

**Togliattisintez Industrial Park**

Samarskaya Oblast, Togliatti



Vacant industrial <b>land</b> , ha:	<b><u>70.0</u></b>
Vacant <b>industrial property</b> , sq. m:	<b><u>14,000.0</u></b>
Vacant <b>office property</b> , sq. m:	<b><u>3000.0</u></b>

**SITE BRIEF:**

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**General Information; Location; Contacts**

	<b>Site characteristics</b>	<b>Description</b>
1.	Name	Togliattisintez Industrial Park
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial site
3.	Type of ownership (private, public, public-private)	Private
4.	Location and web-site (e-mail)	445007, Samarskaya Oblast, Togliatti, ul. Novozavodskaya' 8; <a href="http://www.sibur.ru/tk/">http://www.sibur.ru/tk/</a>
5.	Management company or similar (MC)	OOO Sibur
6.	MC Address (postal, electronic, web-site)	117997, Moscow, ul.Krzhizhanovskogo 16/1 e-mail: <a href="mailto:spboffice@sibur.ru">spboffice@sibur.ru</a>
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Shevelev V. Dmitry, Launch of Chempark Project, (8482) 74-30-52,

		16dm@mail.ru
8.	Site Development Concept (web-site, if any) (yes/no)	Yes
9.	Site business lines (major projects, SME projects, mixed-type projects)	Major projects, SME projects, mixed projects
10.	Industry specialization	Chemical production; provision of services

**Transport accessibility**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
1.	Distance to the nearest town, km	the territory of Togliatti city district	—
2.	Distance to the regional center, km	Samara city district, 80	—
3.	Distance to Moscow, km	980	—
4.	Distance to the nearest highway, km	Obvodnoe highway, 3	—
5.	Any road connecting the Site with the nearest highway, distance and road condition, km	down Novozavodskaya ul. to Obvodnoye highway, good condition, 3 km	Additional development of transport infrastructure is not planned
6.	Any motor roads across the Site (yes/no)	yes	Sufficient, not planned
7.	Any connections to railways (yes/no)	yes	Sufficient, not planned
8.	Any offloading rail terminal facilities (yes/no)	yes	Sufficient, not planned
9.	Distance to the nearest international airport, km	Kurumoch International Airport, 60	Construction of Togliatti airport is not planned
10.	Distance to the nearest river port, km	Togliatti River port, 11	This port will be operated if required
11.	Distance to the nearest sea port, km	Azov Sea port, Azov, Rostovskaya Oblast, 1200	-

**Infrastructure**

	<b>Characteristics</b>	<b>Current status</b>	<b>Projections</b>
<b><i>Plots of land</i></b>			
1.	Total area of the Site, ha	435	
2.	Vacant plots of industrial land within the Site limits, ha	<b><u>70.0</u></b>	determined upon residents' applications
<b><i>Industrial property</i></b>			
3.	Available industrial and warehouse facilities, sq. m.	290,071.70	
4.	Vacant area of industrial property, sq.m.	<b><u>14,000.0</u></b>	determined upon residents' applications
5.	Max. height of vacant property (to trusses, m.)	3-5	
<b><i>Office property</i></b>			
6.	Total area of office property, sq. m	29,747.60	
7.	Vacant area of office property, sq.m.	<b><u>3,000.0</u></b>	determined upon residents' applications
<b><i>Utilities</i></b>			

8.	Available electric mains (yes/no); available load, MW	Yes	Available load – 123MW; unused load – 49 MW
9.	Available heat supply systems (yes/no); contracted capacity, Gcal/h	Yes	Available load – 60 Gcal/h; unused load – 17 Gcal/h
10.	Available water supply network systems (yes/no); maximum switched load, cu. m/h	Yes	Available load – 500 cu. m/h; unused load – 350 cu. m/h
11.	Available water sanitation systems (sewage, storm wastewater treatment facilities) (yes/no); contracted capacity, cu. m/h	Yes	Available load – 160,000 cu. m/h; unused load – 500 cu. m/h
12.	Available gas supply systems (yes/no); contracted capacity, cu. m p.a.	Yes	Available load – 28,000 cu. m p.a.; unused load – 10,000 cu. m p.a.
13.	Other utility networks available (yes/no) (if yes, specify)	Yes	Industrial steam; nitrogen, river water, soften water, industrial air.

**Workforce**

14.	Nearest settlements, distance, km	Togliatti city district, (the park is within its boundaries)	
15.	Transport service between the Site and the settlements	Railroad, motor roads	
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	516.318	increase due to attracted residents
17.	Approximate number of unoccupied able-bodied population (people, thousand)	76.214	
18.	Average monthly pay of technical staff, RUB	As of 01.10.2013 average monthly pay in SMEs amounted to RUB 25,405.8	
19.	Average monthly pay of managerial staff, RUB		

**Social infrastructure in 30-minute proximity to the Site**

20.	Canteens and cafes at the Site (yes/no)	Yes	
21.	Hospitals (yes/no, proximity to the nearest one)	Yes	within the city boundaries
22.	Shops (yes/no, proximity)	Yes	within the city boundaries
23.	Housing for the Site staff (yes/no, proximity)	Yes	within the city boundaries
24.	Hotels for the Site staff (yes/no, proximity)	Yes	within the city boundaries
25.	Conference hall, business areas (yes/no)	Yes	within the Site boundaries
26.	Sport object (yes/no)	Yes	within the city boundaries
27.	Recreation areas at the Site (yes/no)	Yes	yes

**Preferences to Residents**

***In terms of initial costs***

	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1.	<b>Grants for SME projects</b>	Regional targeted program <i>SMEs Development in Samarskaya Oblast for 2009-2015</i> , approved by Resolution of Administration of Samarskaya Oblast No. 184 dd. 27.03.2009	2009-2015
	Subsidies to <i>Biznes-Garant</i> Togliatti	Long-term targeted program <i>Support and</i>	2010-

	<p>Urban District Municipal Fund for SME Support&amp;Development to grant loans to SMEs</p> <p>Subsidy (start up grant) to SMEs, engaged in production, works and services, to reimburse related expenses, incurred from:          -state registration          -purchase of fixed assets and equipment          -acquiring title under concession agreement (franchise) (franchise fee for start-ups)</p> <p><i>Idea and Prototype tenders (regional budget support for developers to help reach the stage of creation of a new competitive prototype )</i></p>	<p><i>Development of SMEs in Togliatti for 2010-2015</i> approved by Resolution of the City Council of Togliatti Urban District No. 2810 P/1 dd. 14.12.2009</p> <p>Municipal program of Togliatti city district <i>Development of SMEs in Togliatti City District for 2014-2017</i>, approved by Resolution of the City Council of Togliatti Urban District No. 3150- P/1 dd. 11.10.2013</p> <p>Resolution of Administration of Samarskaya Oblast No. 359 dd. 27.01.2009</p> <p>Law of Samarskaya Oblast No. 198-GD dd. 09.11.2005 <i>On State Support of Innovative Activity in Samarskaya Oblast</i></p> <p>Resolution of Administration of Samarskaya Oblast No.700 dd. 27.10.2011</p>	<p>31.12.2013</p> <p>2014-2017</p> <p>2009-2015</p> <p>2005-termless</p> <p>2012-2015</p>
2.	<p>Subsidizing lease payments to acquire fixed assets</p> <p>Subsidizing first lease payment</p> <p>Subsidizing lease payments</p> <p>Subsidies to reimburse expenses incurred from first lease payment</p> <p>Subsidizing lease payments</p>	<p>Regional targeted program <i>Development of SMEs in Samarskaya Oblast for 2009-2015</i>, approved by Resolution of Administration of Samarskaya Oblast No. 184 dd. 27.03.2009</p> <p>Long-term targeted program <i>Support and Development of SMEs in Togliatti Urban District for 2010-2015</i>, approved by Resolution of the City Council of Togliatti Urban District No. 2810-P/1 dd. 14.12.2009</p> <p>Resolution of Administration of Samarskaya Oblast No. 258 dd. 10.06.2009</p> <p>Resolution of the City Council of Togliatti Urban District No. 2107-P/1 dd. 25.07.2012</p> <p>Law of Samarskaya Oblast No. 19-GD, Chapter 4, Article 15 dd. 16.03.2006 <i>On Investments and State Support of Investment Activity in Samarskaya Oblast</i></p>	<p>2009-2015</p> <p>2010-31.12.2013</p> <p>2009-2015</p> <p>2012-2015</p> <p>2006-termless</p>
3.	<p>Guarantees on fixed-asset loans to SMEs</p> <p>Subsidizing fee for provision of loan guarantees</p>	<p>Regional targeted program <i>Development of SMEs in Samarskaya Oblast for 2009-2015</i>, approved by Resolution of Administration of Samarskaya Oblast No. 184 dd. 27.03.2009</p> <p>Resolution of Administration of Samarskaya Oblast No.258 dd. 10.06.2009</p>	<p>2009-2015</p> <p>2009-2015</p>
4	<p>Subsidizing staff capacity building</p>	<p>Regional targeted program <i>Development of SMEs in Samarskaya Oblast for 2009-2015</i>, approved by Resolution of Administration of Samarskaya Oblast No. 184 dd. 27.03.2009</p> <p>Long-term targeted program <i>Support and Development of SMEs in Togliatti Urban District for 2010-2015</i>, approved by</p>	<p>2009-2015</p> <p>2010-31.12.2013</p>

	<p>-training or retraining of employed population, part of implemented investment project; -professional training or retraining of unemployed population, part of implemented investment project</p>	<p>Resolution of the City Council of Togliatti Urban District No. 2810-P/1 dd. 14.12.2009 Municipal program of Togliatti Urban District <i>Development of SMEs in Togliatti Urban District for 2014-2017</i>, approved by Resolution of the City Council of Togliatti Urban District No. 3150- P/1 dd. 11.10.2013 Law of Samarskaya Oblast No. 198-GD dd. 09.11.2005 <i>On State Support for Innovative Activity in Samarskaya Oblast</i> Law of Samarskaya Oblast No. 19-GD, Chapter 4, Article 15 dd 16.03.2006 <i>On Investments and State Support for Investment Activity in Samarskaya Oblast</i></p>	<p>2014-2017 2005-termless 2006-termless</p>
5	<p>Other forms of preferences (list and describe) -for purchase of equipment to create and (or) develop and (or) upgrade production of goods, works and services  - to reimburse expenses to small innovative enterprises (over one year of engagement), producing goods, works and services, related to purchase of tools and equipment, new innovative technologies; purchase of new technologies (including patent rights, licenses, industrial prototypes, utility models ); software. training of staff, linked to innovations; payment of interests on loans from Russian credit organizations; certification and licensing  -subsidies to small innovative enterprises, including those established under higher education institutes  - subsidizing newly established entities to reimburse expenses on purchase of fixed assets  -subsidies to operating innovative SMEs  -subsidizing SMEs to reimburse</p>	<p>Resolution of Administration of Samarskaya Oblast No. 529 dd. 17.10.2012 Long-term targeted program <i>Support and Development of SMEs in Togliatti Urban District for 2010-2015</i>, approved by Resolution of the City Council of Togliatti Urban District No. 2810-P/1 dd. 14.12.2009  Resolution of Administration of Samarskaya Oblast No. 411 dd. 28.08.2011  Long-term targeted program <i>Support and Development of SMEs in Togliatti Urban District for 2010-2015</i>, approved by Resolution of the City Council of Togliatti Urban District No. 2810-P/1 dd. 14.12.2009  Resolution of the City Council of Togliatti Urban District No. 421-P/1 dd. 19.02.2010 Long-term targeted program <i>Support and Development of SMEs in Togliatti Urban District for 2010-2015</i>, approved by Resolution of the City Council of Togliatti Urban District No. 2810-P/1 dd. 14.12.2009  Resolution of the City Council of Togliatti Urban District No. 3515-P/1 dd. 11.11.2011 Long-term targeted program <i>Support and Development of SMEs in Togliatti Urban District for 2010-2015</i>, approved by Resolution of the City Council of Togliatti Urban District No. 2810-P/1 dd. 14.12.2009</p>	<p>2012-2015  2010-31.12.2013  2011-2015  2010-31.12.2013  2010-2015 2010-31.12.2013  2011-2015  2010-31.12.2013</p>

<p>payments of interest of loans from credit organizations</p> <p>- subsidizing payments of interest on investment loans from credit organizations to investors</p> <p>-subsidies to technology park residents to reimburse expenses related to innovative activity in Samarskaya Oblast (RUB 5 mln. max. for each investment project)</p>	<p>Law of Samarskaya Oblast No. 19-GD, Chapter 4, Article 15 dd. 16.03.2006 <i>On Investments and State Support of Investment Activity in Samarskaya Oblast</i></p>	2006-termless
	<p>Resolution of Administration of Samarskaya Oblast No.252 p.7 dd. 20.06.2008</p>	2013

***In terms of operating expenses***

<b>№</b>	<b>Preferences</b>	<b>Statutory document and approving authority</b>	<b>Statutory document validity</b>
1	<p>Sectoral subsidies – support for certain industry manufacturers (subsidies to residents to effect lease payments)</p>	<p>Law of Samarskaya Oblast No. 19-GD p.10 dd. 16.03.2006 <i>On Investments and State Support of Investment Activity in Samarskaya Oblast</i></p> <p>Law of Samarskaya Oblast No. 72-GD dd. 02.07.2010 <i>On Participation of Samarskaya Oblast in PPP projects</i></p>	<p>2006-termless</p> <p>2010-termless</p>
2	<p>Subsidies on export support (partial subsidizing of exhibitions; interest rates subsidies)</p> <p>-promo events in support of export-oriented goods</p> <p>Subsidies for nonprofit entities (non-state/municipal) to arrange regional exhibitions, including sectoral ones, with competition between the best specialists; subsidizing SMEs participation in regional, federal and international exhibitions, fairs, forums, congresses; subsidies to carry out business missions;</p> <p>-subsidies to SMEs to reimburse their expenses related to participation in foreign and state exhibitions and forums</p> <p>-subsidizing business missions, fairs, exhibitions</p>	<p>Law of Samarskaya Oblast No. 198-GD dd. 09.11.2005 <i>On State Support of Innovative Activity in Samarskaya Oblast</i></p> <p>Regional targeted program <i>SMEs Development in Samarskaya Oblast</i> for 2009-2015 approved by Resolution of Administration of Samarskaya Oblast No. 184 dd. 27.03.2009</p> <p>Resolution of the City Council of Togliatti Urban District No. 3514-P/1 dd. 11.11.2011.</p> <p>Long-term targeted program <i>Support and Development of SMEs in Togliatti Urban District for 2010-2015</i>, approved by Resolution of City Council of Togliatti Urban District No. 2810-P/1 dd. 14.12.2009</p> <p>Municipal Program of Togliatti Urban District <i>Development of SMEs in Togliatti Urban District for 2014-2017</i>, approved by Resolution of the City Council of Togliatti Urban District No. 3150- P/1 dd. 11.10.2013</p>	<p>2005-termless 2009-2015</p> <p>2011-2015</p> <p>2010-31.12.2013</p> <p>2014-2017</p>

3	<p><b>Profit tax relief</b></p> <ul style="list-style-type: none"> <li>-preferential taxation of investors, reduced profit tax rates (13,5% instead of 18%)</li> <li>-reduced profit tax rates (13,5% instead of 18%)</li> <li>-reduced profit tax rates (13,5% instead of 18%)</li> </ul>	<p>Law of Samarskaya Oblast No. 19-GD Chapter 3, Article 8 dd. 16.03.2006 <i>On Investments and State Support for Investment Activity in Samarskaya Oblast</i></p> <p>Law of Samarskaya Oblast No. 187-GD Chapter 2, p. 1, pp. "e" dd. 07 November 2005 <i>On Reduced Interest Rates on Corporate Tax, Credited to Regional Budget</i></p> <p>Law of Samarskaya Oblast No. 198-GD Article 11, p. 7 dd. 09 November 2005 <i>On State Support for Investment Activity in Samarskaya Oblast</i></p>	<p>2006-termless</p> <p>2005-termless</p> <p>2005-termless</p>
4	<p><b>Property tax relief</b></p> <ul style="list-style-type: none"> <li>-up to 0% (taxpayers are exempted from tax for the period of: &lt;RUB 100 mln. – 2 years; from 100 to 500 mln. – 4 years; &gt;500 mln. – 5 years).</li> <li>-preferential taxation of innovative businesses for the implementation period of innovative project and duration of the activity</li> <li>-preferential taxation of investors (up to 0%)</li> </ul>	<p>Law of Samarskaya Oblast No. 98-GD dd. 25 November 2003 (as amended on 06.11.2011 No. 96-GD) <i>On Corporate Profit Tax on the Territory of Samarskaya Oblast</i></p> <p>Law of Samarskaya Oblast No. 198-GD Article 11, p. 7 dd. 09 November 2005 <i>On State Support for Investment Activity in Samarskaya Oblast</i></p> <p>Law of Samarskaya Oblast No.19-GD, Chapter 3, Article 8 dd. 16.03.2006 <i>On State Support for Investment Activity in Samarskaya Oblast</i></p>	<p>2011-termless</p> <p>2005-termless</p> <p>2006-termless</p>
6.	<p><b>Other tax reliefs (name of tax)</b></p> <ul style="list-style-type: none"> <li>- land tax, land tax reliefs</li> </ul>	<p>Resolution of Togliatti Duma of Samarskaya Oblast No. 257 dd. 19.10.2005 <i>On Provision for Land Tax on the Territory of Togliatti City District</i></p>	<p>2005-termless</p>

**Additional information**

**Infrastructure of the industrial park in brief**

IP-telephony    Hi-speed Internet    Railway    Motor roads    Sewage system  
 Togliattisintez Industrial Park  
 Water supply    Heat supply    Power supply    Gaz supply

**Basic services for the residents of the industrial park**

Security  
 Civil defense and emergency response  
 Gas safety functions  
 Energy supply  
 - power  
 - gas  
 - steam  
 - water  
 Sewage system  
 Industrial safety  
 - interaction with health inspection, fire inspection and other supervisory authorities  
 Environmental monitoring  
 Infrastructure operation and maintenance  
 Medical and anti-epidemical facilities