

Industrial Site

Building Stone Quarry (Brownfield)

Cheliabinskaya Oblast, Ust-Katav, Maly Berdiash



Vacant industrial **land**, ha:

15.00

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Building Stone Quarry
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial site
3.	Type of ownership (private, public, public-private)	Private
4.	Location and web-site (e-mail)	456044 Cheliabinskaya Oblast, Maly Berdiash www.ykgk.su
5.	Management company or similar (MC)	LLC Ust-Katavsky Granite Quarry
6.	MC Address (postal, electronic, web-site)	456044 Russian Federation, Cheliabinskaya Oblast, Maly Berdiash ykgk@mail.ru www.ykgk.su
7.	MC contact responsible for relations with potential residents (full name, title, phone)	Oleg Yu. Korzunov, General Director; 8(35167) 30960, ykgk@mail.ru

	number and e-mail)	
8.	Site Development Concept (web-site, if any) (yes/no)	Yes
9.	Site business lines (major projects, SME projects, mixed-type projects)	Major projects
10.	Industry specialization	Mining operations

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	3 km to Ust-Katav	—
2.	Distance to the regional centre	280 km to Cheliabinsk	—
3.	Distance to Moscow	1621 km	—
4.	Distance to the nearest highway	M-5 Ural – 3 km	—
5.	Any road connecting the Site with the nearest highway, distance and road condition	3 km, satisfactory condition	—
6.	Any motor roads across the Site (yes/no)	Yes	—
7.	Any connections to railways (yes/no)	No	—
8.	Any offloading rail terminal facilities (yes/no)	Loading area, Yakhino	—
9.	Distance to the nearest international airport	140 km to Ufa International Airport	—
10.	Distance to the nearest river port	140 km to Ufa river port	—
11.	Distance to the nearest sea port	2003 to Astrakhan sea port	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	35	—
2.	Vacant plots of industrial land within the Site limits (ha)	<u>15.00</u>	—
<i>Industrial property</i>			
3.	Existing production and storage premises (sq. m)	650	—
4.	Vacant industrial property (sq. m)	0	—
5.	Maximum height of vacant premises (to the girder, m)	0	—
<i>Office property</i>			
6.	Total area of the office property (sq. m)	1041.3	—
7.	Vacant area of the office property (sq. m)	0	—
<i>Utilities</i>			
8.	Electric mains (yes/no); available load (MW)	Yes 6 kW	Construction of a 8MW mini-CHP is planned to increase the capacity
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	Local office communications connected to gas supply systems	—

10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes 80	—
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Yes Municipal treatment plants – 3 km; construction of sewerage systems is required	—
12.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	Yes 0.3 MPa	—
13.	Other utility networks (yes/no) (if yes, specify)	No	—
Workforce			
14.	Nearest settlements, distance	Maly Berdiash – 0.5 km	—
15.	Transport service between the Site and the settlements	In-house vehicles	—
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	0.4	—
17.	Approximate number of unoccupied able-bodied population (people, thousand)	0.5	—
18.	Average monthly pay of technical staff (RUB, thousand)	20.0	—
19.	Average monthly pay of managerial staff (RUB, thousand)	20.0	—
Social infrastructure in 30-minute proximity to the Site			
20.	Canteens or cafes at the Site (yes/no)	Yes	—
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, 8 km	—
22.	Shops (yes/no, proximity)	Yes, 2 km	—
23.	Housing for the Site staff (yes/no, proximity)	Yes, 2 km	—
24.	Hotels for the Site staff (yes/no, proximity)	Yes, 4 km	—
25.	Conference hall, business area (yes/no)	Yes	—
26.	Sport facilities (yes/no)	Yes	—
27.	Recreation areas at the Site (yes/no)	No	—

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	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”	Since 2009
		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 2012
2	Allocating sites with the supporting infrastructure to investors	Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in	Since 2003

		Chelyabinskaya Oblast”	
3	Other preferences (specify)		
	<p>Subsidies to SMEs:</p> <ul style="list-style-type: none"> - to reimburse interest payments under the loans; -to reimburse down/advance payments under the lease agreements; -to reimburse expenses incurred by SMEs in acquiring the equipment to start, develop and/or modernize the production of goods, works and services; -engaged in handicrafts to reimburse expenses on entrepreneurship projects; -engaged in socially oriented activities. <p>Subsidies to SMEs to reimburse expenses incurred by SMEs in acquiring the equipment to start, develop and/or modernize the production of goods, works and services</p>	<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. 276-P dd. 16.06.2015 “ On Procedure for Providing Subsidies to SMEs in 2015 to Reimburse Interest Payments under the Loans and Expenses Incurred by SMEs in Acquiring the Equipment to Start, Develop and/or Modernize the Production of Goods, Works and Services”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure for Providing Subsidies to SMEs in 2015”*</p> <p>Resolution by the Ust-Katav Urban District Administration No. 1029 dd. 17.09.2014 “On Approval of Municipal Program on SME Development in Ust-Katav Urban District for 2015-2017”</p> <p>Resolution by the Ust-Katav Urban District Administration No. 761 dd. 22.06.2015 “On Approval of the Procedure for Providing Subsidies to SMEs in 2015”</p>	<p>2015-2017</p> <p>2015-2017</p>
	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

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
4	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		Since	

dd. 06.03.2013 “On Accreditation of Innovative Technological Parks Operating in Cheliabinskaya Oblast”	2013
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”;	2015-2017
Resolution by the Chelyabinskaya Oblast Administration No. 276-P dd. 16.06.2015 “ On Procedure for Providing Subsidies to SMEs in 2015 to Reimburse Interest Payments under the Loans and Expenses Incurred by SMEs in Acquiring the Equipment to Start, Develop and/or Modernize the Production of Goods, Works and Services”	
Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure for Providing Subsidies to SMEs in 2015”*	
Preferences for agricultural producers	
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>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>	
5	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. 276-P dd. 16.06.2015 “ On Procedure for Providing Subsidies to SMEs in 2015 to Reimburse Interest Payments under the Loans and Expenses Incurred by SMEs in Acquiring the Equipment to Start, Develop and/or Modernize the Production of Goods, Works and Services”</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure for Providing Subsidies to SMEs in 2015”*</p>	2015-2017
6	Profit tax relief	<p>Law of Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Cheliabinskaya Oblast”</p>	Since 2003
		<p>Law of Cheliabinskaya Oblast No. 154-ZO dd. 23.06.2011 “On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers”;</p> <p>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>	Since 2011
		<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
7	Property 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. 189-ZO dd. 27.11.2003 “On Corporate Property Tax”</p>	Since 2003
		<p>Law of Cheliabinskaya Oblast No. 155-ZO dd. 23.06.2011 “On Amendments to the Law of Cheliabinskaya Oblast “On Corporate</p>	Since 2011

		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 2013
8	Other reliefs and preferences (specify)		
	Subsidies to SMEs: - to reimburse interest payments under the loans; -to reimburse down/advance payments under the lease agreements; -to reimburse expenses incurred by SMEs in acquiring the equipment to start, develop and/or modernize the production of goods, works and services; -engaged in handicrafts to reimburse expenses on entrepreneurship projects; -engaged in socially oriented activities.	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. 276-P dd. 16.06.2015 “ On Procedure for Providing Subsidies to SMEs in 2015 to Reimburse Interest Payments under the Loans and Expenses Incurred by SMEs in Acquiring the Equipment to Start, Develop and/or Modernize the Production of Goods, Works and Services” Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 “ On Procedure for 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 Cheliabinskaya Oblast No. 175-ZO dd. 28.08.2003 “On Promoting Investment Activities in Cheliabinskaya 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 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	Since

	Issuing State Guarantees of Cheliabinskaya Oblast”	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
	Law of Cheliabinskaya Oblast No. 428-ZO dd. 20.12.2012 “On Regional Budget for 2013 and the 2014-2015 Budget Plan” (Annexes 8 and 9)	2013-2015
	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”;	Since 2010
	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”	
	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

* “Subsidies to SMEs are subject to:

1) SME state registration and priority business lines in Cheliabinskaya Oblast;
Priority business lines are determined in Paragraph 9 of Section V of the Chelyabinskaya Oblast State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017 approved by 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”;

2) Absence of overdue debts related to taxes, charges and other obligatory payments to the budgets of all levels and public extra-budgetary funds;

3) Permanent jobs in SMEs as at 1 January 2015;

4) Increase in and maintenance of the average number of SMEs’ employees in 2015;

5) Equity investments by SMEs in the construction/ reconstruction of industrial buildings, facilities and structures for their own needs, as well as in the acquisition of the equipment to start, develop and/or modernize the production of goods, works and services in 2014 and/or 2015;

6) Taxes, charges and other obligatory payments to the budgets of all levels and public extra-budgetary funds in 2014-2015.”

“SME financial support is subject to:

1) SME state registration and priority business lines in Ust-Katav Urban District.

For the purposes of financial support, priority business lines of SMEs in Ust-Katav Urban District include business lines listed in the All-Russian Classifier of Types of Economic Activity (OK 029-2001(KDES Rev. 1)) (hereinafter referred to as “Classifier”), except for business lines listed in Sections G, J, K (save for code 74.2), L, O (save for codes 90 and 92), P and related to code 63.3 of Section 1 of the Classifier.

However, SMEs producing and selling excisable goods (including SMEs extracting and selling minerals, except for common minerals) do not receive support.

2) Absence of overdue debts related to taxes, charges and other obligatory payments to the budgets of all levels and public extra-budgetary funds.

3) Permanent jobs in SMEs as at 1 January 2015.

4) Increase in and maintenance of the average number of SMEs’ employees in 2015.

5) Equity investments by SMEs in the acquisition of the equipment under the lease agreements, as well as in the acquisition of the equipment to start, develop and/or modernize the production of goods, works and services in 4Q 2014 and/or in 2015.

6) Taxes, charges and other obligatory payments to the budgets of all levels and public extra-budgetary funds in 2014-2015.”

Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
<i>Purposes of presenting vacant areas</i>				
1	Purposes of presenting vacant areas: - sale - lease other forms of partnership (specify).	<i>Mutually beneficial cooperation (form of cooperation is agreed upon by the parties) on the investment project “Construction of the Dry Mortar Mixing Plant”</i>		
<i>Lease</i>				
2	Rate of lease of industrial areas	rubles/square meters per month excluding VAT	-	-
3	Rate of lease of office areas	rubles/square meters per month excluding VAT	-	-
<i>Connection to electric networks</i>				
4	Cost of connection to electric networks	rubles/kW excluding VAT	0 – 15 kW – 612.44; 15 – 150 kW- 103.71; 150-670 kW – 12.88; 670-8900 kW – 8.59 (voltage level – 0.4 kW)	-
<i>Utility services</i>				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	4.679	-
6	Heat tariff	rubles/Gcal excluding VAT	local utilities in the office premises; gas supply systems	-
7	Water tariff	rubles/ cubic meters excluding VAT	23.00	-
<i>MC services</i>				
9	Logistics (yes/no)		yes	

10	Staff recruitment (yes/no)	yes	
11	Maintenance/engineering (yes/no)	yes	
12	Security (yes/no)	yes	
13	Legal services (да/нет)	no	
14	Consulting, including raising funds for financing projects of residents (yes/no)	no	
15	IT services (yes/no)	yes	
16	Cleaning of grounds, garbage disposal (yes/no)	yes	
17	Transportation of residents' personnel and providing private vehicles (yes/no)	no	
18	Banking services (settlement and cash services for residents) (yes/no)	no	
19	Services of a customs broker (yes/no)	no	
20	Leasing of premises (yes/no)	yes	
21	Temporary storage warehouses (yes/no)	no	
22	Other services (specify)	-	

Photos

Overall view of the quarry



Plot of land proposed for the construction of an aggregate industry plant

Земельный участок, предлагаемый для строительства завода по производству сухих строительных смесей



Screening and crushing complex

Дробильно-сортировочный комплекс

