

Rost Industrial Park (Greenfield)

Republic of Tatarstan, Elabuga



Vacant industrial **land**, ha:

23.00

Vacant **office property**, sq. m:

8,800.00

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Construction of Rost Industrial Park in Elabuga Municipal District, Republic of Tatarstan
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)	LLC Timer – private (sublease from Investment Programs Directorate till 2018)
4.	Location and web-site (e-mail)	Republic of Tatarstan, Elabuga, pr. Neftaynikov, 1, of.419 www.timermet.ru
5.	Management company or similar (MC)	LLC Timer
6.	MC Address (postal, electronic, web-site)	423603, Republic of Tatarstan, Elabuga, pr. Neftaynikov, 1, of.419 Tel. 8 /85557 /5-11-72, 5-11-82, 7-55-36 email: zmktimer@yandex.ru
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Vasiliy G. Baranov Tel. 8 /85557 / 5-11-72, 5-11-82, 7-55-36

8.	Site Development Concept (web-site, if any) (yes/no)	Yes (not posted on the Internet)
9.	Site business lines (major projects, SME projects, mixed-type projects)	SME projects
10.	Industry specialization	Metallurgy and finished metal products; machinery and equipment; transportation vehicles and equipment; other manufacturing

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	15 km to Elabuga	—
2.	Distance to the regional centre	200 km to Kazan	—
3.	Distance to Moscow	1012 km	—
4.	Distance to the nearest highway	M-7 – 5 km	—
5.	Any road connecting the Site with the nearest highway, distance and road condition	Yes, 5 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	40 km to Begishevo International Airport	—
10.	Distance to the nearest river port	20 km to Naberezhnye Chelny river port	—
11.	Distance to the nearest sea port	1200 km to Arkhangelsk, Mezen and Onega sea ports; 2200 km to the Azov sea port	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	23	—
2.	Vacant plots of industrial land within the Site limits (ha)	<u>23.00</u>	—
<i>Industrial property</i>			
3.	Vacant industrial property (sq. m.) (yes/no), technical state and reconstruction measures planned	<u>8,800.00</u> (construction in progress)	—
4.	Any construction of industrial property underway or planned (for subsequent lease or sale) (sq.m.)	—	—

Office property			
5.	Vacant area of office property (sq. m) (yes/no), technical state and reconstruction measures planned	No	—
6.	Any construction of office property underway or planned (for subsequent lease or sale) (sq.m.)	No	—
Utilities			
7.	Any construction of electric mains underway or planned (yes/no); available load (MW)	Construction is planned (2014), 17,000 MW	—
8.	Any construction of CHP and/or heat supply systems underway or planned (yes/no); contracted capacity (Gcal/h)	In operation, 2.16 Gcal/h	—
9.	Any construction of water supply network systems underway or planned (yes/no); maximum switched load (cu. m/h)	In operation, 34505 cu. m	—
10.	Any construction of water sanitation systems (sewage, storm wastewater treatment facilities) underway or planned (yes/no); contracted capacity (cu. m/h)	Construction is planned (2014-2015), 300.0 cu. m/h	—
11.	Any construction of gas supply systems underway or planned (yes/no); contracted capacity (cu. m p.a.)	Construction is not planned but required, 1214400 cu. m/h	—
12.	Any construction of other utility networks underway or planned (yes/no) (if yes, specify)	No	—
Workforce			
13.	Nearest settlements, distance	Bekhterevo – 15 km, Gari – 3 km, Elabuga – 5 km, Naberezhnye Chelny – 20 km	—
14.	Transport service between the Site and the settlements	Yes	—
15.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	326.1	—
16.	Approximate number of unoccupied able-bodied population (people, thousand)	6.7	—
17.	Average monthly pay of technical staff (RUB, thousand)	15.4	—
18.	Average monthly pay of managerial staff (RUB, thousand)	37.5	—
Social infrastructure in 30-minute proximity to the Site			
19.	Any construction of canteens or cafes at the Site underway or planned (yes/no)	No	—
20.	Hospitals (yes/no, proximity to the nearest one)	Yes, 15 km	—
21.	Shops (yes/no, proximity)	Yes, 3-15 km	—
22.	Housing for the Site staff (yes/no, proximity)	Yes, 15 km	—
23.	Hotels for the Site staff (yes/no, proximity)	Yes, 15 km	—
24.	Any construction of other social infrastructure facilities underway or planned (yes/no) (specify)	No	—

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1.	Subsidies on lease payments to acquire fixed assets	Resolution No. 1151 dd. 30.12.2010 by the Cabinet of Ministers of the Republic of Tatarstan "On Approval of the Republican Programme to Develop SMEs in Tatarstan in 2011-2013"	2011-2013
2.	Guarantees on fixed-asset loans to SMEs		
3.	Subsidies on staff development		

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
4	Profit tax relief	Law of Republic of Tatarstan No. 53-ZRT dd. 02.08.2008	Indefinite term
5	Property tax relief	Law of Republic of Tatarstan No. 49-ZRT dd. 28.11.2003	Indefinite term

GROUND PLAN OF ROST INDUSTRIAL PARK

