction parts and accessories for motor vehicles and their engines, boiler	7080
101	transformer substation	216
8	enterprise production of office equipment and computer engineering, boiler	5842
7	enterprise production of office equipment and computer engineering, boiler	8454
10	industrial warehouse complex, boiler room	4078
15	the interest of food production, including beverages and tobacco, boiler room 5114	5114
12	the company is the production of equipment for radio, television and communication, boiler	6921
11	enterprise production of equipment for radio, television and communication, boiler	13299
40	Boiler	39296
86	Object of the manufacture of ceramic tiles, boiler	24389
85	Object of the manufacture of ceramic tiles and slabs, boiler	14294
25	Industrial and logistics complex, boiler	37317
9	Industrial warehouse complex, boiler	7521
14	Object of the manufacture of food production, including beverages and tobacco, boiler	12422
95	Transformer substation	226
93	Object of the manufacture of processing metal products, boiler	31845
96	Service center in the composition of plants of processing of metal products	15083
26	Distribution substation	53
89	Object of the manufacture of building metal, boiler room	4800
30	Distribution substation	722
29	Object of the manufacture of wooden building structures, including prefabricated wooden buildings, boiler	13532
39	Transport object (car service company), boiler room	9272

Works on construction of facilities of engineering and transport infrastructure of the production zone "Rzhevka" are being performed by request of the St. Petersburg public state institution "The City Agency on Industrial Investments" according to the Address investment program of St. Petersburg.

# Ruchyi

- District: ..... Krasnogvardeysky
- The area of all production zone ..... 435 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The industrial zone "Ruchyi" is located in Krasnogvardeisky district of St. Petersburg and adjoins to Rustaveli Street and ring road. The territory is the former lands of state farm "Ruchyi" on structure. Mainly in borders of the territory objects of terminal and warehouse infrastructure are located. From Rustaveli Street the territory is built up with objects of trade (car showrooms, shops).

### Branch specialization:

The town planning regulations TP9 and TPD1 set by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Ruchyi".

The town-planning regulation of TP9 is a regulation of the industrial zone of warehouses and other objects of the logistic chain of delivery associated with the movement, reception, accumulation, storage, processing, delivery and shipment of goods, including production machinery and equipment, manufacture of transport equipment, manufacture of electrical, electronic and optical equipment, facilities information and telecommunications sector, with the inclusion of objects of engineering infrastructure (the types of permitted use and limits).

The town-planning regulation of TPD1 assumes placement of objects of production, warehouse appointment, engineering infrastructure of IV and V classes of danger, and also objects of public and business building (types of the allowed use and limit parameters).

### Data on town-planning documentation:

The project plan with project surveying of the territory of industrial zone "Ruchyi" is under development in accordance with the current legislation of the Russian Federation and St. Petersburg.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 18 km, port – 22 km, the Pulkovo airport – 40 km, ring road – the territory of the industrial zones.

**Distance to the next industrial zones:**

"Rzhevka" – 8 km, "Parnassus" – 9 km, "Kolomyagi" – 16 km.

### Railway transport:

A railway line to Priozersk (borders on a zone) and railway station "Ruchyi".

### Large residents:

- JSC Breeding Plant Ruchyi.
- JSC Okhtinsky bereg.
- JSC Avto-center Ruchyi".
- The territory of the Master Profil company and plant of roofing products (design, delivery and installation of roofing and front systems) adjoins to border of the industrial zones.

### Large investment projects:

- The hypermarket of a format "Hard discounter" (a project initiated by LLC "BigBox").



## Vacant land

No	Assignment	Area, sq. m
6	Multi-storey garage	7141
62	Transition point and overhead power lines	6533
21	Transport objects (multi-storey garages, car service enterprise)	24408
9	Car service enterprise	19939
8	A boiler of the thermal power of 200 Gcal/h	79639
61	Multi-storey garages	12312
51	Individual residential building	1910
53	Individual residential building	1283
20	Electrical substation closed type	9624
64	Distribution point, transformer substation	377
40	Transition point and overhead power lines	2749
65	Transformer substation	144
63	Distribution point, transformer substation	375
66	Sewerage network	625
56	Individual residential building	1454
59	Individual residential building	2226

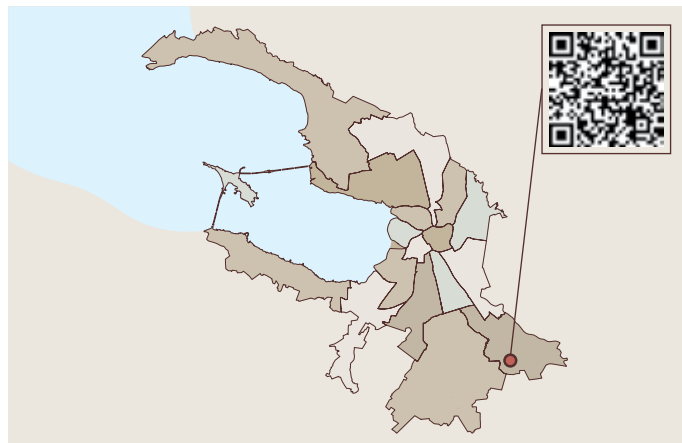




# Izhora plants

- District: ..... Kolpinskiy
- The area of all production zone ..... 1 303,9 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The industrial zone "Izhora plants" is located between railroads named river Slavyanka – PTL – river Popov vote Union" (Moscow direction of the railway) and the river Slavyanka in the Kolpinskiy district of St.Petersburg. Despite the distance from the center of St. Petersburg, the area is being actively developed and it has high investment attractiveness.

### Branch specialization:

The town planning regulation TP4 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Izhora plants"

The town-planning regulation of TP4 assumes placement of objects of metallurgical production and production of finished metal products, including objects of production of cars and the equipment, vehicles, the electronic and optical equipment, the enterprises of information and telecommunication sector, processing of wood and production of products from a tree, productions of other nonmetallic mineral products, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### The possible use of vacant land:

- for placement of the enterprises of metallurgical production, production of finished metal products, production of construction metal designs and products, production of metal tanks, radiators and coppers, production of nuclear reactors, forging, pressing, stamping and profiling, production a product by method of powder metallurgy, processing of metals and drawings coverings on metals, processing of metal products with use of the main technological processes of mechanical engineering;
- for placement of production of cars and the equipment, production of the mechanical equipment, production of the equipment of the general and special purpose, production of cars and the equipment for rural and forestry, productions of machines, productions of vehicles and the equipment, production of cars, production of automobile bodies, productions of the trailers, semi-trailers and containers intended for transportation by one or several means of transport, production of parts and accessories of cars and their engines, production of vessels flying and spacecrafts and other vehicles;
- for placement of objects of processing of wood and production of products from a tree and a stopper, production of wooden construction designs, including combined wooden structures, and joiner's products, production of nonmetallic mineral production of production of glass and products from glass, production of pottery, production of ceramic tiles and plates, production of a brick, a tile and other construction products from the burned clay, productions of cement, lime and plaster, production of products from concrete, plaster and cement, are sharp, processings and finishings of a stone; productions of furniture and other production, processing of secondary raw materials;
- for placement of production of the electronic and optical equipment, production of office equipment and computer facilities, production of electrical machines and electric equipment, production of the equipment for radio, television and communication, production of products of medical equipment, measuring instruments, optical devices and the equipment, hours, for placement of the enterprises of information and telecommunication sector.

### Data on town-planning documentation:

The resolution of the Government of St. Petersburg dated 29.12.2008 No. 1670 "On approval of the project plan with project surveying of the territory of industrial zone "Izhorskiye Zavody, a limited continuation of Sophia street, highway No. 1 passing through N-1 and the southern boundary of the land in Kolpino district";

The resolution of the Government of St. Petersburg dated 21.12.2010 No. 1760 "On approval of the project plan with project surveying of the territory of industrial zone "Izhorskije Zavody", limited projected street No. 1, the projected highway No. 1, railway right of way of the Moscow direction, the projected street No. 2, in Kolpino district". The project plan with project surveying the territory of all industrial zone "Izhora plants" is under development in accordance with the current legislation of the Russian Federation and St. Petersburg.

### Logistic characteristics:

Remoteness of the center of a zone from the downtown – 31 km, port – 36 km, the Pulkovo airport – 21 km, ring road of St-Petersburg – 13 km.

### Large residents:

- JSC Izhora Plants.
- Izhora pipe plant.
- Magnitogorsk Iron and Steel Works.
- "Victory" – brick-works of the association "LSR Victory".
- "Knauf Gips Kolpino" – plant on production of construction materials on the basis of plaster (belongs to the German company Knauf).
- "MMK-Interkos" (the 1st turn) – plant on delivery of stamped accessories to producers of cars and household appliances (belongs to Magnitogorsk Iron and Steel Works).

### Large investment projects:

- JSC Etafon - production of the electronic and optical equipment (construction of industrial complex on release of the electronic equipment is planned till 2015).
- JSC Power Machines (plant on production of the power equipment).
- The Severstal company plans to reconstruct and expand sheet-rolling shop in the territory of the industrial zones, to construct a complex on processing of metal rolling and forming production. Implementation of the project requires also creation of warehouse spaces and construction of railway access roads. The total area of the factory territory will exceed 121 hectares. The volume of investment is estimated at 12 billion rubles. Implementation of the project will allow to create about 1,5 thousand workplaces.
- JSC Nefitetekhnologiya.
- Engineering plant "Kuznechniy Mechanical Plant".
- "MMK-Interkos" (the 2nd turn)

### Vacant land

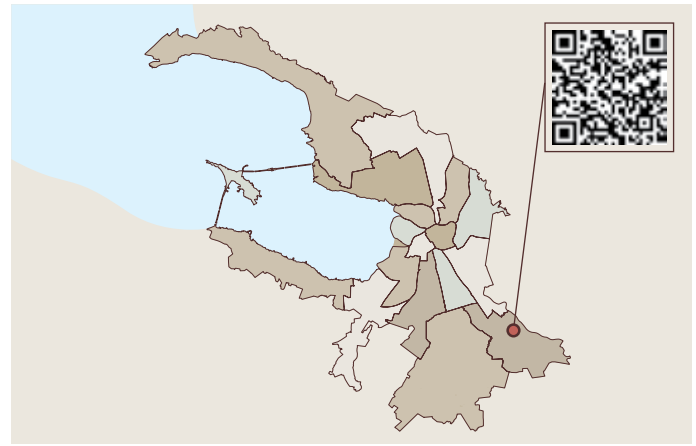
No	Assignment	Area, sq. m
1	Object of the manufacture of non-metallic mineral products and glass products	88555
9	Object of the manufacture of machinery and equipment, built-in distributor transformer substation	63932
10	Object of the manufacture of machinery and equipment, built-in transformer substation	83259
33	Object of the manufacture of machinery and equipment, built-in transformer substation	33658
2	Object of the manufacture of mechanical equipment, equipment for general and special purposes, and the production of metal processing and coating	56027
11	Object of the manufacture of machinery and equipment, built-in transformer substation	24146
5	Object of the manufacture of machinery and equipment, built-in transformer substation	21525



# Metallostroy

- District: ..... Kolpinskiy
- The area of all production zone ..... 789,9 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The territory is located in municipality "Settlement of Metallostroy" of Kolpinskiy district of St. Petersburg in the southeast of St. Petersburg in the mouth of the Izhora River, between branch lines to Moscow and Murmansk. The industrial zone Metallostroy is one of the fastest growing industrial areas of the district.

### Branch specialization:

The town planning regulation TP5 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Metallostroy"

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### Data on town-planning documentation:

- the resolution of the Government of St. Petersburg dated 25.11.2009 No. 1376 "On approval of the project plan with project surveying the territory quarter 8 production zone Metallostroy in the village. Metallostroy in Kolpinskiy district";
- the resolution of the Government of St. Petersburg dated 25.11.2009 No. 1375 "On approval of the project plan with project surveying the territory in quarter 6 production zones Metallostroy, limited Dor. in Metallostroy, red lines promising highways, the South-Eastern border of the land plot with cadastral number 78:37:17412:22, South-East boundary of land plot with cadastral number 78:17412:47, South-Western and South-Eastern borders of the land plot with cadastral number 78:37:17412:69, South-Eastern border of the land plot with cadastral number 78:17412:24, South-Eastern and North-Eastern boundaries of the land plot with cadastral number 78:37:17412:63, South-Eastern border of the land plot with cadastral number 78:37:17412:66, South-Eastern border of the land plot with cadastral number 78:17412:20, South-Eastern border of the land plot with cadastral number 78:37:17412:67, South-Western boundary of the land with cadastral number 78:37:17412:9, South-Western, North-Western and South-Eastern borders of the land plot with cadastral number 78:37:17412:8, South-Eastern border of the land plot with cadastral number 78:37:17412:9, in Kolpinskiy district";
- the resolution of the Government of St. Petersburg dated 03.02.2009 No. 126 "On approval of the project plan with project surveying the territory bounded by the Northern passage, the Central passage, road to Metallostroy, in the village. Metallostroy, Metallostroy industrial zone, in Kolpinskiy district".

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 32 km, port – 37 km, the Pulkovo airport – 25 km, ring road – 11 km.

**Proximity to the largest highways of the city:** Petrozavodskoye Highway – 0,4 km.

**Distance to the next industrial zones:** "Izhora plants" – 5,5 km, the industrial zones near Sevastyanov St. – 6,5 km, "Pontonnaya" – 7 km.

### Railway transport:

A branch line of the Minsk direction of the Russian Railway and a branch line of the Moscow direction of the Russian Railway (passes along borders of the territory of the industrial zones), railway station of "Izhora".

### Large residents:

- Federal State Unitary Enterprise Research Institute of the Electrophysical Equipment of D.V.Efremova (development of the large experimental installations created in Russia for studying of ways of receiving the operated thermonuclear reaction).
- Weener Plastic Packaging Group (producer of packing).
- JSC Plant of High-frequency Installations (production of power supplies for induction heating).
- JSC NIIIEFA-ENERGO (production and installation of the electrotechnical equipment of low and average voltage of big power; complete deliveries of the "turnkey" electrotechnical equipment for power supply of the electrified transport, an oil and gas complex, power systems, the industrial enterprises).
- Taleks group of companies ("Zhivorybnaya base").

### Large investment projects:

The priority project of the industrial zones is the project of JSC Power Machines of the strategic investor of St. Petersburg. JSC Power Machines plans to construct industrial facilities on production of the power equipment on two land plots with a total area more than 135 hectares by 2016 and 2018.

### Additional information:

The Corrective labor colony No. 5 GU the Head Department of the Penitentiary Ministry of Justice of the Russian Federation across SPb and LO US-20/5 Institution is located in the territory of the industrial zone.

### Vacant land

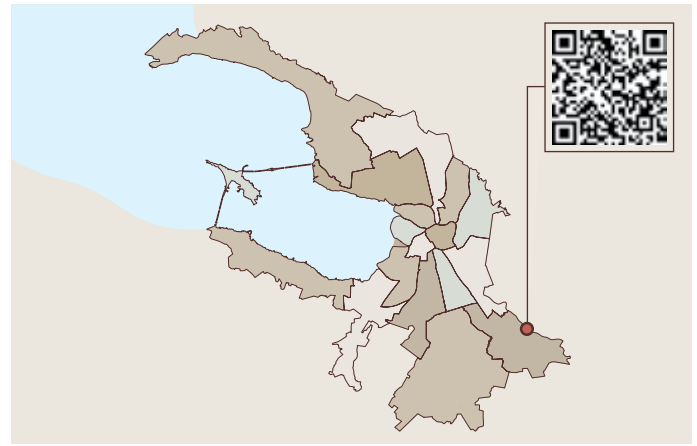
No	Assignment	Area, sq. m
4	Business center of industrial hub, transformer substation	13655
15	Petrol station	3707
1	Industrial warehouse complex, modular boiler-house, 2 built-in transformer substations	78483
3	Industrial facility	18641
5	Warehouse of spare auto parts, boiler room, transformer substation	10000
22	Industrial facility	6258
2	Warehouse complex, modular boiler, built-in transformer substation	103885
23	Warehouse complex, integrated transformer substation	48854
7	Object of the processing of metals and coatings on them, block complete transformer substation, gas control device, gas boiler	12757
4-1	Industrial facility, modular integrated transformer substation, gas control device, gas boiler	10337
12	Industrial facility, modular integrated transformer substation, gas control device, gas boiler	12402
9	Industrial facility, block complete TP, gas control device, gas boiler	18266
8	Industrial facility, modular integrated transformer substation, gas control unit, gas boiler	10859
6	Object of the processing of metals and coatings on them, modular integrated transformer substation, gas control device, gas boiler	4591
10	Industrial facility, modular integrated transformer substation, gas control device, gas boiler	1355
2-1	Industrial facility, 2 block complex TA, gas control device, gas boiler	34797
3-1	Industrial facility, modular integrated transformer substation, gas control device, gas boiler	2716
13	Object of the protection of public order, modular integrated transformer substation, gas control device, gas boiler	7049
14	Industrial facility, modular integrated transformer substation, gas control device, gas boiler	2057
11	Industrial facility, modular integrated transformer substation, gas control device, gas boiler	2270



# Pontonnaya

- District: ..... Kolpinskiy
- The area of all production zone ..... 83,2 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The production zone "Pontonnaya" is located on the bank of the river of Neva in northern part of Kolpinskiy district of St. Petersburg, borders on the Leningrad region, in the south the production zone is adjoined by Zavodskaya Street, and Petrozavodskoye Highway, in the West Proletarskoy Pobedy Street, in the east – Sudostroiteley Street.

### Branch specialization:

The town planning regulation TP4 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Izhora plants".

The town-planning regulation of TP4 assumes placement of objects of metallurgical production and production of finished metal products, including objects of production of cars and the equipment, vehicles, the electronic and optical equipment, the enterprises of information and telecommunication sector, processing of wood and production of products from a tree, productions of other nonmetallic mineral products, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### The possible use of vacant land:

- for placement of the enterprises of metallurgical production, production of finished metal products, production of construction metal designs and products, production of metal tanks, radiators and coppers, production of nuclear reactors, forging, pressing, stamping and profiling, production a product by method of powder metallurgy, processing of metals and drawings coverings on metals, processings of metal products with use of the main technological processes of mechanical engineering;
- for placement of production of cars and the equipment, production of the mechanical equipment, production of the equipment of the general and special purpose, production of cars and the equipment for rural and forestry, productions of machines, productions of vehicles and the equipment, production of cars, production of automobile bodies, productions of the trailers, semi-trailers and containers intended for transportation by one or several means of transport, production of parts and accessories of cars and their engines, production of vessels flying and spacecrafts and other vehicles;
- for placement of objects of processing of wood and production of products from a tree and a stopper, production of wooden construction designs, including combined wooden structures, and joiner's products, production of nonmetallic mineral production of production of glass and products from glass, production of pottery, production of ceramic tiles and plates, production of a brick, a tile and other construction products from the burned clay, productions of cement, lime and plaster, production of products from concrete, plaster and cement, are sharp, processings and finishings of a stone; productions of furniture and other production, processing of secondary raw materials;
- for placement of production of the electronic and optical equipment, production of office equipment and computer facilities, production of electrical machines and electric equipment, production of the equipment for radio, television and communication, production of products of medical equipment, measuring instruments, optical devices and the equipment, hours, for placement of the enterprises of information and telecommunication sector.

### Logistics characteristics:

The remoteness of the Central zone from the city centre is 20 km away, the port is 40 km, Pulkovo airport – 35 km, CR – 15 km

**Proximity to major highways of the city:** Petrozavodsk road (southern boundary of the production area).

**The nearest industrial zones:** Metallostroy is 2 km from the industrial area in the district Sevastyanova street – 2 km, "Sapper" – 4 km

### Railway transport:

Railway platform "Pontonnaya".

### Large residents:

- The JSC "Sredne-Neviskiy shipbuilding plant".

### Major investment projects:

- The company OOO "NPP Geotechnics" plans to build the plant for production of metal structures on the territory of the industrial zone.

### Additional information:

On the territory of the industrial zone is a military unit 51522 (base storage equipment and weapons) and Hospice №2 (Hospice at 20 beds serves Nevskiy, Kolpinskiy and Frunzenskiy districts of St. Petersburg, is under the patronage of the Queen of England), and garage-building cooperative "Pontonnaya" (the Eastern boundary of the industrial zone".

### Vacant land

No	Assignment	Area, sq. m
37	Transformer substation	144
38	Transformer substation	144
32	Multi-storey garage	1937
31	Multi-storey garage	2695
28	Object of the manufacture of machinery and equipment, built-in block-modular boiler	4285
34	Transformer substation	144
33	Transformer substation	152
26	Object of the manufacture of machinery and equipment, built-in block-modular boiler	4444
36	Transformer substation	144
27	Object of the manufacture of machinery and equipment, built-in block-modular boiler	5253
30	Multi-storey garage	9819
29	Multi-storey garage	4794
10	Object of the manufacture of machinery and equipment, built-in block-modular boiler	3679
39	Transformer substation	167
24	Object of the manufacture, pressing, stamping and roll forming, two built-in block-modular boiler	10648
25	Object of the manufacture of fabricated metal products, manufacture of metal structures and products, built-in block-modular boiler	4925
35	Transformer substation	144

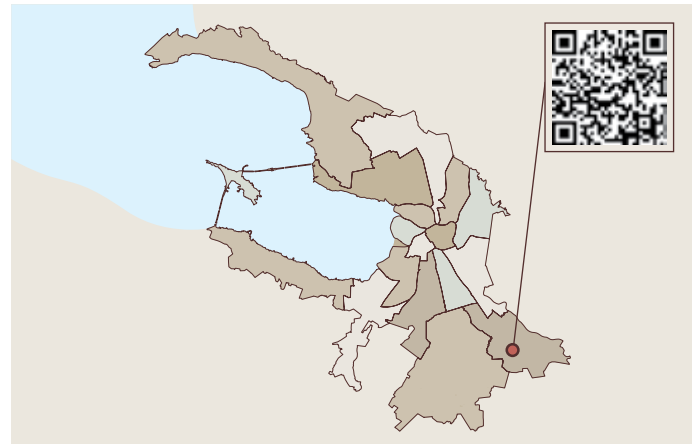




# The industrial zone in the district Sevastyanova st.

- District: ..... Kolpinskiy
- The area of all production zone ..... 175 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The production area is located in the southern part of the Kolpinskiy district of St. Petersburg in the municipal formation “the city of Kolpino”, limited by the river Izorka and Zagorodnaya street in the West Balkan street on the North, Soldiers lakes in the East and the Camp highway and the branch of Oktyabrskaya railway in the South. In addition to industrial enterprises on the territory of the industrial zone has a large vegetable storehouse, circuit (carting), Federal state institution “Kolpino educational colony”.

### Branch specialization:

The town planning regulation TP6 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone.

The town-planning regulation of TP6 assumes placement of objects of pulp-and-paper production; publishing and printing activity, including objects of production of cars and the equipment, production of vehicles and the equipment, electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### The possible use of vacant land:

- to pulp and paper production, pulp, wood pulp, paper, cardboard and products made of them publishing and printing activities, reproduction of recorded media;
- for the production of machines and equipment, production machinery, production of other equipment General and special purpose production machinery and equipment for agriculture and forestry, production machines, production of transport vehicles and equipment production of vehicles production of automobile bodies, trailers, semi-trailers and containers for carriage by one or more modes of transport, construction parts and accessories for motor vehicles and their engines manufacture of ships, aircraft and spacecraft, and other vehicles;
- for the production of electronic and optical equipment, manufacture of office machinery and computers, manufacture of electrical machinery and electrical equipment production of equipment for radio, television and communication production of medical equipment, measuring instruments, optical devices and equipment, clocks and watches, for companies the information and telecommunication sector.

### Logistics characteristics:

The remoteness of the Central zone from the city centre is 35 km away, the port 42 km, Pulkovo airport – 35 km, CR – 17 km

**Proximity to major highways of the city:** Moscow highway – 8 km

**The nearest production areas:** “Izhora plants” – 6 km, Metallostroy – 6.5 km, “Pon-ton” – 5,8 km

### Railway transport:

Railway station “Kolpino”, train tracks running along the southern boundary of the production area.

### Large residents:

- The factory metal furniture and racks “Dikom”.
- The plant “Pobeda” (production of building materials, construction and development).
- The Knauf plant (production of building materials and systems).
- The production enterprise “A-Klima”, a part of Group of Companies “Armaks Groups” (ventilation equipment and air conditioning systems).
- The automated service “Pavlov-Motors” (repair and maintenance of passenger cars and vans).

### Major investment projects:

“Set” is a plant of transformer substation will be built here. The planned investment volume for the project will amount to 400 million rubles. This will create at least 300 new jobs, tax revenues after entering the complex will be about 125 million rubles annually.

## Vacant land

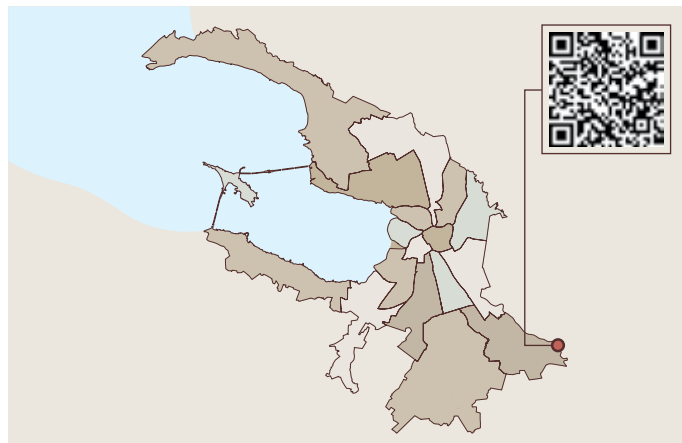
No	Assignment	Area, sq. m
37	Object of the manufacture of cellulose, wood pulp, paper, paperboard and articles thereof	7086
40	Enterprise of publishing and polygraphic activity	4494
18	Distribution substation	1233
12	Warehouse complex	14160
21	Power line support	47
137	Enterprise of information and telecommunication sector	1489
19	Object of the production of electronic and optical equipment	31500
20	Snow melting point	18432
5	Power line support	51
6	Multi-storey garage	25411
3	Object of the production of ceramic products manufacture of ceramic tiles and slabs, manufacture of bricks, tiles and construction products baked clay	14890
17	Object of the production of mechanical equipment	1894
134	Object of the production of electrical machines and electrical equipment	1500
7	Object of the production of machinery and equipment	41535
8	Object of utilities	25623
10	Distribution substation	377
32	Transformer substation	144
26	Transformer substation	144
42	Transformer substation	144
33	Enterprise of an information and telecommunication sector	2155
128	Enterprise of the production of cellulose, wood pulp, paper, paperboard and articles thereof	3964
15	Object of the production of machinery and equipment	32006
11	Transformer substation	144
38	Transformer substation	144
13	Transformer substation	144
16	Transformer substation	144
41	Company production of cellulose, wood pulp, paper, paperboard and articles thereof	8880
127	Object of the production of equipment for radio, television and communication	2407
36	Object of an information-telecommunication sector	2139
136	Object of the production of cellulose, wood pulp, paper, paperboard and articles thereof	3077
140	Enterprise of publishing and polygraphic activity	2882
35	Object of the production of mechanical equipment	1997
138	Object of the production of mechanical equipment	1938
29	Object of the production of electrical machines and electrical	1976
2	Enterprise of the production of cellulose, wood pulp, paper, paperboard and articles thereof	5840
1	Enterprise of the production of cellulose, wood pulp, paper, paperboard and articles thereof	23729
53	Object of the production of vehicles and equipment	7118
39	Enterprise of publishing and polygraphic activity	4188
22	Distribution substation	7484
4	Object of the production of mechanical equipment	7611
27	Object of the production of mechanical equipment	30931
23	Enterprise production of cellulose, wood pulp, paper, paperboard and articles thereof	19482
135	Object of the protection of public order,	1844
142	Object of the protection of public order	3920
31	Object of the production machinery and equipment	6085
24	Transformer substation	173
34	Object of the manufacture of other equipment for general and special purpose	3506



# Sapernaya

- District: ..... Kolpinskiy
- The area of all production zone ..... 75,2 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The industrial zone in the Kolpinskiy district of St.Petersburg, on the border with the Leningrad region, bounded by the river Neva and Petrozavodsk highway. There is a provision for industrial construction engineering enterprises. From the Leningrad region to the industrial zone adjoins the land on which the work on the design and construction of facilities for investment JSC "Leningrad shipyard "Pella".

### Branch specialization:

The town planning regulation TP4 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Sapernaya".

The town-planning regulation of TP4 assumes placement of objects of metallurgical production and production of finished metal products, including objects of production of cars and the equipment, vehicles, the electronic and optical equipment, the enterprises of information and telecommunication sector, processing of wood and production of products from a tree, productions of other nonmetallic mineral products, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### The possible use of vacant land:

- for placement of the enterprises of metallurgical production, production of finished metal products, production of construction metal designs and products, production of metal tanks, radiators and coppers, production of nuclear reactors, forging, pressing, stamping and profiling, production a product by method of powder metallurgy, processing of metals and drawings coverings on metals, processing of metal products with use of the main technological processes of mechanical engineering;
- for placement of production of cars and the equipment, production of the mechanical equipment, production of the equipment of the general and special purpose, production of cars and the equipment for rural and forestry, productions of machines, productions of vehicles and the equipment, production of cars, production of automobile bodies, productions of the trailers, semi-trailers and containers intended for transportation by one or several means of transport, production of parts and accessories of cars and their engines, production of vessels flying and spacecrafts and other vehicles;
- for placement of objects of processing of wood and production of products from a tree and a stopper, production of wooden construction designs, including combined wooden structures, and joiner's products, production of nonmetallic mineral production of production of glass and products from glass, production of pottery, production of ceramic tiles and plates, production of a brick, a tile and other construction products from the burned clay, productions of cement, lime and plaster, production of products from concrete, plaster and cement, are sharp, processing and finishing of a stone; productions of furniture and other production, processing of secondary raw materials;
- for placement of production of the electronic and optical equipment, production of office equipment and computer facilities, production of electrical machines and electric equipment, production of the equipment for radio, television and communication, production of products of medical equipment, measuring instruments, optical devices and the equipment, hours, for placement of the enterprises of information and telecommunication sector.

### Logistics characteristics:

**Remoteness of the center of a zone from the downtown** – 37 km, port – 45 km, the Pulkovo airport – 35 km, ring road – 20 km.

**Proximity to the largest highways of the city:** no.

**Distance to the next production zones:** "Pontonnaya" – 6 km, an industrial zone near Sevastyanov St. – 8 km, "Izhora plants" – 13 km, "Metallostroy" – 14 km.

### Railway transport:

In the southwest from a production zone there is a railway station "Sapernaya" – 1 km, within the southern border of a production zone – a stopping point of 29 km.

### Large residents:

- The Leningrad furniture combine No. 1 is the furniture factory "Baltic furniture". Objects of oil infrastructure of the Baltic enterprise are located in borders of the territory.

## Vacant land

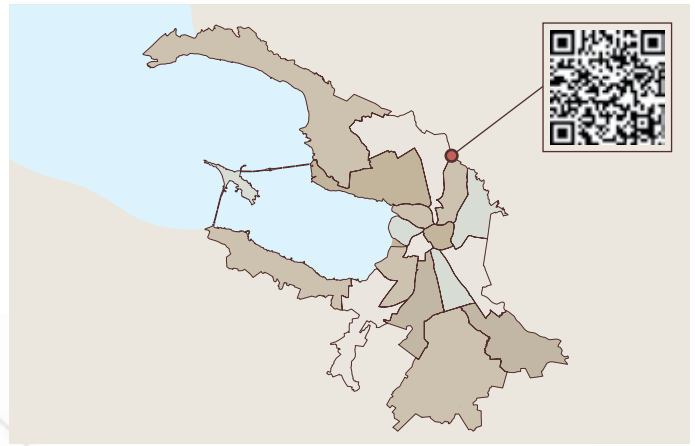
No	Assignment	Area, sq. m
28	Industrial facility	16635
39	Object of the engineering infrastructure (territory reserved for future infrastructure projects)	12310
36	Industrial facility	12165
27	Industrial facility	42434
42	Industrial facility	2898
43	Industrial facility	1993
44	Industrial facility	795
45	Industrial facility	2323
40	Industrial facility	2835
41	Industrial facility	1695
32	Sewage pumping station	630
38	Industrial facility	26532
30	Industrial facility	14540
29	Transformer substation	64
37	Transformer substation	64
35	Industrial facility	20223
31	Distribution point	168



# Parnassus

- District: ..... Vyborgskiy
- The area of all production zone ..... 626,8 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The production zone "Parnassus" is located in Vyborgskiy district of St. Petersburg around crossing of the prospectus of Engels and ring road. It borders on the Leningrad region and it is located near one of the largest areas of mass housing construction in northern part of St. Petersburg. It has good transport communications and some reserve of the free territory under industrial building in zone borders. The main profile of a zone is the food industry and logistics.

More than 75 enterprises are located in the territory of the industrial zone. The transport infrastructure is well developed. The zone is adjoined by ring road, a network of highways, the railroad. The viaduct through the railroad is constructed in 2003, it connects the prospectus of Engels with ring road. The public transport (the bus, the trolleybus, the tram) passes at the southern border of a zone. The zone borders on station of the subway "Parnassus" in the southwest.

### Branch specialization:

The town planning regulations TP1 and TP9 set by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Parnassus".

The town-planning regulation of TP1 assumes placement of objects of production of foodstuff, including drinks and tobacco, and also objects of production of cars and the equipment, vehicles, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

The town-planning regulation of TP9 is a regulation of the industrial zone of warehouses and other objects of the logistic chain of delivery associated with the movement, reception, accumulation, storage, processing, delivery and shipment of goods, including production machinery and equipment, manufacture of transport equipment, manufacture of electrical, electronic and optical equipment, facilities information and telecommunications sector, with the inclusion of objects of engineering infrastructure (the types of permitted use and limits).

### Data on town-planning documentation:

- the resolution of the government of St. Petersburg dated 28.03.2007 No. 331 (in edition of 30.10.2012) "On approval of the project plan with project surveying of the territory of quarter 10A of the uninhabited zone "Parnassus", a limited traffic intersection on crossing of road round of St. Petersburg with Priozerskoye Highway, ave. of Engels, a punched hole of 9th Verkhny Lane, administrative border between two subjects of the Russian Federation - St. Petersburg and the Leningrad region";
- the resolution of the government of St. Petersburg dated 05.10.2010 No. 1338 "On approval of the project plan with project surveying of the territory of the part of the industrial zone "Parnassus" limited to 5th Verkhny Lane, Domostroitelnaya St., Kultury Ave. in Vyborgsky district";
- the resolution of the government of St. Petersburg dated 04.12.2007 No. 1581 " On approval of the project plan with project surveying of the territory of quarter 3 uninhabited zones "Parnassus", limited Domostroitelnaya St., 5th Verkhny Lane, 2 Verkhny Lane, Verkhnyaya St. ";
- the resolution of the government of St. Petersburg dated 18.09.2007 No. 1215 "On approval of the project plan with project surveying of the territory of quarter 7 uninhabited zones "Parnassus", the limited 5th Verkhny Lane, Domostroitelnaya St., 6th Verkhny Lane, the ave. of Engels, in Vyborgskiy district";
- the resolution of the government of St. Petersburg dated 23.03.2010 No. 299 "On approval of the project plan with project surveying of the territory limited journey of local value, 1 Verkhny Lane, Verkhnyaya St., 2 Verkhny Lane of the uninhabited zone "Parnassus", in Vyborgsky district";
- the resolution of the government of St. Petersburg dated 14.11.2006 No. 1409 "On approval of the project plan with project surveying of the territory of the northern part of the quarter 1-2 uninhabited zones "Parnassus" limited to 2 Verkhny Lane, 5th Verkhny Lane, design continuation by Kultury Ave. and border of the land plot to the address: 1st Verkhny Lane, 12, letter A".

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 18 km, port – 23 km, the Pulkovo airport – 50 km, ring road – adjoins the territory of a production zone.

**Distance to the next production zones:** "Streams" – 9 km, playground of THE SEZ "Novoorlovskaya" – 13 km, "Kolomyagi" – 13 km.

### Railway transport:

Railway station "Parnassus".

### Large residents:

- JSC Baltic Brewery.
- JSC Pepsi bottling group Sankt-Peterburg.
- JSC Malting Plant "Suffle Sankt-Peterburg".
- JSC House-building Combine Blok.
- JSC Lenstroydetal.
- JSC Yunimilk Company (producer of dairy products and baby food).

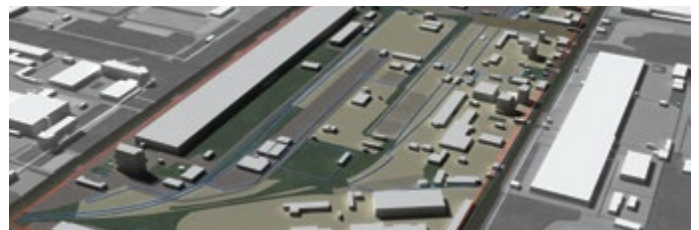
### Large investment projects:

- JSC Kompressor.
- The placement of the enterprises of a pharmaceutical cluster is planned to locate in the territory of a quarter 10A.

Works on construction of facilities of engineering and transport infrastructure of the production zone "Parnassus" are being performed by request of the St. Petersburg public state institution "The City Agency on Industrial Investments" according to the Address investment program of St. Petersburg.

### Vacant land

No	Assignment	Area, sq. m
7	Industrial enterprises of IV-V hazard class	2370
6	Industrial enterprises of IV-V hazard class	12664
8	Industrial enterprises of IV-V hazard class	2945
9	Industrial enterprises of IV-V hazard class	5977
5	Transport object	4099
1	Warehouse building	6410
3	Industrial enterprises of IV-V hazard class	18552
9-1	Industrial enterprises of IV-V hazard class	24534
5-2	Industrial enterprises of IV-V hazard class	5270
7-1	Transformer substation	209
10	Transformer substation	101
6-1	Industrial enterprises of IV-V hazard class	13965
1-1	Industrial enterprises of IV-V hazard class	9942
3-1	Industrial enterprises of IV-V hazard class	4067
1-2	Warehouse complex	2811
2	Logistics center	13245
2-1	Industrial facility	15438
3-2	Transformer substation	149
1-3	Warehouse object	17727
2-2	Industrial enterprises of IV-V hazard class	14134
4	Logistics center	13553
4-1	Fire station	12000
5-1	Production and warehouse complex	13769
4-2	distribution transformer substation	260
6-2	Industrial facility	7424
3-3	Treatment plant	123
2-3	Industrial facility	4878
1-4	Industrial facility	4250
1-5	Transport object (car service company)	3586
8-1	Warehouse complex	37193
2-4	Warehouse facility with an integrated transformer substation	58864



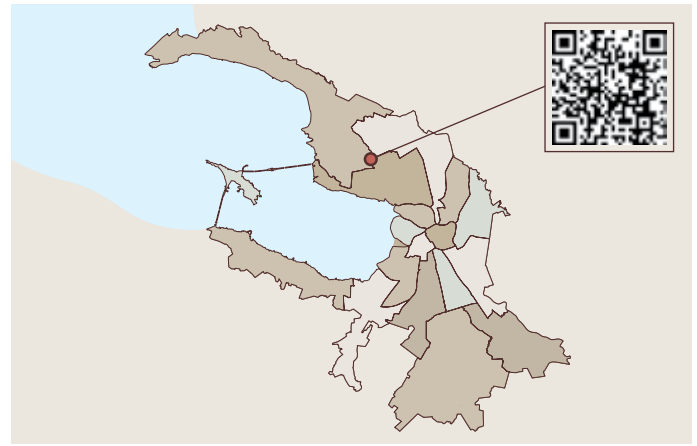
Works on construction of facilities of engineering and transport infrastructure of the production zone "Parnassus" are being performed by request of the St. Petersburg public state institution "The City Agency on Industrial Investments" according to the Address investment program of St. Petersburg.



# Kamenka

- District: ..... Vyborgskiy
- The area of all production zone ..... 760 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The industrial zone "Kamenka" is located in southwest part of Vyborgskiy district on border with Primorskiy and Kurortniy districts, it is the only production zone of St. Petersburg in which borders ring road and The WHSD are crossed. The project on development of the territory of the industrial zone "Kamenka" is recognized by the strategic investment project.

### Branch specialization:

The town planning regulation TP5 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Kamenka".

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### Data on town-planning documentation:

- the resolution of the Government of St. Petersburg dated 24.05.2010 No. 651 "On approval of the project plan with project surveying of the territory of the industrial zone "Kamenka", located northeast and southwest of the intersection of the ring road around St. Petersburg and the Western high-speed diameter, in the Vyborg district";
- the resolution of the Government of St. Petersburg on 10.07.2007 No. 805 "On approval of the project planning of the territory of the industrial zone to the South-East transport hub at the intersection of the Western high-speed diameter and the ring road around St. Petersburg";
- the resolution of the Government of St. Petersburg dated 13.10.2009 No. 1157 "On approval of the project plan with the project surveying of the territory located Northwest of the intersection of the ring road around St. Petersburg and the Western high-speed diameter, in Vyborgskiy and Kurortniy districts".

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 27 km, port – 30 km, the Pulkovo airport – 43 km, ring road and the WHSD in the territory of the production zone.

**Proximity to the largest highways of the city:** Levashovskoye Highway; Primorskoye Highway, "Scandinavia" E-18, Vyborgskoye Highway (A122).

**Distance to the next industrial zones:** "Horse Lahta" – 13 km, playground of the SEZ "Novoorlovskaya" – 13 km, "Kolomyagi" – 15 km.

### Railway transport:

No.

### Characteristics of the development of systems engineering and technical support site (according to the approved documentation on planning of the territory):

**Water supply** – 1464,8 cubic m/days is provided from system of the centralized water supply.

**Water disposal** – 1392,5 cubic m/days is provided in system of the centralized water disposal.

**Heat supply** – 87,27 Gcal/hour is provided from system of the central heat supply.

**Power supply** – 33308 kVA is provided from system of the central power supply.

**Gas supply** – 11781 cubic m/hour is provided from system of the centralized gas supply.

### Large residents:

- Automobile works of Hyundai and park of suppliers of Hyundai.
- Automobile works of Nissan (Nissan Menufekchuring Rus). The waste recycling plant and treatment facilities are also located in the territory of the industrial zone.

### Large investment projects:

- Hyundai plant (the construction of industrial park of group of suppliers of the Hyundai Motor Company on production of automobile accessories).

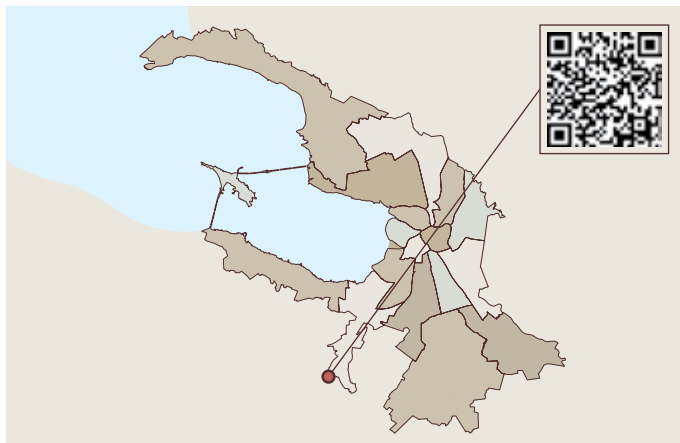




# Krasnoselskaya

- District: ..... Krasnoselskiy
- The area of all production zone ..... 346 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The industrial zone "Krasnoselskaya" is located in Krasnoselskiy district of St. Petersburg. A territory priority is a placement of the enterprises for production of foodstuff, drinks and tobacco products. The territory has a reserve under development of industrial building. The passing of the highway of the continuous movement is planned in the borders of the territory such as bypass road of the Krasnoe Selo. The housing estate closely adjoins the industrial zone from young and East side.

### Branch specialization:

The town planning regulation TP1 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Krasnoselskaya".

The town-planning regulation of TP1 assumes placement of objects of production of foodstuff, including drinks and tobacco, and also objects of production of cars and the equipment, vehicles, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### Data on town-planning documentation:

The resolution of the Government of St. Petersburg dated 13.11.2007 No. 1474 (as amended from 12.05.2009) "On approval of the project plan with project surveying of the territory of the industrial zone "Krasnoselskaya" in Krasnoselskiy district".

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 30 km, port – 36 km, the Pulkovo airport – 25 km, ring road – 10 km.

**Proximity to the largest highways of the city:** Kingiseppskoye Highway.

**Distance to the next industrial zones:** "Southwest" – 11 km, "Preport-3" – 15 km; playground of the SEZ "Noydorf" – 22 km.

### Railway transport:

Railway station "Krasnoe Selo" (2,5 km).

### Characteristics of the development of systems engineering and technical support site (according to the approved documentation on planning of the territory):

**Water consumption** – 6,3 thousand cubic m/days is provided from system of municipal water supply.

**Water disposal** – 5,5 thousand cubic m/days is provided in system of the city sewerage.

**Power supply** – 60 MBA is provided from networks of the centralized power supply.

**Heat supply** – 110 Gcal/hour is provided from local sources of heat supply.

**Gas supply** – 13,7 thousand cubic m/hour is provided from city system of gas supply. It provides construction of 15 distributive transformer substations, 13 local sources of heat supply, 15 gas-distributing points, 3 individual thermal points is provided; substations of 110 kW and substation of 330 kW in borders of design.

### Large residents:

- The Chipita company (production and advance of salty snacks, the range it is presented by such trademarks as 7DAYS, Bake Rolls, Chipita Chips, Tsipers, Extra Cheesy, Curls, Extra Spicy Stars and others).
- JSC Amcor Tobacco Packaging Sankt-Petersburg (production of packing for tobacco products) is one of more than 300 enterprises of Amcor group that is the world leader in production of packing for food and not food products.
- Mostostroitelny group No. 19.
- JSC PITERLADA.
- JSC Eleat.
- JSC Krasnoselskiy Enterprise of Providing with Oil Products.
- JSC Avtogazstroy.
- JSC Silmashintorg.
- JSC Komplekt.
- Orion plant (mechanical engineering and metal working (without the industry of medical equipment)).
- NPP Raduga.

### Large investment projects:

- The transfer of production of the Krupskaya's factory is planned for a new production site in the uninhabited zone "Krasnoselskaya" till 2015.

### Vacant land

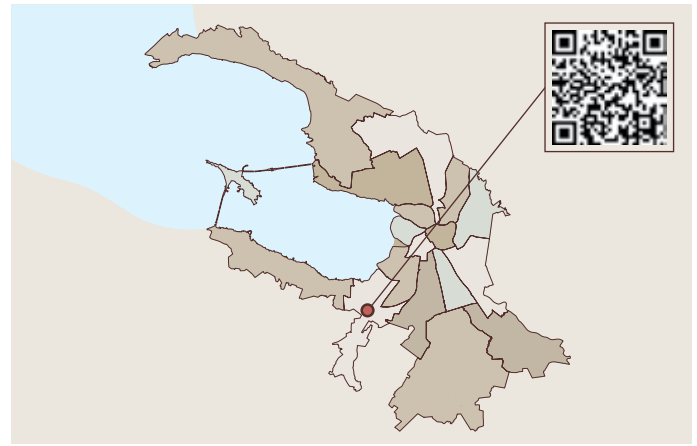
No	Assignment	Area, sq. m
12	Industrial enterprises of IV-V hazard class with the inclusion of objects of multifunctional public and business buildings	32202
2	Industrial enterprises of IV-V hazard class with the inclusion of objects of multifunctional public and business buildings, 4 distribution transformer substations, 4 boilers	228531
7	Industrial enterprises of IV-V hazard class with the inclusion of objects multifunctional social business development, distribution transformer substation	57450
25	Placement of objects multifunctional business building	2505
20	Industrial enterprises of IV-V hazard class with the inclusion of objects of multifunctional public and business buildings, private	13246
16	Industrial enterprises of IV-V hazard class with the inclusion of objects multifunctional social business development, distribution transformer substation	131576
4	Industrial enterprises of IV-V hazard class with the inclusion of objects multifunctional social business development, distribution transformer substation	42060
14	Allocation of urban transport and engineering infrastructure	3184
24	Objects of multifunctional public and business buildings	2311
26	Objects of multifunctional public and business buildings	2363
23	Industrial enterprises of IV-V hazard class with the inclusion of objects of multifunctional public and business buildings	3686
28	Industrial enterprises of IV-V hazard class with the inclusion of objects multifunctional social business development, distribution transformer substation, boiler	37783
29	Industrial enterprises of IV-V hazard class the inclusion of objects multifunctional social business development, distribution transformer substation, boiler	18202
19	Industrial enterprises of IV-V hazard class with the inclusion of objects of multifunctional public and business buildings	6178
18	Industrial enterprises of IV-V hazard class with the inclusion of objects of multifunctional public and business buildings	10779
6	Substation of 110 kV	6665
5	Substation of 330 kV	20829
8	Industrial enterprises of IV-V hazard class with the inclusion of multifunctional objects public and business buildings, boiler	79986
10	Industrial enterprises of IV-V hazard class with the inclusion of objects multifunctional social business development, distribution transformer substation	22087
11	Placement of objects of engineering infrastructure, boiler, gas distribution station	14965
9	Placement of objects of multifunctional public and business buildings, boiler house, gas distribution station	4763
27	Reserve for accommodate of fire department	11378
15	Placement of objects of multifunctional public and business buildings	7922
13	Industrial enterprises of IV-V hazard class with the inclusion of objects multifunctional social business development, distribution transformer substation	5096
3	Placement of objects of multifunctional public and business buildings	8895
17	Placement of objects of multifunctional public and business buildings	9613
22	Placement of objects of multifunctional public and business buildings	3763
21	Placement of objects multifunctional social business development, distribution transformer substation, boiler, gas distribution station and individual heat point	70706



# Southwest

- District: ..... Krasnoselskiy
- The area of all production zone ..... 776,8 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The industrial zone "Southwest" is located in Krasnoselskiy district of St. Petersburg. Today it is actively built by investors. There is an active housing construction, a construction of facilities of social infrastructure, shops, trade and parking complexes in close proximity of the zone.

### Branch specialization:

The town planning regulation TP5 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Southwest".

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### The possible use of vacant land:

- for placement of production of cars and the equipment, production of the mechanical equipment, production of the other equipment of the general and special purpose, production of cars and the equipment for rural and forestry, production of machines, production of vehicles and the equipment, production of cars, production of automobile bodies, production of the trailers, semi-trailers and containers intended for transportation by one or several means of transport, production of parts and accessories of cars and their engines, production of vessels flying and spacecrafts and other vehicles;
- for placement of objects of textile production, production of clothes, manufacture and dyeing of fur, production of skin, products from skin and production of footwear;
- for placement of the enterprises of metallurgical production; productions of finished metal products, productions of construction metal designs and products, productions of metal tanks, radiators and coppers, productions of nuclear reactors, forging, pressing, stamping and profiling, production of products by method of powder metallurgy, processing of metals and drawing coverings on metals, processing of metal products with use of the main technological processes of mechanical engineering;
- for placement of the enterprises of pulp-and-paper production, production of cellulose, wood pulp, paper, a cardboard and products from them, publishing and printing activity, replication of the written-down data carriers;
- for placement of production of the electronic and optical equipment, production of office equipment and computer facilities, production of electrical machines and electric equipment, production of the equipment for radio, television and communication, production of products of medical equipment, measuring instruments, optical devices and the equipment, hours, for placement of the enterprises of information and telecommunication sector.

### Data on town-planning documentation:

The project plan with project surveying of the territory of the industrial zone "Southwest" is under development in accordance with the current legislation of the Russian Federation and St. Petersburg.

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 24 km, port – 29 km, the Pulkovo airport – 19 km, ring road – the territory of a production zone.

**Proximity to the largest highways of the city:** Volkhonskoye Highway – 0,5 km, Tallinskoye Highway – 0,5 km.

**Distance to the next industrial zones:** "Preport-3" – 4 km, part of the territory of the Sea port industrial zone – 8 km, playground of the SEZ "Noydorf" – 11 km.

### Railway transport:

Railway station "Ligovo" / "Ligovo-Export" (northeast border of a production zone).

### Large residents:

- JSC Construction Department No. 1 (production of optical cables on the basis of new generation of single-mode optical fiber of the company "Corning Inc.").

- JSC Plastkom (production and complex delivery of plastic pipes, accessories, optical cables for linear constructions of communication).
- SPb SUE Ekostroy (enterprise for recycling of all classes of danger. Inspection of the land plots and workplaces regarding identification of influences hazardous to health. Cleaning and ecological restoration of water objects).

### Large investment projects:

- Logistic complex of JSC Peterburg Transit.

## Vacant land

No	Assignment	Area, sq. m
2	Commercial facilities that are not associated with the accommodation of the population	25230
3	Objects of the production of machinery and equipment	10078
7	Water pump station	44710
39	Storage of liquefied gas	4621
9	Warehouse complex	105918
17	Stations of waste handling and sorting	44341
16	Stations of waste handling and sorting	29480
28	Stations of waste handling and sorting	24079
29	Object of the production of machinery and equipment	23122
31	Gas station	4618
30	Distribution point	5848
33	Industrial facilities	247938
34	Commercial facilities that are not associated with the accommodation of the population	18833
35	Commercial facilities that are not associated with the accommodation of the population	6752
37	Object of the production of machinery and equipment	6264
38	Commercial facilities that are not associated with the accommodation of the population	6337
26	Object of the production of machinery and equipment	7332
23	Object of the production of machinery and equipment	11437
22	Object of the production of machinery and equipment	9531
20	Object of the production of machinery and equipment	40290
19	Stations of waste handling and sorting	4145
21	Object of the production of machinery and equipment	3010
24	Commercial facilities that are not associated with the accommodation of the population	23697
13	Stations of waste handling and sorting	54751
32	Object of the railway transport	121876

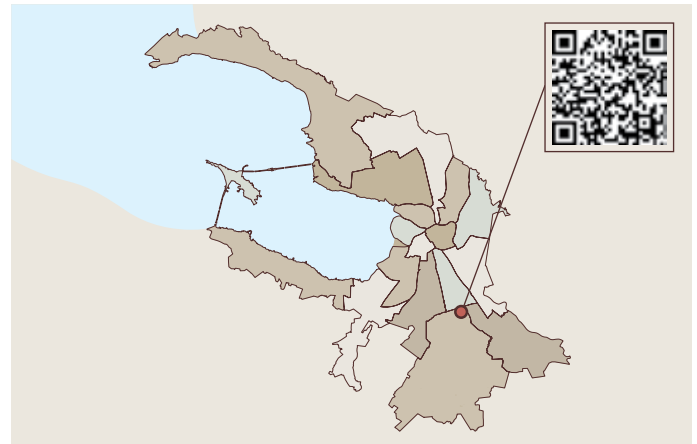




# Shushary

- District: ..... Pushkinskiy
- The area of all production zone ..... 2 376 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies

## Description of the industrial zone

The industrial zone "Shushary" adjoins Frunzenskiy district on Balkanskaya Street in the north, in the West – to Moskovskoye Highway, in the south it is limited to peatery, in the east – Sofiyskaya Street and the Yuzhnaya CHPP.

The industrial zone unites six smaller uninhabited zones on a functional sign: "Shushary-1" is the industrial zone where the enterprises of cargo carriage are located. The Toyota and General Motors enterprises are constructed in the territory of the zone "Shushary-2".

The infrastructure of Oktyabrskaya Railway with Moskovskoy-Tovarnoy and from Izmaylovsky prospect is entered in the uninhabited zone "Shushary-3". Terminal complexes are created in the zones "Shushary-4" and "Shushary-5" (about Moskovskoye Highway) wholesale warehouses, terminals, and the enterprises of the food industry are under construction. The zone "Shushary-4" is generally formed of the small enterprises. The territories of "Shushary-5" and "Shushary-6" develop as zones with the prevailing "logistics" and "transport" profile.

### Branch specialization:

The town planning regulations TP5 and TP9 set by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Shushary-2".

The town-planning regulation of TP5 assumes placement of objects of production of cars and the equipment, production of vehicles and the equipment, including objects of metallurgical production and production of finished metal products, textile production, the enterprises of pulp-and-paper production, the electronic and optical equipment, the enterprises of information and telecommunication sector, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

The town-planning regulation of TP9 is a regulation of the industrial zone of warehouses and other objects of the logistic chain of delivery associated with the movement, reception, accumulation, storage, processing, delivery and shipment of goods, including production machinery and equipment, manufacture of transport equipment, manufacture of electrical, electronic and optical equipment, facilities information and telecommunications sector, with the inclusion of objects of engineering infrastructure (the types of permitted use and limits).

### Data on town-planning documentation:

The resolution of the government of St. Petersburg dated 19.06.2007 No. 704 (in edition of 28.04.2009) " On approval of the project plan and project surveying of the territory of the industrial zone "Shushary-2" limited to the Southern railway half ring, continuation of Sofiyskaya St., Yuzhnaya St., the N 1 highway, the N 4 highway and Drive N 1 in Pushkinskiy district".

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 20 km, port – 29 km, the Pulkovo airport – 10 km, ring road – border of a production zone.

**Proximity to the largest highways of the city:** Moskovskoye Highway (part of the route M10 and E105) – the territory of a production zone.

**Distance to the next production zones:** "Obukhovo" – 5 km, "Rybatkoe" – 10 km, "Preportovaya-2" – 11 km.

### Railway transport:

Railway station "Shushary".

### Characteristics of the development of systems engineering and technical support site (according to the approved documentation on planning of the territory):

**Water supply** – 18500 cubic m/days is provided from system of municipal water supply. Water disposal of economic and household sewage - 17440 cubic m/days is provided in system of the municipal sewerage.

**Heat supply** – 207,8 Gcal/hour is provided from autonomous sources of heat supply.

**Power supply** – 93,5 MVA is provided from existing substations "Southern", substations "Shushary" and the substation planned to construction N 210A.

**Gas supply** – 31200 cubic m/hour is provided from the existing gas pipelines of a high pressure.

### Large residents:

- JSC General Motors Avto.
- JSC Toyota Motor of Manufacturing of Russia.
- Plant on release of auto components of the Canadian company Magna International.
- Automobile works of the Swedish concern Scania.
- Plant of the Foxconn company (production of computers of the American concern Hewlett-Packard).
- The agricultural Shushary personal computer production cooperative - the producer of vegetables and meat-and-milk production.

### Large investment projects:

- JSC Toyota Motor of Manufacturing of Russia expands and doubles capacities by 2016. About 100 thousand cars a year are planned to let out. In 2016 it will begin productions of the RAV4 crossover. Assembly will be carried out for domestic market and for export to Belarus.

### Vacant land

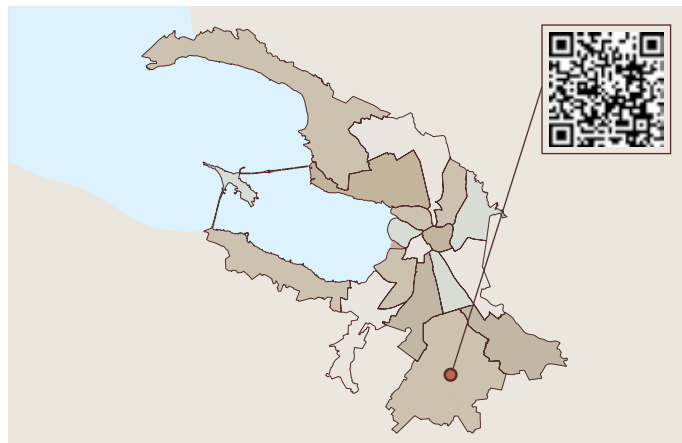
No	Assignment	Area, sq. m
6	transformer substation	200
1-7	Industrial enterprises of IV-V hazard class	37804
3-2	Industrial enterprises of IV-V hazard class	19342
2-3	Industrial enterprises of IV-V hazard class	13914
4-1	Industrial enterprises of IV-V hazard class	26489
5-1	Industrial enterprises of IV-V hazard class	26314
2	Utilities, 2 transformer substations	13316
1	Fire station with built-in and attached boiler room	19167
3	Object of the protection of public order	1449
1-2	utilities with built-in and attached boiler room, transformer substation	25838
2-1	utilities and transport	1624
1-3	utilities with built-in and attached boiler room, 2 transformer substations	22574
1-4	Industrial enterprises of IV-V hazard class with built-in and attached boiler room, transformer substation	33640
1-5	Industrial enterprises of IV-V hazard class with built-in and attached boiler room, transformer substation	14388
5	utilities, transformer substation	5286
3-1	distribution transformer substation	500
2-2	gas distribution station	600
4	Tanks to regulate stormwater	4936
1-6	Utilities with built-in and attached boiler room	12340
7	Industrial enterprises of IV-V hazard class	68407



# Pushkinskaya

- District: ..... Pushkinskiy
- The area of all production zone ..... 190 hectares

## The rating of zone



- The boundaries of the industrial zone
- The road network
- Railway
- Building, structure, facility
- Free sites
- Built-up areas
- Water bodies



## Description of the industrial zone

The industrial zone "Pushkinskaya" ("East") is located in municipality "the city Pushkin" to the east of railway station "Detskoe Selo". There are security zones and zones of the protected city landscape Pushkin near the industrial zone. A creation of a pharmaceutical cluster is planned in the territory of this uninhabited zone.

### Branch specialization:

The town planning regulation TP3 sets by the Rules of land tenure and building of St. Petersburg on the territory of the industrial zone "Pushkinskaya".

The town-planning regulation of TP3 assumes placement of objects of chemical production, production of rubber and plastic products, including objects of production of finished metal products, the enterprises of metallurgical production, processing of wood and production of products from a tree, productions of other nonmetallic mineral products, with inclusion of objects of engineering infrastructure (types of the allowed use and limit parameters).

### Data on town-planning documentation:

The resolution of the government of St. Petersburg dated 18.01.2011 No. 46 "On approval of the project plan and project surveying of the territory of the industrial zone "East" ("Pushkinskaya"), limited southern border of the land plot of the railroad from the railway station Detskoe Selo to Moskovskoye Highway designed by Drive N 1, Avtomobilnaya St., continuation of Setevaya St., Podbelsky Highway in Pushkinskiy district".

### Logistic characteristics:

**Remoteness of the center of a zone from the downtown** – 30 km, port – 35 km, the Pulkovo airport – 18 km, ring road – 17 km.

**Proximity to the largest highways of the city:** Moskovskoye Highway of M10 (departure through Kolpinskoye Highway), Vitebsky Avenue, Peterburgskoye Highway.

**Distance to the next production zones:** "Shushary" – 14 km, "Izhora plants" – 18 km, "Preport-2" – 20 km.

### Railway transport:

Railway station "Detskoe Selo".

### Characteristics of the development of systems engineering and technical support site (according to the approved documentation on planning of the territory):

**Water supply** – 1404 cubic m/days is provided from system of the centralized water supply.

**The sewerage** – 1259 cubic m/days is provided in system of the centralized sewerage.

**Heat supply** – 18,6 Gcal/hour is provided from heat supply sources planned to placement.

**Power supply** – 13301 kVA is provided from system of the centralized power supply.

**Gas supply** – 3432 cubic nanometers/hour is provided from system of the centralized gas supply.

### Large residents:

- JSC Pushkin Engineering Plant.
- Pushkin meat-packing plant.
- Construction combine "Neva holding".
- Enterprise of fishing industry of JSC Ocean Trading Company-T

### Large investment projects:

Such enterprises as JSC Gerofarm, JSC Neon, JSC Samson-Med began construction of pharmaceutical plants in 2013. "Neon" already finished design of production object and passes state examination. "Gerofarm" and "Samson Honey" are graduated by project works. Investments make more than 25 million euros. Three production objects of a pharmaceutical cluster will settle down in a production zone.

Works on construction of facilities of engineering and transport infrastructure of the production zone "Pushkinskaya" are performed by request of the St. Petersburg public state institution "The City Agency on Industrial Investments" according to the Address investment program of St. Petersburg.

## Vacant land

No	Assignment	Area, sq. m
1	Object of the production of foodstuffs, including beverages and tobacco	85308
49	Transport object	2539
20	Object of the production of machinery and equipment	11332
34	Object of the production of electronic and optical equipment	2885
67	Object of the production of machinery and equipment	3706
50	Transport object	1995
33	Object of the production of electronic and optical equipment	1074
55	Boiler thermal power of up to 200 Gcal/h	23239
66	Object of the production of machinery and equipment	1690
18	Object of the production of foodstuffs, including beverages and tobacco)	1126
21	Object of the production of electronic and optical equipment	781
22	Object of the production of electronic and optical equipment	1333
61	Object of the production of machinery and equipment	30103
28	Object of the production of machinery and equipment	1865
42	Multi-storey garages	19621
39	Object of the production of machinery and equipment	9808
56	Multi-storey garages	9141
65	Distribution substation	3423
17	Object of the production of electronic and optical equipment	617
23	Object of the production of electronic and optical equipment	711
57	Transport object	8822
41	Object of the production of machinery and equipment	2295
40	Object of the civil defense and emergencies prevention	17500
79	Object of the manufacture of other equipment for general and special purpose	2753
48	Transport object	6657
38	Object of the production of machinery and equipment	16719
8-Φ	Gas distribution station	671
7-Φ	Object of the pharmaceutical production, treatment facilities surface runoff	15686
17-Φ	Transformer substation	145
19-Φ	Transformer substation	144
12-Φ	Object of the production of pharmaceutical products, the block-module boiler plant, sewage treatment plants, surface runoff	28559
9-Φ	Transformer substation	150
16-Φ	Distribution substation	375
10-Φ	Multi-storey garage, treatment facilities surface runoff	14874
20-Φ	Transformer substation	165
18-Φ	Transformer substation	367
13-Φ	Object of the production of pharmaceutical products, the block-module boiler plant, sewage treatment plants, surface runoff	52845



Works on construction of facilities of engineering and transport infrastructure of the production zone "Pushkinskaya" are being performed by request of the St. Petersburg public state institution "The City Agency on Industrial Investments" according to the Address investment program of St. Petersburg.

# The short review of the current legislation of the Russian Federation and St. Petersburg

(the main regulations)

The Russian Federation	Saint-Petersburg
<b>The investment activity</b>	
The law of the RSFSR dated 26.06.1991 No. 1488-1 "On investment activity in the RSFSR".	The law of St. Petersburg dated 08.07.1998 No. 185-36 "On state support of the investment activity on the territory of St. Petersburg".
The Federal law dated 25.02.1999 No. 39-FZ "On investment activity in the Russian Federation carried out in the form of capital investments".	The law of St. Petersburg dated 19.11.2008 No. 742-136 "On strategic investment projects, strategic investors and strategic partners of St. Petersburg".
The Federal law dated 09.07.1999 No. 160-FZ "On foreign investments in the Russian Federation".	The law of St. Petersburg dated 04.12.2013 No. 682-125 "On the procedure for conducting regulatory impact assessment of draft legal acts of St. Petersburg, affecting the implementation of entrepreneurial and investment activities, and examination of normative legal acts of St. Petersburg, affecting the implementation of entrepreneurial and investment activity".
The Federal law dated 29.04.2008 No. 57-FZ "On procedures for foreign investments in business entities of strategic importance for national defense and state security".	The law of St. Petersburg from 20.12.2006 No. 627-100 "On participation of St. Petersburg in public-private partnerships".
The Regulation of the RF Government dated 30.12.2009 No. 1141 "On the Advisory Council for foreign investments in Russia".	The Decree of the Governor of St. Petersburg from 19.06.2013 No. 33-PG "About the Investment Declaration of St. Petersburg".
The Federal law from 30.12.1995 No. 225-FZ "On agreements on production sharing".	The resolution of the Government of St. Petersburg dated 04.05.2009 No. 492 "On providing support to the subjects of investment activity".
International treaties on the promotion and reciprocal protection of investment (with more than 70 countries of the world).	The resolution of the Government of St. Petersburg dated 28.06.2011 No. 834 "On the Program of improvement of investment climate in St. Petersburg for 2011-2015".
	The resolution of the Government of St. Petersburg from 23.06.2014 No. 495 "On the state program of St. Petersburg "Development of industry, innovation and agro-industrial complex in St. Petersburg, 2015-2020".
	The law of St. Petersburg dated 13.05.2009 No. 221-47 "On the fundamentals of industrial policy of Saint-Petersburg".
<b>The issues of urban development and territorial planning</b>	
The Town-planning Codex of the Russian Federation.	The law of St. Petersburg dated 05.07.2006 No. 400-61 "On the procedure of organization and holding of public hearings and public information during the implementation of urban development in St. Petersburg".
The Land Codex of the Russian Federation.	The resolution of the Government of St. Petersburg dated 28.04.2009 No. 480 "On the procedure of interaction of Executive public authorities of St. Petersburg, when providing permit conditionally permitted use of the land or of the object of capital construction".
The Housing Codex of the Russian Federation.	The law of St. Petersburg from 04.02.2009 No. 29-10 "On the Rules of land use and development of St. Petersburg".
The Water Codex of the Russian Federation.	The law of St. Petersburg dated 28.10.2009 N 508-100 "On urban planning in St. Petersburg".
The Federal law dated 22.07.2008 № 123-FZ "Technical regulations on fire safety requirements".	The law of St. Petersburg from 22.12.2005 No. 728-99 "On the General plan of St. Petersburg".
The decree of the RF Government dated 21.06.2010 N 1047-R "On the list of national standards and codes (parts of such standards and regulations), the use of which on a mandatory basis ensure compliance with requirements of the Federal law "The technical regulation on safety of buildings and constructions".	The Law of St. Petersburg from 24.12.2008 No. 820-7 "On the borders of zones of protection of objects of cultural heritage on the territory of St. Petersburg and modes of land use within the boundaries of these zones and on amendments to the Law of St. Petersburg "On the General plan of St. Petersburg and the boundaries of the zones of protection of objects of cultural heritage on the territory of St. Petersburg".
SNiP 2.07.01-89 "The urban planning. The planning and development of urban and rural settlements".	The resolution of the Government of St. Petersburg dated 16.05.2006 No. 596 "On approval of the Regulations on the procedure of interaction of Executive bodies of state power on the preparation and negotiation of documentation for planning areas".
	The resolution of the Government of St. Petersburg dated 16.05.2006 No. 560 "On approval of the Plan of implementation of the General plan of Saint-Petersburg".
<b>Saint-Petersburg. Providing real estate</b>	
The law of St. Petersburg from 26.05.2004 No. 282-43 "On the procedure for granting real estate, owned by St. Petersburg for construction and reconstruction".	The resolution of the Government of St. Petersburg dated 30.12.2010 N 1813 "On approval of the Regulations on the procedure of interaction of Executive public authorities of St. Petersburg in the preparation and adoption of decisions on the granting of real estate for the construction, reconstruction, adaptation for modern use".
The Committee on city property management of St. Petersburg Government from 14.10.2009 No. 124-p "On the organization of interaction of structural subdivisions of the Committee on city property management and open joint stock company "the property Fund of St. Petersburg" in the preparation and execution of decisions on approval of the assignment of rights and transfer of debt investor, tenant arising under the investment agreement, the lease contract of the land plot on investment conditions (agreement on investment activity), at auction".	The law of St. Petersburg from 26.05.2004 No. 282-43 "On the procedure for granting real estate, owned by St. Petersburg for construction and reconstruction". The law of St. Petersburg from 10.02.2010 No. 59-19 "About the price of land plots in St. Petersburg".
The law of St. Petersburg on 30.04.2008 No. 278-47 "On the delimitation of powers of public authorities of St. Petersburg in the sphere of regulation of land relations on the territory of St. Petersburg".	The law of St. Petersburg from 14.11.2012 No. 617-105 "On land tax in St. Petersburg".



Geographic information systems and information systems strongly entered into our life.

They rely on the functionality of GIS technology over the last 20 years have.

They are widely used in enterprises, government agencies and they help to do our everyday life easy.

### The history of the creation of a GIS portal:

The real breakthrough was the creation of a Regional information system “Geo-Information system of St. Petersburg” (RGIS). The system is designed according to the decree of the Government of St. Petersburg dated 30.11.2009 No. 1387.



The creation of the RGIS was carried out in accordance with the Concept of long-term socio-economic development of the Russian Federation for the period up to 2020, approved by decree of the government of the Russian Federation dated November 17, 2008 № 1662-R. This Concept defines the most important task improving the quality and accessibility of public services.

The Concept of using information technologies in the activities of public authorities provides the solution of problems in providing access to public information relevant state information resources, and on the organization of interactive information service of citizens and organizations with the use of modern information technologies (the decree of the Government of the Russian Federation dated 27 September 2004 No. 1244-R). The system operator is defined by Committee for Land Recourse and Land Management of St. Petersburg. The base of the RGIS creating consists of more than 10 years experience of using technology geographic information systems in the cadastre of St. Petersburg real estate. The RGIS includes the array of digital information about the spatial objects on the territory of the city, which was created for more than 20 years of existence of the Committee.

### Purpose of the RGIS:

- The relevance of the information;
- The accuracy of the data;
- Legal significance information.

### Task of the RGIS:

- the creation of a unified St. Petersburg database, as a source of relevant and reliable information, about all spatial data created at the expense of the budget of St. Petersburg;
- creation of conditions of free access for everybody, who wants to use generalized spatial data of St. Petersburg;
- creating an effective means of information support for decision-making processes by public authorities in the exercise of governmental functions and services;
- reduce of budget expenditures on the creation of spatial data by excluding duplication of work;
- simplification of administrative procedures associated with obtaining information through the Internet.

### Features of the RGIS:

The uniqueness of this system lies in the efficiency and reliability of the information.

A reliability is ensured by the provision of legally significant information from the Executive public authorities of St. Petersburg and the internal control Committee.

An efficiency is ensured by updating cadastral information frequency 1 time per hour, and the load on the information website of the layers obtained in accordance with the Agreements on information exchange, for not more than 1 day from the moment of their receipt.

An information banner system is present in more than 30 news sites.

The St. Petersburg RGIS is a single repository of spatial data about the real estate of St. Petersburg, including reliable information about land plots, buildings (structures), urban areas, cultural heritage sites and protected areas.

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