

Alabuga Industrial Production Special Economic Zone (Alabuga IP SEZ) (Greenfield)

Republic of Tatarstan, Elabuga Municipal District, “Town of Elabuga” Municipality



Vacant industrial **land**, ha:

650.0

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

2 400.0

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

69.9

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Alabuga Industrial Production Special Economic Zone (Alabuga IP SEZ)
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial site
3.	Type of ownership (private, public, public-private)	Public-private (free of any encumbrances and other third party rights)
4.	Location and web-site (e-mail)	Republic of Tatarstan, Elabuga Region, territory of Alabuga SEZ, ul. Sh-2, korp. 4/1 www.alabuga.ru
5.	Management company or similar (MC)	OJSC Alabuga IP SEZ
6.	MC Address (postal, electronic, web-site)	423600, Republic of Tatarstan, Elabuga Municipal District, “Town of Elabuga” Municipality, territory of Alabuga SEZ, ul. Sh-2, korp. 4/1 Tel.: +7 85557 59001 Fax: +7 85557 59004 e-mail: post@sezalabuga.ru

		invest@sezalabuga.ru www.alabuga.ru
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Timur I. Khaziev, Head of Investor Attraction Division Resident Interaction Department +7 85557 59030 timur.khaziev@sezalabuga.ru
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)	Industrial production, logistics, technical and commissioning operations (big and medium businesses)
10.	Industry specialization	Food production; textile and clothing; wood processing and woodwork; pulp and paper; publishing and printing; chemical production; rubber and plastic products; other non-metallic mineral products; machinery; electrical, electronic and optical equipment; transportation vehicles and equipment; other manufacturing; generation and distribution of power, gas and water; transport and communications; works and services

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	12 km to Elabuga	—
2.	Distance to the regional centre	210 km to Kazan	—
3.	Distance to Moscow	1080 km	—
4.	Distance to the nearest highway	M-7 – 2 km	—
5.	Any road connecting the Site with the nearest highway, distance and road condition	Yes, 2 km, good	—
6.	Any motor roads across the Site (yes/no)	Yes	—
7.	Any connections to railways (yes/no)	Yes	—
8.	Any offloading rail terminal facilities (yes/no)	Yes	—
9.	Distance to the nearest international airport	45 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
Plots of land			
1.	Total area of the Site (ha)	3866.87	—
2.	Vacant plots of industrial land within the Site limits (ha)	650.0	—
Industrial property			
3.	Existing production and storage premises (sq. m)	1842	—
4.	Vacant industrial property (sq. m)	2400.0	—
5.	Maximum height of vacant premises (to the girder, m)	N/A	—
Office property			
6.	Total area of the office property (sq. m)	13,455.1	—
7.	Vacant area of the office property (sq. m)	69.9	—
Utilities			
8.	Electric mains (yes/no); available load (MW)	Yes 100	—

9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	Yes 408	—
10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes 23,826	—
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Yes 21,139	—
12.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	Yes 749000000	—
13.	Other utility networks (yes/no) (if yes, specify)	No	—
Workforce			
14.	Nearest settlements, distance	Gari – 5 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)	326.1	—
17.	Approximate number of unoccupied able-bodied population (people, thousand)	6.7	—
18.	Average monthly pay of technical staff (RUB, thousand)	22.8	—
19.	Average monthly pay of managerial staff (RUB, thousand)	N/A	—
Social infrastructure in 30-minute proximity to the Site			
20.	Canteens or cafes at the Site (yes/no)	Yes	—
21.	Hospitals (yes/no, proximity to the nearest one)	Yes	—
22.	Shops (yes/no, proximity)	Yes	—
23.	Housing for the Site staff (yes/no, proximity)	Yes	—
24.	Hotels for the Site staff (yes/no, proximity)	Yes	—
25.	Conference hall, business area (yes/no)	Yes	—
26.	Sport facilities (yes/no)	Yes	—
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
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

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).	1) <i>Greenfield</i> – lease/ sale of plots of land; 2) <i>Brownfield</i> – lease of industrial premises.		
Lease (Greenfield)				
2	Lease rate for plots of land	rubles/square meters per annum	3	
Sale (Greenfield)				
3	Sale rate for plots of land	rubles/square meters	10	
Lease (brownfield)				
4	Lease rate for industrial areas (Sinergiya Industrial Park)	rubles/square meters per month excluding VAT	480.00*	-
5	Lease rate for office areas (Administrative and Business Center of the Alabuga SEZ)	rubles/square meters per month excluding VAT	840.00**	-
Connection to electric networks				
6	Cost of connection to electric networks	rubles/kW excluding VAT	free of charge	-
Utility services				
7	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	328.359**	monthly
8	Heat tariff	rubles/Gcal including VAT	1716.52	semi-annually
9	Water tariff	rubles/ cubic meters including VAT	41.37	annually
MC services				
10	Logistics (yes/no)		<i>Yes</i>	-
11	Staff recruitment (yes/no)		<i>No</i> ***	-
12	Maintenance/engineering (yes/no)		<i>Yes</i>	-
13	Security (yes/no)		<i>Yes</i>	-
14	Legal services (yes/no)		<i>Yes</i>	-
15	Consulting, including raising funds for financing projects of residents (yes/no)		<i>No</i>	-
16	IT services (yes/no)		<i>Yes</i>	-
17	Cleaning of grounds, garbage disposal (yes/no)		<i>Yes</i>	-
18	Transportation of residents' personnel and providing private vehicles (yes/no)		<i>Yes</i>	-
19	Banking services (settlement and cash services for residents) (yes/no)		<i>No</i>	-
20	Services of a customs broker (yes/no)		<i>No</i>	-
21	Leasing of premises (yes/no)		<i>No</i>	-
22	Temporary storage warehouses (yes/no)		<i>No</i>	-
23	Other services (specify)		<i>Technical supervision, geodesics, maintenance of utilities</i>	-

*including operating costs

**in accordance with the Third Price Tier for consumers who possess power receivers with maximum capacity (670 kW-10 MW) as at July 2014

***staff is recruited by the Alabuga Resource Center which was established on the initiative of the Alabuga IP SEZ

The Third Price Tier		
Consumers who possess power receivers with maximum capacity (670 kW-10 MW)	Category of reliability I	Category of reliability II
Energy rate for residents of the Alabuga IP SEZ, rubles/MW per hour (threshold level of non-regulated prices)		
Capacity rate for consumers, rubles/MW (threshold level of non-regulated prices)		

Photos of Alabuga SEZ

