

## **Plot of Land No. 1**

Cheliabinskaya Oblast, Niazepetrovsk



Vacant industrial **land**, ha:

**4.0**

### **SITE BRIEF:**

**[General Information; Location; Contacts](#)**

**[Transport accessibility](#)**

**[Infrastructure](#)**

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### **General Information; Location; Contacts**

	<b>Site characteristics</b>	<b>Description</b>
1.	Cadastral number	Demarcation of the land plot for cadastral purposes is possible upon preparation of urban planning documentation related to the Site. Documentation may be prepared for account of potential investors.
2.	Location	Cheliabinskaya Oblast, Niazepetrovsk, ul. Lenina, between residential houses Nos. 119 and 121 (location map is enclosed)
3.	Location description	Within the city boundaries, between a residential area and wastelands and roads, with railway lines 100 m away
4.	Land use category	Populated land
5.	Site in brief	Smooth relief, no vegetation
6.	Type of ownership (private, public, public-private)	Municipal

7.	Management company or similar (MC)	Administration of Niazepetrovsk Municipal District
8.	MC Address (postal, electronic, web-site)	456970, Cheliabinskaya Oblast, Niazepetrovsk, ul. Sverdlova, 6
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Andrei V. Pleshkov First Deputy Head of Niazepetrovsk Municipal District (35156) 3-1161 <a href="mailto:zamgl@nzpr.ru">zamgl@nzpr.ru</a>
10.	Site Development Concept (web-site, if any) (yes/no)	No
11.	Site business lines (major projects, SME projects, mixed-type projects)	SME projects, mixed-type projects
12.	Industry specialization	Machinery and equipment; electrical fixtures, electronic and optical equipment; other manufacturing activities; hotels and restaurants; transport and communications; works and services

### **Transport accessibility**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1.	Distance to the nearest town	Within Niazepetrovsk boundaries	-
2.	Distance to the regional centre	230 km to Cheliabinsk	-
3.	Distance to Moscow	1699 km	-
4.	Distance to the nearest highway	Ul. Lenina	-
5.	Any road connecting the Site with the nearest highway: distance and road condition	Natural road, 0.05 km	-
6.	Any motor roads across the Site (yes/no)	No	-
7.	Any connections to railways (yes/no)	No	-
8.	Any offloading rail terminal facilities (yes/no)	No	-
9.	Distance to the nearest international airport	166 km to Kolcovo airport, Yekaterinburg	-
10.	Distance to the nearest river port	329 km to Ufa, Belaya river	-
11.	Distance to the nearest sea port	2049 km to Astrakhan	-

### **Infrastructure**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
<b><i>Area of the Site</i></b>			
1.	Total area of the Site (ha)	4.0	
2.	Vacant plots of industrial land (ha)	<b>4.0</b>	
<b><i>Utilities</i></b>			
3.	Availability of utilities. Distance from the Site to utilities (km); available load of:  - electric mains  - heat supply system	Yes, ETL, 25 m; 10kW  No. Construction of a modular boiler house is possible.	

	- gas supply system	Yes, a medium pressure pipeline, 50 m;	
	- water supply network	Yes, a municipal water system with the capacity of 4500 cu.m. per day;	
	- sewerage system	No	
<b>Workforce</b>			
4.	Transport service between the Site and the settlements	Yes	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	2	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	429 people officially unemployed, 1500 rotation workers ready to return	
<b>Social infrastructure in 30-minute proximity to the Site</b>			
7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 3.2 km	
8.	Shops (yes/no, proximity)	Yes, 100 m	
9.	Housing for the Site staff (yes/no, proximity)	Yes, 0.5-1 km	
10.	Hotels for the Site staff (yes/no, proximity)	Yes, 4 km	

### **Preferences to Residents**

#### ***In terms of initial costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1	Subsidies on SME projects	Draft Resolution by the Cheliabinskaya Oblast Administration "On Procedure of Providing in 2013-2015 Subsidies (Grants) to Small Innovative Companies of Cheliabinskaya Oblast"	2013-2015
2	Subsidies on lease payments to acquire fixed assets	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 "On Sat Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017"; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 " On Procedure of Providing Subsidies to SMEs in 2015"	2015-2017
3	Guarantees on fixed-asset loans to SMEs (surety bonds provided by the regional Guarantee Fund to SMEs and related to bank guarantees issued by commercial banks)	Resolution by the Cheliabinskaya Oblast Administration No. 56-P dd. 16.03.2009 "On Establishment of SME Crediting Fund in Cheliabinskaya Oblast"  Decree by the Ministry of Economic Development of Cheliabinskaya Oblast No. 32 dd. 07.03.2012 "On Approval of the Revised Articles of	Since 2009  Since 2012

		Association of Cheliabinskaya Oblast SME Crediting Fund”	
4	Other preferences (specify) Subsidies to entrepreneurs on entrepreneurship projects: - Female and family businesses to reimburse capital expenditures; - Handicrafts; - Domestic, inbound tourism.  Subsidies to entrepreneurs to reimburse fees under surety contracts	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”	2015-2017
	Allocating sites with the supporting infrastructure to investors	Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Cheliabinskaya Oblast”	Since 2003
5	Subsidies on SMEs projects		
6	Subsidies on lease payments to acquire fixed assets	Resolution by Administration of Nizhepetrovsk Municipal District No. 1214 dd. 30.12.2010 (as revised by Resolution of Nizhepetrovsk Municipal District Administration No 438 dd. 16.05.2012, Amendment No 1147 dd. 01.11.2010)	Up to 2015

### *In terms of operating costs*

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
6	Sectoral subsidies – support for producers from specific sectors of economy (subsidies to residents to effect rental payments)	Law of Cheliabinskaya Oblast No. 433-ZO dd. 24.11.2005 “On Amendments to the Law of Cheliabinskaya Oblast “On Promoting Innovative Activities in Cheliabinskaya Oblast”  Law of Cheliabinskaya Oblast No. 154-ZO dd. 23.06.2011 “On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers”  Resolution by the Cheliabinskaya Oblast Administration No. 69-P dd. 06.03.2013 “On Accreditation of Innovative Technological Parks Operating in Cheliabinskaya Oblast”	Since 2005  Since 2011  Since 2013
		Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017”; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”	2015-2017
		<b>Preferences for agricultural producers</b>	
		Resolution by the Cheliabinskaya Oblast	

		Administration No. 396-P dd. 16.11.2011 “On Regional Targeted Program on Social Rural Development in Cheliabinskaya Oblast for 2012-2013”	2012-2013
		Resolution by the Cheliabinskaya Oblast Administration No. 65-P dd. 26.02.2013 “On Procedure of Granting in 2013-2015 Subsidies to Partially Reimburse Interest Payments under the Loans from Russian Credit Institutions and Agricultural Credit Consumer Cooperatives, and on Considering Some Resolutions by the Cheliabinskaya Oblast Administration as Invalid”	2013-2015
		Resolution by the Cheliabinskaya Oblast Administration No. 119-P dd. 30.04.2008 “On Procedure of Granting Subsidies to Support Crop Husbandry”	Since 2008
		Resolution by the Cheliabinskaya Oblast Administration No. 126-P dd. 29.04.2011 “On Procedure of Granting Subsidies on State Support for Livestock Breeding”	Since 2011
		Resolution by the Cheliabinskaya Oblast Administration No. 74-P dd. 20.03.2013 “On Amendments to Resolution by the Cheliabinskaya Oblast Administration No. 75-P dd. 16.03.2011 “On Procedure of Granting Subsidies on Obtaining of Elite Seeds and Seeds of High Performance”	Since 2013
		Resolution by the Cheliabinskaya Oblast Administration No. 729-P dd. 28.12.2012 “On Procedure of Granting in 2013-2015 Subsidies on the Creation and Development of Peasant/Farmer Enterprises”	2013-2015
		Resolution by the Cheliabinskaya Oblast Administration No. 727-P dd. 28.12.2012 “On Procedure of Granting in 2013-2015 Subsidies to Agricultural Consumer Cooperatives to Partially Reimburse Expenses Related to Milk Sale and Milk Collection and Delivery for Further Processing and Sale”	
		Resolution by the Cheliabinskaya Oblast Administration No. 728-P dd. 28.12.2012 “On Procedure of Granting Subsidies in 2013-2015 to Partially Reimburse Peasant/Farmer Enterprises’ Expenses, Including Individual Entrepreneurs, Related to Registration of Property Rights to the Land Plots Used by Them and Pertaining to Agricultural Lands”	
7	Export subsidies (partial subsidizing of expenses	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 “On Sate Program on SME	2015-2017

	incurred in arranging exhibitions, interest rate subsidies on loans)	Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017"; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 " On Procedure of Providing Subsidies to SMEs in 2015"	
8	Profit tax relief	Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 "On Promoting Investment Activities in Cheliabinskaya Oblast"  Law of Cheliabinskaya Oblast No. 154-ZO dd. 23.06.2011 "On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers"; Resolution by the Cheliabinskaya Oblast Administration No. 332-P dd. 28.09.2011 "On the Procedure of Making the List of Priority Investment Projects of Cheliabinskaya Oblast"  Resolution by the Cheliabinskaya Oblast Administration No. 124-P dd. 25.03.2013 "On Amendments to Resolution by the Cheliabinskaya Oblast Administration No. 332-P dd. 28.09.2011"	Since 2003  Since 2011  Since 2013
9	Property tax relief	Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 "On Promoting Investment Activities in Cheliabinskaya Oblast"; Law of Cheliabinskaya Oblast No. 189-ZO dd. 27.11.2003 "On Corporate Property Tax"  Law of Cheliabinskaya Oblast No. 155-ZO dd. 23.06.2011 "On Amendments to the Law of Cheliabinskaya Oblast "On Corporate property Tax"; Resolution by the Cheliabinskaya Oblast Administration No. 332-P dd. 28.09.2011 "On Procedure of Making the List of Priority Investment Projects of Cheliabinskaya Oblast"  Resolution by the Cheliabinskaya Oblast Administration No. 124-P dd. 25.03.2013 "On Amendments to Resolution by the Cheliabinskaya Oblast Administration No. 332-P dd. 28.09.2011"	Since 2003  Since 2011  Since 2013
10	Other reliefs and preferences (specify) Subsidies to entrepreneurs on entrepreneurship projects: - Female and family businesses – to reimburse capital expenditures; - Handicrafts; - Domestic, inbound tourism.  Subsidies to entrepreneurs to	Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 "On Sate Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017"; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 " On Procedure of Providing Subsidies to SMEs in 2015"	2015-2017

<p>reimburse fees under surety contracts.</p> <p>Providing investors with the benefits of exploitation of the land publicly owned by Cheliabinskaya Oblast</p> <p>Providing investors with guarantees by Cheliabinskaya Oblast</p>	<p>Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Cheliabinskaya Oblast”</p> <p>Resolution by the Cheliabinskaya Oblast Administration No. 211-P dd. 11.10.2006 “On Defining the Indices of Utilization Type and Social Significance for the Land Plots Publicly Owned by Cheliabinskaya Oblast”</p> <p>Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Cheliabinskaya Oblast”</p> <p>Law of Cheliabinskaya Oblast No. 297-ZO dd. 28.08.2008 “On Issuing State Guarantees of Cheliabinskaya Oblast”</p> <p>Law of Cheliabinskaya Oblast No. 71-ZO dd. 18.12.2014 “On Regional Budget for 2015 and the 2016-2017 Planning Period” (Annexes 8 and 9)</p> <p>Resolution by the Cheliabinskaya Oblast Administration No. 212-P dd. 27.10.2010 “On the List of Documents Required for Extending a Regional State Guarantee”;</p> <p>Resolution by the Cheliabinskaya Oblast Administration No. 289-P dd. 10.12.2010 “On the List of Documents Required for Extending a Regional State Bond Issue Guarantee”</p> <p>Resolution by the Cheliabinskaya Oblast Administration No. 177-P dd. 15.06.2011 “On Tender Procedures to Select Investment Projects of Investors Eligible for State Guarantees of Cheliabinskaya Oblast, and on Amendments to Resolution by the Cheliabinskaya Oblast Administration No. 212-P dd. 27.10.2010”</p>	<p>Since 2003</p> <p>Since 2006</p> <p>Since 2003</p> <p>Since 2008</p> <p>2015-2017</p> <p>Since 2010</p> <p>Since 2011</p>
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\* SME financial support is subject to:

- State registration and **priority business lines in Cheliabinskaya Oblast**;
- Absence of overdue debts related to budgetary funds provided on a repayable basis and tax payments to the budgets of all levels and to public extra-budgetary funds;
- Permanent jobs as at the date of subsidy application, job preservation in the current fiscal year and/or creation of new permanent jobs;
- Increased/preserved tax deductions to the budgets of all levels in the current fiscal year;
- Average monthly pay of SME employees no lower than subsistence level defined for able-bodied population of Cheliabinskaya Oblast.

Subsidies cannot exceed the projected annual tax deductions to the budgets of all levels and to public extra-budgetary funds.

SME support priorities include:

- 1) Manufacturing industries (except for excise goods);
- 2) Handicrafts;
- 3) Innovative activities;
- 4) Agriculture, fishery, fish farming;
- 5) Healthcare (medical treatment institutions, medical practice, veterinary medicine, other healthcare activities), education and social services;
- 6) Domestic, inbound tourism

### **Site PHOTO**

