

**Land Plot**

Permski Krai, Gornozavodskiy District,  
northern part of Teplaya Gora rural settlement



Vacant industrial **land**, ha:

**50,0**

**SITE BRIEF:**

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**General Information; Location; Contacts**

<b><u>№</u></b>	<b><u>Site characteristics</u></b>	<b><u>Description</u></b>
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	Teplaya Gora settlement, Gornozavodskiy District, Permski Krai.
3.	Location description	Northern part of Teplaya Gora 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, a 300 m. distance to the nearest houses, a forest near at hand – at about zero distance. State public institution "Gornozavodskoye Wood Farm", merchantable forest alongside the board of the Site down northern board of the plot. Waters in close proximity, at about 100m. distance,

		Pesjyanka River, protective zone – 100m. There are no agricultural or industrial facilities in close proximity.
6	Type of ownership (private, public, public-private)	public-private
7	Management company or similar (MC)	Administration of Gornozavodsky municipal district
8	MC Address (postal, electronic, web-site)	618820, Permski Krai, Gornozavodsk town, Kirova ul, 65
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Dobrovolskaya Elena Alexandrovna – Deputy Head of Administration of Gornozavodsky municipal district; (34269) 41652; <a href="mailto:eadobrovolskaya@rambler.ru">eadobrovolskaya@rambler.ru</a> ; Egorkina Zhanna Valerievna – Deputy Head of Department of Land and Property Relations for Administration of Gornozavodsky municipal district, (34269) 42726; <a href="mailto:zhvegorkina@yandex.ru">zhvegorkina@yandex.ru</a>
10.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
11.	Industry specialization	Wood processing and woodwork; construction of manufacturing enterprise.

#### **Transport accessibility**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1.	Distance to the nearest town (km)	Gornozavodsk, 64,6	—
2.	Distance to the regional centre (km)	Perm, 270	—
3.	Distance to Moscow (km)	1678	—
4.	Distance to the nearest highway, name and distance	0 km	—
5.	Any road connecting the Site with the nearest highway: distance and road condition (km)	"Perm –Ekaterinburg" road, runs along the Site	—
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, Perm, 270 km; "Koltsovo Airprot", Ekaterinburg, 266 km	—
10.	Distance and name to the nearest river port (km)	"Perm Pervaya" River Port, 270	—
11.	Distance and name to the nearest sea port (km)	Saint-Petersburg Sea Port – 2138 km.	—

#### **Infrastructure**

<b>№</b>	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1.	Total area of the Site (ha)	<u>50</u>	—
2	Vacant plots of industrial land within the Site limits (ha)	<u>50</u>	—

#### ***Engineering infrastructure***

3	Available utilities (yes/no/comments). Distance from the Site to the engineering utilities (km), power required for use. power supply	Yes (if necessary, construction of a spur line may be needed using existing power transmission line (10 kW); construction of a substation 110/6kW at the center of the highest tension and construction of a distribution substation is necessary	-
	- Heat supply	Yes. (Gas module boiler station – 9,5MW, 8,2 MMkcal/hr), distance to the connection point – 1 km.	-
	- Gas supply	Yes. 10M Gas-distributing station with a maximum consumption of natural gas of 10000 cubic m. per hour at inlet pressure of 55 kgf/cm <sup>2</sup> and outlet pressure of 6 kgf/cm <sup>2</sup> . Point of -connection – 5 km.	-
	- water supply	Yes, there is a water withdrawal of 0,5 mln. cubic meters of capacity at a distance of 0.3 km from the Site.	-
	- 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)	Yes. At a distance of 0.3 km from the Site there is a waste piping.	-

### ***Workforce***

4	Transport service between the Site and the settlements	Bus service, railway station available at a distance of 1 km	-
5	Total workforce estimates within a 50-km radius of the Site (people, thousand)	4,1	-
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)	Yes, 1 km	-
8	Shops (yes/no, proximity)	Yes, 1 km	-
9	Housing for the Site staff (yes/no, proximity)	Yes 0.3 km	-
10	Hotels for the Site staff (yes/no, proximity)	yes	-

### **Preferences to Residents**

#### ***In terms of initial costs***

<b><i>Nº</i></b>	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
<b>1</b>	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 for 2013-2015"	2013-2015
<b>2</b>	Subsidies on lease payments to acquire fixed assets	Resolution of Gornozavodsky Municipal District Administration No. 1429 dd. 19.11.2012 "On	2013-2015

		Approval of the Targeted Program to Develop SMEs in Gornozavodsky Municipal District for 2013-2015"	
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*In terms of operating costs*

<b>№</b>	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
<b>3</b>	Subsidizing interest rates on loans to Site residents	Resolution by Gornozavodsky Municipal District Administration No. 1429 dd. 19.11.2012 "On Approval of the Targeted Program to Develop SMEs in Gornozavodsky Municipal District for 2013-2015"	2013-2015
<b>4</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> </ol> <p>Companies specified in subparagraphs 2-8 and 17, paragraph 3, Article 346.12 of the RF Tax Code.</p>
<b>5</b>	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"> <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.</p>

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

Industrial site with a total area of 50 ha

Available types of economic activity: Wood processing and woodcraft. (subparagraph DD of Russian Classifier of Economic Activities).



Land plot is located in Teplaya Gora settlement of Gornozavodsky district.



Along the Site there is a regional automobile road "Perm-Ekaterinburg" Besides, there is a railway station in the settlement at a distance of 0,1 km.

The Site has the following infrastructural objects: power supply networks; gas module boiler station – 9,5MW, 8,2 MMkcal/hr, distance to the connection point – 1 km; 10M Gas distributing station with a maximum consumption of natural gas of 10000 cubic m. per hour at inlet pressure of 55 kgf/cm<sup>2</sup> and outlet pressure of 6 kgf/cm<sup>2</sup>. Point of -connection – 5 km. At a distance of 0,3 km from the Site there is a water withdrawal of 0,5 mln. cubic meters of capacity and a soil system at a distance of 0,3 km.