

Land Plot No. 15

Republic of Udmurtia, Sarapul



Vacant industrial **land**, ha:

7.184

Currently the land plot is leased by Port Sarapul (engaged in sand shipment). The land plot is oblong and is located along the bank of Kama river.

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	18:30:000150:5
2.	Location	Sarapul, southern cargo port area
3.	Location description	The land plot is close to a gravel district road, in close vicinity to the Kama river
4.	Land use category	Residential area
5.	Site in brief	Natural resources available for development – none. Real property items – none. Even ground, shrub vegetation. Currently the land plot is leased by Port Sarapul (engaged in sand shipment). The land plot is oblong and is located along the bank of Kama river.

6.	Type of ownership (private, public, public-private)	Municipal (free of any encumbrances)
7.	Management company or similar (MC)	Administration of Sarapul
8.	MC Address (postal, electronic, web-site)	427900, Sarapul, Republic of Udmurtia, Krasnaya pl., 8 gorsar@udmnet.ru www.adm-sarapul.ru
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Mikhail G. Kudirov Deputy Head of Sarapul Administration on economic and property relations issues (34147) 4-04-80 Zam_eco@saradmin.udmnet.ru Irina A. Krasnoperova Head of Economic Analysis and Planning Department, Sarapul Administration Tel/fax: (34147) 4-19-03
10.	Site Development Concept (web-site, if any) (yes/no)	No
11.	Site business lines (major projects, SME projects, mixed-type projects)	SME projects
12.	Industry specialization	Hotels and restaurants. The land plot is located in public space (parks, embankments). Location zones are described in the Procedures for Land Use and Development of “Sarapul City” Municipal Entity approved by Resolution of Sarapul State Duma No. 3-174 dd. 22 December 2011 - http://adm-sarapul.ru/city/gradostroitel'naya_deyatelnost/

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	63 km to Izhevsk	-
2.	Distance to the regional centre	63 km to Izhevsk	-
3.	Distance to Moscow	1282 km	-
4.	Distance to the nearest highway	P322 regional highway – 10.0 km	-
5.	Any road connecting the Site with the nearest highway: distance and road condition	Local gravel road – 0.45 km	-
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 airport	250 km to Nizhnekamsk, Tatarstan	-
10.	Distance to the nearest river port	1.5 km to Sarapul Port	-
11.	Distance to the nearest sea port	2134 km to Astrakhan Port, 48 km to Kambarka deep-water river port for “river-sea” vessels	-

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1.	Total area of the Site (ha)	7.184	
2.	Vacant plots of industrial land (ha)	7.184	
<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/reconstruction of the utilities is required.)	Throughout the site 0.2 1.0 0.5 0.5	Gas piping required
Workforce			
4.	Transport service between the Site and the settlements	Yes	
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	72.1	
6.	Approximate number of unoccupied able-bodied population (people, thousand)	1.4	
Social infrastructure in 30-minute proximity to the Site			
7.	Hospitals (yes/no, proximity to the nearest one)	Yes, 3.0 km	
8.	Shops (yes/no, proximity)	Yes, 2.0 km	
9.	Housing for the Site staff (yes/no, proximity)	Yes	
10	Hotels for the Site staff (yes/no, proximity)	Yes, 3.0 km	

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on SME projects	Resolution by the RU Administration No. 399 dd. 10.09.2012 “On Approval of the Regulation on Tender to Grant Subsidies to Startup Entrepreneurs on Starting and Developing Own Business”	2012 – indefinite term
2	Subsidies on lease payments to acquire fixed assets Subsidies to partially reimburse small businesses’ advance payments under lease agreements (90% of expenses, but not exceeding RUB 100 thousand)	Resolution by the RU Administration No. 349 dd. 15.11.2010 “On Approval of the Regulation on Granting to SMEs – Providers of Goods, Works and Services – Subsidies to Partially Reimburse the First Lease Payment under Lease Agreements (Excluding Sublease Agreements)”	2010- indefinite term
3	Guarantees on fixed-asset loans to SMEs Guarantees to banks on providing up to 50% of the collateral amount	Regulation by the RU Administration No. 1096-r dd. 21.12.2009 “On Implementing the Program of Granting Credit Guarantees to Small Businesses”	2009- indefinite term
4	Other preferences (specify) 4.1 SME microfinancing (up to RUB 1 mn, 10% p.a., up to 12 months) 4.2 Subsidies to small businesses on reimbursement of expenses under contract of guarantees (90% of expenses, but not exceeding RUB 100 thousand)	In compliance with Articles of Association of the Udmurtian Public Foundation for SME Support Resolution by the RU Administration No. 127 dd. 18.05.2009 “On Approval of the Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to SMEs – Providers of Goods, Works and Services – to Partially Reimburse Costs Related to Ban	1995 – indefinite term 2009 – indefinite term

		Guarantees and Contracts of Guarantee”	
	4.3 Subsidies to support innovative SMEs (up to RUB 750 thousand), startup innovative companies (up to RUB 350 thousand)	Resolution by the RU Administration No. 292 dd. 27.09.2010 “On Approval of the Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to innovative SMEs to Reimburse Costs Related to Development, Introduction, Production/Disposal of Goods, Performance of Works, Rendering Services and Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to Reimburse Costs Associated with Establishment of an Innovative Small Business and Its Start-up Operations”	2010 – indefinite term
5	Subsidies on lease payments to acquire fixed assets	Resolution by the RU Administration No. 183 dd. 02.05.2012 “On Approval of the Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to UR Business Entities for Implementation of Investment Projects to Partially Reimburse Loan Interest Rates and Lease Payments”	2012- indefinite term

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
6.	Interest rate subsidies to Site residents	Resolution by the RU Administration No. 183 dd. 02.05.2012 “On Approval of the Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to RU Business Entities for Implementation of Investment Projects to Partially Reimburse Loan Interest Rates and Lease Payments”	2012 – indefinite term
7.	Profit tax relief	Law of Republic of Udmurtia No. 8-RZ dd. 05.03.2003 “On Tax Reliefs in Investment Activities”	2003 – indefinite term
8.	Property tax relief	Law of Republic of Udmurtia No. 55-RZ dd. 27.11.2003 “On Corporate Property Tax in Republic of Udmurtia”	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).	Lease		
<i>Appendix</i>				
2	Rate of lease of industrial areas	rubles/square meters per month excluding VAT		
3	Rate of lease of office areas	rubles/square meters per month excluding VAT		
<i>Connection to electric networks</i>				
4	Cost of connection to electric	rubles/kW excluding VAT	4.40	

	networks			
<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/ sewerage tariff	rubles/ cubic meters excluding VAT	26.76/ 27.87	