

Plot of Land (Greenfield)

Murmanskaya Oblast, Pechengsky District, Nickel Urban Settlement



Vacant **industrial land**, ha

0.135

SITE BRIEF:

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General Information; Location; Contacts

	Site characteristics	Description
1.	Cadastral number	51:03:0080313:30
2.	Location	Murmanskaya Oblast, Pechengsky District, Nickel Urban Settlement, intersection of pr. Gvardeysky and ul. Babikova
3.	Location description	Murmanskaya Oblast, Pechengsky District, Nickel Urban Settlement, intersection of pr. Gvardeysky and ul. Babikova
4.	Land use category	Populated lands
5.	Site in brief	Suitable for construction
6.	Type of ownership (private, public, public-private)	Public non-delineated ownership
7.	Management company or similar (MC)	Pechengsky Municipal District Administration, Murmanskaya Oblast
8.	MC Address (postal, electronic, web-site)	184421, Murmanskaya Oblast, Pechengsky District, Nickel Urban Settlement, ul. Pionerskaya, 2 email: adm_pech@mail.ru
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Evgeny S. Skorikov, Head, Planning and Budgeting Division, Pechengsky Municipal District Administration investpechenga@gmail.com 8(81554)51917
10.	Site Development Concept (web-site, if any) (yes/no)	Yes, a hotel complex (not posted on the Internet)
11.	Site business lines (major projects, SME projects, mixed-type projects)	SME projects, mixed-type projects

12.	Industry specialization	Hotels and restaurants
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Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	28 km to Zapolyarny	—
2.	Distance to the regional centre	204 km to Murmansk (bus terminal)	—
3.	Distance to Moscow	2280 km	—
4.	Distance to the nearest highway	Nikel-Zapolyarny	—
5.	Any roads connecting the Site with the nearest highway, distance and road condition	Asphalt coating	—
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	197 km to Murmashi airport	—
10	Distance to the nearest river port	No	—
11	Distance to the nearest sea port	Murmansk	—

Infrastructure

	Characteristics	Current status	Projections
<i>Area of the Site</i>			
1	Total area (ha)	0.135	0.135
2	Vacant plots of industrial land (ha)	<u>0.135</u>	0.135
<i>Utilities</i>			
3	Availability of utilities (yes/no, comments). Distance from the Site to utilities (km), available capacity of: - electric mains - heat supply system - gas supply system; - water supply network, - sewerage system	Yes, connection to electric mains, water supply networks and sewerage systems is possible (30 km)	—
<i>Workforce</i>			
4	Transport service between the Site and the settlements	Yes	—
5	Total workforce estimates within a 50-km radius of the Site (people, thousand)	17.839	18.217
6	Approximate number of unoccupied able-bodied population (people, thousand)	0.169	0.169
<i>Social infrastructure in 30-minute proximity to the Site</i>			
7	Hospitals (yes/no, proximity to the nearest one)	Yes, within the Nikel limits	—
8	Shops (yes/no, proximity)	Yes, within the Nikel limits	—
9	Housing for the Site staff (yes/no, proximity)	Yes, within the Nikel limits	—
10	Hotels for the Site staff (yes/no, proximity)	Yes, within the Nikel limits	—

TARIFFS

	Characteristics	Unit of measure	Current status	Periodicity of
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				Review
Purposes of presenting vacant areas				
1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership (specify).	Share participation in an organization to be established (municipal private partnership)		
Lease				
2	Lease rate for industrial areas	rubles/square meters per month excluding VAT	no	
3	Lease rate for office areas	rubles/square meters per month excluding VAT	no	
Connection to electric networks				
4	Cost of connection to electric networks	thous. rubles/kW excluding VAT	11001.2	
Utility services				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per hour excluding VAT	3.81	
6	Heat tariff	rubles/Gcal excluding VAT	1926.26	
7	Water tariff	rubles/ cubic meters excluding VAT	9.19	
MC services				
9	Logistics (yes/no)		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)		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)		no	
20	Leasing of premises (yes/no)		no	
21	Temporary storage warehouses (yes/no)		no	
22	Other services (specify)		-	

Preferences for Residents

In terms of initial cost

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies for expenses on technological connection to electrical facilities	Resolution by the Murmanskaya Oblast Government dd. 24.01.2012 No. 16-PP	Indefinite term
2	Subsidies on SME projects	Resolution by the Murmanskaya Oblast Government dd. 31.07.2012 No. 392-PP	Indefinite term
3	Subsidies on lease payments to acquire fixed assets	Resolution by the Murmanskaya Oblast Government dd. 24.01.2012 No. 16-PP	Indefinite term

4	Guarantees on fixed-asset loans to SMEs	Regulation on Guarantee (Pledge) Fund of NPO SME Development Fund of Murmanskaya Oblast (NPO FORMAP) approved by Acting Economic Development Minister of Murmanskaya Oblast as at 01.09.2010	Indefinite term
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In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Profit tax reliefs	Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO <i>On State Support for Investment Activities in Murmanskaya Oblast</i> (entities involved in investment activities and implementing investment projects recognized as priority ones (capital investments – above RUB 100 mn; capital investments for lines of activities listed in Section C <i>Mining</i> or Subsection DJ <i>Metallurgy</i> – above RUB 1 bn) for three tax periods)	Indefinite term
2	Property tax reliefs	Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO <i>On State Support for Investment Activities in Murmanskaya Oblast</i> (entities involved in investment activities and implementing investment projects recognized as priority ones (capital investments – above RUB 100 mn; capital investments for types of activities listed in Section C <i>Mining</i> or Subsection DJ <i>Metallurgy</i> – above RUB 1 bn) for a period of three years)	Indefinite term
3	Other tax relief (specify in detail)	Murmanskaya Oblast Law dd. 03.03.2009 No. 1075-01-ZMO <i>On Setting of Graduated Tax Rates Based on Taxpayer Categories as per Tax Collected in compliance with the Simplified Taxation System</i> (reduced tax rates as per tax collected in compliance with the Simplified Taxation System for taxpayers conducting certain types of economic activities)	Indefinite term
4	Other preferences (specify):	Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO <i>On State Support for Investment Activities in Murmanskaya Oblast</i> (granting of a deferral or installment plan for the payment of a corporate profit tax to entities involved in investment activities and implementing investment projects in Murmanskaya Oblast)	Indefinite term