

Land Plot

Permski Krai, Vilva rural settlement,
Gornozavodsky district, (Pashijskoye rural settlement)



Vacant industrial **land**, ha:

3.0

SITE BRIEF:

[General Information; Location; Contacts](#)

[Transport accessibility](#)

[Infrastructure](#)

[Preferences](#)

[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	Vilva rural settlement, Gornozavodskiy district, Permski Krai.
3.	Location description	Vilva settlement, Gornozavodskiy district, Permski Krai.
4	Type of lands	Populated lands.
5	Condition of lands in brief	Heavy clay, a populated settlement in close proximity, the Site is situated on the territory of Vilva settlement with a forest near at hand at zero distance growing alongside board of the Site (lands of forest fund) Water in close proximity, at about 2 km., Vilva River.

6	Type of ownership (private, public, public-private)	public
7	Management company or similar (MC)	Administration of Gornozavodsky municipal district
8	MC Address (postal, electronic, web-site)	618820, Permski Krai, Gornozavodsk, Kirova ul., 65
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Dobrovol'skaya Elena Alexandrovna – Deputy Head of Administration of Gornozavodsky municipal district; (34269) 41652; eadobrovol'skaya@rambler.ru ; Egorkina Zhanna Valerievna – Deputy Head of Department of Land and Property Relations for Administration of Gornozavodsky municipal district, (34269) 42726; zhvegorkina@yandex.ru
10.	Site Development Concept (website)(yes/no)	No
11.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12.	Industry specialization	Agriculture, hunting and forestry; public health and social services, health resort treatment.

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town (km)	Gornozavodsk, 48	—
2.	Distance to the regional centre (km)	Perm, 240	—
3.	Distance to Moscow (km)	1661	—
4.	Distance to the nearest highway, name and distance	Perm –Ekaterinburg road, 48	—
5.	Any road connecting the Site with the nearest highway: distance and road condition (km)	Available (cross-over type of cover – 40 km, asphalt and concrete – 8 km)	—
6.	Any motor roads across the Site (yes/no)	Street network of Vilva rural settlement	—
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, Perm, 240 km;	—
10.	Distance and name to the nearest river port (km)	"Perm Pervaya" River Port, 240	—
11.	Distance and name to the nearest sea port (km)	Saint-Petersburg Sea Port, 2108 km.	—

Infrastructure

№	Characteristics	Current status	Projections
1.	Total area of the Site (ha)	<u>3,0</u>	—
2	Vacant plots of industrial land within the Site limits (ha)	<u>3,0</u>	—

Engineering infrastructure

3	Available utilities (yes/no/comments). Distance from the Site to the utilities (km), power required for use. - power supply	Yes (534 transformer substation with 250/6 overhead high-voltage lines 6kW each/ available capacity – 200kW) on the territory of the Site.	-
	- heat supply	no	-
	- Gas supply	No. The nearest point of connection is 40 km away in Pashiya rural settlement.	-
	- water supply	Yes. Wells.	-
	- sewage (Please provide detailed comments on technologic potential of engineering utilities development. Mention if there is a need for additional construction or reconstruction of infrastructural objects)	no	-

Workforce

4	Transport service between the Site and the settlements	Bus service	-
5	Total workforce estimates within a 50-km radius of the Site (people, thousand)	11,0	-
6	Approximate number of unoccupied able-bodied population (people, thousand)	1,0	-

Social infrastructure within 30-min proximity of the Site

7	Hospitals (yes/no, proximity to the nearest one)	No, 40 km	-
8	Shops (yes/no, proximity)	Yes, 1 km	-
9	Housing for the Site staff (yes/no, proximity)	Yes, 1 km	-
10	Hotels for the Site staff (yes/no, proximity)	Yes, 48 km. away at Gornozavodsk	-

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 by Gornozavodsky Municipal District Administration No. 1429 dd. 19.11.2012 "On Approval of the Targeted Program of SME Development in Gornozavodsky Municipal District for 2013-2015"	2013-2015
2	Subsidies on lease payments to acquire fixed assets	Resolution by Gornozavodsky Municipal District Administration No. 1429 dd. 19.11.2012 "On Approval of the Targeted	2013-2015

		Program of SME Development in Gornozavodsky Municipal District for 2013-2015"	
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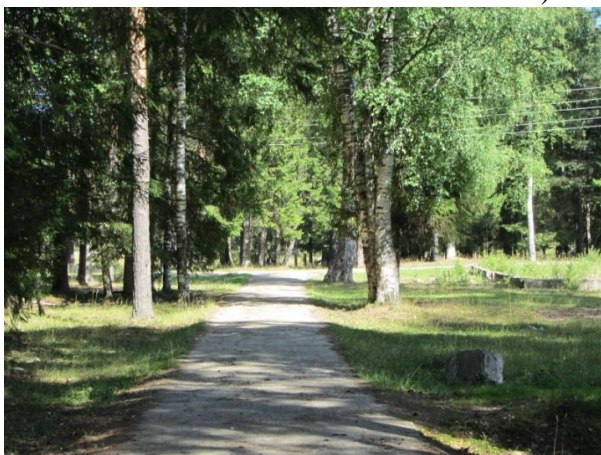
In terms of operating costs

<i>№</i>	Preferences	Statutory document and approving authority	Statutory document validity
3	Subsidizing interest rate on loans to the Site residents	Resolution by Gornozavodsky Municipal District Administration No. 1429 dd. 19.11.2012 "On Approval of the Targeted Program of SME Development in Gornozavodsky Municipal District for 2013-2015"	2013-2015
4	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"> 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; <p>Companies specified in subparagraphs 2-8 and 17, paragraph 3, Article 346.12 of the RF Tax Code.</p>
5	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%. 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. Differentiated tax rates, excluding those specified in para. 2.1. hereof, shall be set as: 0.6% within the</p>

			1 st year after commissioning of fixed assets, 1.1% - within the 2 nd and 3 rd years of fixed assets operation.
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PHOTO

Available economic activities: Agriculture, hunting and forestry (subparagraph AA of Russian Classifier of Economic Activities); public health and social services (subparagraph NA of Russian Classifier of Economic Activities).



The Site is situated at Vilva rural settlement of Gornozavodsky municipal district (Pashijskoye rural settlement) in a picturesque place.



The Site is approached by an automobile road with crossover type of cover. The distance to Pashiya settlement is 40 km, to Gornozavodsk— 48 km/ There is also a railroad at Gornozavodsk.



On the territory of the Site there is a 534 transformer substation with 250/6 overhead high-voltage lines 6kW each/ available capacity – 200kW.