

**Land Site**

Permski Krai, Uralsky, Novoilyinsky settlement

Vacant industrial **land**, ha:**40.0****SITE BRIEF:**[General Information; Location; Contacts](#)[Transport accessibility](#)[Infrastructure](#)[Preferences](#)**General Information; Location; Contacts**

| <b>№</b> | <b>Site characteristics</b>                         | <b>Description</b>  |
|----------|---|---|
| 1.       | Cadastral number                                    | 59:26:0600403   |
| 2.       | Location  | Permski Krai, Uralsky, Novoilyinsky settlement.                     |
| 3.       | Location description                                | Next to Votkinskoe water storage basin                              |
| 4.       | Type of lands                                       | Populated lands   |
| 5.       | Condition of lands in brief                         | Not in use; not developed. Flat terrain, sandy ground, bushy flora. |
| 6.       | Type of ownership (private, public, public-private) | public  |
| 7.       | Management company or similar (MC)                  | Administration of Novoilyinsky settlement                           |
| 8.       | MC Address (postal, electronic, website)            | 617016, Nytvenski District, Novoilyinsky settlement, ul. Lenina 79  |
| 9.       | MC contact responsible for relations                | Shashmurina Tatyana Alekseevna – Deputy Head of Land                |

|     |  |   |
|-----|--|---|
|     | with potential residents/investors (full name, title, phone number and e-mail) | Regulation Department of Nytvensky Regional Property Management Committee, tel: (34272)3-04-96;<br><a href="mailto:zemlia41@mail.ru">zemlia41@mail.ru</a> |
| 10. | Site business lines (major projects, SME projects, mixed-type projects)        | Mixed-type projects   |
| 11. | Industry specialization  | Industrial and communal facilities  |

### **Transport accessibility**

| <b>№</b> | <b>Characteristics</b>  | <b>Current status</b>            | <b>Projections</b> |
|----------|---|----------------------------------|--------------------|
| 1.       | Distance to the nearest town (km)   | Nytva, 15                        | —                  |
| 2.       | Distance to the regional center (km)  | Perm, 93                         | —                  |
| 3.       | Distance to Moscow (km)   | 1587                             | —                  |
| 4.       | Distance to the nearest highway, name and distance                                      | M-7 Volga, 15                    | —                  |
| 5.       | Any road connecting the Site with the nearest highway: distance and road condition (km) | One asphalt-concrete road, 2 km  | —                  |
| 6.       | Any motor roads across the Site (yes/no)  | no                               | —                  |
| 7.       | Any connections to railways (yes/no)  | no                               | —                  |
| 8.       | Any offloading rail terminal facilities (yes/no)  | no                               | —                  |
| 9.       | Distance to the nearest international airport   | "Bolshoe Savino" Airport, 113    | —                  |
| 10.      | Distance and name to the nearest river port (km)  | "Perm Pervaya" River Port, 195   | —                  |
| 11.      | Distance and name to the nearest sea port (km)  | Saint-Petersburg Sea Port, 2111. | —                  |

### **Infrastructure**

| <b>№</b> | <b>Characteristics</b>                                      | <b>Current status</b> | <b>Projections</b> |
|----------|---|-----------------------|--------------------|
| 1.       | Total area of the Site (ha)                                 | <u>40,0</u>           | —                  |
| 2.       | Vacant plots of industrial land within the Site limits (ha) | <u>40,0</u>           | —                  |

### ***Engineering infrastructure***

|    |  |  |  |
|----|--|--|--|
| 3. | Available utilities (yes/no/comments). Distance from the Site to the utilities (km), power required for use.<br><br>- power supply<br>- heat supply<br>- gas supply<br>- water supply<br>- sewage (please provide details regarding technological potential of engineering facilities' development. Mention if there is a need for additional construction or reconstruction of infrastructural objects) | The gas connection point is 1 000 m. off the Site;<br><br>Power connection point is 1 500 m. off the Site.<br><br>There is a need to construct drainage facilities; no sewage system is available. |  |
|----|--|--|--|

### ***Workforce***

|    |  |       |   |
|----|--|-------|---|
| 4. | Transport service between the Site and the settlements                         | no    | - |
| 5. | Total workforce estimates within a 50-km radius of the Site (people, thousand) | 0,700 | - |
| 6. | Approximate number of unoccupied able-bodied population (people, thousand)     | 0,080 | - |

### ***Social infrastructure within 30-min proximity of the Site***

|    |  |             |   |
|----|--|-------------|---|
| 7. | Hospitals (yes/no, proximity to the nearest one) | Yes, 2,0 km | - |
|----|--|-------------|---|

|     |  |                    |   |
|-----|--|--------------------|---|
| 8.  | Shops (yes/no, proximity)                      | Yes, 2,0           | - |
| 9.  | Housing for the Site staff (yes/no, proximity) | no                 | - |
| 10. | Hotels for the Site staff (yes/no, proximity)  | Uralsky settlement | - |

**Preferences to Resident**

*In terms of operating costs*

| <b>№</b>  | <b>Preferences</b>  | <b>Statutory document and approving authority</b>                               | <b>Statutory document validity</b>  |
|-----------|---------------------|---|---|
| <b>1</b>  | Profit tax relief   | Law of Permski Krai No. 1685-296 dd. 26.08.2001 "On Taxation in Permski Krai"   | <p>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:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>3. Companies specified in subparagraphs 2-8 and 17, paragraph 3, Article 346.12 of the RF Tax Code.</li> </ol>   |
| <b>2.</b> | 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"> <li>1. Companies directly engaged in economic activities specified herein;</li> <li>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.</li> </ol> <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. Differentiated tax rates, excluding those specified in para. 2.1. hereof, shall be set as: 0.6% within the 1<sup>st</sup> year after commissioning</p> |

|  |  |  |   |
|--|--|--|---|
|  |  |  | of fixed assets, 1.1% - within the 2 <sup>nd</sup> and 3 <sup>rd</sup> years of fixed assets operation. |
|--|--|--|---|

There are no preferences for initial costs  
Photo of the Site