

Plot of Land No. 3

Cheliabinskaya Oblast, Niazepetrovsk



Vacant industrial **land**, ha:

1.85

SITE BRIEF:

[General Information; Location; Contacts](#)

[Transport accessibility](#)

[Infrastructure](#)

[Preferences](#)

General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	74:16:0200063:43
2.	Location	Within the city boundaries, 1900 m to the south-east from a residential house (the checking point) located beyond the Site boundaries; house location: Niazepetrovsk, ul. Kutasova, 46
3.	Location description	Coastal area of Niazepetrovsk water storage reservoir, surrounded by forested area
4.	Land use category	Agricultural land
5.	Site in brief	Suitable for a tourist and recreational zone
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 zamgl@nzpr.ru
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	Agriculture; hunting and forestry; fishing, fish farming (tourist and recreational zone)

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	1.9 km to Niazepetrovsk	-
2.	Distance to the regional centre	230 km to Cheliabinsk	-
3.	Distance to Moscow	1699 km	-
4.	Distance to the nearest highway	Niazepetrovsk, ul. Oktiabrskaya – 1.9 km	-
5.	Any road connecting the Site with the nearest highway: distance and road condition	Natural road, 1.9 km	-
6.	Any motor roads across the Site (yes/no)	Forest road from the Site to city boundary (ul. Oktiabrskaya), from ul. Oktiabrskaya – a regular bus (location map is enclosed)	-
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

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1.	Total area of the Site (ha)	1.85	
2.	Vacant plots of industrial land (ha)	<u>1.85</u>	
<i>Utilities</i>			
3.	Availability of utilities. Distance from the Site to utilities (km); available load of: - electric mains - heat supply system - gas supply system - water supply network - sewerage system	No No No No No ETL and gas distributing station – 1.5-2 km from the Site	
<i>Workforce</i>			

4.	Transport service between the Site and the settlements	No	
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	
<i>Social infrastructure in 30-minute proximity to the Site</i>			
7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 7.5 km	
8.	Shops (yes/no, proximity)	Yes, 3 km	
9.	Housing for the Site staff (yes/no, proximity)	Yes, 1.5 km	
10.	Hotels for the Site staff (yes/no, proximity)	Yes, 7.5 km	

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
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 Association of Cheliabinskaya Oblast SME Crediting Fund"	Since 2009 Since 2012
4	Other preferences (specify) Subsidies to entrepreneurs on entrepreneurship projects: - Female and family businesses – to reimburse capital expenditures; - Handicrafts;	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

	- Domestic, inbound tourism. Subsidies to entrepreneurs to reimburse fees under surety contracts		
	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	Resolution by Administration of Niazepetrovsk Municipal District No. 1214 dd. 30.12.2010 (as revised by Resolution of Niazepetrovsk Municipal District Administration No 438 dd. 16.05.2012, Amendment No 1147 dd. 01.11.2010)	Up to 2015
6	Subsidies on lease payments to acquire fixed assets		

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
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”	Since 2005
		Law of Cheliabinskaya Oblast No. 154-ZO dd. 23.06.2011 “On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers”	Since 2011
		Resolution by the Cheliabinskaya Oblast Administration No. 69-P dd. 06.03.2013 “On Accreditation of Innovative Technological Parks Operating in Cheliabinskaya Oblast”	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
		Preferences for agricultural producers	
		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	2013-2015	

		<p>Administration as Invalid”</p> <p>Resolution by the Cheliabinskaya Oblast Administration No. 119-P dd. 30.04.2008 “On Procedure of Granting Subsidies to Support Crop Husbandry”</p> <p>Resolution by the Cheliabinskaya Oblast Administration No. 126-P dd. 29.04.2011 “On Procedure of Granting Subsidies on State Support for Livestock Breeding”</p> <p>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”</p> <p>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”</p> <p>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”</p> <p>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”</p>	<p>Since 2008</p> <p>Since 2011</p> <p>Since 2013</p> <p>2013-2015</p>
7	Export subsidies (partial subsidizing of expenses incurred in arranging exhibitions, interest rate subsidies on loans)	<p>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”;</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure of Providing Subsidies to SMEs in 2015”</p>	2015-2017
8	Profit tax relief	<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. 154-ZO dd.</p>	<p>Since 2003</p> <p>Since 2011</p>

		<p>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”</p> <p>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”</p>	Since 2013
9	Property tax relief	<p>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”</p> <p>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”</p> <p>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”</p>	<p>Since 2003</p> <p>Since 2011</p> <p>Since 2013</p>
10	<p>Other reliefs and preferences (specify)</p> <p>Subsidies to entrepreneurs on entrepreneurship projects:</p> <ul style="list-style-type: none"> - Female and family businesses – to reimburse capital expenditures; - Handicrafts; - Domestic, inbound tourism. <p>Subsidies to entrepreneurs to reimburse fees under surety contracts.</p> <p>Providing investors with the benefits of exploitation of the land publicly owned by Cheliabinskaya Oblast</p>	<p>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”</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</p>	<p>2015-2017</p> <p>Since 2003</p> <p>Since 2006</p>

Providing investors with guarantees by Cheliabinskaya Oblast	Cheliabinskaya Oblast”	
	Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Cheliabinskaya Oblast”	Since 2003
	Law of Cheliabinskaya Oblast No. 297-ZO dd. 28.08.2008 “On Issuing State Guarantees of Cheliabinskaya Oblast”	Since 2008
	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)	2015-2017
	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”; 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”	Since 2010
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”	Since 2011	

* 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