

Alabuga Industrial Site (Greenfield)

Republic of Tatarstan, Elabuga



Vacant industrial **land**, ha:

50.0

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Alabuga Industrial Site
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
4.	Location and web-site (e-mail)	Elabuga – Gari – Abalachi Republican Road www.alabuga.biz
5.	Management company or similar (MC)	Administration of Investment Programs on Industrial Site «Alabuga»
6.	MC Address (postal, electronic, web-site)	523603, Republic of Tatarstan, Elabuga, prosp. Neftyanikov, 1 email: dip-market@alabuga.biz www.alabuga.biz
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Sergey S. Sokolov, Deputy Administrator, Head of the Investment and Economy Unit, tel. +7 (85557) 5-50-21, email: dip-market@alabuga.biz
8.	Site Development Concept (web-site, if any) (yes/no)	No

9.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
10.	Industry specialization	Chemical production; rubber and plastic products; machinery and equipment; transportation vehicles and equipment; transport and communications; works and services

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	10 km to Elabuga	—
2.	Distance to the regional centre	210 km to Kazan	—
3.	Distance to Moscow	1020 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	
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	70 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	St. Petersburg, 1600 km	

Infrastructure

	Characteristics	Current status	Projections
Plots of land			
1.	Total area of the Site (ha)	284.5	—
2.	Vacant plots of industrial land within the Site limits (ha)	50.0	—
Industrial property			
3.	Existing production and storage premises (sq. m)	—	—
4.	Vacant industrial property (sq. m)	—	—
5.	Maximum height of vacant premises (to the girder, m)	—	—
Office property			
6.	Total area of the office property (sq. m)	—	—
7.	Vacant area of the office property (sq. m)	—	—
Utilities			
8.	Electric mains (yes/no); available load (MW)	Yes*	—
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	Yes*	—
10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes*	—

11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Yes*	—
12.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	Yes*	—
13.	Other utility networks (yes/no) (if yes, specify)	Telephone, Internet	—

* Services may be provided by entering into contracts with residents of the Alabuga Industrial Site (service providers).

Workforce

14.	Nearest settlements, distance	10 km to Elabuga; 20 km to Naberezhnye Chelny	—
15.	Transport service between the Site and the settlements	Yes	—
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	140.0	
17.	Approximate number of unoccupied able-bodied population (people, thousand)	420.0	
18.	Average monthly pay of technical staff (RUB, thousand)	25.0	—
19.	Average monthly pay of managerial staff (RUB, thousand)	25.0	

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, 10 km	—
22.	Shops (yes/no, proximity)	Yes, 10 km	—
23.	Housing for the Site staff (yes/no, proximity)	Yes, 10 km	—
24.	Hotels for the Site staff (yes/no, proximity)	Yes, 10 km	—
25.	Conference hall, business area (yes/no)	Yes	—
26.	Sport facilities (yes/no)	Yes, 10 km	—
27.	Recreation areas at the Site (yes/no)	Yes	—

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).	Sublease of industrial plots of land at the rate of land tax (1.5% of cadastral value)		
<i>Lease</i>				
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		
<i>Connection to electric networks</i>				
4	Cost of connection to electric networks	rubles/kW excluding VAT		
<i>Utility services</i>				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT		
6	Heat tariff	rubles/Gcal excluding VAT		
7	Water tariff	rubles/ cubic meters excluding VAT		
<i>MC services</i>				
9	Logistics (yes/no)		Yes	
10	Staff recruitment (yes/no)		No	
11	Maintenance/engineering (yes/no)		No	
12	Security (yes/no)		No	
13	Legal services (yes/no)		Yes	
14	Consulting, including raising funds for financing projects of residents (yes/no)		Yes	
15	IT services (yes/no)		No	
16	Cleaning of grounds, garbage disposal (yes/no)		No	
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)		Sublease of lands	

Photos

Промышленная площадка "Алабуга"

МЕСТОПОЛОЖЕНИЕ:
Республика Татарстан
Елабужский район
Занимаемая площадь 16,5 км²

ИНФРАСТРУКТУРА:

- Наличие в 50 км международного аэропорта.
- Железнодорожная связь с крупными железнодорожными узлами России.
- Расположение на автомагистрали федерального значения.
- Выход через глубоководную транспортную систему к Черному и Балтийскому морям с апреля по ноябрь месяц.

Условные обозначения:
Железная дорога
Автомобильная дорога
Речной порт
Железнодорожный вокзал
Аэропорт

Ижевск 180 км
Казань 215 км
Москва 1013 км
Уфа 385 км
Набережные Челны
Миндеевское
КамАЗ
Нижнекамск
Алабуга
Нижнекамские нефтехимы
Аэропорт

