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Methodology for Assessing the Integrated Development of Territories: The Integral Coefficient of CDT

This paper proposes the concept of the Coefficient of Complex Development of Territories (C CDT). This coefficient is intended to serve as a tool for the quantitative assessment of the integral efficiency of complex development of territories (CDT) projects in the conditions of a megalopolis. It reflects not only economic but also social, environmental, and urban development transformations of a specific block or land plot relative to its condition before project implementation. Particular attention is paid to the integration of the public-private partnership (PPP) factor, which accounts for the ratio of investment capital from the state and private investors, enabling a comprehensive evaluation of the synergistic effect of such interactions. The paper also thoroughly analyzes how the CDT system significantly reduces corruption barriers, eliminates legislative and administrative obstacles, and simplifies the procedure for accessing investment capital to the highly limited land resources of the megalopolis, particularly in the territory of New Moscow, where new growth points are being formed.

Keywords: Coefficient of integrated development of territories, investment capital, quantitative assessment of integrated efficiency, engineering and transport infrastructure, executive authorities, public-private partnership, integrated development of territories

Modern territories face global challenges related to urbanization: a shortage of efficient land resources, outdated urban infrastructure, the need to improve the quality of life for the population, and the creation of a favorable investment environment. The programme for the complex development of territories (CDT), initiated by the Moscow Government (Law of the Russian Federation "The Status of the Capital of the Russian Federation" dated April 15, 1993, No. 4802-1, latest edition, establishes the specifics of implementing decisions on the complex development of Moscow's territories by operators of complex development, as defined by the highest executive authority of Moscow, including cases where, during the implementation of a decision on complex development, the operator no longer meets the requirements set established by Article 71 of the Urban Planning Code of the Russian Federation (as amended Federal Law No. 627-FZ dated December 25, 2023)), acts as a strategic response to the challenges of urbanization [1], offering a systematic approach to reorganizing inefficiently used, degraded, or outdated urban spaces. However, to ensure maximum effectiveness and justify the substantial investments required for such projects, clear, transparent, and multidimensional evaluation methodologies are critically important [2].

Existing approaches to assessing the effectiveness of urban development projects often focus solely on financial and economic indicators, failing to fully account for the multiplicative effect of complex development — improvements in social infrastructure, environmental conditions, transport accessibility, and, equally important, the overall increase in the capitalization of the territory. Moreover, CDT implementation increasingly relies on the public-private partnership (PPP) mechanism, which requires separate analysis of the contributions of each participant and the synergistic effect of their joint activities.

This article, the result of collaborative research, proposes the concept of a new, integrated indicator — the Coefficient of Complex Development of Territories (C CDT) — which allows for a comprehensive assessment of the effectiveness of CDT projects, considering various aspects and the role of PPP. Particular attention is given to how CDT principles, when properly implemented, transform the investment landscape by eliminating traditional bureaucratic and corruption risks, which is one of the key advantages for attracting private capital to the development of a megalopolis.

1. THEORETICAL FOUNDATIONS OF MULTIDIMENSIONAL EFFICIENCY ASSESSMENT AND THE ANTI-CORRUPTION POTENTIAL OF CDT

The effectiveness of any project, especially in urban development, is a multifaceted and complex concept to measure. Traditional evaluation approaches (such as net present value — NPV, internal rate of return — IRR, payback period — PP) are primarily focused on financial flows and commercial benefits. However, as many experts in land and property relations and urban planning emphasize, the socioeconomic and urban development effects of urban transformations extend far beyond purely financial metrics. Investments in the urban environment create long-term value that is not always directly monetizable but is critical for sustainable development.

CDT projects aim not only at new construction but also at creating a fundamentally new, higher-quality, and modern urban environment. This process includes several key effects:

- economic effect: increased tax base (property tax, land tax, personal income tax from new jobs), creation of new jobs, enhanced investment attractiveness of the territory, and growth

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- ▶ in the capitalization of real estate and infrastructure assets. This is reflected in increased rental rates and the cost per square meter of property;
- social effect: improved housing conditions for the population (relocation from dilapidated, obsolete, or substandard housing to new residences), development and modernization of social infrastructure (construction of modern schools, kindergartens, clinics, sports facilities, cultural centres), creation of comfortable public spaces (parks, squares, pedestrian zones), increased accessibility of social services for all population groups, and new communal and transport infrastructure;
 - environmental effect: remediation and cleanup of contaminated industrial sites, riverbanks, and water channels; increased green spaces; creation of “green corridors”; implementation of energy-efficient and “green” technologies; use of renewable energy sources in new developments; and reduction of noise and air pollution levels [3];
 - urban development effect: increased density and connectivity of the urban fabric, optimization of transport flows (construction of new roads, interchanges, river piers, and development of public transport), formation of a modern and functional architectural appearance of the territory, and creation of a polycentric city structure.

Significant improvements in transport and engineering infrastructure have a comprehensive impact on all components: economic, social, environmental, and urban development.

Existing evaluation methodologies often fail to aggregate these aspects into a single, comparable indicator. Therefore, there is an urgent need for a comprehensive coefficient that can reflect the integral effectiveness of transformations while accounting for the specifics of state and private sector interactions.

2. CDT AS A DRIVER OF TRANSPARENCY AND AN ANTI-CORRUPTION PLATFORM

One of the most significant and often underestimated advantages of the CDT system is its ability to significantly reduce corruption barriers, eliminate legislative and administrative obstacles, and simplify the procedure for accessing investment capital to valuable urban land plots. Historically, the process of developing territories in large cities has been associated with numerous fragmented administrative procedures, lengthy approvals across multiple authorities, and the need to interact with a large number of officials, creating fertile ground for opaque decisions and corruption [4].

The CDT system fundamentally changes this paradigm through the following key mechanisms:

“Single Window” Principle and Unified CDT Decision: Instead of disparate acts on demolition, reconstruction, zoning, or land surveying, a single CDT decision is adopted for the complex development of a territory. This document, developed and approved by authorized bodies, comprehensively defines all parameters of future development: boundaries of the territory, intended use of facilities, construction parameters, implementation stages, and the investor’s obligations to create social and engineering infrastructure. This significantly reduces the number of administrative procedures and eliminates multiple decision-making points that could be exploited for lobbying or extortion [5].

Example: before the introduction of CDT, obtaining all necessary approvals for the redevelopment of a large industrial zone could take years, requiring dozens of separate applications and decisions from various city structures. Now, with a unified CDT

decision, the investor receives a comprehensive “roadmap” with fixed conditions and review timelines, radically simplifying the process.

Transparent and Competitive Bidding Procedure: the selection of an investor for a CDT project is carried out exclusively through open and competitive auctions. This ensures equal access to projects for all interested investors, regardless of their connections or past achievements. All participation conditions, evaluation criteria, and project parameters are publicly available, minimizing the possibility of backroom deals and ensuring fair competition. Auction results are also public.

International Experience: the principles of open auctions for the sale of development rights have been successfully applied in megalopolises such as London (e.g., through the TfL land bank) and Singapore (Land Sales Programme), where they have become the foundation for attracting major international investments and ensuring transparency (The Government Land Sales Programme: Turning Plans into Reality | Centre for Liveable Cities Knowledge Hub).

Clear Fixation of Project Parameters and Obligations: the unified CDT decision and the subsequent contract contain precisely defined construction parameters, a complete list of social and engineering infrastructure facilities, and implementation timelines for each stage. This creates a highly predictable and stable environment for the investor, limiting the possibility of arbitrary changes to conditions during project implementation, which eliminates “manual control” by officials and significantly reduces business risks. Investors know the “rules of the game” in advance.

Unified Property Expropriation Procedure and Fair Valuation: although property expropriation is always a sensitive issue, CDT provides a standardized, regulated, and transparent procedure based on the market valuation of expropriated property. This reduces risks for property owners and minimizes opportunities for undercompensation or delays, which in the past often led to conflicts and created conditions for informal “resolutions” or project burnout. The involvement of independent appraisers and the possibility of pre-trial dispute resolution (e.g., through conciliation commissions) increases trust in the process.

Centralized Management and Coordination: The authorized body, as a key element in managing the city’s land and property complex, takes on centralized coordination of many processes within CDT. This reduces the need for investors to “run between offices” to obtain separate permits and approvals, which historically has been one of the main sources of administrative barriers and corruption risks in the construction industry.

Thus, CDT serves not only as an effective urban development tool but also as a powerful anti-corruption and deregulatory mechanism, creating a more transparent, predictable, and ultimately more efficient environment for investing in the development of a megalopolis.

3. CONCEPT OF THE COEFFICIENT OF COMPLEX DEVELOPMENT OF TERRITORIES (C CDT)

The proposed Coefficient of Complex Development of Territories (C CDT) is an integral indicator that reflects the project’s efficiency in transforming a specific block or land plot in the city relative to its condition before the CDT project. This coefficient is designed to serve as a unified, multicriteria indicator for assessing the success and sustainability of urban development [6].

The formula for C CDT can be expressed as [7]:

$$C_{CDT} = (V_{after}/V_{before}) \cdot F_{PPP} \cdot F_I \cdot F_S \cdot F_E \cdot F_U,$$

where V_{after} — Final value of the territory after CDT;
 V_{before} — Initial value of the territory before CDT;
 F_{PPP} — Public-private partnership factor;
 F_I — Innovation factor;
 F_S — Social effect factor;
 F_E — Environmental effect factor;
 F_U — Urban development potential factor.

Further scientific research plans to address the issue of zoning territories to compare C CDT values. For this purpose, typical zones similar to each other will be identified. Additionally, based on cadastral data, "Scales" will be developed for ranking C CDT.

The Final Value of the Territory after CDT (V_{after}) and Initial Value of the Territory before CDT (V_{before}) are comprehensive indicators aggregating various characteristics of the site before and after project implementation. These indicators are not limited to the market value of the land or real estate but include qualitative and quantitative parameters expressed in monetary or point-based equivalents. To calculate these comprehensive "values", a multicriteria approach is proposed, such as the Analytic Hierarchy Process (AHP) or a point-based evaluation method, where each indicator is assigned a specific weight.

Example Parameters for Calculating "Territory Value" (Hypothetical).

Economic:

- market value of all real estate objects (residential, commercial, industrial) and land rights on the site (before and after CDT), determined by independent appraisers. The valuation methodology must be standardized and comply with Federal Law "Valuation Activities in the Russian Federation" dated July 29, 1998, No. 135-FZ (as amended on February 14, 2024) and Federal Valuation Standards;
- projected annual increase in tax revenues to the city budget from the territory (personal income tax, property tax, land tax, corporate profit tax), land lease payments, and the number of new permanent jobs.

Social:

- availability of places in kindergartens (places/1,000 residents) and schools (places/1,000 residents) on the territory, meeting city standards;

- availability and accessibility (within walking or transport distance) of clinics, sports facilities, and cultural centres;
- area of new or reconstructed public spaces (parks, squares, pedestrian zones) and their quality (presence of landscaping elements, recreation areas, playgrounds).

Environmental:

- Green space area (sq. m/person or % of the total CDT territory area);
- reduction in pollution levels (air, water, soil) based on environmental monitoring data;
- application of "green" construction standards (e.g., certification under international systems like LEED/BREEAM or Russian equivalents).

Urban Development:

- land use coefficient (LUC) or building density (an indicator of land use efficiency and potential (Table 1));
- number and quality of transport facilities (new roads, metro/MCC stations, public transport stops) and improved transport accessibility (e.g., reduced travel time to the city centre);
- formation of a modern, functional, and aesthetically appealing architectural appearance of the territory:

$$\text{Value} = \sum_{i=1}^n (P_{i, \text{normalized}} \cdot W_i).$$

F_{PPP} — Public-Private Partnership Factor. This coefficient reflects the efficiency of risk and benefit distribution between partners. It is calculated as:

$$F_{PPP} = (\text{State Investments} + \text{Private Investments}) / \text{State Investments} [8].$$

State Investments** may include direct budget allocations for infrastructure (roads, networks), cadastral value of provided land plots (or market value of lease rights), compensations for expropriated property, costs of connecting to engineering networks (if covered by the state), and tax incentives provided by the state.

Table 1. Example Weight Coefficients for Calculating "Territory Value" (Hypothetical, Subject to Expert Evaluation)

Criterion	Weight, %	Subcriterion	Weight, %, within Criterion	Unit of Measurement
Economic Efficiency	35	Market value of all assets	40	Million rub
	–	Market value of all assets	30	Million rub/year
	–	Permanent jobs created	30	Units
Social Development	25	Availability of schools and kindergartens	30	Places/1,000 people
	–	Accessibility of healthcare institutions	25	Points (1–5)
	–	Area and quality of public spaces	15	Hectares/Points
	–	Housing quality	20	Points (based on satisfaction)
		Culture, sports	10	
Environmental Sustainability	20	Green and landscaped area	40	% of total area
	–	Reduction in environmental pollution	30	%
	–	Use of "green" construction technologies	30	Points (based on certification)
Urban Development Potential	20	Land use coefficient	30	Units
	–	Transport accessibility and connectivity	35	Points/Minutes
		Engineering (water, sewage, electricity, heat, gas)	15	Points
	–	Architectural and urban appearance	20	Points (1–5)
Total	100	–	–	–

► Total Investment Volume includes state investments + private investments (in real estate construction, internal infrastructure, and landscaping).

Interpretation of F_{PPP} :

$F_{PPP} = 1$: All investments are made by the state (the project is not a PPP);

$F_{PPP} > 1$: State investments act as a catalyst, attracting a larger volume of private capital. The higher the value, the more effectively the state uses its funds to stimulate private investments.

Example: if the state invests 10 billion rub in infrastructure and private investors contribute 90 billion rub to construction, then:

$$F_{PPP} = (10 + 90) / 10 = 10.$$

This indicates high efficiency of state investments as a “trigger” mechanism.

F_I — innovation Factor: accounts for the implementation of advanced technologies and “green” standards. It can be evaluated on a point-based system based on the presence of “smart city” elements (intelligent lighting, security systems, smart parking, sensor networks), use of renewable energy sources, and certification under LEED/BREEAM.

F_S — Social Effect Factor: Reflects improvements in the accessibility and quality of social facilities. It can be expressed as the ratio of social facility availability per 1,000 residents before and after the project or as a point-based assessment of the quality and diversity of created social infrastructure (e.g., 0.8–1.2, where 1.0 is the norm).

F_E — Environmental Effect Factor: Reflects improvements in the environmental situation. It can be expressed as the percentage increase in green areas, reduction in pollution levels (e.g., NO_x , $PM_{2.5}$, based on monitoring data), and the presence of modern water treatment and waste management systems.

F_U — Urban Development Potential Factor: Reflects the degree of realization of the territory’s potential as outlined in the general plan and land use and development regulations. It can be expressed as the ratio of the achieved land use coefficient (LUC) to the maximum permitted or as a point-based assessment of compliance with the approved architectural and urban appearance, aesthetics, and functionality.

The introduction of these additional factors shifts the focus from purely commercial benefits to a comprehensive, sustainable development effect, which is particularly important for territories.

4. METHODOLOGY FOR CALCULATION AND DATA SOURCES

For the practical application of C CDT, a unified, integrated information database is required, combining data from various city authorities and CDT participants. This database must be compatible with the city’s existing geographic information systems (GIS).

Data Sources.

Executive Authorities provide:

- key data on the market value of land plots and real estate before and after project implementation (based on independent appraisals conducted by accredited organizations in accordance with Federal Valuation Standards);
- information on land plots transferred under PPP and the terms of such transfers;
- data on construction parameters (total area of commissioned residential, commercial, and industrial real estate, number of floors), number of jobs created, investment volumes in

construction, and information on the implementation of innovative and energy-efficient solutions;

- information on transport infrastructure development (length of new roads, construction of bridges, interchanges, number of new public transport stops, metro/MCC/MCD stations) and improvements in transport accessibility (changes in travel time to key city points, throughput capacity);
- data on the construction and modernization of social infrastructure (number of places in schools, kindergartens, clinics, sports, and cultural facilities);
- information on environmental improvements (green area size, environmental monitoring data before and after the project, emission reductions, waste management volumes);
- data on engineering infrastructure.

Federal Tax Service: aggregated data on tax revenues from the territory before and after CDT to assess the increase in the tax base.

Private Investors/Developers: Detailed data on invested funds, the volume of commissioned facilities, compliance with implementation timelines, and fulfillment of contractual obligations.

Methodology for Calculating “Territory Value” (V before and V after).

To determine the Initial Value and Final Value of the territory, the Analytic Hierarchy Process (AHP) by T. Saaty or similar multicriteria methods is proposed, allowing for the consideration of various qualitative and quantitative indicators [9], assigning them weights based on the priorities of the city’s urban development policy.

Identification of Key Criteria and Subcriterion: Detailed development of a hierarchical structure of criteria (economic, social, environmental, urban development) and their decomposition into measurable subcriterion.

Data Collection: Relevant data on the territory’s condition before the project and projected/actual data after its completion are collected for each subcriterion.

Data Normalization: all indicators are converted to a dimensionless form (e.g., from 0 to 1) using appropriate normalization methods (e.g., linear scaling).

Determination of Weight Coefficients: This is the most critical stage, requiring in-depth expert evaluation. Weights for each criterion and subcriterion are determined using pairwise comparisons (characteristic of AHP).

Aggregation of Results: The “Territory Value” before and after CDT is calculated as a weighted sum of normalized indicators.

5. ROLE OF PUBLIC-PRIVATE PARTNERSHIP IN COMPLEX DEVELOPMENT

Public-private partnership is a powerful catalyst for implementing CDT projects. Given limited budget resources and the need to attract large-scale investments, PPP enables efficient risk and responsibility distribution between the state and the private sector, creating a synergistic effect. The state (represented by city or regional executive authorities) often takes on the most capital-intensive and long-term investments in main engineering and transport infrastructure, as well as the approval of urban planning documentation and land consolidation. This significantly reduces risks for private developers and increases the investment attractiveness of projects.

Example of Successful PPP Implementation in Territorial Development: Redevelopment of the Former ZIL Plant Territory [10] (Southern District of Moscow).

Table 2. Comparison of PPP Models in Urban Development (Example)

Criterion	Concession Model (Classic)	Strategic Partnership Model (e.g., ZIL)	Risk Distribution
Capital Attraction	Long-term, with guaranteed investor income	Through auctions	Investor bears main construction risks. Clearly defined by contract, often with the state taking some risks
Flexibility	Less flexible, rigid contract terms	More flexible, adjustable at stages	Flexible, with the state often taking on main infrastructure risks
Transparency	High, through public tenders	High, through public auctions and unified CDT decision	–
Anti-Corruption Effect	–	–	High, due to minimized contacts and consolidated decisions

The territory of the former ZIL plant, covering approximately 380 hectares, is a massive industrial zone relatively close to the city center. Its redevelopment is one of the most ambitious projects, considered a precursor to CDT in its modern interpretation.

Before Implementation: The territory was an outdated industrial zone, inefficiently used, with low capitalization, environmental issues, and a lack of social infrastructure. The absence of a unified redevelopment approach created high barriers to private investment.

PPP Mechanism: A strategic partnership model was applied, where the Moscow Government and major development companies (such as Etalon Group, LSR Group, etc.) divided functions and investments, minimizing corruption risks through clear role distribution and transparent procedures:

- Executive Authorities: Took on the majority of investments in key transport infrastructure (construction and modernization of the “Technopark” and “ZIL” MCC metro stations, the new “ZIL” station on the Troitskaya metro line, construction of roads, bridges, and interchanges), external engineering networks, and the development and approval of comprehensive urban planning documentation (master plan, planning projects). The city also assumed part of the obligations for creating social facilities (e.g., the CSKA Arena Ice Palace, some schools, and kindergartens). Total state investments amounted to tens of billions of rubles;
- Private Investors: Acquired land rights (through open auctions conducted by the Department of City Property) and made the main investments in residential real estate construction (millions of square meters), commercial facilities (business centres, retail spaces), internal engineering infrastructure, and landscaping. The volume of private investments in the ZIL project is estimated at hundreds of billions of rubles.

Results: if we conditionally designate the ZIL project as a CDT project, it can be considered one of the most successful examples of redeveloping former industrial zones. Modern residential quarters (“ZILART”, “Park of Legends”, etc.), new jobs, and actively functioning sports, cultural, and commercial facilities have been created on its territory. The capitalization of the territory has increased manifold (Table 2).

Calculation of F_{PPP} for ZIL (Hypothetical Example for Demonstration):

Assume state investments in infrastructure amounted to 100 billion rub, and private investments in construction totaled 1,000 billion rub. Then:

$$F_{PPP} = (100 + 1,000)/100 = 11.$$

This high F_{PPP} value indicates that each ruble of state investment attracted ten times more private capital, demonstrating the high efficiency of PPP as a development catalyst [11].

- The inclusion of F_{PPP} in C CDT allows for:
- Objective assessment of the efficiency of budget fund utilization: How effectively state investments stimulate private contributions and ensure a multiplicative effect;
 - Encouraging private capital attraction: High C CDT values, considering the PPP factor, can serve as a benchmark for selecting the most effective partnership models for future projects;
 - Justifying the necessity of PPP: Clearly demonstrating that comprehensive and large-scale development can only be achieved with active participation from both sectors, not solely through budget funds.

6. SPECIFICS OF CDT APPLICATION IN NEW MOSCOW: EXPANDING INVESTMENT HORIZONS AND UNIQUE POTENTIAL

The territory of New Moscow (Troitsky and Novomoskovsky Administrative Districts — TiNAO), annexed to the capital in 2012, represents a unique testing ground for CDT projects [12].

Unlike the historically developed districts of “old” Moscow, New Moscow has significant undeveloped or underutilized land plots, creating unprecedented opportunities for large-scale complex development “from scratch” with minimal encumbrances. This necessitates a special approach to assessing the effectiveness and investment attractiveness of these territories.

In New Moscow, CDT enables large-scale planning and a “clean slate”: the availability of large free territories allows for the creation of comprehensive master plans and land plots for truly integrated development, including not only housing but also full-fledged clusters of jobs (technoparks, logistics centres, business parks), extensive social, commercial, and recreational infrastructure. This minimizes the risks of “piecemeal development” typical of densely built-up central districts and enables the creation of self-sufficient, comfortable urban areas.

International Experience: Similar approaches were applied in creating new urban districts in Singapore (e.g., Punggol), South Korea (Songdo), and China (Shanghai Pudong). In these cases, planning “from scratch” enabled the integration of the most modern urban planning solutions, “smart” systems, and sustainable development technologies

Minimization of Encumbrance Risks: The presence of large free territories or lands with minimal encumbrances (e.g., agricultural lands or inefficient industrial zones) significantly simplifies the preparation of CDT projects. This reduces implementation timelines, lowers costs for land acquisition or resident relocation, and minimizes social risks. Investors receive “clean” plots with clear legal status, a decisive factor for long-term investments.

► **Attraction of New Investment Projects and Economic Diversification:** The enormous potential of New Moscow for creating new industrial, logistics, high-tech, educational, and recreational clusters make it highly attractive to investors seeking large-scale projects with long-term prospects. This contributes to the diversification of the city's economy, reducing the concentration of business activity in the center.

Example: The creation of large multifunctional clusters and industrial parks ("Rumyantsevo", "Vnukovo") in New Moscow, which have become magnets for attracting high-tech companies and creating jobs outside the historical center.

Proactive Development of Social and Transport Infrastructure. The application of various CDT projects in New Moscow enables systematic and proactive development of related sectors, such as the transport network (metro extensions, new highways, public transport development) and social infrastructure, ensuring a high quality of life for the growing population. This is critical for creating a comfortable urban environment where residential and employment areas are balanced.

The introduction of C CDT, with specific factors for New Moscow (e.g., increased weights for infrastructure and job creation "from scratch" and integration of the natural landscape), will allow for the most comprehensive evaluation of the effectiveness of such projects and encourage further investments in this promising part of the megalopolis. The reduction of corruption risks inherent in the CDT system is particularly important in the context of developing new, previously undeveloped territories for complex construction, where transparency of rules plays a key role in attracting major strategic investors [13].

7. PRACTICAL APPLICATION AND ADVANTAGES OF C CDT

The implementation of the Coefficient of Complex Development of Territories (C CDT) will provide executive authorities with a powerful, multifunctional tool for managing urban development.

Making Informed Strategic Decisions: Quantitative assessment of comprehensive efficiency will enable more balanced and strategically oriented decisions on the feasibility of implementing CDT projects on specific territories, selecting those that maximize overall benefits for the city across all aspects.

Attracting Investments: a clearly defined, measurable, and publicly accessible efficiency indicator can serve as a compelling argument for investors. Demonstrating that CDT is not only profitable but also reduces bureaucratic and corruption barriers makes the investment process more predictable, secure, and attractive.

Example for Investment Presentation: "The «City Quarter N» CDT project has a projected C CDT = 3.5, significantly higher than the average for similar projects, due to an optimal PPP model ($F_{PPP} = 8.0$) and a high share of innovative solutions, reducing operational costs by 20 %".

Monitoring and Controlling Efficiency: C CDT will enable real-time tracking of changes in the territory before and after project implementation, assessing the achievement of set goals across all aspects (economic, social, environmental, urban development) and adjusting development plans as needed. It is a tool for strategic management of the CDT project portfolio.

Comparison and Benchmarking of Projects: The ability to compare the effectiveness of various CDT projects in Moscow (including between old and New Moscow), identify the most successful practices, analyze the reasons for their success, and replicate the best models in other territories.

Enhancing Transparency and Accountability: Publishing C CDT values for completed projects will increase the transparency of city authorities' activities and the level of trust from the public and investment community. This is a step toward more open and effective urban development management.

The introduction of the Coefficient of Complex Development of Territories (C CDT) is a timely and necessary step to enhance the efficiency, transparency, and sustainability of the CDT programme in Moscow. This integrated indicator, accounting for not only economic but also social, environmental, and urban development aspects, as well as the public-private partnership factor, will enable more informed decision-making, attract investments, and ensure the sustainable development of the city.

The CDT system, due to its comprehensiveness, predictability, and regulation, can significantly reduce traditional corruption barriers and administrative obstacles, simplifying investors' access to valuable urban territories. This effect is particularly evident in New Moscow, where CDT opens unique opportunities for large-scale and transparent development of new spaces, contributing to the creation of modern, self-sufficient urban districts.

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Методология оценки комплексного развития территорий: интегральный коэффициент КРТ

Настоящая статья предлагает концепцию коэффициента комплексного развития территорий (К КРТ). Данный коэффициент призван стать инструментом для количественной оценки интегральной эффективности проектов комплексного развития территорий (КРТ) в условиях мегаполиса. Он будет отражать не только экономическую, но и социальную, экологическую и градостроительную трансформацию конкретного квартала или земельного участка относительно его состояния до реализации проекта. Особое внимание уделено интеграции фактора государственно-частного партнерства (ГЧП), учитывающего соотношение инвестиционного капитала со стороны государства и частных инвесторов, что позволит комплексно оценить синергетический эффект от такого взаимодействия. Статья также всесторонне анализирует, как система КРТ существенно снижает коррупционные барьеры, устраняет законодательные и административные преграды, а также упрощает процедуру доступа инвестиционного капитала к весьма ограниченным земельным ресурсам мегаполиса — особенно на территории Новой Москвы, где формируются новые точки роста.

Ключевые слова: коэффициент комплексного развития территорий, инвестиционный капитал, количественная оценка комплексной эффективности, инженерная и транспортная инфраструктура, органы исполнительной власти, государственно-частное партнерство, комплексная застройка территорий

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