

Plot of Land 33:06:010201:83

Vladimirskaya Oblast, Kameshkovo



Vacant **industrial land**, ha

4.0

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	33:06:010201:83
2.	Location	Vladimirskaya Oblast, Kameshkovo District, Sergeikhinskoe Municipality (Rural Settlement)
3.	Location description	The Site is adjacent to the west boundary of Kameshkovo (20 km from Sergeikha).
4.	Land use category	Agricultural lands
5.	Site in brief	Expansion is possible. Use restrictions – none. If the plot of land is used for the purposes other than agriculture, the plot of land must be reclassified.
6.	Type of ownership (private, public, public-private)	Public
7.	Management company or similar (MC)	Kameshkovo District Administration www.admkam.ru
8.	MC Address (postal, electronic, website)	601300, Vladimirskaya Oblast, Kameshkovo, ul. Sverdlova, 10 Tel.: (49248) 2-12-07 Fax: (49248) 2-19-78 Email: kamesr@avo.ru

9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Department of Economics, Kameshkovo District Administration econnect@admkam.ru Olga Barabanova, Head of the Department of Economics, Kameshkovo District Administration; Marina Maslova, Expert, Department of Economics, Kameshkovo District Administration Tel.: (49248) 2-38-65, 2-23-41 Fax: (49248) 2-21-83
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	Wood processing and woodwork; logistics centre for distribution of woodwork and crop products

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	0.3 km to Kameshkovo	—
2.	Distance to the regional centre	50 km to Vladimir	—
3.	Distance to Moscow	240 km	—
4.	Distance to the nearest highway	M7, 25 km	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Kameshkovo – Lyakhovitsy – Suzdal, 0.3 km	—
6.	Any motor roads across the Site (yes/no)	No	—
7.	Any connections to railways (yes/no)	No (distance to railways – 6 km)	
8.	Any offloading rail terminal facilities (yes/no)	No	
9.	Distance to the nearest international airport	264 km to Domodedovo airport, Moscow	
10.	Distance to the nearest river port	118 km to Yurievetsky river port	—
11.	Distance to the nearest sea port	>700 km to St. Petersburg sea port	—

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1	Total area (ha)	4.0	
2	Vacant plots of industrial land (ha)	<u>4.0</u>	
<i>Utilities</i>			
3	Availability of utilities (yes/no, comments). Distance from the Site to utilities (km), available capacity of:		

	- electric mains	Berkovo 110/35/10 kW substation – 1.4 km. Electric lines – 0.5 km. Substation – 2.4 km	
	- heat supply system	None	
	- gas supply system;	Hook-up – 2 km (high pressure gas pipeline, category 1)	
	- water supply network,	None	
	- sewerage system	None	

Workforce

4	Transport service between the Site and the settlements	Kameshkovo – Lyakhovitsy – Suzdal, 0.3 km. Availability of approach roads; proximity of a federal highway and railway junction.	
5	Total workforce estimates within a 50-km radius of the Site (people, thousand)	7.7 (proximity of Kameshkovo)	
6	Approximate number of unoccupied able-bodied population (people, thousand)	0.2	

Social infrastructure in 30-minute proximity to the Site

7	Hospitals (yes/no, proximity to the nearest one)	Yes, 0.3 km	
8	Shops (yes/no, proximity)	Yes, 0.3 km	
9	Housing for the Site staff (yes/no, proximity)	No	
10	Hotels for the Site staff (yes/no, proximity)	Yes, 0.3 km	

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) Sale (starting price – RUB 27,000); 2) Lease (starting price for the sale of a leasehold interest – RUB 810)		
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Lease

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		

Connection to electric networks

4	Cost of connection to	rubles/kW excluding VAT	Depending on the contracted capacity	
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	electric networks			
Utility services				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	-	
6	Heat tariff	rubles/Gcal excluding VAT	1830.0	
7	Water tariff	rubles/ cubic meters excluding VAT	20.54	
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)		-	

If necessary, the table may be supplemented and/or adjusted

Preferences for Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity
1	Grants for SME projects	Resolution by the Governor dd. 12.03.2007 No. 159 "On Tenders for SME State Support"	2007-indefinite term

2	Subsidies on lease payments to acquire fixed assets	Resolution by the Governor dd. 14.07.2011 No. 715 "On Approval of the Procedure for Financing of SME State Support Activities in Vladimirskaya Oblast from the Local Budget"	2011-indefinite term
3	Guarantees on fixed-asset loans to SMEs	<p>Resolution by the Governor dd. 03.07.2009 No. 524 "On Approval of the Regulation on the Procedure for Providing by State Autonomous Institution of Vladimirskaya Oblast "Guarantee and SME Development Fund" of Sureties on Obligations of SMEs and Organizations Forming the SME Support Infrastructure towards Credit Institutions"</p> <p>Law of Vladimirskaya Oblast dd. 02.09.2002 No. 90-OZ "On State Support for Investment Activities in the Form of Capital Investments in Vladimirskaya Oblast"</p> <p>Resolution by the Governor dd. 29.06.2010 No. 744 "On Approval of the Regulation on the Selection of Investment Projects and Principals Making Capital Investments in Vladimirskaya Oblast to Provide State Guarantees by Vladimirskaya Oblast"</p>	<p>2009-indefinite term</p> <p>2002-indefinite term</p> <p>2010- indefinite term</p>
4	Other preferences (specify)	<p>Resolution by the Governor dd. 12.03.2007 No. 159 "On Tenders for SME State Support"</p> <p>Resolution by the Governor dd. 09.11.2009 No. 923 "On Approval of the Regulation on the Procedure for Providing Loans to SMEs as Part of the Regional Targeted Programme of SME Development Promotion in Vladimirskaya Oblast"</p>	<p>2007-indefinite term</p> <p>2009- indefinite term</p>

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
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1	Interest rate subsidies on loans to the Site residents	<p>Law of Vladimirskaya Oblast dd. 02.09.2002 No. 90-OZ "On State Support for Investment Activities in the Form of Capital Investments in Vladimirskaya Oblast"</p> <p>Resolution by the Governor dd. 19.06.2008 No. 439 "On Approval of the Regulation on the Procedure for Granting Subsidies out of the Regional Budget to Partially Compensate for Expenses Incurred in Paying Interest on Loans for Approved Investment Projects"</p>	<p>2002-indefinite term</p> <p>2009-indefinite term</p>
2	Profit tax relief	<p>Law of Vladimirskaya Oblast dd. 02.09.2002 No. 90-OZ "On State Support for Investment Activities in the Form of Capital Investments in Vladimirskaya Oblast"</p> <p>Law of Vladimirskaya Oblast dd. 06.05.2008 No. 81-OZ "On Reduction of Corporate Profit Tax Rate for Recipients of State Support for Investment Activities"</p>	<p>2002-indefinite term</p> <p>2009- indefinite term</p>
3	Property tax relief	<p>Law of Vladimirskaya Oblast dd. 02.09.2002 No. 90-OZ "On State Support for Investment Activities in the Form of Capital Investments in Vladimirskaya Oblast"</p>	<p>2002-indefinite term</p>