

Plot of Land No. 4

Chelyabinskaya Oblast, Ozersk

Plot of Land No. 4 (forestland)

Участок № 4 (лесной массив)



Vacant **industrial land**, ha

2.8

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	Cadastral number will be assigned after the Site demarcation, location approval and state cadastral registration of the Site with Cadastral Authorities
2.	Location	50 m to the south-east of the heat raising plant located at Chelyabinskaya Oblast, Ozersk, ul. Kyshtymkaya, 5
3.	Location description	PR-5 industrial area – industrial facilities development area (IV-V hazard category)
4.	Land use category	Populated land
5.	Site in brief	The site is undeveloped, comprises of the high forest and meadow and has a flat topography.
6.	Type of ownership (private, public, public-private)	Public. Other land category. Under the supervision of the Ozersk Urban District Administration. Free of third party rights.
7.	Management company or similar (MC)	Ozersk Urban District Administration
8.	MC Address (postal, electronic, web-site)	456784, Chelyabinskaya Oblast, Ozersk, prospekt Lenina, 30a, tel. 2-69-76, fax (351-30) 7-89-59, 7-62-20, E-mail: all@ozerskadm.ru

9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Marina A. Istomina, Head of the Entrepreneurship and Consumer Market Development Unit, Department of Economics, Ozersk Urban District Administration, tel. 8(35130)2-45-62, e-mail: torg@ozerskadm.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	Textile and clothing; leather and leather goods production, shoemaking; rubber and plastic products; machinery and equipment; electrical, electronic and optical equipment; transportation vehicles and equipment; other manufacturing; transport and communications

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	14 km to Kyshtym	—
2.	Distance to the regional centre	105 km to Chelyabinsk	—
3.	Distance to Moscow	1,775 km	—
4.	Distance to the nearest highway	0.01 km to ul. Industrialnaya	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Asphalt approach motor road; Public transport stop, 500 m	0.01 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	114 km to Chelyabinsk airport	
10.	Distance to the nearest river port	405 km to Ufa river port; 465 km to Perm river port	
11.	Distance to the nearest sea port	2,146 km to Astrakhan sea port	

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
	Total area (ha)	2.8	
	Vacant plots of industrial land (ha)	<u>2.8</u>	
<i>Utilities</i>			
3.	Availability of utilities (yes/no, comments). Distance from the Site to utilities (km), available load of: - electric mains - heat supply system	Yes at the Site; 0.4 kW at the Site; d – 300; 100; overhead heat network	

	<ul style="list-style-type: none"> - gas supply system; - water supply network, - sewerage system <p>(Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.)</p>	<p>0.3 km; d – 100; medium pressure</p> <p>0.05 km; d – 150</p> <p>0.01 km; d – 700; force main</p> <p>1. Electrical facilities are available (networks of Municipal Diversified Public Utility (MMPKH), LLC Energy and Communications Directorate (UES)). Distance to the nearest electric power substation – 150 m.</p> <p>2. Gas supply facilities are not available. Distance to the nearest gas transmission pipe – 300 m.</p> <p>3. Utilities are available (electric cable, heating main). Hook-up technical terms and conditions will be specified in the process of the Site demarcation.</p>	
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Workforce

4.	Transport service between the Site and the settlements	Approach motor roads	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	9.0	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	0.8*	

Social infrastructure in 30-minute proximity to the Site

7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 3.5 km	
8.	Shops (yes/no, proximity)	Yes, 1.7 km	
9.	Housing for the Site staff (yes/no, proximity)	Yes, 1.5 km	
10.	Hotels for the Site staff (yes/no, proximity)	Yes, 2.4 km	

*Number of unemployed according to the data of the Ozersk Employment Centre

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 Chelyabinskaya Oblast Administration “On Procedure of Providing in 2013-2015 Subsidies (Grants) to Small Innovative Companies of Chelyabinskaya Oblast”	2013-2015
2	Subsidies on lease payments to	Resolution by the Chelyabinskaya Oblast Administration	2015-2017

	acquire fixed assets	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”*	
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 Chelyabinskaya Oblast Administration No. 56-P dd. 16.03.2009 “On Establishment of SME Crediting Fund in Chelyabinskaya Oblast” Decree by the Ministry of Economic Development of Chelyabinskaya Oblast No. 32 dd. 07.03.2012 “On Approval of the Revised Articles of Association of Chelyabinskaya 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; - 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 Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”	Since 2003
5	Subsidies on lease payments to acquire fixed assets	Resolution by the Ozersk Urban District Administration No. 3483 dd. 08.11.2013 (as amended on 17.01.2014 (No. 100), 28.05.2014 (No. 1521), 29.08.2014 (No. 2767), 09.12.2014 (No. 4054) and 13.05.2015 (No. 1344)) “On Approval of Municipal Program on SME Support and Development in Ozersk Urban District for 2014 and the 2015-2016 Planning Period”	2015-2016
6	Subsidies on staff development		

In terms of operating costs

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

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”	
Preferences for agricultural producers	
Resolution by the Chelyabinskaya Oblast Administration No. 396-P dd. 16.11.2011 “On Regional Targeted Program on Social Rural Development in Chelyabinskaya Oblast for 2012-2013”	2012-2013
Resolution by the Chelyabinskaya 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 Chelyabinskaya Oblast Administration as Invalid”	2013-2015
Resolution by the Chelyabinskaya Oblast Administration No. 119-P dd. 30.04.2008 “On Procedure of Granting Subsidies to Support Crop Husbandry”	Since 2008
Resolution by the Chelyabinskaya 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 Chelyabinskaya Oblast Administration No. 74-P dd. 20.03.2013 “On Amendments to Resolution by the Chelyabinskaya 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 Chelyabinskaya 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 Chelyabinskaya 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 Chelyabinskaya 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”	

8	Export subsidies (partial subsidizing of expenses incurred in arranging exhibitions, interest rate subsidies on loans)	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
9	Profit tax relief	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast” Law of Chelyabinskaya Oblast No. 154-ZO dd. 23.06.2011 “On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers”; Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011 “On the Procedure of Making the List of Priority Investment Projects of Chelyabinskaya Oblast” Resolution by the Chelyabinskaya Oblast Administration No. 124-P dd. 25.03.2013 “On Amendments to Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011”	Since 2003 Since 2011 Since 2013
10	Property tax relief	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”; Law of Chelyabinskaya Oblast No. 189-ZO dd. 27.11.2003 “On Corporate Property Tax” Law of Chelyabinskaya Oblast No. 155-ZO dd. 23.06.2011 “On Amendments to the Law of Chelyabinskaya Oblast “On Corporate property Tax”; Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011 “On Procedure of Making the List of Priority Investment Projects of Chelyabinskaya Oblast” Resolution by the Chelyabinskaya Oblast Administration No. 124-P dd. 25.03.2013 “On Amendments to Resolution by the Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011”	Since 2003 Since 2011 Since 2013
11	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 reimburse fees under surety	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

	contracts.		
	Providing investors with the benefits of exploitation of the land publicly owned by Cheliabinskaya Oblast	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”	Since 2003
		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”	Since 2006
	Providing investors with guarantees by Cheliabinskaya Oblast	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”	Since 2003
		Law of Cheliabinskaya Oblast No. 297-ZO dd. 28.08.2003 “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 Chelyabinskaya Oblast, and on Amendments to Resolution by the Cheliabinskaya Oblast Administration No. 212-P dd. 27.10.2010”	Since 2011
12	Export subsidies (partial subsidizing of expenses incurred in arranging exhibitions, interest rate subsidies on loans)	Resolution by the Ozersk Urban District Administration No. 3483 dd. 08.11.2013 (as amended on 17.01.2014 (No. 100), 28.05.2014 (No. 1521), 29.08.2014 (No. 2767), 09.12.2014 (No. 4054) and 13.05.2015 (No. 1344)) “On Approval of Municipal Program on SME Support and Development in Ozersk Urban District for 2014 and the 2015-2016 Planning Period”	2015-2016
13	Interest rate subsidies on loans to the Site residents		

* SME financial support is subject to:

- State registration and **priority business lines in Chelyabinskaya 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 Chelyabinskaya 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
- ** SME financial support is subject to:
- State registration and **priority business lines in Ozersk Urban District**;
 - 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 Chelyabinskaya Oblast.