

Industrial Site “Lyamino”

Permski Krai, Tchusovoi Town, Lyamino settlement

Vacant industrial **land**, ha:**18,0****SITE BRIEF:**[General Information; Location; Contacts](#)[Transport accessibility](#)[Infrastructure](#)[Preferences](#)[Plan](#)[Photos](#)**General Information; Location; Contacts**

№	Site characteristics	Description
1.	Cadastral number	Cadastral passport will be issued at the investor's own expenses after he is chosen. When the cadastral passport is ready, the site will be assigned a cadastral number.
2.	Location	The address has not been assigned. Tchusovoi Town, Lyamino Settlement, Streets Naberezhnaya, Kosmonavtov, Musinskaya.
3.	Location description	79 ha of land belonging to Tchusovskoe settlement, the Site is located alongside Tchusovaya river, terrain is plain, empty lands with broadleaved trees, the river is partly swampy.
4	Type of lands	Zone of industrial and utility facilities.
5	Condition of lands in brief	IV-V class of sanitary protection zone (zone of industrial and utility facilities). Vacant (demarcated) rights have not been assigned. The owner is the lands of Tchusovskoe

		town settlement.
6	Type of ownership (private, public, public-private)	Public property is not demarked, private
7	Management company or similar (MC)	Local Government "Administration of Tchusovskoe town settlement"
8	MC Address (postal, electronic, website)	618202, Permski Krai, Tchusovoi Town, Lenina Street' 27; tel: (34256) 5 -23-28, glavchgp@mail.ru
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Koltarin Alexey Borisovich – Head of Administration of Tchusovskoe town settlement; (34256) 5-23-28; glavchgp@mail.ru
10.	Available concept of the Site development (website of the concept) (yes/no)	yes
11.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12.	Industry specialization	Wood processing and woodwork; other processing manufacture; pulp and paper manufacture; publishing and printing manufacture; production of rubber and plastic products; manufacture of other non-metal mineral products; metallurgic plant and production of ready-to-use metal products; equipment and machinery manufacture; manufacture of vehicles and equipment; other processing plants.

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town (km)	Chusovoy, 2 km	—
2.	Distance to the regional centre (km)	Perm, 140 km	—
3.	Distance to Moscow (km)	1631, km	—
4.	Distance to the nearest highway, name and distance	Distance from the industrial park to Kungur-Solikamsk road – 4,5 km; Polazna-Chasovoi-Serov – 10 km; M-7 (E-22) Perm-Ekaterinburg – 109 km	—
5.	Any road connecting the Site with the nearest highway: distance and road condition (km)	Concrete road to the nearest highway; 3,5 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)	No	—
9.	Distance to the nearest international airport	"Bolshoe Savino" Airport, Perm, 160 км	—
10.	Distance and name to the nearest river port (km)	"Perm Pervaya" river port, 150 km	—
11.	Distance and name to the nearest sea port (km)	Waterway to Saint-Petersburg sea port – 2840 km.	—

Infrastructure

№	Characteristics	Current status	Projections
1.	Total area of the Site (ha)	<u>79</u>	—
2	Vacant plots of industrial land within the Site limits (ha)	<u>18</u>	—

Engineering infrastructure

4	Available utilities (yes/no/comments). Distance from the Site to the utilities (km), power required for use. - power supply - heat supply - gas supply - water supply - sewage	Utilities available on the Site: Gaz – 195 cubic meters per hour; Power – any connection is possible; Water supply: technical water – 100 thousand cubic meters per hour; Sewage treatment facilities – 110 thousand cubic meters per hour Heat supply – n/a	-
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Workforce

5	Transport service between the Site and the settlements	yes	-
6	Total workforce estimates within a 50-km radius of the Site (people, thousand)	7,0	-
7	Approximate number of unoccupied able-bodied population (people, thousand)	7,0	-

Social infrastructure within 30-min proximity of the Site

8	Hospitals (yes/no, proximity to the nearest one)	Yes, up to 10 km	-
9	Shops (yes/no, proximity)	Yes, 1 km	-
10	Housing for the Site staff (yes/no, proximity)	Yes up to 1 km	-
11	Hotels for the Site staff (yes/no, proximity)	7 km.	-

Preferences to Residents

In terms of operating costs

№	Preferences	Statutory document and approving authority	Statutory document validity
1	Profit tax relief	Law of Permski Krai No. 1685-296 dd. 26.08.2001 “On Taxation in Permski Krai”	Tax rate for corporate profit tax to be transferred to the budget of Permski Krai shall be set as 13.5% for the following taxpayers: <ol style="list-style-type: none"> 1. Companies with an average headcount in tax/reporting period, to be defined in line with the procedure set by the federal executive body authorized to perform statistical calculations, exceeding 10 people; 2. Companies with an average income, to be defined in compliance with Article 248 of the Tax Code of the Russian Federation as at the end of the tax/reporting period for corporate tax income, exceeding RUB 100 thousand; 3. Companies specified in subparagraphs 2-8 and 17, paragraph 3, Article 346.12 of the RF Tax Code.

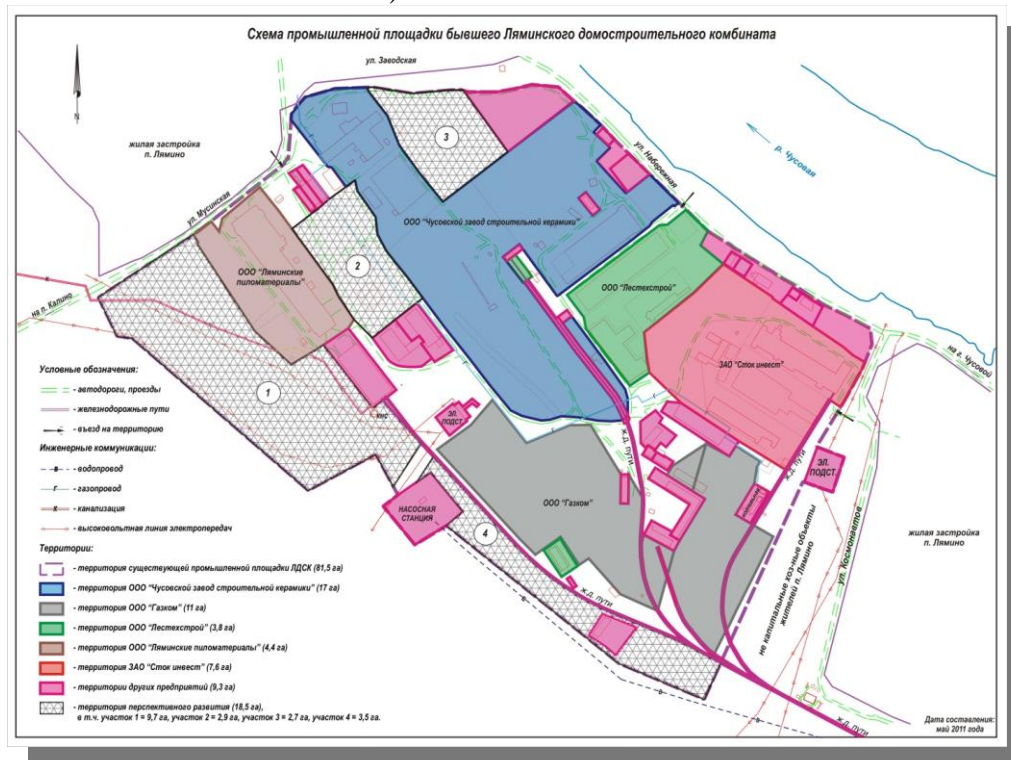
2	Property tax relief	Law of Permski Krai No. 1685-296 dd. 26.08.2001 "On Taxation in Permski Krai"	<p>Tax rate shall be set as 2.2%.</p> <p>Differentiated tax rates shall be set for:</p> <ol style="list-style-type: none"> 1. Companies directly engaged in economic activities specified herein; 2. Companies leasing fixed assets for temporary possession and use or for temporary use to other companies and/or individual entrepreneurs to perform economic activities specified herein. <p>Differentiated tax rates shall be set with respect to fixed assets purchased and put into operation, excluding those specified in para. 2.1. hereof, utilized in the following economic activities: agriculture; hunting and forestry; fishery; fish farming; mineral extraction; manufacturing; generation and distribution of power, gas and water; construction; transport and communications.</p> <p>Differentiated tax rates, excluding those specified in para. 2.1. hereof, shall be set as: 0.6% within the 1st year after commissioning of fixed assets, 1.1% - within the 2nd and 3rd years of fixed assets operation.</p>
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No preferences on initial costs

PLAN OF THE SITE

Territory of Lyamino Industrial Site, Tchusovoi town, Permski Krai

Creation of a "Lyamino" industrial park on the territory of Lyaminskaya site, with an area of 10-50 ha, arranged as ready for organization of business land plots with engineering and utilization infrastructure (water supply, water sewage, gas supply, energy supply, transport and informational communication)



PLAN

Total area of industrial, warehousing and office premises of the park will make **81,5 ha**.

The territory of a former Lyaminsk house-building plant is the basis of the future industrial zone.

In accordance with town-planning zonation the "Lyamino" industrial park – is a zone for housing industrial facilities of 4-5 class of hazard.

The park is provided with all necessary infrastructure and every type of communications.

PHOTO

Entrance to the territory of the former Lyamino site from Kosmonavtov street



Entrance to "Gazkom" territory



Territory of ZAO "Stok Invest"



Fire station



Railways. Property of OOO "PKF Vud Land"



Gas networks



Gas network, 195 cubic meters per hour



Power substation MRSK-Urala

