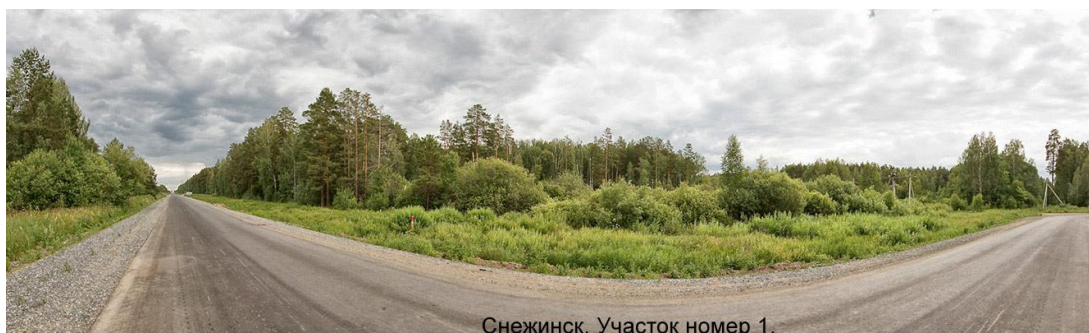


## Plot of Land No. 1

Chelyabinskaya Oblast, Snezhinsk



Vacant **industrial land**, ha

**34.00**

### SITE BRIEF:

[General Information; Location; Contacts](#)

[Transport accessibility](#)

[Infrastructure](#)

[Preferences](#)

[PHOTO](#)

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

	Site characteristics	Description
1.	Cadastral number	Upon finding an investor, Snezhinsk Administration will determine the shape and boundaries of the Site and demarcate it in accordance with the procedure for prior approval of the Site location taking into account the development plans and urban planning situation. Thereafter the Site will be registered with the State Cadastral Authorities and leased to the investor. Registration will be completed upon the land use documentation has been approved.
2.	Location	Chelyabinskaya Oblast, Snezhinsk, ul. Transportnaya
3.	Location description	The Site is located between ul. Transportnaya and the Kaslinskoye Highway. The Site shape is rectangular trapezium.
4.	Land use category	Industrial land
5.	Site in brief	The Site has a flat topography and is forested.
6.	Type of ownership (private, public, public-private)	Owned by “The Town of Snezhinsk” Municipal Entity
7.	Management company or similar (MC)	“The Town of Snezhinsk” Municipal Entity
8.	MC Address (postal, electronic, web-site)	456770, Chelyabinskaya Oblast, Snezhinsk, ul. Sverdlova, 24 E-mail: <a href="mailto:adm@snzadm.ru">adm@snzadm.ru</a> , <a href="http://www.snzadm.ru">www.snzadm.ru</a>
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Dmitriy S. Vostrotin, Deputy Head of Administration tel. 8(35146)32510, fax 8(35146)32385 E-mail: <a href="mailto:d.s.vostrotin@snzadm.ru">d.s.vostrotin@snzadm.ru</a>

10.	Site Development Concept (web-site, if any) (yes/no)	No
11.	Site business lines (major projects, SME projects, mixed-type projects)	Creation of industrial production till 2017 providing up to 350 jobs
12.	Industry specialization	Machinery and equipment; electrical, electronic and optical equipment; other manufacturing

### **Transport accessibility**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1.	Distance to the nearest town	Within Snezhinsk Urban District boundaries; distance to the nearest residential buildings – 1,5 km	—
2.	Distance to the regional centre	90 km to Ekaterinburg, 120 km to Chelyabinsk	—
3.	Distance to Moscow	1850 km	—
4.	Distance to the nearest highway	Distance from the western limit of the Site to ul. Transportnaya – 0.025 km; distance from the eastern limit of the Site to the Kaslinskoye Highway – 0.1 km	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	No, see paragraph 4	
6.	Any motor roads across the Site (yes/no)	No	
7.	Any connections to railways (yes/no)	No. Distance to the nearest railway line in federal ownership (operator – FSUE “RFNC – VNIIEF named after E.I. Zababakhin”) – 0.05 km	
8.	Any offloading rail terminal facilities (yes/no)	No	
9.	Distance to the nearest international airport	100 km to Koltsovo airport (Ekaterinburg)	
10.	Distance to the nearest river port	450 km to Ufa river port	
11.	Distance to the nearest sea port	2600 km to St. Petersburg sea port	

### **Infrastructure**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
<b><i>Area of the Site</i></b>			
	Total area (ha)	34	
	Vacant plots of industrial land (ha)	<b><u>34.00</u></b>	
<b><i>Utilities</i></b>			
3.	Availability of utilities (yes/no, comments). Distance from the Site to utilities (km), available load of:  - electric mains	Yes   MSDS-6 (50 MVA) – 200 m	

	<ul style="list-style-type: none"> <li>- heat supply system</li> <li>- gas supply system;</li> <li>- water supply network,</li> <li>- sewerage system</li> </ul> <p>(Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.)</p>	<p>GDS-2 – 2500 m to the east</p> <p>Water pipe (ø 200) – 100 m to the east</p> <p>Main gravity sewer (ø 800) – 200 m to the west</p> <p>Potential connection to the existing networks: radio, telephone, cable TV, Internet</p>	
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### ***Workforce***

4.	Transport service between the Site and the settlements	13 local bus services, 11 fixed-route taxis, several private taxi providers and transport agencies Bus services to the production sites	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	85	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	0.35	

### ***Social infrastructure in 30-minute proximity to the Site***

7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 2 km	
8.	Shops (yes/no, proximity)	Yes, distance to the nearest residential buildings – 1.5 km	
9.	Housing for the Site staff (yes/no, proximity)	Yes, 1.5 km	
10.	Hotels for the Site staff (yes/no, proximity)	Yes, 2.5 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 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 acquire fixed assets	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”;	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	1. Reimbursement of capital expenditures to SMEs 2. Reimbursement of entrepreneurship project costs to start-up SMEs	SME Development Program in Snezhinsk Urban District for 2014-2016 approved by Resolution by the Snezhinsk Urban District Administration No. 1824 dd. 27.11.2013	2014-2016

Snezhinsk Urban District is a restricted administrative and territorial unit. The Site is located in the protected area. Legal regime is in compliance with Federal Law No. 3297-1 dd. 14.07.1992 “On Restricted Administrative and Territorial Unit”

*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 Chelyabinskaya Oblast No. 433-ZO dd. 24.11.2005 “On Amendments to the Law of Chelyabinskaya Oblast “On Promoting Innovative 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. 69-P dd. 06.03.2013 “On Accreditation of Innovative Technological Parks Operating in Chelyabinskaya Oblast”  Resolution by the Chelyabinskaya Oblast	Since 2005  Since 2011  Since 2013

		<p>Administration No. 394-P dd. 16.11.2011 “On Regional Targeted Program of SME Development in Chelyabinskaya Oblast for 2012-2014”; Resolution by the Chelyabinskaya Oblast Administration No. 26-P dd. 15.02.2012 “On Procedure of Providing Subsidies to SMEs in 2012-2014”*</p> <hr/> <p><b>Preferences for agricultural producers</b></p> <hr/> <p>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”</p> <p>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”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 119-P dd. 30.04.2008 “On Procedure of Granting Subsidies to Support Crop Husbandry”</p> <p>Resolution by the Chelyabinskaya 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 Chelyabinskaya Oblast Administration No. 70-P dd. 18.03.2013 “On Procedure of Granting in 2013 Subsidies on State Support for Dairy and Beef Husbandry”</p> <p>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”</p> <p>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”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 727-P dd. 28.12.2012 “On Procedure of Granting in 2013-2015 Subsidies to</p>	<p>2012-2014</p> <p>2012-2013</p> <p>2013-2015</p> <p>Since 2008</p> <p>Since 2011</p> <p>2013</p> <p>Since 2013</p> <p>2013-2015</p>
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		<p>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 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”</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 State 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 Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Chelyabinskaya Oblast”</p> <p>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”</p> <p>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”</p>	<p>Since 2003</p> <p>Since 2011</p> <p>Since 2013</p>
9	Property tax relief	<p>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”</p> <p>Law of Chelyabinskaya Oblast No. 155-ZO dd. 23.06.2011 “On Amendments to the Law of Chelyabinskaya Oblast “On Corporate property Tax”;</p> <p>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”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 124-P dd. 25.03.2013 “On Amendments to Resolution by the Chelyabinskaya</p>	<p>Since 2003</p> <p>Since 2011</p> <p>Since 2013</p>

		Oblast Administration No. 332-P dd. 28.09.2011”	
10	Other reliefs and preferences (specify)		
	Subsidies to entrepreneurs on entrepreneurship projects: <ul style="list-style-type: none"> <li>- Female and family businesses – to reimburse capital expenditures;</li> <li>- Handicrafts;</li> <li>- Domestic, inbound tourism.</li> </ul> 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
	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. 28.08.2008 “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 Chelyabinskaya 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 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

## **PHOTO**

