

Land Site

Permski Krai, Gornozavodskiy District, Vizhai settlement station

Vacant industrial **land**, ha:**2.9**Vacant **industrial property**, sq. m:**565.0****SITE BRIEF:**[**General Information; Location; Contacts**](#)[**Transport accessibility**](#)[**Infrastructure**](#)[**Preferences**](#)[**Photos**](#)**General Information; Location; Contacts**

	Site characteristics	Description
	Cadastral number	59:17:0201006:57
1.	Location	Klubnaya ul, Vizhai st. settlement, Gornozavodskiy District (Gornozavodskaoye town settlement), Permski Krai
2.	Location description	Klubnaya ul, Vizhai st. settlement, Gornozavodskiy District (Gornozavodskaoye town settlement), Permski Krai
3.	Type of lands	Populated lands
4.	Condition of lands in brief	Heavy clay, a settlement in close proximity, 50 meters distance to the nearest houses, no water objects close to the site. No industrial objects or farms.
5.	Type of ownership (private, public, public-private)	public-private
6.	Management company or similar (MC)	Administration of Gornozavodsky municipal district
7.	MC Address (postal, electronic, web-site)	618820, Permski Krai, Gornozavodsk, Kirova ul., 65
8.	MC contact responsible for relations with	Dobrovoloskaya Elena Aleksandrovna – Deputy Head of

	potential residents/investors (full name, title, phone number and e-mail)	Administration of Gornozavodsky municipal district; (34269) 41652; eadobrovoskaya@rambler.ru Egorkina Zhanna Valerievna, Deputy Head of Land and Property Relations Directorate, Administration of Gornozavodsky municipal district; (34269)42726 zhvegorkina@yandex.ru
9.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
10.	Industry specialization	Wood processing and woodwork; other processing manufacture

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town (km)	Gornozavodsky, Permski Krai 24,7	—
2.	Distance to the regional center (km)	Perm, 224,0	—
3.	Distance to Moscow (km)	1432,00	—
4.	Distance to the nearest highway, name and distance	0	—
5.	Any road connecting the Site with the nearest highway: distance and road condition (km)	"Perm – Ekaterinburg" autoban; 0, 01	—
6.	Any motor roads across the Site (yes/no)	Yes (street road network of Vizhai station)	—
7.	Any connections to railways (yes/no)	No	—
8.	Any offloading rail terminal facilities (yes/no)	No	—
9.	Distance to the nearest international airport	Perm "Bolshoe Savino" Airport, 224,0; Ekaterinburg "Koltsovo Airport", 305,9	—
10.	Distance and name to the nearest river port (km)	"Perm Pervaya" river port, 224,0	—
11.	Distance and name to the nearest sea port (km)	Saint-Petersburg sea port, 2092.	—

Infrastructure

№	Characteristics	Current status	Projections
1.	Total area of the Site (ha)	<u>3,47</u>	—
2	Vacant plots of industrial land within the Site limits (ha)	<u>2,9</u>	—
3	Vacant plots of industrial land within the Site limits – there is a 1-storey building, sq.m.	<u>565,0</u>	—

Engineering infrastructure

4	Capability for use of engineering utilities (yes/no/comments). Distance from the Site to the engineering utilities (km), power required for use.	Yes (major repair is required for HV-Line "Biser-Vizhai" 6KV, 10 km of length. Construction of an electrical substation is necessary	-
	- power supply		
	- heat supply	Yes (there is a 1-storey boiler facility on the territory of the Site)	-
	- gas supply	No (gas-distributing station in Sarany settlement, 35-40 km)	-
	- water supply	Yes. 3 artesian wells for housekeeping needs of the population, distance to connection	-

		point – 1,5 km, pressure – 6,3 thousand m ³ /h	
	- sewage (please provide details regarding technological potential of engineering facilities' development. Note if there is a need for additional construction or reconstruction of infrastructural objects)	no	-

Workforce

5	Transport service between the Site and the settlements	Buses. Railway, 1 km	-
6	Total workforce estimates within a 50-km radius of the Site (people, thousand)	10,0	-
7	Approximate number of unoccupied able-bodied population (people, thousand)	1,5	-

Social infrastructure within 30-min proximity of the Site

8	Hospitals (yes/no, proximity to the nearest one)	Yes, 24,7 km	-
9	Shops (yes/no, proximity)	Yes, 1 km	-
10	Housing for the Site staff (yes/no, proximity)	Yes (the site is on the territory of Vizhai)	-
11	Hotels for the Site staff (yes/no, proximity)	Yes, Gornozavodsk, 24,7 km.	-

Preferences to Residents

In terms of initial costs

<i>№</i>	Preferences	Statutory document and approving authority	Statutory document validity
1	Grants for SME projects	Resolution of Gornozavodsky Municipal District Administration No. 1429 dd. 19.11.2012 "On Approval of the Targeted Program to Develop SMEs in Gornozavodsky Municipal District in 2013-2015"	2013-2015
2	Lease payment subsidies to acquire fixed assets	Resolution of Gornozavodsky Municipal District Administration No. 1429 dd. 19.11.2012 "On Approval of the Targeted Program to Develop SMEs in Gornozavodsky Municipal District in 2013-2015"	2013-2015

In terms of operating costs

<i>№</i>	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidizing interest rates on loans to Site residents	Resolution of Gornozavodsky Municipal District Administration No. 1429 dd. 19.11.2012 "On Approval of the Targeted Program to Develop SMEs in Gornozavodsky Municipal District in 2013-2015"	2013-2015
2	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.
3	Property tax relief	Law of Permski Krai No. 1685-296 dated 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>

PHOTO

Industrial site totaling to 3,47 ha, including areas of vacant manufacturing facilities – 565,0 sq.m. Possible economic activities: Wood processing and manufacture of woodcraft (paragraph DD of the Russian Classification of Economic Activities); other manufactures (paragraph DN of the Russian Classification of Economic Activities);



Land plot is located in Vizhai settlement of Gornozavodsky District (Gornozavodskoe town settlement).



The Site has the following property: a building suitable for production activity with a total area of 565,0 sq. m.



There is a "Perm- Ekaterinburg" regional motor road and a railway line in proximity to the Site. The distance to the railway station is about 0,1 km.

There are electrical supply networks VL-6KV "Biser-Vizhai" with a length of 10 km; 3 artesian wells for housekeeping needs of the population, distance to connection point – 1,5 km, pressure – 6,3 thousand m3/h.