

Plot of Land No. 4

Chelyabinskaya Oblast, Verkhniy Ufalei



Vacant **industrial land**, ha

1.0

SITE BRIEF:

[General Information; Location; Contacts](#)

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[Infrastructure](#)

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General Information; Location; Contacts

| | Site characteristics | Description |
|----|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Cadastral number | The site will be assigned a cadastral number after demarcation procedure is completed and the site is registered with state cadastral authorities |
| 2. | Location | Russia, 456800, Chelyabinskaya Oblast, Verkhniy Ufalei, ul. Dmitrieva, 24, to the north-west of URAELEMENT works |
| 3. | Location description | Industrial zone |
| 4. | Land use category | Populated land |
| 5. | Site in brief | The site is undeveloped and comprised of woodland and a vast plain with flat topography and small height differences |
| 6. | Type of ownership (private, public, public-private) | Municipal. Other land category. Under supervision of the municipal administration. Free from any encumbrance. |
| 7. | Management company or similar (MC) | Verkhniy Ufalei Municipal Administration 456800, Chelyabinskaya Oblast, Verkhniy Ufalei, ul. Lenina, 188 Phone: 8(35164)21792 Fax: 8(35164)24372 E-mail: econom-r@yandex.ru |
| 8. | MC Address (postal, electronic, web- | Verkhniy Ufalei Municipal Administration |

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|-----|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | site) | 456800, Chelyabinskaya Oblast, Verkhniy Ufalei, ul. Lenina, 188 Phone: 8(35164)21792 Fax: 8(35164)24372 E-mail: econom-r@yandex.ru |
| 9. | MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail) | Sergei P. Khaev Deputy Head of Verkhniy Ufalei Municipal District Pnone: 8(35164)20341 E-mail: haev.s@mail.ru |
| 10. | Site Development Concept (web-site, if any) (yes/no) | Yes |
| 11. | Site business lines (major projects, SME projects, mixed-type projects) | Any |
| 12. | Industry specialization | Textile and clothing; leather, leather products and footwear; other non-metal mineral products; metallurgy and finished metal products; machinery and equipment; electrical fixtures, electronic and optical equipment; transportation vehicles and equipment; other manufacturing activities; works and services |

Transport accessibility

| | Characteristics | Current status | Projections |
|-----|-------------------------------------------------------------------------------------|-------------------------------------|--------------------|
| 1. | Distance to the nearest town | 45 km to Kyshtym | — |
| 2. | Distance to the regional centre | 190 km to Chelyabinsk | — |
| 3. | Distance to Moscow | 2000 km | — |
| 4. | Distance to the nearest highway | Chelyabinsk – Yekaterinburg highway | — |
| 5. | Any roads connecting the Site with the nearest highway, distance and road condition | 0.2 km | — |
| 6. | Any motor roads across the Site (yes/no) | Yes | |
| 7. | Any connections to railways (yes/no) | Yes | |
| 8. | Any offloading rail terminal facilities (yes/no) | Yes | |
| 9. | Distance to the nearest international airport | Koltsovo Airport, 130 km | — |
| 10. | Distance to the nearest river port | Perm, 470 km | — |
| 11. | Distance to the nearest sea port | St.-Petersburg, 2000 km | — |

Infrastructure

| | Characteristics | Current status | Projections |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------|
| <i>Area of the Site</i> | | | |
| 1. | Total area of the Site (ha) | 1.0 | — |
| 2. | Vacant plots of industrial land (ha) | <u>1.0</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; | Yes 50 MW, 0.6 km 9.5 Gcal/h 0.6 km No | |

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|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---|
| | - water supply network, - sewerage system (Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.) | 9.6 cubic m/h, 0.6 km 9.6 cubic m/h, 0.6 km | |
| Workforce | | | |
| 4. | Transport service between the Site and the settlements | Public transport | |
| 5. | Total workforce estimates within a 50-km radius of the Site (people, thousand) | 4.0 | |
| 6. | Approximate number of unoccupied able-bodied population (people, thousand) | 0.4 | |
| Social infrastructure in 30-minute proximity to the Site | | | |
| 7. | Hospitals (yes/no, proximity to the nearest one) | Yes, 0.1 km | — |
| 8. | Shops (yes/no, proximity) | Yes, 0.3 km | — |
| 9. | Housing for the Site staff (yes/no, proximity) | Yes, 0.5 km | |
| 10. | Hotels for the Site staff (yes/no, proximity) | Yes, 0.5 km | |

Preferences for Residents

In terms of initial costs

| | Preferences | Statutory document and approving authority | Statutory document validity |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 1 | Grants for SME projects | Draft Resolution by Chelyabinskaya Oblast Administration <i>On Procedure for Providing Subsidies (Grants) to Innovative Small Companies in Chelyabinskaya Oblast in 2013-2015</i> | 2013-2015 |
| 2 | Subsidies on lease payments to acquire fixed assets; | Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 <i>On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017</i> ; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 <i>On Procedure of Providing Subsidies to SMEs in 2015</i> | 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 Chelyabinskaya Oblast Administration No. 56-dd. 16.03.2009 <i>On Establishment of SME Credit Facilitation Fund in Chelyabinskaya Oblast</i> Decree by the Ministry of Economic Development of Chelyabinskaya Oblast N 32 dd. 07.03.2012 <i>On Approval of Revised Articles of Association of Chelyabinskaya Oblast SME Credit Facilitation Fund</i> | Since 2009 Since 2012 |
| 4 | Other preferences (specify) | | |

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| | Subsidies to entrepreneurs to deliver entrepreneurship projects: <ul style="list-style-type: none"> - Female and family business: 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 <i>On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017</i> ; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 <i>On Procedure of Providing Subsidies to SMEs in 2015</i> | 2015 |
| | Allocating sites with supporting infrastructure to investors | Law of Chelyabinskaya Oblast N 175-ZO dd. 28.08.2003 <i>On Promoting Investment Activities in Chelyabinskaya Oblast</i> | Since 2003 |
| 5 | Guarantees on fixed-asset loans to SMEs | Resolution by Verkhniy Ufalei Municipal Administration No. 301 dd. 25.06.2010 <i>On Approval of Verkhniy Ufalei SME Support and Development Program for 2010-2015</i> | 2015 |
| 6 | Other preferences (specify) | Resolution by Verkhniy Ufalei Municipal Administration No. 301 dd. 25.06.2010 <i>On Approval of Verkhniy Ufalei SME Support and Development Program for 2010-2015</i> | 2015 |

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 <i>On Amendments to the Law of Chelyabinskaya Oblast “On Promoting Innovative Activities in Chelyabinskaya Oblast</i> | Since 2005 |
| | | Law of Chelyabinskaya Oblast No. 154-ZO dd. 23.06.2011 <i>On Reduction of Corporate Tax Rate for Specific Categories of Taxpayers</i> | Since 2011 |
| | | Resolution by the Chelyabinskaya Oblast Administration No. 69-P dd. 06.03.2013 <i>On Accreditation of Innovative Technological Parks Operating in Chelyabinskaya Oblast</i> | Since 2013 |
| | | Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 <i>On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017</i> ; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 <i>On Procedure of Providing Subsidies to SMEs in 2015</i> | 2015 |
| Preferences for agricultural producers | | | |

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| | | Resolution by the Chelyabinskaya Oblast Administration No. 65-P dd. 26.02.2013 <i>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</i> | 2013-2015 |
| | | Resolution by the Chelyabinskaya Oblast Administration No. 119-P dd. 30.04.2008 <i>On Procedure of Granting Subsidies to Support Crop Husbandry</i> | Since 2008 |
| | | Resolution by the Chelyabinskaya Oblast Administration No. 126-P dd. 29.04.2011 <i>On Procedure of Granting Subsidies on State Support for Livestock Breeding</i> | 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 <i>On Procedure of Granting in 2013-2015 Subsidies on the Creation and Development of Peasant/Farmer Enterprises</i> | 2013-2015 |
| | | Resolution by the Chelyabinskaya Oblast Administration No. 727-P dd. 28.12.2012 <i>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</i> | |
| | | Resolution by the Chelyabinskaya Oblast Administration No. 728-P dd. 28.12.2012 <i>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</i> | |
| 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 <i>On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017</i> ; Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 <i>On Procedure of Providing Subsidies to SMEs in 2015</i> | 2015 |
| 9 | Profit tax relief | Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 <i>On Promoting Investment Activities in</i> | Since 2003 |

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| | | <p><i>Chelyabinskaya Oblast</i></p> <p>Law of Chelyabinskaya Oblast No. 154-ZO dd. 23.06.2011 <i>On Reduction of Corporate Profit Tax Rate for Specific Categories of Taxpayers</i></p> <p>Resolution by Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011 <i>On Procedure for Making the List of Priority Investment Projects in Chelyabinskaya Oblast</i></p> <p>Resolution by Chelyabinskaya Oblast Administration No. 124-P dd. 25.03.2013 <i>On Amendments to Resolution by Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011</i></p> | <p>Since 2011</p> <p>Since 2013</p> |
| 10 | Property tax relief | <p>Law of Chelyabinskaya Oblast No. 175-ZO dd. 28.08.2003 <i>On Promoting Investment Activities in Chelyabinskaya Oblast</i></p> <p>Law of Chelyabinskaya Oblast No. 189-ZO dd. 27.11.2003 <i>On Corporate Property Tax</i></p> <p>Law of Chelyabinskaya Oblast No. 155-ZO dd. 23.06.2011 <i>On Amendments to Chelyabinskaya Oblast Law On Corporate Property Tax</i></p> <p>Resolution by Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011 <i>On Procedure for Making the List of Priority Investment Projects in Chelyabinskaya Oblast</i></p> <p>Resolution by Chelyabinskaya Oblast Administration No. 124-P dd. 25.03.2013 <i>On Amendments to Resolution by Chelyabinskaya Oblast Administration No. 332-P dd. 28.09.2011</i></p> | <p>Since 2003</p> <p>Since 2011</p> <p>Since 2013</p> |
| 11 | Other reliefs and preferences (specify) | | |
| | <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</p> | <p>Resolution by the Chelyabinskaya Oblast Administration No. 594-P dd. 19.11.2014 <i>On State Program on SME Comprehensive Support and Development in Chelyabinskaya Oblast for 2015-2017</i>;</p> <p>Resolution by the Chelyabinskaya Oblast Administration No. 368-P dd. 20.07.2015 <i>On Procedure of Providing Subsidies to SMEs in 2015</i></p> | 2015 |

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| reimburse fees under surety 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 <i>On Promoting Investment Activities in Chelyabinskaya Oblast</i> | Since 2003 |
| | Resolution by the Cheliabinskaya Oblast Administration No. 211-P dd. 11.10.2006 <i>On Defining the Indices of Utilization Type and Social Significance for the Land Plots Publicly Owned by Cheliabinskaya Oblast</i> | Since 2006 |
| 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 <i>On Promoting Investment Activities in Chelyabinskaya Oblast</i> | Since 2003 |
| | Law of Cheliabinskaya Oblast No. 297-ZO dd. 28.08.2008 <i>On Issuing State Guarantees of Cheliabinskaya Oblast</i> | Since 2008 |
| | Law of Cheliabinskaya Oblast No. 71-ZO dd. 18.12.2014 <i>On Regional Budget for 2015 and the 2016-2017 Planning Period (Annexes 8 and 9)</i> | 2015-2017 |
| | Law of Cheliabinskaya Oblast No. 428-ZO dd. 20.12.2012 <i>On Regional Budget for 2013 and the 2014-2015 Planning Period (Annexes 8 and 9)</i> | 2013-2015 |
| | Resolution by the Chelyabinskaya Oblast Administration No. 212-P dd. 27.10.2010 <i>On the List of Documents Required for Extending a Regional State Guarantee;</i> Resolution by the Chelyabinskaya Oblast Administration No. 289-P dd. 10.12.2010 <i>On the List of Documents Required for Extending a Regional State Bond Issue Guarantee</i> | Since 2010 |
| | Resolution by the Chelyabinskaya Oblast Administration No. 177-P dd. 15.06.2011 <i>On Tender Procedures to Select Investment Projects of Investors Eligible for State Guarantees of Chelyabinskaya Oblast, and on Amendments to Resolution by the Chelyabinskaya Oblast Administration No. 212-P dd. 27.10.2010</i> | Since 2011 |

* To be eligible for financial support, SMEs must:

- Have state registration and engage in **priority business activities in Chelyabinskaya Oblast;**

- Have no overdue debts related to budgetary funds provided on repayable basis, or overdue taxes payable to the budgets of all levels and to public extra-budgetary funds;
- Ensure that all permanent jobs are occupied as at the date of subsidy application and maintain the same number of jobs in the current fiscal year and/or create new permanent jobs;
- Ensure an increased or the same amount of tax deductions to the budgets of all levels in the current fiscal year;
- Ensure an average monthly pay of SME employees no lower than the subsistence level defined for able-bodied population in Chelyabinskaya Oblast.

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

In Chelyabinskaya Oblast, priority business activities eligible for financial support 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