

Investment sites in Ruzaevka priority development area																		
№ п/п	General information			Land plot						Transportation and logistic infrastructure					Energy infrastructure			
	Name	Greenfield/ Brownfield	Address	Area	Free area	Pattern of property	Land use category	Permitted use	Cadastral number	The nearest road	The nearest federal highway	The nearest railway junction station	The nearest airport	The distance to Saransk	Gas supply, available capacity	Electric power supply, available capacity	Water supply, available capacity	Sewerage, available capacity
1.	Investment site No. 1 (near Levzha village)	Greenfield	Stanislavskogo street, Ruzaevka, Republic of Mordovia (to the west from machine- building plant)	15 Hectares	15 Hectares	Non- demarcated state property (Ruzaevskiy District)	Residential area	For agricultural use	13:25:01020 18:2345	0.2 km	9.2 km to P- 158 Nizhniy Novgorod - Saratov	5.2 km to Ruzaevka railway station	25 km to Saransk airport	10.5 km	Maximum available capacity without reconstruction is 10,000 m3/hour. 50 m to connection point: underground high pressure gas pipeline, d=325 mm	Connection point: high- voltage line 10 kV on the territory of the land plot. Available capacity is 0.15 megawatt. 1.5 km to LAL high-voltage substation 110/10 kV. Transformers power is 2 x 40 MVA. Maximum available capacity is up to 1 megawatt.	Wells are to be drilled. 450 m to water pipe with available capacity of 25 m3/day. Pipe diameter is 500 mm.	Treatment facilities are to be constructed. 460 m to two sewer pipes with available capacity of 25 m3/day. Pipe diameter is 400 mm.
2.	Investment site No. 2	Greenfield	Ruzaevka, Republic of Mordovia	14 Hectares	14 Hectares	Non- demarcated state property (Ruzaevskiy District)	Residential area	For agricultural use	13:25:01020 18:2344	0.001 km to Saransk- Ruzaevka road	9.8 km to P- 158 Nizhniy Novgorod - Saratov	4.7 km to Ruzaevka railway station	25 km to Saransk airport	10.4 km	Maximum available capacity without reconstruction is 10,000 m3/hour. 50 m to connection point: underground high pressure gas pipeline, d=325 mm	Connection point: high- voltage line 10 kV on the territory of the land plot. Available capacity is 0.15 megawatt. 1.5 km to LAL high-voltage substation 110/10 kV. Transformers power is 2 x 40 MVA. Maximum available capacity is up to 1 megawatt.	Wells are to be drilled. 550 m to water pipe with available capacity of 25 m3/day. Pipe diameter is 500 mm.	Treatment facilities are to be constructed. 460 m to two sewer pipes with available capacity of 25 m3/day. Pipe diameter is 400 mm. 560 m to two sewer pipes with available capacity of 25 m3/day. Pipe diameter is 400 mm.
3.	Investment site No. 3 (Ruzaevka glass factory)	Brownfield	22, Stanislavskogo st., Ruzaevka, Republic of Mordovia	18.4 Hectares	no information	Property of Joint stock company Ruzaevka glass factory	Residential area	For industrial buildings and constructions	13:25:01010 47:53	0.001 km to Saransk- Ruzaevka road	9.8 km to P- 158 Nizhniy Novgorod - Saratov	4.7 km to Ruzaevka station, railroad spur on the territory of the investment site	25 km to Saransk airport	10.5 km	Land plot is not supplied with gas. High-pressure gas pipeline. Reserve gas storage with tanks 3x20,000 m3.	Land plot is supplied with electric power. Total capacity is 7 megawatt. Several transformer substations.	Water is supplied from public water system. There is a water well and two 40,000 m3 tanks on the territory of the investment site.	Sewage is to the city sewage system, then to the municipal wastewater treatment facilities
4.	Investment site No. 4 (near Ruzaevka glass factory)	Greenfield	Stanislavskogo st., Ruzaevka, Republic of Mordovia	6.18 Hectares	6.18 Hectares	Non- demarcated state property (rented by Joint stock company Ruzaevka glass factory)	Residential area		13:25:01010 47:52	0.05 km	9.2 km to P- 158 Nizhniy Novgorod - Saratov	5.2 km to Ruzaevka station	25 km to Saransk airport	10.5 km	Maximum available capacity without reconstruction is 10,000 m3/hour. 25 m to connection point: underground high pressure gas pipeline (P=1.2 MPa), d=325 mm	0.8 km to connection point: LAL high-voltage substation 110/10 kV. Transformers power is 2 x 40 MVA. Maximum available capacity is up to 1 megawatt.	350 m to water pipe with available capacity of 25 m3/day. Pipe diameter is 500 mm.	360 m to two sewer pipes with available capacity of 25 m3/day. Pipe diameter is 400 mm.
5.	Investment site No. 5	Greenfield	Stanislavskogo st., Ruzaevka, Republic of Mordovia	1.76 Hectares	1.76 Hectares	Property of Ruzaevka administration	Residential area	For fruit and vegetables growing	13:17:01220 02:592	0.02 km	8 km to P-158 Nizhniy Novgorod - Saratov	3.5 km to Ruzaevka station	25 km to Saransk airport	10.7 km	Maximum available capacity without reconstruction is 10,000 m3/hour. 100 m to connection point: underground high pressure gas pipeline (P=1.2 MPa), d=325 mm	0.8 km to connection point: LAL high-voltage substation 110/10 kV. Transformers power is 2 x 40 MVA. Maximum available capacity is up to 1 megawatt.	Maximum available capacity is 25 m3/day. Possible connection to water supply network, diameter 500 mm. Distance to connection point is 50 m	Maximum available capacity is 25 m3/day. 65 m to possible connection point to sewerage system, diameter 600 mm.
6.	Investment site No. 6	Greenfield	Stanislavskogo st., Ruzaevka, Republic of Mordovia	0.665 Hectares	0.665 Hectares	Property of Ruzaevka administration	Residential area	For fruit and vegetables growing	13:17:01220 02:591	0.02 km	8 km to P-158 Nizhniy Novgorod - Saratov	3.5 km to Ruzaevka station	25 km to Saransk airport	10.7 km	Maximum available capacity without reconstruction is 10,000 m3/hour. 100 m to connection point: underground high pressure gas pipeline (P=1.2 MPa), d=325 mm	0.85 km to connection point: LAL high-voltage substation 110/10 kV. Transformers power is 2 x 40 MVA. Maximum available capacity is up to 1 megawatt.	Maximum available capacity is 25 m3/day. Possible connection to water supply network, diameter 500 mm. Distance to connection point is 50 m	Maximum available capacity is 25 m3/day. 65 m to possible connection point to sewerage system, diameter 600 mm.

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7.	Investment site No.7 (former site of Veda Ltd.)	Greenfield	22, Stanislavskogo st., Ruzaevka, Republic of Mordovia	10.3 Hectares	10.3 Hectares. There is a concreted area of 1,199.9 square metres.	Non-demarcated state property (Property of Ruzaevka administration)	Residential area	For industrial buildings and constructions	13:25:0101047:13	0.2 km to the road along Stanislavskogo st.	8.8 km to P-158 Nizhniy Novgorod - Saratov	6.2 km to Ruzaevka station	25 km to Saransk airport	9.5 km	50 m to high-pressure gas pipeline (P=0.6 MPa), steel, d=325 mm, available capacity is about 5,000 m3/hour. 1.1 km to high-pressure gas pipeline (P=1.2 MPa) d=325 mm, available capacity is about 10,000 m3/hour	1.5 km to connection point: LAL high-voltage substation 110/10 kV. Transformers power is 2 x 40 MVA. Maximum available capacity is up to 1 megawatt.	Available capacity is 48 m3/day. Possible connection to water supply network, diameter 500 mm. Distance to connection point is 1.4 km	Available capacity is 48 m3/day. 1.7 km to possible connection point to sewerage system, diameter 500 mm.
8.	Investment site No. 8 (along Stanislavskogo St.)	Greenfield	Stanislavskogo st., Ruzaevka, Republic of Mordovia	0.45 Hectares	0.45 Hectares	Non-demarcated state property (Property of Ruzaevka administration)	Residential area	For industrial and administrative buildings and constructions	13:25:0101047:93	0.1 km to the road along Makarenko st.	8.6 km to P-158 Nizhniy Novgorod - Saratov	4 km to Ruzaevka station	25 km to Saransk airport	10.5 km	Maximum available capacity without networks reconstruction is 8,000 m3/hour. 500 m to connection point: underground high pressure gas pipeline (P=0.6 MPa), d=159 mm	0.5 km to connection point: LAL high-voltage substation 110/10 kV. Transformers power is 2 x 40 MVA. Maximum available capacity is up to 1 megawatt.	Maximum available capacity is 40 m3/day. Possible connection to water supply networks. Distance to connection point is 200 m	Maximum available capacity is 40 m3/day. 350 m to possible connection point to collector, diameter 600 mm.
9.	Investment site No. 9 (production complex of "Plant for reinforced concrete and building structures")	Brownfield	22A, Stanislavskogo st., Ruzaevka, Republic of Mordovia	1.2178 Hectares	Workshop for reinforced bars production No.1: built-up area is 2,989 m2, total area of the building is 3,382.2 m2. 4 levels. Length of the building is 85.8 m2, width of the building is 34.8 m, height of the first level is 13.9 m, height of the second level is 2.85 m, height of the third level is 2.8 m and height of the fourth level is 3.35 m. Workshop for reinforced bars production No.2 built-up area is 210.02 m2, total area of the building is 240.02 m2. 2 levels. Length of the building is 21.0 m, width of the building is 10.5 m, height of the first level is 3.35 m, height of the second level is 2.85 m.	Rent (Ruzaevka administration)	Residential area	For industrial and administrative buildings and constructions	13:25:0101047:39	0.12 km to the road along Makarenko st.	8.7 km to P-158 Nizhniy Novgorod - Saratov	4.2 km to Ruzaevka station	25 km to Saransk airport	10.6 km	Maximum available capacity without networks reconstruction is 8,000 m3/hour. 700 m to connection point: underground high pressure gas pipeline (P=0.6 MPa), d=159 mm	0.35 km to connection point: LAL high-voltage substation 110/10 kV. Transformers power is 2 x 40 MVA. Maximum available capacity is up to 1 megawatt.	Available capacity is 20 m3/day.	Available capacity is 50 m3/day.
10.	Investment site No.10 (former workshop for ceramic façade tile production)	Brownfield	1, Stanislavskogo st., Ruzaevka, Republic of Mordovia	2.75 Hectares	Total area is 1,236.6 m2, length 36.5 m, width 12.6 m. 3 levels. Height of one level is 2.9 m. Height of the building is 6.8 m.	Non-demarcated state property	Residential area	For other industrial buildings	13:25:0101075:73	0.001 km to the road along Lenina St.	12.5 km to P-158 Nizhniy Novgorod - Saratov	0.3 km	26 km to Saransk airport	12 km	High pressure gas pipeline 0.6 MPa on the territory of the land plot, d=159 mm, available capacity is up to 5,000 m3/hour	50 m to transformer substation 2x630 kVA with available capacity of 0.5 megawatt	45 m to water pipe with available capacity of 15-20 m3/day. D=155 mm	70 m to sewage pipe with available capacity of 50 m3/day. Diameter of the pipe is 500 mm.

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11.	Investment site No. 11 (Company with limited liability NPO NeftehGazMash)	Brownfield	119, Pionerskaya st., Ruzaevka, Republic of Mordovia	2.81 Hectares	12,570 m2 of industrial premises	Rent (non-demarcated property)	Residential area	For industrial and administrative buildings and constructions	13:25:01020 35:86 площадью 1,449 Гектares и 13:25:01020 35:87 площадью 0,241 Га	0.1 km to Ruzaevka-Saransk road	12.5 km to P-158 Nizhniy Novgorod - Saratov	2.5 km to Ruzaevka station	25 km to Saransk airport	13 km	Maximum available capacity without reconstruction is 500 m3/hour. Possible connection to gas distribution system, d=108. Gas pipeline on the territory of the land plot.	There is a transformer substation on the territory of the investment site. Available capacity is about 1,000 kilowatt, which can be increased by 650 kW from high voltage power line-10 kV (50 m from the site)	Maximum available capacity of water pipe is 25 m3/day. Possible connection to water supply network, diameter 500 mm. Distance to connection point is 500 m	Maximum available capacity is 25 m3/day. 100 m to possible connection point to sewerage system, diameter 300 mm.
12.	Investment site No. 12 "RUZTEX"	Brownfield	23 Petrova St., Ruzaevka, Republic of Mordovia	2.04 Hectares (production building: area - 16,760.3 m2, length 150.9 m, width 37.15 m, height 14.61 m)	1.28 Hectares	Property (joint stock company Ruztex)	Residential area	For industrial buildings and constructions	13:25:01030 24:356	0.001 km	7 km to P-158 Nizhniy Novgorod - Saratov	3 km to Ruzaevka station	32 km to Saransk airport	16 km	50 m to overground middle-pressure gas pipeline, diameter 159 mm. Available capacity is about 3,000 m3/day	2 transformer substations on the territory, maximum available capacity is 2 megawatt, voltage level is 10 kV	30 m to municipal water supply line, diameter is 300 mm, available capacity is about 3 m3/day	Sewage is disposed to the city collector by gravity system. Distance to the collector is 60 m. Available capacity is 25 m3/day. No treatment facilities.
13.	Investment site No.13 (near Vismut plant)	Greenfield	7, Tolstogo St., Ruzaevka, Republic of Mordovia	4.2 Hectares	4.2 Hectares	Property of Ruzaevka administration	Residential area	For agriculture	13:25:01140 10:2594	0.1 km	20 km to P-158 Nizhniy Novgorod - Saratov	6 km to Ruzaevka station	30 km to Saransk airport	17 km	There is a high-pressure gas pipeline (0.6 MPa), diameter is 159 mm (available capacity is 2,500 m3/hour) on the territory of Vismut plant. Distance to the gas pipeline is about 0.15 km	0.15 km to substations on the territory of Vismut plant. There is a main stepdown substation Vismut 110/10 kV with available capacity of 1 megawatt at the distance of 1.2 km	Distance to town's water supply pipe Ø300 mm is 200 m, available capacity is about 3 m3/hour	Sewerage – tail drain Ø700mm to the treatment facilities at the distance of 0.29 km. Available capacity is about 3 m3/hour
14.	Investment site No 14 near Joint stock company Ruzovo plant	Greenfield	Nadezhdy St., Ruzaevka, Republic of Mordovia	6.29 Hectares	6.29 Hectares	Non-demarcated state property (Property of Ruzaevka administration)	Residential area	Greenhouses, orchards, gardens, parks	13:25:01130 05:651	0.45 km	22 km to P-158 Nizhniy Novgorod - Saratov	7 km to Ruzaevka station	32 km to Saransk airport	19 km	2.5 km to high pressure gas pipeline (0.6 MPa), diameter 159 mm (available capacity 2,500 m3/hour)	2.2 km to main stepdown substation Vismut 110/10 kW, available capacity about 1 megawatt	Wells are to be drilled.	No sewerage. Treatment facilities are to be built.
15.	Investment site No. 15 near Joint stock company Ruzhimash	Greenfield	To the north from Ruzhimash joint stock company, Ruzaevka, Republic of Mordovia	9 Hectares	9 Hectares	Non-demarcated state property (Property of Ruzaevka administration)	Residential area	For business buildings including office centers	13:25:01111 18:115	0.58 km	3.85 km to P-158 Nizhniy Novgorod - Saratov	5 km to Ruzaevka station	35 km to Saransk airport	15 km	Maximum available capacity without reconstruction is 10,000 m3/hour. 800 m to connection point: underground middle pressure gas pipeline (P=0.3 MPa), d=155 mm	Connection point: Ruzaevka substation 220/110/10 kV. Maximum available capacity is 90 MW. Distance to the connection point is about 2.8 km	Wells are to be drilled. It is also possible to connect to Ruzhimash pumping station (100 m) or to the pumping station of Himmash settlement water pipe (2 km), available capacity is 0.5 m3/hour	700 m to 600 mm sewerage pipe near Ruzhimash; available capacity is 50 m3/day

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16.	Investment site No 16 (former agricultural equipment base)	Brownfield	12, Timiryazeva St., Ruzaevka, Republic of Mordovia	1.13 Hectares	Production area: Administrative building - 430.7m2, length - 19.05 m, width - 14.95 m, height - 6.59 m, 2 levels, height of 1 level is 3 m and 2.8 m; repair workshop - 1,530.8 m2; length - 60.9 m; width - 24.5 m; height of the building - 6.59 m; levels - 2; height of levels: 1 - 2.85 m, 2 - 3.5 m; carpenter shop - 67.9 m2; length - 11,05; width- 7.45 m; height of the workshop - 3.1 m, height of the storage building - 2 m; levels - 1; boiler -112.4 m2; length - 20,35 (17,95); width- 6.65 m(6.15 m);	Property of Ruzaevka administratio n	Residential area	For industrial buildings and constructions	13:25:01070 85:152	1.5 km to Ruzaevka- Kovylkino road	4.1 km to P- 158 Nizhniy Novgorod - Saratov	3.9 km to Ruzaevka station	32.5 km to Saransk airport	16 km	Land plot is not supplied with gas. 500 m to connection point, maximum available capacity is 500 m3/hour, connection to the gas lines along Michurina street is possible, d=159.	Land plot is supplied with electric power. Distance to additional electric power is 270 m, maximum available capacity is 0,65 megawatt, connection to the electric power lines along Michurina street is possible.	Maximum available capacity is 0.4 m3/day. Possible connection to water supply network, diameter 160 mm. Distance to connection point is 600 m	No sewerage, treatment facilities are to be built

Investment sites available after extention of Ruzaevka area

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	Name	Greenfield/ Brownfield	Address	Area	Free area	Pattern of property	Land use category	Permitted use	Cadastral number	The nearest road	The nearest federal highway	The nearest railway junction station	The nearest airport	The distance to Saransk	Gas supply, available capacity	Electric power supply, available capacity	Water supply, available capacity	Sewerage, available capacity
17.	Investment site No. 17 (near Krasnoye Seltso village)	Greenfield	Near Krasnoye Seltso state farm, Ruzaevskiy district, Republic of Mordovia	312.64 Hectares	312.64 Hectares	Property (Republic of Mordovia)	Agricultural land	For agricultural production	13:17:01080 06:127	5 m to P-158 Nizhniy Novgorod - Saratov (through Arzamas, Saransk, Issa, Penza)	5 m to P-158 Nizhniy Novgorod - Saratov (through Arzamas, Saransk, Issa, Penza)	1 km to a railroad to Ruzaevka station	38 km to Saransk airport	20 km	1.6 km to gas pipe line, available capacity up to 10,000 m3/day	1.8 km to Ruzaevka substation 22-kW, available capacity is up to 90 megawatt	Artesian wells are to be drilled, 700 m to the pumping station of Himmash settlement, no availbale capacities without reconstruction.	500 m to a sewer pipe with availbale capacity of 50 m3/day.
18.	Investment site No. 18	Greenfield	Tatarskaya Pishlya village, Ruzaevskiy district, Republic of Mordovia	66.78 Hectares	66.78 Hectares	Property (company with limited liability "Agrok-S")	Agricultural land	For agricultural production	13:17:01170 09:442	P-158 Nizhniy Novgorod - Saratov	P-158 Nizhniy Novgorod - Saratov	3 km to Ruzaevka station	35 km to Saransk airport	22 km	Maximum available capacity without reconstruction is 10,000 m3/hour. There is a gas pipeline on the territory of the land plot.	Connection point: Ruzaevka substation 220/110/10 kV. Maximum available capacity is 90 MW. Distance to the connection point is about 1.2 km	Wells are to be drilled. It is possible to connect to water-pipe, available capacity is 25 m3/day. Distance to connection point is 750 m	No sewerage. Treatment facilities are to be built. Connection to gravity collector in the western part of Ruzaevka is possible (distance - 200 m, diameter - 250 mm), availbal capacity is up to 2 m3/hour
19.	Investment site No.19	Greenfield	90, Sovetskaya St., Tatarskaya Pishlya village Ruzaevskiy district, Republic of Mordovia	63.81 Hectares	63.81 Hectares	Joint shared property	Agricultural land	For agriculture	13:17:01170 09:458	P-158 Nizhniy Novgorod - Saratov	P-158 Nizhniy Novgorod - Saratov	3 km to Ruzaevka station	35 km to Saransk airport	22 km	Maximum available capacity without reconstruction is 10,000 m3/hour. 650 m to gas pipeline	Connection point: Ruzaevka substation 220/110/10 kV. Maximum available capacity is 90 MW. Distance to the connection point is about 1.2 km	Wells are to be drilled. It is possible to connect to water-pipe, available capacity is 25 m3/day. Distance to connection point is 750 m	No sewerage. Treatment facilities are to be built. Connection to gravity collector in the western part of Ruzaevka is possible (distance - 200 m, diameter - 250 mm), availbal capacity is up to 2 m3/hour
20.	Investment site No. 20 (near Ruzaevka brick plant)	Greenfield	Ruzaevskiy district, Republic of Mordovia	6 Hectares	6 Hectares	Non- demarcated state property (Adminstrati on of Ruzaevskiy District)	Agricultural land	For agricultural use	13:17:01030 02:690	0.5 km	11 km to P-158 Nizhniy Novgorod - Saratov	6.1 km to Ruzaevka station	24 km to Saransk airport	11 km	Maximum available capacity without reconstruction is 10,000 m3/hour. 700 m to connection point: underground high pressure gas pipeline (P=1.2 MPa), d=325 mm	80 m to connection point (high voltage power line 10 kV) with available capacity of 0.25 MW. 2.05 km to LAL high- voltage substation 110/10 kV. Transformers power is 2 x 40 MVA. Maximum available capacity is up to 1 MW	Artesian wells are to be drilled. 2,300 m to water pipe with available capacity of 25 m3/day. Pipe diameter is 500 mm.	Treatment facilities are to be built. 2,310 m to two sewer pipes with availbale capacity of 25 m3/day. Pipe diameter is 400 mm.
21.	Investment site No. 21	Greenfield	Ruzaevskiy district, Republic of Mordovia	5 Hectares	5 Hectares	Non- demarcated state property (Adminstrati on of Ruzaevskiy District)	Agricultural land	For agricultural use	13:17:01030 02:708	0.5 km	11 km to P-158 Nizhniy Novgorod - Saratov	6.1 km to Ruzaevka station	24 km to Saransk airport	11 km	Maximum available capacity without reconstruction is 10,000 m3/hour. 700 m to connection point: underground high pressure gas pipeline (P=1.2 MPa), d=325 mm	400 m to connection point: high-voltage line 10 kV. Available capacity is 0.25 megawatt. 2.45 km to LAL high-voltage substation 110/10 kV. Transformers power is 2 x 40 MVA. Maximum available capacity is up to 1 megawatt.	Artesian wells are to be drilled. 2,300 m to water pipe with available capacity of 25 m3/day. Pipe diameter is 500 mm.	Treatment facilities are to be built. 2,310 m to two sewer pipes with availbale capacity of 25 m3/day. Pipe diameter is 400 mm.