

M-7 Industrial Park,

Republic of Tatarstan, Zelenodolsk



Vacant industrial **land**, ha:

12.75

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Name	M-7 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)	Private (free of any encumbrances and other third party rights)
4.	Location and web-site (e-mail)	Republic of Tatarstan, Zelenodolsk District, Novonikolaevskiy, ul. Ot vazhnaya, 4; www.m7park.ru
5.	Management company or similar (MC)	LLC M-7 Industrial Park
6.	MC Address (postal, electronic, web-site)	422527, Republic of Tatarstan, Zelenodolsk District, Novonikolaevskiy, ul. Ot vazhnaya, 4; office@m7park.ru; www.m7park.ru
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Director of M-7 Industrial Park (843) 52691-06; office@m7park.ru

8.	Site Development Concept (web-site, if any) (yes/no)	Yes (http://m7park.ru/genplan.php.lang=rus)
9.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
10.	Industry specialization	Chemical production; rubber and plastic products; metallurgy and finished metal products; machinery and equipment; electrical, electronic and optical equipment; other manufacturing

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	25 km to Zelenodolsk	—
2.	Distance to the regional centre	5 km to Kazan	—
3.	Distance to Moscow	800 km	—
4.	Distance to the nearest highway	M-7 – 0.6 km	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Yes, 0.6 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	45 km to Kazan International Airport	—
10.	Distance to the nearest river port	23 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>Plots of land</i>			
	Total area of the Site (ha)	39.5	—
	Vacant plots of industrial land within the Site limits (ha)	<u>12.75</u>	—
<i>Industrial property</i>			
	Existing production and storage premises (sq. m)	2100	—
	Vacant industrial property (sq. m)	No	—
	Maximum height of vacant premises (to the girder, m)	—	—
<i>Office property</i>			
1.	Vacant area of office property (sq. m) (yes/no), technical state and reconstruction measures planned	650	—
2.	Any construction of office property underway or planned (for subsequent lease or sale) (sq.m.)	—	—
<i>Utilities</i>			
	Any construction of electric mains underway or planned (yes/no); available load (MW)	Yes, 20	—

	Any construction of CHP and/or heat supply systems underway or planned (yes/no); contracted capacity (Gcal/h)	—	—
	Any construction of water supply network systems underway or planned (yes/no); maximum switched load (cu. m/h)	Yes, 1000	—
	Any construction of water sanitation systems (sewage, storm wastewater treatment facilities) underway or planned (yes/no); contracted capacity (cu. m/h)	Yes, 250	—
	Any construction of gas supply systems underway or planned (yes/no); contracted capacity (cu. m p.a.)	Yes, 10	—
	Any construction of other utility networks underway or planned (yes/no) (if yes, specify)	Yes, fibre-optic communication system (telephony, Internet)	—

Workforce

3.	Nearest settlements, distance	Novonikolaevskiy – 02 km	—
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	—
7.	Average monthly pay of technical staff (RUB, thousand)	20	—
8.	Average monthly pay of managerial staff (RUB, thousand)	35	—

Social infrastructure in 30-minute proximity to the Site

9.	Any construction of canteens or cafes at the Site underway or planned (yes/no)	No	—
10.	Hospitals (yes/no, proximity to the nearest one)	Yes, 5.3 km	—
11.	Shops (yes/no, proximity)	Yes, 0.2 km	—
12.	Housing for the Site staff (yes/no, proximity)	No	—
13.	Hotels for the Site staff (yes/no, proximity)	No	—
14.	Any construction of other social infrastructure facilities underway or planned (yes/no) (specify)	No	—

Preferences to Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on SME projects	Employment Center “Self-Employment” Resolution by the Cabinet of Ministers of Republic of Tatarstan No. 416 dd. 19.06.2013 “On Approval of the Procedure for Providing One-time Financial Aid to Citizens Dully Recognized as Unemployed for the Purposes of State Registration as a Legal Entity, Individual Entrepreneur or Peasant/ Farming Enterprise, as well as preparation of related state registration documents	2014

2	Subsidies on lease payments to acquire fixed assets	Resolution by the Cabinet of Ministers of Republic of Tatarstan No. 416 dd. 19.06.2013 "On Approval of the Procedure for Selecting SMEs of Republic of Tatarstan to Provide State Support in the Form of Subsidies (as revised on 31.12.2013); (27.03.2014)	2014
3	Guarantees on fixed-asset loans to SMEs	Procedure for Providing Guarantees by the Non-profit Organization "Guarantee Fund of Republic of Tatarstan" Approved by Protocol No. 1 dd. 17.04.2014.	2014

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
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Purposes of presenting vacant areas

1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership (specify).	1) Lease with an option to renew and purchase.		
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Lease

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	-	-

Connection to electric networks

4	Cost of connection to electric networks	rubles/kW excluding VAT	contract	-
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Utilities

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	-

MC services

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	-

	(yes/no)		
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	-