

**Rostovskaya Investment Site**  
Yaroslavskaia Oblast, Rostov



Vacant industrial land, ha:

**200.0**

**SITE BRIEF:**

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**General Information; Location; Contacts**

	<b>Site characteristics</b>	<b>Description</b>
1.	Name	Rostovskaya Investment Site
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Investment Site
3.	Type of ownership (private, public, public-private)	Public
4.	Location and web-site	Rostov, next to Rostov Optical Mechanical Plant
5.	Management company or similar (MC)	State Enterprise of Yaroslavskaia Oblast " Investment and Cluster Development Agency"
6.	MC Address (postal, electronic, web-site)	reg. address: Saltykova-Schedrina ul., 21 Yaroslavl business address: Svobody ul., 71A, 2 <sup>nd</sup> floor, Yaroslavl e-mail: <a href="mailto:info@icdy.ru">info@icdy.ru</a> <a href="http://www.icdy.ru">www.icdy.ru</a>
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Roman M.Prozorovsky, Senior Advisor, tel. (4852)-77-01-96
8.	Site Development Concept (web-site, if any) (yes/no)	Yes, (n/a in the Internet)
9.	Site business lines (major projects, SME projects, mixed-type projects)	SME projects

10.	Industry specialization	Textile and clothing manufacture; leather processing leatherscraft and footwear manufacture; timber processing and woodwork manufacture; paper mill; publishing and printing activity; manufacturing of rubber and plastic goods; metallurgy and production of ready-to-use metal goods; production of machinery and equipment; production of electric, optical and electronic devices; vehicle and equipment production; other processing enterprises. Chemical plant, production of other non-metal mineral projects – depending on the class of hazard.
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**Transport accessibility**

	Characteristics	Current status	Projections
1.	Distance to the nearest town	The Site is in Rostov, 58.34 km away from Yaroslavl.	—
2.	Distance to the regional center	Yaroslavl, 58.34 km	—
3.	Distance to Moscow	207.96 km	—
4.	Distance to the nearest highway	M-8 Federal Highway (Moscow-Kholmogory), distance – 300 m.	—
5.	Any road connecting the Site with the nearest highway: distance and road condition	Yes, distance of the federal highway – 300 m .	—
6.	Any motor roads across the Site (yes/no)	Yes	—
7.	Any connections to railways (yes/no)	Yes	—
8.	Any offloading rail terminal facilities (yes/no)	No	—
9.	Distance to the nearest international airport	Tunoshna International Airport, Yaroslavskaya Oblast, 68 km	—
10.	Distance to the nearest river port	Yaroslavl River Port, 60 km.	—
11.	Distance to the nearest sea port	-	—

**Infrastructure**

	Characteristics	Current status	Projections
<b><i>Plots of land</i></b>			
1.	Total area of the Site (ha)	200	—
2.	Vacant plots of industrial land within the Site limits (ha)	<b>200</b>	—
<b><i>Industrial property</i></b>			
3.	Existing production and storage premises (sq. m.)	-	
4.	Vacant industrial property (sq. m.)	-	—
5.	Maximum height of vacant premises (to the girder, m)	-	
<b><i>Office property</i></b>			
6.	Total area of office property (sq. m)	-	—
7.	Vacant area of office property (sq. m)	-	—
<b><i>Engineering infrastructure</i></b>			
8.	Electric mains (yes/no); available load (MW)	Yes, 60 MW	3,2 MW upon reconstruction (2014)

9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	no	Heating at the expense of an own CHP upon reconstruction (September 2013)
10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes, 1000 cu. m/day; (42 cu.m. per hour)	—
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Yes, 1000 cu. m/day; (42 cu.m. per hour)	—
12.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	yes	—
13.	Other utility networks (yes/no) (if yes, specify)	-	—
<b>Workforce</b>			
14.	Nearest settlements, distance (km)	Tutaev, 96 Yaroslavl, 56,8 Rostov, 0	—
15.	Transport service between the Site and the settlements	M-8, 300 m. to the site	—
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	39 thousand people (Rostov and Rostov District)	—
17.	Approximate number of unoccupied able-bodied population (people, thousand)	400 people	—
18.	Average monthly pay of technical staff (RUB, thousand)	RUB 13 thousand, average in Rostov	—
19.	Average monthly pay of managerial staff (RUB, thousand)	RUB 22 thousand, average in Rostov	—
<b>Social infrastructure in 30-minute proximity to the Site</b>			
20.	Canteens or cafes at the Site (yes/no)	No	—
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, <b>Rostov Central Regional Hospital</b> , Municipal Budgetary Institutions for the Central Rostov Hospital of Rostov Municipal District, Yaroslavskaya Oblast	—
22.	Shops (yes/no, proximity)	yes	—
23.	Housing for the Site staff (yes/no, proximity)	Housing infrastructure, 0.5 km away from the Site	—
24.	Hotels for the Site staff (yes/no, proximity), km	1. Dom Na Pogrebakh (Kremlin) Hotel, 3.5; 2. Lion Hotel, 2 km 3. Moskovsky Trakt Hotel, 3 km; 4. Russkoye Podvorie Hotel Complex, 3,3 km	—
25.	Conference-halls, business-zones (proximity)	Russkoye Podvorie Hotel Complex (Conference Hall), 3,3 km	—
26.	Sporting facilities (yes/no)	Russkoye Podvorie Hotel Complex (Gym), 3,3 km	—
27.	Recreation zones on the territory of the Site	no	-

**Preferences to Residents**

***In terms of initial costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1.	Subsidies for expenses on technological connection to electrical facilities.	Regional Targeted Programme of Yaroslavskaia Oblast to Develop SMEs in 2013-2015 (as revised by the Resolution of the Government of the Oblast No. 487-P dd.06.05.2013)	2013-2015
2.	Grants for SME projects	Regional Targeted Programme of Yaroslavskaia Oblast to Develop SMEs in 2013-2015 (as revised by the Resolution of the Government of the Oblast No. 487-P dd.06.05.2013)	2013-2015
3.	Subsidies on lease payments to acquire fixed assets	Regional Targeted Programme of Yaroslavskaia Oblast to Develop SMEs in 2013-2015 (as revised by the Resolution of the Government of the Oblast No. 487-P dd.06.05.2013)	2013-2015
4	Guarantees on fixed-asset loans to SMEs	Regional Targeted Programme of Yaroslavskaia Oblast to Develop SMEs in 2013-2015 (as revised by the Resolution of the Government of the Oblast No. 487-P dd.06.05.2013)	2013-2015
5	Discounts for residents on services of launching a company	Regional Targeted Programme of Yaroslavskaia Oblast to Develop SMEs in 2013-2015 (as revised by the Resolution of the Government of the Oblast No. 487-P dd.06.05.2013)	2013-2015

***In terms of operating costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1.	Profit tax relief	For priority-listed projects: the rate of profit tax cuts down by 4,5% (down to 15,5%) Regional Targeted Program "Investments Promotion in Yaroslavskaia Oblast in 2012-2014"	2012-2014
6	Property tax relief	For priority-listed projects: full property tax exempt (rate – 2,2%) Regional Targeted Program "Investments Promotion in Yaroslavskaia Oblast in 2012-2014"	2012-2014
7	Other tax reliefs (name of taxation)	Land tax exempts – by a resolution of the Regional Municipal Council – for priority-listed projects: up to 50% exemption (tax rate from 0,3 to 1,5%)	2012-2014