

Plot of Land No. 1

Rostovskaya Oblast, Donetsk



Vacant **industrial land**, ha

65.0

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	Land allocation certificate for investment project delivery is approved. The plot of land is demarcated.
2.	Location	Located outside the city entrance from the direction of Kamensk-Shakhtinskiy, near Kolkhoznaya street.
3.	Location description	A 65 ha site located outside the eastern entrance to Donetsk. The site adjoins M-21 Volgograd-Kishinev highway (50.0 m). Distance from the administrative centre: 10.7 km, private residential sector: 2.4 km.
4.	Land use category	Populated land intended for food processing facilities.
5.	Site in brief	Rugged and hilly topography. The site adjoins M-21 Volgograd-Kishinev highway. The site is undeveloped. In compliance with Donetsk Municipal Development Masterplan, and Land Use and Development Regulations, the plot of land is intended for agricultural and food processing industry.
6.	Type of ownership (private, public, public-private)	Municipal

7.	Management company or similar (MC)	Functions of a management company are temporarily performed by Economy and Trade Department of Donetsk Municipal Administration.
8.	MC Address (postal, electronic, web-site)	Prospekt Mira, 39, Donetsk, Rostovskaya Oblast, 346330 (http://Donetsk-ro.donland.ru/)
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Aleksey V. Novikov, Deputy Head of Donetsk Municipal Administration for Economy +7(86368)2-24-93 Olga S. Lavrinenko, Head of Economy and Trade Department, Donetsk Municipal Administration +7(86368)2-22-74 +7(86368)2-25-00 e-mail: econ-don@mail.ru
10.	Site Development Concept (web-site, if any) (yes/no)	Yes, (http://donetsk-ro.donland.ru/Default.aspx?pageid=55471)
11.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
12.	Industry specialization	Agriculture, hunting industry, forest sector; food production

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	Within Donetsk municipal boundaries	—
2.	Distance to the regional centre	105 km to Rostov-on-Don, by motor road	—
3.	Distance to Moscow	973 km, by motor road	—
4.	Distance to the nearest highway	42 km to M-4 Don Highway (Moscow – Voronezh – Rostov-on-Don – Krasnodar - Novorossiysk)	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	50 m to M-21 Volgograd-Kishinev highway	—
6.	Any motor roads across the Site (yes/no)	No. Expenses related to construction documents will be included in Rostovskaya Oblast and municipal budgets for 2014-2016.	Yes
7.	Any connections to railways (yes/no)	No	No
8.	Any offloading rail terminal facilities (yes/no)	27 km to Kamenskaya railway station	—
9.	Distance to the nearest international airport	171 km to Rostov-on-Don airport	—
10.	Distance to the nearest river port	171 km to Rostov-on-Don river port	—
11.	Distance to the nearest sea port	196 km to Azov sea port 216 km to Taganrog sea port	—

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1.	Total area of the Site (ha)	65	—
2.	Vacant plots of industrial land (ha)	65.0	—
<i>Utilities</i>			
3.	Availability of utilities. Distance from the Site to utilities (km), available load of: - electric mains - heat supply system	- Construction of electric mains, heat, gas and water supply networks, and sewerage system required. Expenses	Yes, if required by investor

	- gas supply system; - water supply network, - sewerage system (Comment in detail on technological potential of the utilities. Specify if additional construction or reconstruction of the utilities is required.)	related to construction documents will be included in Rostovskaya Oblast and municipal budgets for 2014-2016.	
Workforce			
4.	Transport service between the Site and the settlements	Yes, motor transport	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	Up to 120 thousand people	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	9 thousand people	
Social infrastructure in 30-minute proximity to the Site			
7.	Hospitals (yes/no, proximity to the nearest one)	Yes, (3.5 km)	—
8.	Shops (yes/no, proximity)	Yes (1.0 km)	—
9.	Housing for the Site staff (yes/no, proximity)	Yes. Lodging (min. 2.4 km)	
10.	Hotels for the Site staff (yes/no, proximity)	Kamensk-Shakhtinskiy	

Preferences for Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on expenses related to technological connection to power supply system	Resolution by the Government of Rostovskaya Oblast dd. 13.12.2012 No. 1073	2012- <i>indefinite term</i>
2	Grants for SME projects	Resolution by the Government of Rostovskaya Oblast dd. 06.10.2011 No. 33 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 156)	2012- <i>indefinite term</i>
3	Subsidies on lease payments to acquire fixed assets	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 182 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 06.09.2012 No. 867)	2012- <i>indefinite term</i>
4	Guarantees on fixed-asset loans to SMEs	Decision by the founder of <i>The Rostovskaya Oblast Guarantee Fund NCO</i> dd. 20.09. 2012 No. 91/1	
5	Subsidies on staff development	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 158	2012- <i>indefinite term</i>
6	Other preferences (specify in detail)		
	Subsidies to SMEs engaged in priority activities	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 165.	2012- <i>indefinite term</i>
	Subsidies to SMEs to partially compensate for utilities connection charges	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012	2012- <i>indefinite</i>

		No. 178	<i>term</i>
	Subsidies to SMEs to partially compensate for expenses incurred in complying with statutory requirements set by the legislation of the Russian Federation and/or importer's country	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 170	<i>2012- indefinite term</i>
	Subsidies to SMEs to partially compensate for expenses incurred in delivering power saving programmes	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 177	<i>2012- indefinite term</i>
	Subsidies to SMEs to partially compensate for expenses incurred in obtaining a bank or third-party guarantee and paying insurance premiums	Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 176	<i>2012- indefinite term</i>

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
7	Export subsidies (partial subsidizing of expenses incurred in arranging exhibitions, interest rate subsidies on loans)	<p>Resolution by the Government of Rostovskaya Oblast dd. 20.10.2011 No.69 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 Np. 160) <i>On Subsidies to Exporters of Finished Goods to Partially Compensate for Expenses of Participation in Exhibitions Abroad as related to Exhibition Space Lease, Registration Fees and Exhibition Stand Design Costs;</i></p> <p>Resolution by the Government of Rostovskaya Oblast dd. 09.12.2011 No. 204 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 160) <i>On Subsidies to Exporters of Finished Goods to Partially Compensate for Interest Expenses on Loans from Russian Credit Institutions;</i></p> <p>Resolution by the Government of Rostovskaya Oblast dd. 20.10.2011 No. 69 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 160) <i>On Subsidies to Exporters of Finished Goods to Partially Compensate for Expenses of Participation in Exhibitions Abroad as related to Exhibition Space Lease, Registration Fees and Exhibition Stand Design Costs;</i></p> <p>Resolution by the Government of Rostovskaya Oblast dd. 09.12.2011 No. 204 (as revised by Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 160) <i>On Subsidies to Exporters of Finished Goods to Partially Compensate for Interest Expenses on Loans from Russian Credit Institutions;</i></p> <p>Resolution by the Government of Rostovskaya Oblast dd. 11.03.2012 No. 175</p>	<p><i>2012-2014</i></p> <p><i>2012- indefinite term</i></p> <p><i>2012-2014</i></p> <p><i>2012- indefinite term</i></p> <p><i>2012- indefinite term</i></p>
8	Interest rate subsidies on	Rostovskaya Oblast Law dd. 01.10.2004 No. 151-ZS <i>On</i>	

	loans to the Site residents; Subsidies to partially compensate for interest expenses on loans obtained to deliver investment projects	<i>Investment in Rostovskaya Oblast</i> Resolution by the Government of Rostovskaya Oblast dd. 22.03.2012 No. 218 <i>On State Support from Local Budget to Corporate Investment Activities</i>	2012- indefinite term
9	Profit tax relief	Rostovskaya Oblast Law dd. 01.10.2004 No. 151-ZS <i>On Investment in Rostovskaya Oblast</i> , Rostovskaya Oblast Law dd. 10.05.2012 No. 843-ZS <i>On Regional Taxes and Related Issues in Rostovskaya Oblast</i> , Resolution by the Government of Rostovskaya Oblast dd. 22.03.2012 No. 218 <i>On State Support from Local Budget to Corporate Investment Activities</i>	2012- indefinite term
10	Corporate property tax relief	Rostovskaya Oblast Law dd. 01.10.2004 No. 151-ZS <i>On Investment in Rostovskaya Oblast</i> , Rostovskaya Oblast Law dd. 10.05.2012 No. 843-ZS <i>On Regional Taxes and Related Issues in Rostovskaya Oblast</i> , Resolution by the Government of Rostovskaya Oblast dd. 22.03.2012 No. 218 <i>On State Support from Local Budget to Corporate Investment Activities</i>	2012- indefinite term
11	Other tax relief (specify in detail)	Decision by Donetsk Municipal Duma dd. 26.07.2012 No. 78 <i>On Adopting Provision on Investment Activities in Donetsk Municipality</i>	2012- indefinite term

Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
<i>Purposes of presenting vacant areas</i>				
1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership (specify).	Lease of a plot of land		
<i>Lease</i>				
2	Rate of lease of industrial areas	rubles/square meters per month excluding VAT	Industrial Site No. 1 – the site is being demarcated, it is not possible to determine the rate of lease of the site; Industrial Site No. 2 – the rate of lease of the site makes 0.94 rubles./square meters per month excluding VAT	Annually
3	Rate of lease of office areas	rubles/square meters per month excluding VAT	-	-

Connection to electric networks

4	Cost of connection to electric networks	rubles/kW excluding VAT	By the time of entering into a contract, the cost of technical connection will have been calculated based on required capacities	
Utility services				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	-	-
6	Heat tariff	rubles/Gcal excluding VAT	2.15206-	-
7	Water tariff	rubles/ cubic meters excluding VAT	38.53	-
MC services				
9	Logistics (yes/no)		-	-
10	Staff recruitment (yes/no)		yes	-
11	Maintenance/engineering (yes/no)		-	-
12	Security (yes/no)		-	-
13	Legal services (да/нет)		-	-
14	Consulting, including raising funds for financing projects of residents (yes/no)		-	-
15	IT services (yes/no)		-	-
16	Cleaning of grounds, garbage disposal (yes/no)		-	-
17	Transportation of residents' personnel and providing private vehicles (yes/no)		-	-
18	Banking services (settlement and cash services for residents) (yes/no)		-	-
19	Services of a customs broker (yes/no)		-	-
20	Leasing of premises (yes/no)		-	-
21	Temporary storage warehouses (yes/no)		-	-
22	Other services (specify)		-	-

Photos

