

Kaluzhskaya Oblast, Kozelsk District, Sosenskiy

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Vacant industrial **land**, ha:

**22.0**

## SITE BRIEF:

## General Information; Location; Contacts

## Transport accessibility

## Infrastructure

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## Tariffs

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

	Site characteristics	Description
1.	Name	Sosenskiy Industrial Park
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial park
3.	Type of ownership (private, public, public-private)	Public (on lease from OJSC Kaluga Region Development Corporation)

4.	Location and web-site (e-mail)	Site description <a href="http://investkaluga.com">http://investkaluga.com</a>
5.	Management company or similar (MC)	OJSC Kaluga Region Development Corporation
6.	MC Address (postal, electronic, web-site)	Kaluzhskaya Oblast, Kaluga, ul. Truda, 27, email: <a href="mailto:web@invest.kaluga.ru">web@invest.kaluga.ru</a>  web-site: <a href="http://invest.kaluga.ru">http://invest.kaluga.ru</a>
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Anna S. Kaminskaya, Deputy Director General – Director of Investment Projects Support Department  Tel./fax: +7 (4842) 79 04 10 (extension number 161)  Mob.: +7 (910) 543 63 99  <a href="mailto:kaminskaya@invest.kaluga.ru">kaminskaya@invest.kaluga.ru</a>
8.	Site Development Concept (web-site, if any) (yes/no)	Site description <a href="http://investkaluga.com">http://investkaluga.com</a>
9.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
10.	Industry specialization	Enterprises with sanitary protection area (no more than 50 m.)

### **Transport accessibility**

	Characteristics	Current status	Projections
1.	Distance to the nearest town	Within the Sosenskiy boundaries	—
2.	Distance to the regional centre	90 km to Kaluga	—
3.	Distance to Moscow	355 km to old boundary, 280 km to new boundary	—
4.	Distance to the nearest highway	Kaluga-Orel R-92, 15 km	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Within the Sosenskiy boundaries	2014 (15 km)
6.	Any motor roads across the Site (yes/no)	No	2014
7.	Any connections to railways (yes/no)	No, the nearest railway station is located 4 km apart	
8.	Any offloading rail terminal facilities	No	

	Characteristics	Current status	Projections
	(yes/no)		
9.	Distance to the nearest international airport	264 km to Vnukovo Airport, 93 km to Graptsevo Airport, 190 km to Ermolino Airport	80 km to Kaluga international airport (from the end of 2015)
10	Distance to the nearest river port	280 km to Yuzhny river cargo port (Moscow)	
11	Distance to the nearest sea port	1,000 km to Big Port (St. Petersburg)	

### **Infrastructure**

	Characteristics	Current status	Projections
<b><i>Plots of land</i></b>			
1.	Total area of the Site (ha)	22	
2.	Vacant plots of industrial land within the Site limits (ha)	<b><u>22.0</u></b>	
<b><i>Industrial property</i></b>			
3.	Vacant industrial property (sq. m.) (yes/no), technical state and reconstruction measures planned	No	
4.	Any construction of industrial property underway or planned (for subsequent lease or sale) (sq.m.)	No	
<b><i>Office property</i></b>			
5.	Vacant area of office property (sq. m) (yes/no), technical state and reconstruction measures planned	No	
6.	Any construction of office property underway or planned (for subsequent lease or sale) (sq.m.)	No	
<b><i>Utilities</i></b>			
7.	Any construction of electric mains underway or planned (yes/no); available load (MW)	Yes	10 MW (2014)
8.	Any construction of CHP and/or heat supply systems underway or planned (yes/no); contracted capacity (Gcal/h)	No	

9.	Any construction of water supply network systems underway or planned (yes/no); maximum switched load (cu. m/h)	Yes	1,000 cu. m/h (2013)
10.	Any construction of water sanitation systems (sewage, storm wastewater treatment facilities) underway or planned (yes/no); contracted capacity (cu. m/h)	Yes	1,000 cu. m/h (2013)
11.	Any construction of gas supply systems underway or planned (yes/no); contracted capacity (cu. m p.a.)	Yes	17,520,000 cu. m p.a. (April 2013)
12.	Any construction of other utility networks underway or planned (yes/no) (if yes, specify)	No	

### ***Workforce***

13.	Nearest settlements, distance	Sosenskiy (11,855 people), Kozelsk (18,294 people), 12 km	
14.	Transport service between the Site and the settlements	Intraregional bus routes: Sosenskiy – Shepelevo, Sosenskiy – Granny Kholm	
15.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	100	
16.	Approximate number of unoccupied able-bodied population (people, thousand)	Sosenskiy – 107, Kozelsk – 297	
17.	Average monthly pay of technical staff (RUB, thousand)	21,8	
18.	Average monthly pay of managerial staff (RUB, thousand)		

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

19.	Any construction of canteens or cafes at the Site underway or planned (yes/no)	No	
20.	Hospitals (yes/no, proximity to the nearest one)	Ambulatory care clinic (2 km)	
21.	Shops (yes/no, proximity)	Yes	

		(1 km)	
22.	Housing for the Site staff (yes/no, proximity)	Pobeda Microdistrict (2 km)	
23.	Hotels for the Site staff (yes/no, proximity)	Yes (12 km)	
24.	Any construction of other social infrastructure facilities underway or planned (yes/no) (specify)	No	

### **Preferences to Residents**

#### ***In terms of initial cost***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1	Subsidies on expenses related to technological connection to the power supply system	**	Indefinite term
2	Grants for SME projects	**	Indefinite term
3	Subsidies on lease payments to acquire fixed assets	**	Indefinite term
4	Other preferences (specify in detail)	**	Indefinite term

\*\* - SMEs, including innovative ones, are granted subsidies within specific activities under departmental targeted programmes to partially compensate for expenses specified in paragraphs 1-3, 7 (in compliance with the Resolutions by the Government of Kaluzhskaya Oblast dd. 14.02.2011 No.68, dd. 21.02.2011 No. 85, dd. 29.12.2010 No. 551).

#### ***In terms of operating costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
5	Profit tax relief	Law of Kaluzhskaya Oblast dd. 29.12.2009 No. 621-OZ <i>On Reduction of Corporate Profit Tax Rate Payable to the Local Budget for Investors Investing within Kaluzhskaya Oblast</i> approved by the Kaluzhskaya Oblast Legislative Assembly's Resolution	2009 – indefinite term
6	Property tax relief	Law of Kaluzhskaya Oblast dd. 10.11.2003 No. 263-OZ <i>On Corporate Property Tax</i> approved by the Kaluzhskaya	2009 – indefinite term

		Oblast Legislative Assembly's Resolution	
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### **Tariffs**

	Characteristics	Unit of measure	Current status	Periodicity of Review
<b><i>Purposes of presenting vacant areas</i></b>				
1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership	Lease of plots of land with an option to purchase completed projects		
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		
<b><i>Connection to electric networks</i></b>				
4	Cost of connection to electric networks	rubles/kW excluding VAT	included into the purchase price of the leasehold interest in a plot of land	annually
<b><i>Utility services</i></b>				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	4.86 rubles/kWh	
6	Heat tariff	rubles/Gcal excluding VAT	not available	
7	Water tariff	rubles/ cubic meters excluding VAT	14.80 rubles/cubic meters	
<b><i>MC services</i></b>				
9	Logistics (yes/no)		yes	
10	Staff recruitment (yes/no)		no	
11	Maintenance/engineering (yes/no)		no	
12	Security (yes/no)		no	
13	Legal services (да/нет)		yes	
14	Consulting, including raising funds for financing projects of residents (yes/no)		no	
15	IT services (yes/no)		no	

16	Cleaning of grounds, garbage disposal (yes/no)	no	
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)	no	
21	Temporary storage warehouses (yes/no)	no	