

Plot of Land

Ivanovskaya Oblast, Vichuga

Vacant industrial **land**, ha:**60.0****SITE BRIEF:**[General Information; Location; Contacts](#)[Transport accessibility](#)[Infrastructure](#)[Preferences](#)[Tariffs](#)**General Information; Location; Contacts**

	Site characteristics	Description
1.	Cadastral number	The Site is not demarcated. Survey of appropriate plot of land is possible
2.	Location	Ivanovskaya Oblast, Vichuga
3.	Location description	South-western part of Vichuga
4.	Land use category	Populated land
5.	Site in brief	Smooth relief
6.	Type of ownership (private, public, public-private)	Public
7.	Management company or similar (MC)	Administration of Vichuga Urban District
8.	MC Address (postal, electronic, web-site)	155331, Ivanovskaya Oblast, Vichuga, ul. 50 let Oktiabrya, 15, tel 8 (49354) 2-10-11

		adminvich@mal.ru www.vichuga37.ru
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Viacheslav G. Stupin Head of Vichuga Urban District Administration Tel.: 8(49354) 2-10-11 adminvich@mal.ru
10.	Site Development Concept (web-site, if any) (yes/no)	Long-term targeted program on Improving Investment Climate in Vichuga Urban District in 2012-2016 (approved by Resolution of State Duma of Vichuga Urban District No. 18 dd. 29.03.2012). The document is posted on the official website of Vichuga Urban District www.vichuga37.ru , page: Investments, section: Investor Support
11.	Site business lines (major projects, SME projects, mixed-type projects)	Major projects, SME projects, mixed-type projects
12.	Industry specialization	Food production; textile and clothing; wood processing and woodwork; pulp and paper; publishing and printing; rubber and plastic products; metallurgy and finished metal products; machinery and equipment; electrical fixtures, electronic and optical equipment; transportation vehicles and equipment; other manufacturing activities; generation and distribution of power, gas and water

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	The Site is located within Vichuga boundaries	-
2.	Distance to the regional centre	73 km to Ivanovo	-
3.	Distance to Moscow	370 km	-
4.	Distance to the nearest highway	R-71 federal highway adjacent to the Site (Seninskie Dvoriki (M-7) Kovrov-Shuya-Rodniki-Vichuga)	-
5.	Any road connecting the Site with the nearest highway: distance and road condition	R-71 federal highway adjacent to the Site (Seninskie Dvoriki (M-7) Kovrov-Shuya-Rodniki-Vichuga)	-
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	370 km to Moscow	-
10.	Distance to the nearest river port	35 km to Kineshma	-
11.	Distance to the nearest sea port	About 1000 km to St. Petersburg	-

Infrastructure

	Characteristics	Current status	Projections
--	------------------------	-----------------------	--------------------

Area of the Site		
1.	Total area of the Site (ha)	60 Survey of appropriate plot of land is possible
2.	Vacant plots of industrial land (ha)	60.0
Utilities		
3.	<p>Availability of utilities. Distance from the Site to utilities (km); available load of:</p> <ul style="list-style-type: none"> - electric mains - heat supply system - gas supply system - water supply network - sewerage system <p>(Comment in detail on technological potential of the utilities. Specify if additional construction/reconstruction of the utilities is required.)</p>	<p>No</p> <p>A new PS-220 power station is adjacent to the Site</p> <p>A new 600 ML heat trace is to be constructed to hook up the facility.</p> <p>A medium pressure gas pipeline (d = 219 mm) – 300 m from the Site boundary</p> <p>Water supply networks - 500 m from the Site Boundary. Water main diameter – 400 mm. Reserve capacity of cold water output – 130 cu.m./h</p> <p>Sewerage systems - 500 m from the Site boundary. Forcemain diameter – 600 mm. Reserve capacity – 5 thousand cu.m per day</p>
Workforce		
4.	Transport service between the Site and the settlements	Available
5.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	4.0
6.	Approximate number of unoccupied able-bodied population (people, thousand)	0.25
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, on the territory of the city
9.	Housing for the Site staff (yes/no, proximity)	Yes, on the territory of the city
10.	Hotels for the Site staff (yes/no, proximity)	Yes, on the territory of the city, 3.5 km

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on expenses related to technological connection to power supply system	Resolution by State Duma of Vichuga Urban District No. 124 dd. 24.11.2011	2011 – indefinite term
2	Subsidies on lease payments to acquire fixed assets	Resolution by State Duma of Vichuga Urban District No. 124 dd. 24.11.2011	2011 – indefinite term
3	Subsidies on staff development	Resolution by State Duma of Vichuga Urban District No. 124 dd. 24.11.2011	2011 – indefinite term
4	Other preferences (specify)	<ul style="list-style-type: none"> - Partial subsidizing of interest rate under bank loans for investment purposes; - Subsidies to partially reimburse expenses associated with construction, reconstruction and repair of facilities and DED preparation. 	

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
5	Property tax relief	No. 109-OZ dd. 24.11.2003, Legislative Assembly of Ivanovskaya Oblast	2003 – indefinite term
6	Other preferences (specify)	<p>Resolution by Vichuga State Duma No. 125 dd. 24.11.2011 amended the procedure of calculation and payment of land tax in Vichuga Urban District (Resolution by Vichuga State Duma No. 316 dd. 29.09.2005 “On Land Tax Levy in Vichuga Urban District”), namely:</p> <ul style="list-style-type: none"> - Economic entities of all forms of incorporation that invested in Vichuga’s economy RUB 25-50 mn shall be granted a 50% remission of land taxation; - Economic entities of all forms of incorporation that invested in Vichuga’s economy above RUB 50 mn shall be exempted from taxation for 3 years. 	

Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
Purposes of presenting vacant areas				
1	Purposes of presenting vacant areas: - sale - lease	Cadastral value of the site: 195976000 rubles		
Lease				
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	-	-
Connection to electric networks				
4	Cost of connection to electric networks	rubles/kW excluding VAT	-	-
Utility services				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	Estimated rate	-
6	Heat tariff	rubles/Gcal excluding VAT	1519.35	As at January 1 as at July 1
7	Water tariff	rubles/ cubic meters excluding VAT	17.08	As at January 1 as at July 1
MC services				
9	Logistics (yes/no)		<i>no</i>	-
10	Staff recruitment (yes/no)		<i>no</i>	-
11	Maintenance/engineering (yes/no)		<i>no</i>	-
12	Security (yes/no)		<i>no</i>	-
13	Legal services (да/нет)		<i>no</i>	-
14	Consulting, including raising funds for financing projects of residents (yes/no)		<i>no</i>	-
15	IT services (yes/no)		<i>no</i>	-
16	Cleaning of grounds, garbage disposal (yes/no)		<i>no</i>	-
17	Transportation of residents' personnel and providing private vehicles (yes/no)		<i>no</i>	-
18	Banking services (settlement and cash services for residents) (yes/no)		<i>no</i>	-
19	Services of a customs broker (yes/no)		<i>no</i>	-
20	Leasing of premises (yes/no)		<i>no</i>	-
21	Temporary storage warehouses (yes/no)		<i>no</i>	-
22	Other services (specify)		<i>no</i>	-