

Plot of Land No. 2

Republic of Tatarstan, Zelenodolsk Municipal District, Ayshinskoye Rural Settlement



Vacant **industrial land**, ha

44.9

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	16:20:111001:122
2.	Location	Republic of Tatarstan, Zelenodolsk Municipal District, Ayshinskoye Rural Settlement
3.	Location description	Republic of Tatarstan, Zelenodolsk Municipal District, approximately 790 m from ul. Lesnaya, 2 to Aysha in the north-east direction
4.	Land use category	Agricultural land
5.	Site in brief	The proposed plot of land is located in the Zelenodolsk limits and adjoins Zelenodolsk Machinery Plant (a branch of OJSC KMPO). On the south-west, the site is adjacent to the motor road connecting the Kazan – Zelenodolsk Highway and the Kazan – Yoshkar-Ola Highway (R-175). At a distance of 0.5 km from the site, there is a spur line which is subject to reconstruction. The Tander regional distribution centre is located in 1.7 km distance from the site. Average distance to utilities hook-up points is less than 2 km. Total area of the site makes 44.9 ha.
6.	Type of ownership (private, public, public-private)	Private

7.	Management company or similar (MC)	CJSC Management Company "AS Management"
8.	MC Address (postal, electronic, web-site)	tel: (843) 511-48-72 fax: (843)511-48-71 420029, Kazan, ul. Sibirskiy Trakt, 34 info@as-management.ru http://www.as-management.ru/
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Andrey V. Gensen, Director, Centre for Land and Property Regulations and Territory Development +7 (962) 549-3-549, +7 (843) 510-96-34, gensen-av@pai.ru
10.	Site Development Concept (web-site, if any) (yes/no)	Yes
11.	Site business lines (major projects, SME projects, mixed-type projects)	Major projects
12.	Industry specialization	Agriculture; hunting and foresting; food production; textile and clothing; leather and leather goods production, shoemaking; wood processing and woodwork; pulp and paper; publishing and printing; chemical production; rubber and plastic products; other non-metallic mineral products; metallurgy and finished metal products; machinery and equipment; electrical, electronic and optical equipment; transportation vehicles and equipment; other manufacturing; generation and distribution of power, gas and water; hotels and restaurants, transport and communications; health and social services, works and services

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	Within the Zelenodolsk boundaries	—
2.	Distance to the regional centre	5 km to Kazan	—
3.	Distance to Moscow	800 km	—
4.	Distance to the nearest highway	The site is adjacent to the M-7 and R-175 Highways	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Yes, 0.1 km, good	—
6.	Any motor roads across the Site (yes/no)	No	—
7.	Any connections to railways (yes/no)	No	—
8.	Any offloading rail terminal facilities (yes/no)	No	—
9.	Distance to the nearest international	70 km to Kazan International Airport	—

	Characteristics	Current status	Projections
	airport		
10	Distance to the nearest river port	70 km to Kazan river port	—
11	Distance to the nearest sea port	1,200 km to Arkhangelsk, Mezen and Onega sea ports; 2,200 km to Azov sea port	—

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1	Total area (ha)	44.9	—
2	Vacant plots of industrial land (ha)	<u>44.9</u>	—
<i>Utilities</i>			
3	Availability of utilities (yes/no, comments). Distance from the Site to utilities (km), available load of: - electric mains - heat supply system - 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.)	Yes, 1.5 km 50 MW Electric power substation 110/10 (construction of a power line required (10 kW, 1.5 km to the site)); - 15 mn cu. m p.a. (construction of a low-pressure gas transmission pipe required (1.5 km to the site)); 500 cu. m/day (construction of a water supply pipe required (1.5 km to the site)); -	—
<i>Workforce</i>			
4	Transport service between the Site and the settlements	Yes	—
5	Total workforce estimates within a 50-km radius of the Site (people, thousand)	50	—
6	Approximate number of unoccupied able-bodied population (people, thousand)	20	—
<i>Social infrastructure in 30-minute proximity to the Site</i>			
7	Hospitals (yes/no, proximity to the nearest one)	Yes, 4.8 km	—
8	Shops (yes/no, proximity)	Yes, 3.5 km	—

9	Housing for the Site staff (yes/no, proximity)	No	—
10	Hotels for the Site staff (yes/no, proximity)	No	—

Preferences for Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on lease payments to acquire fixed assets	Resolution by the Cabinet of Ministers of Republic of Tatarstan No. 1151 dd. 30.12.2010 “On Approval of the Republican Programme to Develop SMEs in Republic of 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	No. 53-ZRT dd. 02.08.2008	—
5	Property tax relief	No. 49-ZRT dd. 28.11.2003	—

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) Lease with an option to renew and purchase.		
<i>Lease</i>				
2	Lease rate for industrial areas	rubles/square meters per month excluding VAT	contract	-
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	contract	-
<i>Utilities</i>				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	contract	-
6	Heat tariff	rubles/Gcal excluding VAT	contract	-
7	Water tariff	rubles/ cubic meters excluding VAT	contract	-
<i>MC services</i>				
9	Logistics (yes/no)		no	-
10	Staff recruitment (yes/no)		no	-
11	Maintenance/engineering (yes/no)		no	-

12	Security (yes/no)	no	-
13	Legal services (yes/no)	no	-
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)	no	-