

Plot of Land No. 8

Republic of Udmurtia, Sarapul



Vacant **industrial land**, ha

0.126

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	18:30:000224:51
2.	Location	Republic of Udmurtia, Sarapul, ul. Raskolnikova, 153
3.	Location description	The site is located in immediate proximity to the town centre
4.	Land use category	Populated land
5.	Site in brief	The site comprises 2 two-storey half-ruined non-residential buildings. The buildings occupy 137 sq. m. Flat topography, some shrubs and trees.
6.	Type of ownership (private, public, public-private)	Municipal. Free from any encumbrance.
7.	Management company or similar (MC)	Sarapul Municipal Administration
8.	MC Address (postal, electronic, web-site)	427900, Sarapul, RU, Red Square, 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 Municipal Administration for Economy and Property (34147)4-04-80 zam_eco@saradmin.udmnet.ru Irina A. Krasnoperova, Head of Economic Analysis and Planning Department, Sarapul Municipal Administration Phone/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; transport and communication; public health care and social services; works and services. The site is located in the II-III class industrial and utilities zone. Site location zones are described in <i>Regulations on Land Use and Development in Sarapul Municipality</i> approved by Sarapul Municipal Duma's Decision N 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	5 km to R322 regional motor road	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	0.01 km to a local asphalt road	—
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, Nizhnekamsk, Tatarstan	—
10.	Distance to the nearest river port	2 km, Port of Sarapul	—
11.	Distance to the nearest sea port	2134 km, Port of Astrakhan; 48 km, deep water river port of Kambarka suitable for river- and sea-going vessels	—

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1.	Total area of the Site (ha)	0.126	—
2.	Vacant plots of industrial land (ha)	<u>0.126</u>	—
<i>Utilities</i>			
3.	Availability of utilities. 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	0.004 0.03 0.5 0.009 0.035	Construction of networks to connect to gas supply facilities required

	construction or reconstruction of the utilities is 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 km	—
8.	Shops (yes/no, proximity)	Yes, 0.1 km	—
9.	Housing for the Site staff (yes/no, proximity)	No	
10.	Hotels for the Site staff (yes/no, proximity)	Yes, 3 km	

Preferences for Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Grants for SME projects	Resolution by the RU Administration No. 399 dd. 10.09.2012 <i>On Approval of Regulation on Tenders to Grant Subsidies to Startup Entrepreneurs on Starting and Developing Own Business</i>	2012- indefinite term
2	Subsidies on lease payments to acquire fixed assets; Subsidies to partially compensate SMEs for down payments on lease contracts (90% of expenses but not exceeding RUB 100 thousand)	Resolution by the RU Administration No. 349 dd. 15.11.2010 <i>On Approval of Regulation on Subsidizing SMEs – Providers of Goods, Works and Services to Partially Compensate for Down Payments on Lease Contracts (Excluding Sublease Contracts)</i>	2010- indefinite term
3	Guarantees on fixed-asset loans to SMEs; Guarantees to banks in the amount of 50% of the collateral required	Regulation by the RU Administration No. 1096-r dd. 21.12.2009 <i>On Implementing the Program of Granting Credit Guarantees to Small Businesses</i>	2009- indefinite term
4	Other preferences (specify in detail)		
	4.1 SME microfinance (up to RUB 1 mn at 10% p.a. for up to 12 months)	In compliance with the Articles of Association of the Udmurtian Public Foundation for SME Support	1995 – indefinite term
	4.2 Subsidies to compensate SMEs for expenses related to contracts of guarantee (90% of expenses but not exceeding RUB 100 thousand)	Resolution by the RU Administration No. 127 dd. 18.05.2009 <i>On Approval of Regulation on Subsidies from the Budget of Republic of Udmurtia to SMEs – Providers of Goods, Works and Services – to Partially Reimburse Costs Related to Bank Guarantees and Contracts of Guarantee</i>	2009 – indefinite term
	4.3 Subsidies to support existing innovative SMEs (up to RUB 750 thousand) and	Resolution by the RU Administration No. 292 dd. 27.09.2010 <i>On Approval of Regulation on Granting Subsidies from the</i>	2010 – indefinite term

	innovative start-ups (up to RUB 350 thousand)	<i>Budget of Republic of Udmurtia to innovative SMEs to Reimburse Costs Related to Development, Introduction, Production/Sale of Goods, Performance of Works, Rendering Services, and Regulation on Granting Subsidies from the Budget of the Republic of Udmurtia to Reimburse Costs Associated with Establishment of Innovative Small Business and Its Start-up Operations</i>	
5	Subsidies on lease payments to acquire fixed assets	Resolution by the RU Administration No. 183 dd. 02.05.2012 <i>On Approval of Regulation on Subsidies from RU Budget Earmarked for Implementation of Investment Projects to Partially Compensate UR Business Entities for Interest Expenses on Loans and Lease Payments</i>	2012- indefinite term

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
6	Interest rate subsidies on loans to the Site residents	Resolution by the RU Administration No. 183 dd. 02.05.2012 <i>On Approval of Regulation on Subsidies from RU Budget Earmarked for Implementation of Investment Projects to Partially Compensate UR Business Entities for Interest Expenses on Loans and Lease Payments;</i>	2012 – indefinite term
7	Profit tax relief	Law of the Republic of Udmurtia No. 8-RZ dd. 05.03.2003 <i>On Tax Reliefs in Investment Activities</i>	2003 – indefinite term
8	Corporate property tax relief	Law of the Republic of Udmurtia No. 55-RZ dd. 27.11.2003 <i>On Corporate Property Tax in the Republic of Udmurtia</i>	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	lease		
<i>Lease</i>				
2	Annual lease payment for the plot of land	rubles/square meters per month excluding VAT	3000.08 thous. rubles	
<i>Connection to electric networks</i>				
4	Electricity tariff	rubles/kW including VAT	4.40	
<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	1480.83	

7	Water/ sewerage tariff	rubles/ cubic meters including VAT	26.76/ 27.87	
MC services				
9	Logistics (yes/no)		-	
10	Staff recruitment (yes/no)		-	
11	Maintenance/engineering (yes/no)		-	
12	Security (yes/no)		-	
13	Legal services (да/нет)		-	
14	Consulting, including raising funds for financing projects of residents (yes/no)		-	
15	IT services (yes/no)		-	
16	Cleaning of grounds, garbage disposal (yes/no)		-	
17	Transportation of residents' personnel and providing private vehicles (yes/no)		-	
18	Banking services (settlement and cash services for residents) (yes/no)		-	
19	Services of a customs broker (yes/no)		-	
20	Leasing of premises (yes/no)		-	
21	Temporary storage warehouses (yes/no)		-	
22	Other services (specify)		-	

Photo

