

Chistopol Industrial Park (Greenfield)

Republic of Tatarstan, Chistopol District, Buldyrskoe RS



Vacant industrial **land**, ha:

190.0

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Chistopol Industrial Park
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial park
3.	Type of ownership (private, public, public-private)	Public-private
4.	Location and web-site (e-mail)	Republic of Tatarstan, Chistopol District, Buldyrskoe Rural Settlement www.chistopolinvest.ru
5.	Management company or similar (MC)	Executive Committee of Chistopol Municipal District, Ministry of Economy of the Republic of Tatarstan
6.	MC Address (postal, electronic, web-site)	Executive Committee of Chistopol Municipal District: 422980, Chistopol, ul. Bebelia, 129 www.chistopol.tatarstan.ru Ministry of Economy of the Republic of Tatarstan: 420021, Kazan, ul. Moskovskaya, 55 www.mert.tatarstan.ru
7.	MC contact responsible for relations with	Timur F. Bilyalov, Head of the Chistopol Industrial Park

	potential residents (full name, title, phone number and e-mail)	Development Unit, tel. (84342) 5-04-06, T.Bilyalov@tatar.ru Timur T. Agliullin, Head of the Infrastructure Development Department, Ministry of Economy of the Republic of Tatarstan, tel. (843) 524-91-51, Timur.Agliullin@tatar.ru
8.	Site Development Concept (web-site, if any) (yes/no)	Yes
9.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
10.	Industry specialization	Agriculture; hunting and forestry; fishery; fish farming; food production; chemical production; machinery and equipment; other manufacturing

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	2 km to Chistopol	—
2.	Distance to the regional centre	144 km to Kazan	—
3.	Distance to Moscow	955 km	—
4.	Distance to the nearest highway	Chistopol-Nizhnekamsk highway – 0.03 km	—
5.	Any road connecting the Site with the nearest highway, distance and road condition	Yes, 0.05 km, good	—
6.	Any motor roads across the Site (yes/no)	Yes	—
7.	Any connections to railways (yes/no)	No	—
8.	Any offloading rail terminal facilities (yes/no)	No	—
9.	Distance to the nearest international airport	115 km to Kazan International Airport	—
10.	Distance to the nearest river port	5 km to Chistopol river port (affiliate of OJSC SK Tatflot), Chistopol, ul. Gusjkova, 18b (Kama river)	—
11.	Distance to the nearest sea port	1200 km to Arkhangelsk, Mezen and Onega sea ports; 2200 km to Azov sea port (Novorossiisk, Sochi, Tuapse, Makhachkala)	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	292 (227 ha for resident allocation)	—
2.	Vacant plots of industrial land within the Site limits (ha)	<u>190.0</u>	—
<i>Industrial property</i>			
3.	Existing production and storage premises (sq. m)	N/A	—
4.	Vacant industrial property (sq. m)	N/A	—
5.	Maximum height of vacant premises (to the girder, m)	N/A	—
<i>Office property</i>			

6.	Total area of the office property (sq. m)	N/A	—
7.	Vacant area of the office property (sq. m)	N/A	—
Utilities			
8.	Electric mains (yes/no); available load (MW)	Yes 1 stage - 8 MW (increased load is possible)	—
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	Yes 38.7	—
10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes 1 stage – 94.6	—
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Yes 92.3	—
12.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	Yes 262.8	—
13.	Other utility networks (yes/no) (if yes, specify)	Mobile communication, Internet	—
Workforce			
14.	Nearest settlements, distance	Chistopol – 2 km, Yulduz – 0.8 km, Aleksandrovka – 3 km	—
15.	Transport service between the Site and the settlements	Yes	—
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	38.6	—
17.	Approximate number of unoccupied able-bodied population (people, thousand)	13.8	—
18.	Average monthly pay of technical staff (RUB, thousand)	10.2	—
19.	Average monthly pay of managerial staff (RUB, thousand)	25.7	—
Social infrastructure in 30-minute proximity to the Site			
20.	Canteens or cafes at the Site (yes/no)	No	—
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, 2 km	—
22.	Shops (yes/no, proximity)	Yes, 2 km	—
23.	Housing for the Site staff (yes/no, proximity)	Yes, 2 km	—
24.	Hotels for the Site staff (yes/no, proximity)	Yes, 2 km	—
25.	Conference hall, business area (yes/no)	Yes, 2 km	—
26.	Sport facilities (yes/no)	Yes, 2 km	—
27.	Recreation areas at the Site (yes/no)	No	—

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
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1.	Other preferences (specify)	Free utilities hookup	
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In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Sectoral subsidies – support for producers from specific sectors of economy (subsidies to residents to effect rental payments)	Resolution by Chistopol Municipal Council No. 2/6 dd. 03.11.2010 (investors of the Industrial Park are exempted from land rent up to 7 years)	
3	Profit tax relief	Law of Republic of Tatarstan No. 53-ZRT dd. 02.08.2008	2008 – indefinite term
4	Property tax relief	Law of Republic of Tatarstan No. 49-ZRT dd. 28.11.2003	2003 – indefinite term
5	Other preferences (specify)	Free utilities hookup	

Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
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Purposes of presenting vacant areas

1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership (specify).	sale and lease		
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Lease

2	Lease rate for industrial areas	rubles/square meters per month excluding VAT	-	
3	Lease rate for office areas	rubles/square meters per month excluding VAT	-	

Connection to electric networks

4	Cost of connection to electric networks	rubles/kW excluding VAT	free of charge	
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Utilities

5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	The Third Price Tier HV	
6	Heat tariff	rubles/Gcal excluding VAT	Not available	
7	Water tariff	rubles/ cubic meters excluding VAT	30.15 rubles/cubic meters	

MC services

9	Logistics (yes/no)		No	
10	Staff recruitment (yes/no)		No	
11	Maintenance/engineering (yes/no)		No	

12	Security (yes/no)	Yes	
13	Legal services (yes/no)	No	
14	Consulting, including raising funds for financing projects of residents (yes/no)	No	
15	IT services (yes/no)	No	
16	Cleaning of grounds, garbage disposal (yes/no)	Yes	
17	Transportation of residents' personnel and providing private vehicles (yes/no)	No	
18	Banking services (settlement and cash services for residents) (yes/no)	No	
19	Services of a customs broker (yes/no)	No	
20	Leasing of premises (yes/no)	No	
21	Temporary storage warehouses (yes/no)	No	
22	Other services (specify)	No	

Photos of Chistopol Industrial Park
(plots of land occupied by residents)

LLC Delrus Tatarstan



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