

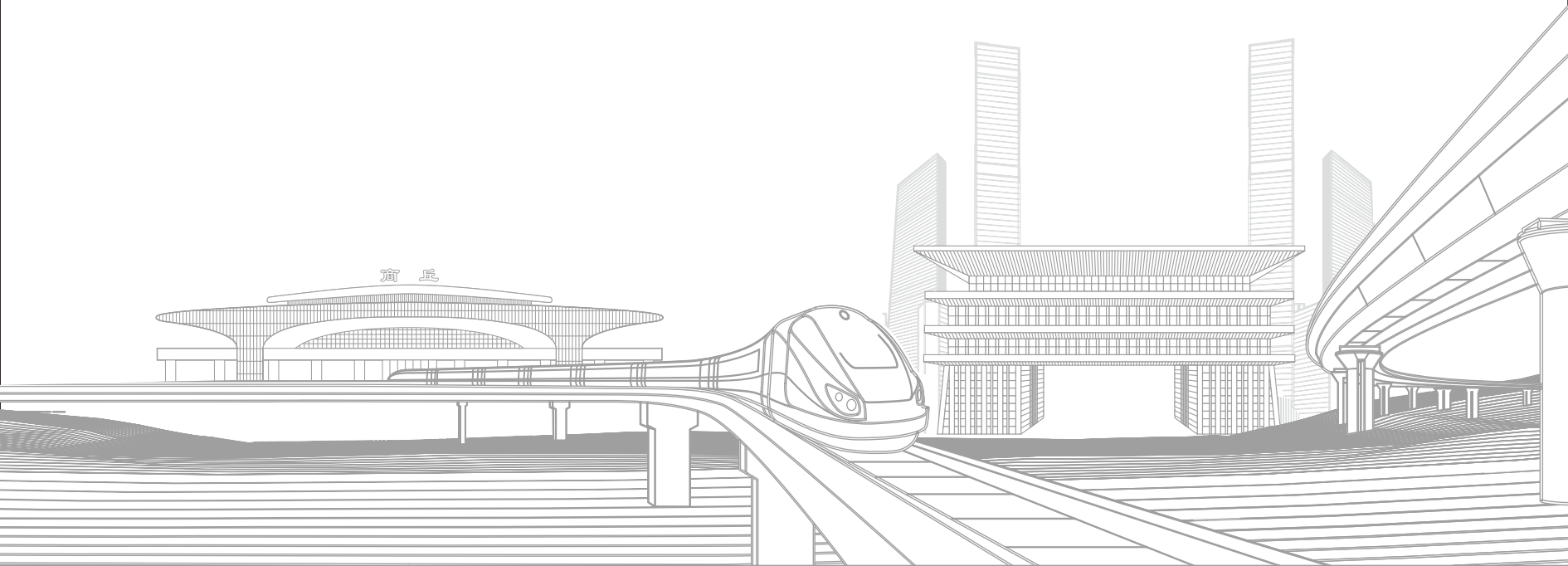
崛起的新城 兴业的热土



# 产业服务中心区

SHANGQIU INDUSTRIAL SERVICE CENTER AREA

- 产业发展集聚之地 ◀
- 科技创新引领之地 ◀
- 数字经济迸发之地 ◀
- 审批服务示范之地 ◀
- 青年人才圆梦之地 ◀



商丘

品牌·名片

- ◆ 全国文明城市
- ◆ 国家卫生城市
- ◆ 中国优秀旅游城市
- ◆ 国家园林城市
- ◆ 全国“双拥”模范城
- ◆ 国家物流枢纽建设城市
- ◆ 全国科技先进区
- ◆ 全国科普示范区
- ◆ 全国中小城市生态环境建设实验区
- ◆ 全国金融生态区
- ◆ 全国百佳全民创业示范区
- ◆ 全国科技进步先进区
- ◆ 全国民族团结进步模范集体
- ◆ 中国产业发展能力百强县(市、区)
- ◆ 国家级体育产业基地
- ◆ 河南省对外开放先进县(区)



人民公园

朱台

胜利路







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# 一. 中心区概况

## 1. Overview of the Center

商丘市位于河南省东部，地处豫鲁苏皖四省交界地区，是华北通向华东连接要冲，素有“豫东门户”、“四省通衢”等称谓与美誉，被中央选定为豫鲁苏皖结合部区域性中心城市。

近年来，商丘市在装备制造、食品加工、医药、纺织服装制鞋等产业方面取得了显著的成绩，形成了相应的产业集群。

商丘产业服务中心区涵盖陇海铁路以北、包河以南、梁园路以东、中州路以西，共约25平方公里，包河、万堤河、忠民河三条河流环绕贯穿中心区域，产业服务中心区规划设计和骨干道路网络基本成形、基础设施正在逐步完善中，为产业服务中心区全面开发和建设打下良好的基础。



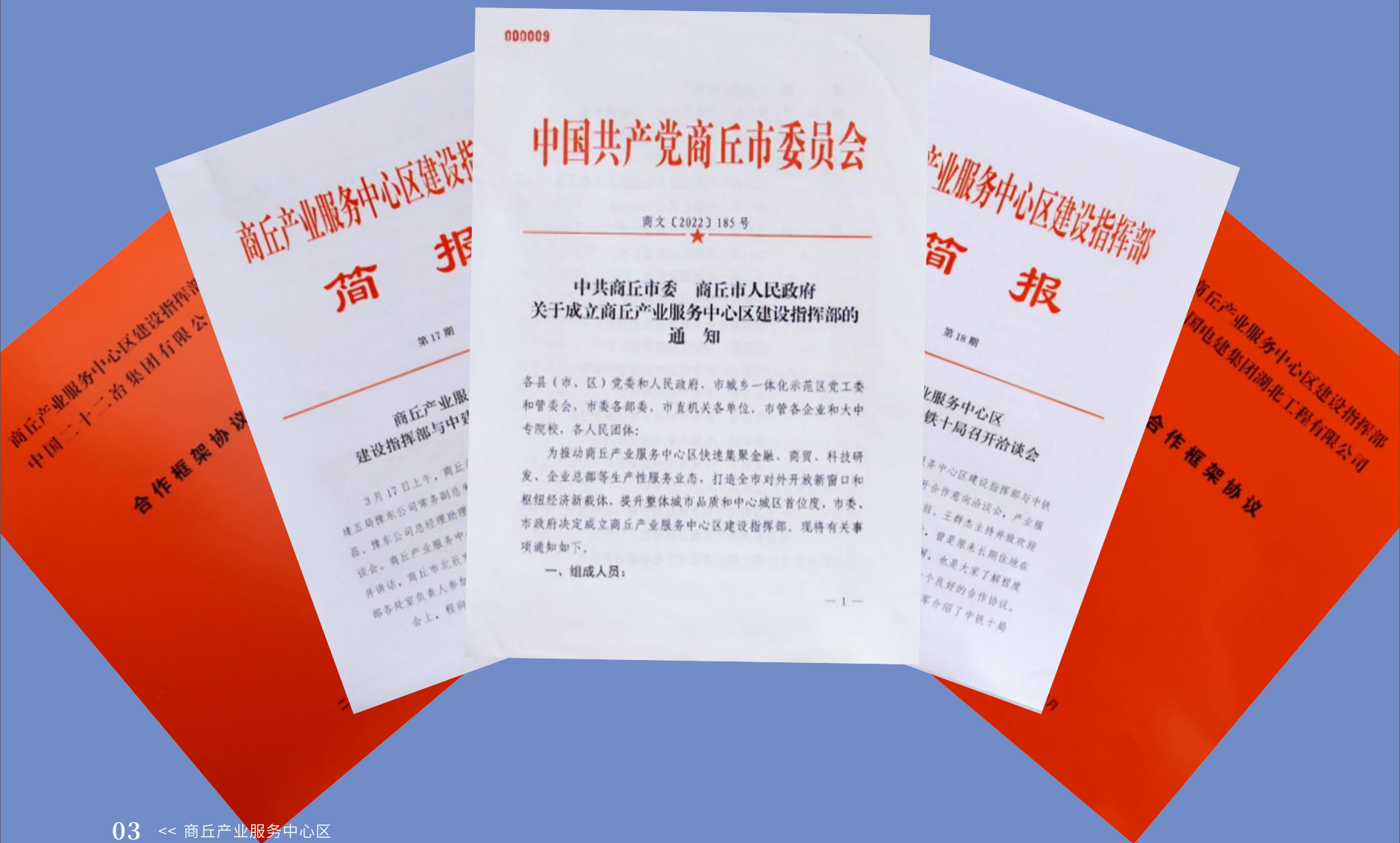
Shangqiu City is located in the eastern part of Henan Province, at the junction of the four provinces of Henan, Shandong, Jiangsu, and Anhui. It is a crucial section connecting North China and East China, and always enjoys as the title of the "gateway to East Henan" and the "thoroughfare of the four provinces". It has been selected by the central government as a regional central city in the junction of Henan, Shandong, Jiangsu, and Anhui.

In recent years, Shangqiu City has achieved significant results in industries such as equipment manufacturing, food processing, pharmaceuticals, textiles, clothing, and footwear, forming corresponding industrial clusters.

Shangqiu Industrial Service Center covers an area of about 25 square kilometers including north of Longhai Railway, south of Baohe River, east of Liangyuan Road and west of Zhongzhou Road. Three rivers, saying Baohe River, Wandu River and Zhongmin River, surround and run through the central area. The planning and design of the industrial service center area and backbone road network have basically taken shape, with the infrastructure gradually improved, laying a good foundation for the comprehensive development and construction of industrial service center area.







000009

# 中国共产党商丘市委员会

商文〔2022〕185号

## 中共商丘市委 商丘市人民政府 关于成立商丘产业服务中心区建设指挥部的 通知

各县（市、区）党委和人民政府，市城乡一体化示范区党工委和管委会，市委各部委，市直机关各单位，市管各企业和大中专院校，各人民团体：

为推动商丘产业服务中心区快速集聚金融、商贸、科技研发、企业总部等生产性服务业态，打造全市对外开放新窗口和枢纽经济新载体，提升整体城市品质和中心城区首位度，市委、市政府决定成立商丘产业服务中心区建设指挥部。现将有关事项通知如下。

### 一、组成人员：

- 1 -

## 商丘产业服务中心区建设指挥部

### 简报

第17期

#### 商丘产业服务中心区建设指挥部与中铁十局召开洽谈会

3月17日上午，商丘产业服务中心区建设指挥部常务副总指挥、豫东公司总经理助理王群杰，商丘产业服务中心区建设指挥部各处处长及项目负责人等，在中铁十局项目部召开洽谈会。会上，程向

## 商丘产业服务中心区建设指挥部

### 简报

第18期

#### 商丘产业服务中心区建设指挥部与中铁十局召开洽谈会

商丘产业服务中心区建设指挥部与中铁十局召开合作意向洽谈会，产业服务中心区建设指挥部常务副总指挥、豫东公司总经理助理王群杰主持并致欢迎词。王群杰表示，产业服务中心区建设指挥部自成立以来，得到了大家的支持和关心，也是大家了解程度最深的一个良好的合作协议。会上，程向

## 商丘产业服务中心区建设指挥部 与中国二十二冶集团有限公司 合作框架协议



## 二. 运营模式

### 2、Operation Mode

努力打造产业发展集聚之地、科技创新引领之地、  
数字经济迸发之地、审批服务示范之地、青年人才圆梦之地

商丘市委市政府为全面提升中心城区首位度、完善城市功能布局，高标准高水平精心谋划商丘产业服务中心区，成立以市委书记任政委、市长任指挥长、市人大副主任任执行指挥长的“商丘产业服务中心区建设指挥部”，实行**封闭运行、封闭管理、自求平衡、重大事项“一事一议”**，按照“指挥部+平台公司”管理体制，全力推动商丘产业服务中心区快速发展。

In order to comprehensively enhance the priority of the central urban area and improve the urban functional layout, the Shangqiu Municipal Party Committee and Government have meticulously planned the Shangqiu Industrial Service Center Area with high standards and high level. They have established the "Shangqiu Industrial Service Center Construction Command" with the Municipal Party Secretary as the political commissar, the Mayor as the commander, and the Deputy Director of the Municipal People's Congress as the executive commander. They implement "closed operation, closed management, self balancing" and "one matter, one solution" for major issues. In accordance with the "Command+Platform Company" management system, they fully promote the rapid development of the Shangqiu Industrial Service Center Area .



## 三. 交通优势

### 3、Transportation Advantages

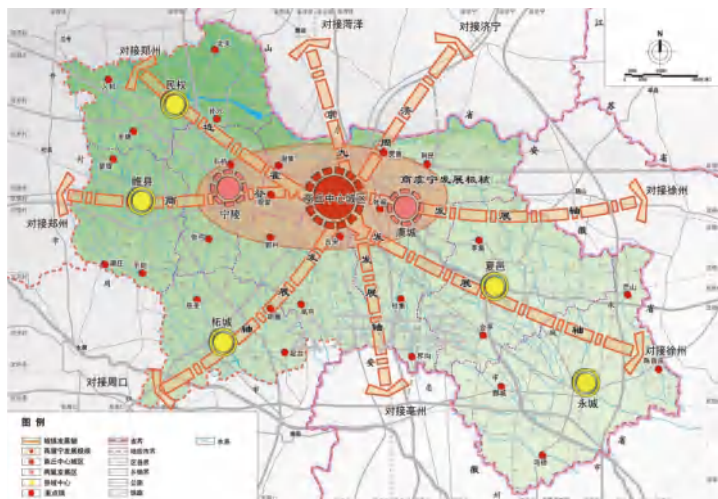
#### “米”字形交通网络 两小时“通勤圈”

地理位置优越，  
地处于豫、鲁、苏、皖

商丘高铁2小时时空圈  
覆盖豫鲁苏皖服务人口超

**4省** 结合部

**1.2** 亿人



商丘是国家交通部确定的综合交通枢纽城市，也是全国“八纵八横”高铁网络的重要节点城市，陇海、京九、郑徐、京港等普铁，郑徐高铁、商合杭高铁、京雄商高铁，在商丘形成“双十字”铁路枢纽，连霍、济广、商登、商南、德上、阳新等高速公路形成了“六纵六横”网络。随着京港高铁、商丘机场、沱浍河航运加快建设，商丘将建成集公路、铁路、航空、水运于一体的综合性立体式交通网络。

Shangqiu is a comprehensive transportation hub city designated by the Ministry of Transport of China, and also an important node city in the national "eight vertical and eight horizontal" high-speed rail network. Common railways such as Longhai, Jingjiu, Zhengxu, and Jinggang, as well as Zhengxu high-speed railway, Shanghe Hangzhou high-speed railway, and Jingxiong commercial high-speed railway, form a "double cross" railway hub in Shangqiu, and connect highways such as Huozhou, Jiguang, Shangdeng, Shangnan, Deshang, and Yangxin, forming a "six vertical and six horizontal" network. With the accelerated construction of the Beijing-Hong Kong high-speed railway, Shangqiu Airport, and Tuohui River shipping, Shangqiu will build a comprehensive three-dimensional transportation network integrating highways, railways, aviation, and water transportation.



## 四. 人力资源优势

### 4. Human Resource Advantages

商丘市总人口1016万人，是劳动力资源大市，城乡富余劳动力250万人，常年在外务工人员220万人。现有商丘师院、商丘学院、商丘工学院三所本科院校，商丘职业技术学院为全国示范性高等职业院校。全市72所大中专院校拥有在校生13万人，每年可输送各类专业技术人才5万多人。





Shangqiu has a total population of 10.16 million people, making it a city with abundant labor resources. There are 2.5 million surplus urban and rural laborers, and 2.2 million permanent migrant workers. Three undergraduate colleges, namely Shangqiu Teachers College, Shangqiu College and Shangqiu Engineering College, are located in the city and Shangqiu Vocational and Technical College is a national model higher vocational college. The 72 colleges and universities in the city have 130000 enrolled students and can transport over 50000 professional and technical talents each year.







科教创想区

高铁新城安置区

乐活宜居区

高铁核心区

平原路

黄河西路

凯旋北路

中州路

郑徐高铁、京雄商高铁、陇海铁路、商合杭高铁



## 五. 中心区规划

5、Central Area Planning

**高铁核心区**

High Speed Rail Core Area

**科教创想区**

Science and Education Innovation Area

**乐活宜居区**

Entertainment Livable Area

**高铁新城安置区**

High Speed Rail Resettlement Area



## 未来智慧之城 高铁核心区

FUTURE SMART CITY HIGH SPEED RAIL CORE AREA

作为商丘产业服务中心区建设的核心，商丘市民中心、智慧岛建设、融北企业总部港项目、人力资源服务产业园项目、中心区规划职工双创服务中心建设项目，将发挥龙头项目的带动作用，在加快促进产业集聚的同时，加速构建更加完善的产业链和服务链。

As the core of the construction of the Shangqiu Industrial Service Center Area, the Shangqiu Citizen Center, Smart Island Construction, Rongbei Enterprise Headquarters Port Project, Human Resources Service Industrial Park Project, and the Central District Planning Employee Innovation Service Center Construction Project will play a leading role in promoting industrial agglomeration and accelerating the construction of a more complete industrial and service chain.

审批服务+智慧产业+高铁文旅+公园休闲+高端商住





## 智慧岛建设

SMART ISLAND CONSTRUCTION

### 龙头项目 带动产业和服务链

以高铁站广场中央绿轴为核心,以智慧岛科技大厦为依托,引入互联网、大数据、信息金融、人才服务,电子竞技、小型商贸会展、产品发布等新兴业态,推动各类高端要素资源集聚,倾力打造全省一流的集企业孵化、产品研发于一体的创业平台;初创企业、科创团队的集聚平台;天使、风投、创投基金的融资平台;贯通“政、金、科、产”的信息共享平台。

With the central green axis of the high-speed railway station square as the core and the Smart Island Science and Technology Building as the support, we will introduce the Internet, big data, information finance, talent services, esports, small business exhibitions, product release and other emerging formats, promote the gathering of various high-end element resources, and strive to build a first-class entrepreneurial platform integrating business incubation and product research and development in the province, a gathering platform for startups and science and technology innovation teams, a financing platform for angel, venture capital, and venture capital funds, and an information sharing platform that connects politics, finance, science, and industry.



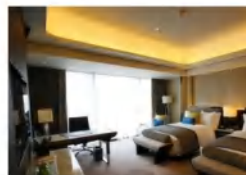
城市形象  
City's Image



办公标准  
Standard Office



融入自然  
Combine with Nature



商务酒店  
Business Hotel



服务配套  
Service Matching



艺术品性  
Artistry





规划入驻职业院校

10 所



建成后可容纳师生

10 万余名



## 未来科创之城 科教创想区

FUTURE SCIENCE AND TECHNOLOGY INNOVATION CITY  
SCIENCE AND EDUCATION INNOVATION AREA

建设职业教育基地，规划功能“职业教育+科研实训”。面积约5000亩，将作为科技研发、职业教育功能区，聚焦创新资源集聚、科技成果转化、大学生创业、科技企业孵化、双创人才培养及开放协同发展，引进优质品牌教育，形成科教产城一体，打造成为生态开放的高品质职教产业和有影响力的创新策源地(规划入驻10所职业院校，建成后可容纳师生十余万名)。

Build a vocational education base with a planned function of "vocational education+scientific research and practical training". Covering an area of approximately 5000 mu, it will serve as a functional area for scientific and technological research and development, as well as vocational education. It will focus on the gathering of innovative resources, the transformation of scientific and technological achievements, the entrepreneurship of college students, the incubation of scientific and technological enterprises, the cultivation of dual-innovative talents, and open and collaborative development. It will introduce high-quality brand education, form a situation integrating science, education, industry, and city, and create a high-quality vocational education industry with ecological openness and an influential innovation source. (It is planned to attract 10 vocational colleges, which can accommodate more than 100,000 teachers and students after completion).





## 未来生态之城 乐活宜居区

FUTURE ECOLOGY CITY ENTERTAINMENT LIVABLE AREA

### + 品质居住 + 公共服务



依托环绕贯穿中心区包河、万堤河、忠民河三条河流，践行“绿水青山就是金山银山”理念，规划设计让城市融入自然，让绿色溢满城市，构建人与自然和谐共生的城市生态体系，夯实中心区高质量发展的绿色基底，聚力打造幸福宜居品质之城。引入建设商丘最优质的医疗资源——商丘市第一人民医院，商丘最优质的义务教育资源——商丘市第一实验小学、商丘市第一中学等名校，提供高品质生活服务、基础教育、养老托育、卫生服务、综合健身、社区食堂、高端商业等服务。

Based on the three rivers that surround and run through the central area, namely Baohe, Wandi River, and Zhongmin River, we practice the concept of "Lucid waters and lush mountains are invaluable assets", planning and designing the integration of the city into nature, making green overflow the city, constructing a harmonious urban ecological system between humans and nature, consolidating the green foundation for high-quality development in the central area, and striving to create a happy, livable quality city. The construction of Shangqiu's highest quality medical resources - Shangqiu First People's Hospital, Shangqiu's highest quality compulsory education resources - prestigious schools like Shangqiu First Experimental Primary School, and Shangqiu First Middle School, are introduced provide with high-quality life services, basic education, elderly care and childcare, health services, comprehensive fitness, community canteens, high-end commercial and other services.



## 崛起的 高铁新城安置区

### THE RISING HIGH SPEED RAIL NEW CITY RESETTLEMENT AREA

主导功能是“高铁新城安置+社区服务+综合生活服务”，目前已建成安置区500多万平方米，安置20万余人，学校、医院、政务服务等项目如期建成投用，便民服务功能、公共服务功能正全面完善。高铁新城区的建成提升了中心区品质、增强了中心区发展活力，对中心区未来高质量发展奠定了良好基础。

The main function of this area is "high-speed rail new city resettlement + community services + comprehensive living services". Currently, more than 5 million square meters of resettlement areas have been built, accommodating more than 200000 people. Projects related to schools, hospitals, government services, etc., have been completed and put into use as scheduled, and the convenience and public service functions are being comprehensively improved. The completion of the high-speed rail new city area has improved the quality of the central area, enhanced the development vitality of the central area, and laid a good foundation for the future high-quality development of the central area.







## 六. 主导产业

6、Leading Industries

### 打造五大核心产业

枢纽经济 数字经济

科研双创 人才教育 平台服务

按照商丘十四五规划和中心区发展要求,展望未来前沿产业趋势,衔接商丘中心城区发展目标,重点发展现代金融、科技服务、电子商务、商贸物流、文化创意、总部经济、医疗教育等新型业态,打造成集国际贸易服务、国家级物流枢纽、现代金融商贸、智慧信息交互、数字科研双创、人才服务孵化为一体的城市核心承载区。



According to the 14th Five-Year Plan of Shangqiu and the development requirements of the central area, we look forward to the future trend of cutting-edge industries, connect with the development goals of the central urban area of Shangqiu, focus on the development of modern finance, technology services, e-commerce, commercial logistics, cultural creativity, headquarters economy, medical education and other new forms of business, create a city core carrying area that integrates international trade services, national logistics hub, modern finance and commerce, intelligent information exchange, digital scientific research and innovation, and talent service incubation.





## 七. 指挥部平台公司简介

7. Introduction to the Command Platform Company

**商丘市北辰发展投资有限公司**  
Shangqiu Beichen Development Investment Co., Ltd



### 指挥部主导 平台运作 社会参与 分步实施

The command center leadership, the platform operation, and social participation are implemented step by step

商丘市北辰发展投资有限公司注册资本5亿元,为商丘市发展投资集团全资子公司,服务于商丘产业服务中心区发展,主要负责区域内土地储备、项目开发、招商项目合作承接、项目融资、产业运营等,加强与金融部门合作,鼓励和引导政策性金融机构和商业银行加大对产业服务中心区建设的信贷支持力度,鼓励社会资本参与产业服务中心区开发建设,形成多元化的投资格局。

Shangqiu Beichen Development Investment Co., Ltd. has a registered capital of 500 million yuan and is a wholly-owned subsidiary of Shangqiu Development Investment Group. It serves the development of the Shangqiu Industrial Service Center Area and is mainly responsible for land reserve, project development, investment project cooperation, project financing, and industrial operation in the region. It strengthens cooperation with the financial department, encourages and guides policy financial institutions and commercial banks to increase their credit support for the construction of the Industrial Service Center, boosts social capital to participate in the development and construction of the Industrial Service Center, and forms a diversified investment pattern.

## 八. 投资成本优势

### 8、Investment Cost Advantages

商丘投资成本较低,水价、电价、暖气费、燃气费、劳动力价格、运输价格等生产要素价格均低于沿海发达地区。由于区位优势 and 交通便利,投资成本低于内地同区域其它城市。

The investment cost in Shangqiu is relatively low, and the prices of production factors such as water, electricity, heating, gas, labor, and transportation are all lower than those in developed coastal areas. Due to its advantageous location and convenient transportation, the investment cost is lower than other cities in the same region of the mainland.

电价 Electricity price (实行市场化电价,一月一调整)			
用电分类		电压等级	电度用电价格
工商业及其他用电	变压器容量 315千伏安 以下用电	不满1千伏	0.690519375
		1-10千伏	0.663019375
		35千伏	0.636219375
		110千伏及以上	0.609519375
	变压器容量 315千伏安 以上用电	1-10千伏	0.683119375
		35千伏	0.667119375
		110千伏	0.649119375
		220千伏及以上	0.639119375



暖气费 Heating costs	
建筑面积	0.1575元/平方米·天
使用面积	0.175元/平方米·天
燃气费 Gas costs	
工商业用气	3.84元/立方米
居民用气(≤50m)	2.83元/立方米
水价 Water price	
居民用水	3.05元/吨 (12吨/月以下)
	3.90元/吨 (12吨/月以上)
非居民用水	4.40元/吨
特殊行业用水	11.2元/吨
以上价格均含污水处理和财政附加	
劳动力成本 Labor costs	
社会最低工资	1800元/月



# 九. 政策支持

## 9、Policy Support



### ◆ 体制支持

商丘产业服务中心区建设实行指挥部统一领导、属地辖区配合、平台公司运作的管理体制，封闭管理、封闭运行。指挥部拥有自主投资决策权、资金调度权、要素运作权和工程管理的权。

### ◆ Institutional Support

The construction of Shangqiu Industrial Service Area Center implements the management system of unified leadership of the command center, cooperation with the territorial jurisdiction, and operation of the platform company, with closed management and closed operation. The command center has the power to make independent investment decisions, allocate funds, operate elements, and manage projects.



### ◆ 财政支持

加大公共设施建设资金支持力度，根据产业服务中心区范围内公建设施数量及每年的建设计划，市财政要投入一定数量的建设资金，满足公共建设和施工建设的需要。商丘产业服务中心区范围内的重点项目土地出让金市级收益部分全额用于支持商丘产业服务中心区。

### ◆ Financial Support

Increase funding support for public facility construction. Based on the number of public facilities within the industrial service center and the annual construction plan, the municipal finance department will invest a certain amount of construction funds to meet the needs of public facilities and construction. The municipal part of the land transfer fees for key projects within the scope of the Shangqiu Industrial Service Center Area will be used in full amount to support the development of Shangqiu industrial service Center area.





## ◆ 用地支持

商丘产业服务中心区建设指挥部根据市政府委托, 统筹经营区域内土地一级市场, 区域内的建设用地指标实行单列, 按照规划和建设需要优先及时保障产业服务中心区建设用地, 支持商丘产业服务中心区在土地利用和管理方面先行先试。商丘产业服务中心区坚持集约节约利用土地, 按照“统一征地、统一房屋征收、统一补偿安置、统一出让”的原则, 统筹开发建设。

## ◆ Land Use Support

The Construction Command of Shangqiu Industrial Service Center is entrusted by the municipal government to coordinate the operation of the primary land market in the area. The construction land indicators in the area are implemented separately, and priority is given to timely guarantee the construction land of the industrial service center based on planning and construction needs. It supports Shangqiu Industrial Service Center to take the lead in land use and management. Shangqiu Industrial Service Center area adheres to the intensive and economical use of land, and coordinates the development and construction according to the principle of "unified land expropriation, unified housing expropriation, unified compensation and resettlement, and unified transfer".



## ◆ 招商支持

产业服务中心区招商引资的项目享受市、区两级招商引资优惠政策, 按照特色优先、品牌优先的要求, 对产业服务中心区急需的、带动性大、辐射性强的项目和重大单体项目, 按照“一事一议”、“一项一策”的原则确定扶持与优惠政策。

## ◆ Investment Support

Investment projects in the Industrial Service Center area enjoy preferential policies at the city and district levels. In accordance with the requirements of prioritizing characteristics and brands, support and preferential policies are determined for major individual projects that are urgently needed, with great driving force, and strong radiation in the Industrial Service Center area based on the principle of "one matter, one solution" and "one item, one policy".

合作共赢 Win-win  
Cooperation

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各企业来商丘产业服务中心区  
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We sincerely invite  
All kinds of enterprises to Shangqiu Industrial Service Center Area  
for investigation, investment and developing business!







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