



INDUSTRIAL PARK “CHELNY”



www.ipchelny.ru





Rustam Nurgaliyevich Minnikhanov
President of the Republic of Tatarstan

“We will work all sounded questions. I think we will find the solution on them. In total what you are doing is remarkable. This park is an ideal platform for involvement of investors. We will support your project comprehensively”.
For involvement of residents I recommend to the management of park to work in close contact with the CEO of JSC “KAMAZ” Sergey Kogogin”.



Artyom Alekseevich Zdunov
Minister of Economy of the Republic of Tatarstan

“Today the Russian Federation and the Republic of Tatarstan provide comprehensive support to the industrial parks”.



Nail Gambarovich Magdeev
Head of the Executive Committee of
Naberezhnye Chelny

“Support from local authorities will be given as this project is interesting and favorable to involvement of foreign investors, to development of small and medium business of the city. Industrial park “Chelny” is the first private park with a large sum of investments”.

Industrial park “Chelny”

- The category of the park— green-field
- The area of the park - 100 hectares.
- Total area of the premises - 680 000 sq.m.
- Developed engineering infrastructure
- Land transport and communication infrastructure - 219 100 sq.m.
- Professional Management Company
- Estimated number of residents - more than 110
- Planned number of employed workers in the industrial park - more than 3000 people
- The planned volume of production by the residents of the park - more than 25 billion rubles
- The planned receipt of taxes at all levels of budgets– more than 7 billion rubles
- Service package
- Industrial Park “Chelny” is the member of the Association of industrial parks of Russia- www.indparks.ru.
- Partners of the project:
 - ICBC Moscow (The Industrial and commercial bank of China) 
 - Group of companies “Kastamonu” - The world's leading manufacturer of woodworking industry. 
 - Hayat Holding - Extraction and processing of wood, production of energy, construction, port operations, FMCG sector. 
- Project consultant- the company Knight Frank - www.knightfrank.ru 
- Architect of the project – Ildar Mirkhaziyarov 





Официальный сайт г.Набережные Челны nabchelny.ru



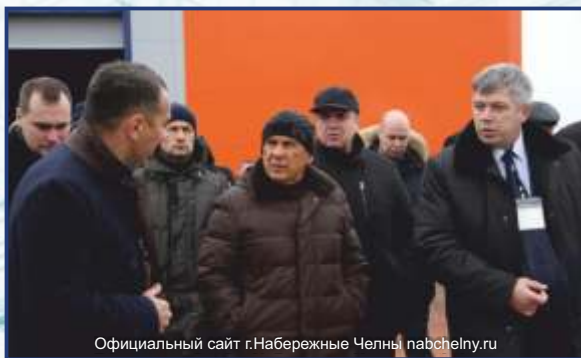
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On November, 9 the President of the Republic of Tatarstan Rustam Minnikhanov visited the Industrial park "Chelny" and submitted the project under construction during the visit to India.

On November, 9 the President of the Republic of Tatarstan Rustam Minnikhanov visited the Industrial park "Chelny". During the presentation, the main stages of development of the industrial park "Chelny", includes five phases of construction from 2014 to 2020 were presented to the head of the republic.

On October, 31 the head of Executive committee Nail Magdeev visited the Industrial park "Chelny" and promised support at establishing of the new project.

The head of Executive committee of Naberezhnye Chelny Nail Magdeev visited the Industrial park "Chelny". The Mayor walked across the territory of the park, examined new constructions. The readiness of the park is estimated at 70%.



Naberezhnye Chelny is the second largest city of the Republic of Tatarstan. Together with adjacent cities Nizhnekamsk, Elabuga, Zainsk, Naberezhnye Chelny forms the Kamsky agglomeration.

Population of the city is 513 thousand people.
Population of the Kamsky agglomeration is more than 1 million people.
Naberezhnye Chelny is a major industrial center of the Republic, city-forming enterprise - Kama automobile plant (KAMAZ).

Economic-geographical position. The Republic of Tatarstan includes: Naberezhnye Chelny and 5 municipalities: Elabuga, Zainsk, Mendeleevsk, Nizhnekamsk and Tukaevsky area.



- Federal highway M7 "Volga"
- Developed network of regional roads
- Confluence of the major rivers in Europe: the Volga and the Kama
- International airport "Begishevo"
- Railway lines
- Developed structure of innovation and industrial development (Special Economic Zone "Alabuga", Industrial Park "Kamskye Polyany", Kamsky Industrial Park "Master", IT-park)





Mission of park:

Creation of the comfortable environment for work of the enterprises of real sector of economy.

Purpose of park:

Creation of the infrastructure aimed at a convenient and favorable arrangement of the manufacturing and innovative enterprises in the territory of park.

Functions of the Management company:

- **directly manages the creation and ensure the functioning of the industrial park;**
- **leases and (or) sale of land plots, which are part of the territory of the industrial park and intended for placement of residents, buildings, structures, constructions and their parts, rooms and objects of infrastructure of industrial park;**
- **organizes providing residents of industrial park with energy resources (the electric power, heat);**
- **organizes ensuring water supply and water disposal in the territory of industrial park;**
- **organizes the maintenance of the public infrastructure (office buildings, utility networks, roads, etc.) of Industrial Park.**

THE CONCEPT OF THE INDUSTRIAL PARK

THE LOGISTICS COMPLEX

INDUSTRIAL ZONE

LOGISTICS PARK

COMPLEX OF TRANSPORT SERVICES

PREMISES OF «Flexspace» format

INDUSTRIAL ZONE

FREE GROUND AREAS

ADMINISTRATIVE ZONE

- Storage
- Processing
- Packaging

- Trucking
- Forwarding
- Container yard
- Customs terminal

- Universal industrial
- Warehouse buildings

- PRODUCTION ACTIVITIES.
- INDUSTRIAL ENTERPRISES

- Plots with ready-made infrastructure

- Catering company.
- Hotel
- Conference Hall, Business area.
- Administrative complex
- Office center
- The Office of the industrial park.
- Medical center

Indicators of the project “Industrial park “Chelny”:

Land area	100 hectares
<ul style="list-style-type: none"> • Planned construction area: • Production areas • Logistics complex • Office spaces • Premises of the format “Flexspace” • Expo center • Center of innovative scientific development (R&D center) <p>The program “Comfortable environment” for employees of the park:</p> <ul style="list-style-type: none"> - Hotel - Hostel for employees - Kindergarden - Sports center 	<p>680 000 sq.m., includes:</p> <p>515 000 sq.m.</p> <p>100 000 sq.m.</p> <p>10 000 sq.m.</p> <p>5 000 sq.m.</p> <p>50 000 sq.m.</p> <p>150 hotel beds</p> <p>450 beds</p> <p>100 children</p> <p>5 000 sq.m.</p>





Transport accessibility

The land plot for is located in the industrial zone of the city of Naberezhnye Chelny, federal highway M7, in the district of Menzelinsky tract.

THE INDUSTRIAL PARK “CHELNY” IS LOCATED IN THE CENTRAL PART OF THE COUNTRY, THAT PROVIDES THE BEST LOGISTICS AND TRANSPORT ACCESSIBILITY.

- Distance to the cities:

- KAZAN – 240 km.
- MOSCOW – 1100 km.
- UFA – 300 km.
- IZHEVSK – 200 km.

- PRIVATE RAILWAY LINE

- DISTANCE TO THE INTERNATIONAL AIRPORT “BEGISHEVO” – 35 km.



Indicators of the project “Industrial park “Chelny”:

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2. Duration of the project	6 years
3. Start of the project	May 2014

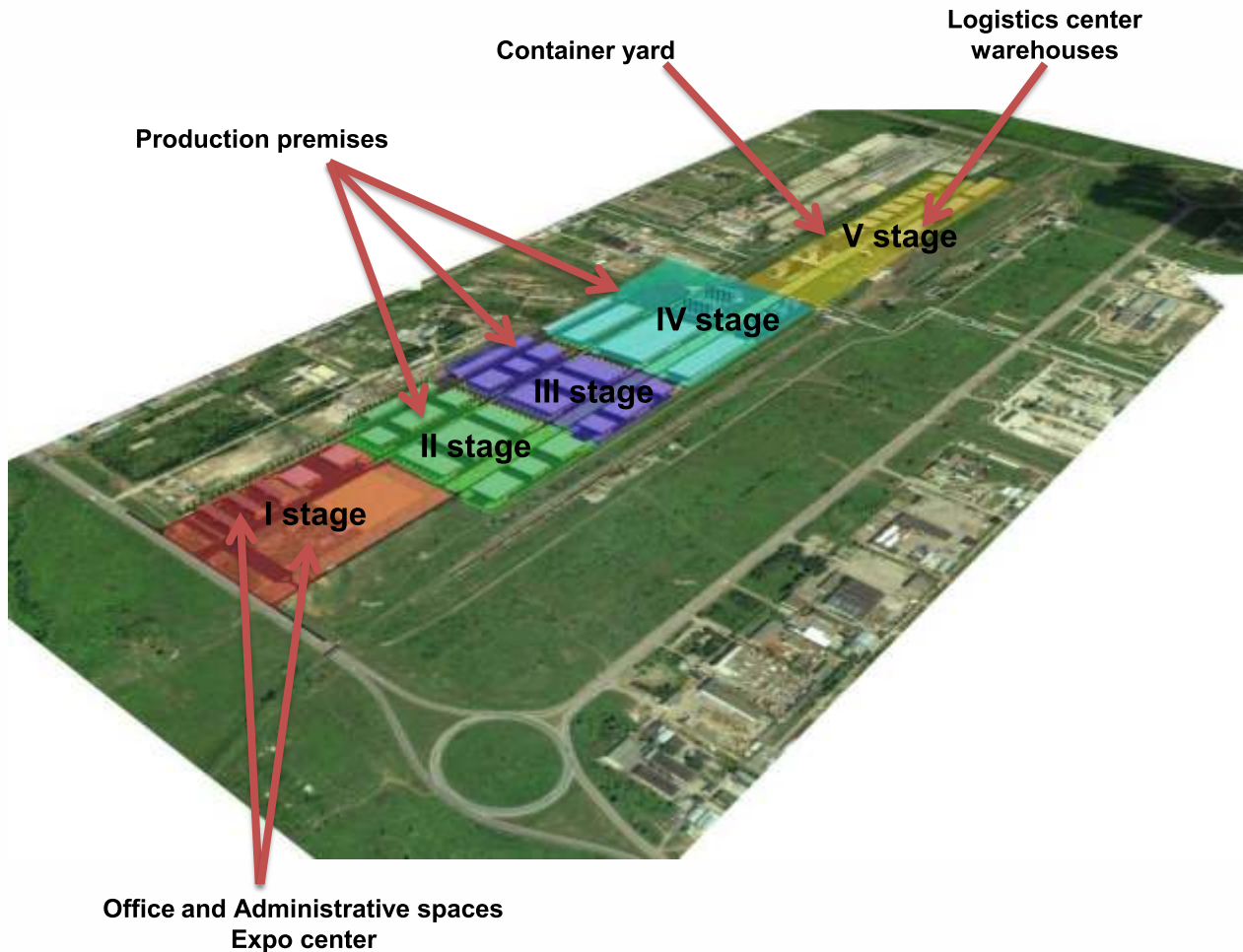
Indicators of the infrastructure of “Industrial park “Chelny”:

<p>Estimated capacity:</p> <p>Power supply</p> <p>Water supply</p> <p>Sewerage</p> <p>Gas supply</p> <p>Heat supply</p>	<p>14 megawatt</p> <p>3 700 cubic meter /day</p> <p>3 700 cubic meter /day</p> <p>5 586 cubic meter /hour</p> <p>40,158 Gcal/ hour</p>
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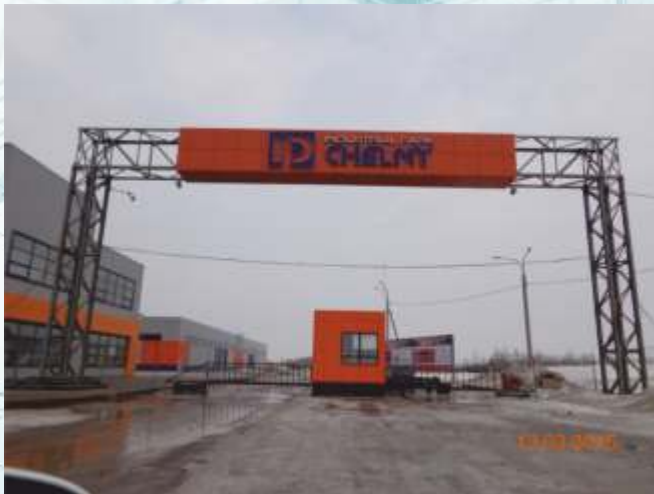
MASTER PLAN OF THE INDUSTRIAL PARK “CHELNY”



Stages of the constructions of Industrial Park “Chelny”



CONSTRUCTION PROGRESS OF THE INDUSTRIAL PARK



CONSTRUCTION PROGRESS OF THE INDUSTRIAL PARK



Forms of cooperation with the residents:



- Leasing of production and administration premises;
- Construction of industrial buildings by the management company under the lease with the possibility of sale.
- Construction of industrial objects with the subsequent sale of object (Build-to-suit for sale or lease)
- Lease of land for the construction of an industrial facility with the possibility of repayment of the earth:
- Sale of land for the construction of large industrial facilities.

Advantages of the Industrial Park:

- 1. Industrial park “Chelny” is the private park in the Republic of Tatarstan,**
- 2. Unique geographical location/ Proximity of markets and labor/ Transport accessibility**
- 3. Association in the same territory of several accompanying purposes of real estate for effective business.**
- 4. The special status of the territory of the Republic of Tatarstan (Kama Innovative manufacturing cluster)**
- 5. Developed transport infrastructure and communication. Establishment of regional container field with its own railway dead end. The organization of the customs post.**
- 6. The territory of the park is related to zone, which includes the following uses:**
 - Mechanical engineering
 - Car manufacturing
 - Metallurgy
 - Manufacture of electronic equipment
 - Production of building materials
 - Woodworking
 - Manufacture of furniture
 - Manufacture of ceramic products
 - Textile industry
 - Pulp and paper industry
 - Agricultural processing
 - Chemical and petrochemical industry
- 7. Park residents may be small, medium and large Russian and foreign companies.**
- 8. Support of investment projects with the initial stage of implementation**
- 9 State support**
- 10. Availability of specialized management company**

The company which received the status of the resident, has the following preferences:

1. Exemption of the land tax.
 2. Reduction of income tax to 15.5%.
 3. Reduction of property tax to 0,1% (for the term of the project, but no more than for 7 years; in mechanical engineering – 13 years).
 4. Subsidized interest rate on the loan for the construction of facilities.
 5. The interest rate subsidies up to 13.25% for the purchase of equipment and raw materials.
 6. Priority receipt of all possible government support programs, subsidies.
 7. Compensation of the funds for the purchase of industrial equipment spent by entrepreneurs under the scheme 50/50 according to the Program of the Ministry of Economy of the Republic of Tatarstan.
- Free carrying out and connection to engineering networks before input of the building:
- Energy supply
 - Gas supply
 - Water supply
 - Heat supply

Program actions for support and development of entrepreneurship regarding joint financing of costs and preferential crediting are developed for residents of industrial parks.





CONTACT INFORMATION

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The project is being implemented with the support of:



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the Republic of Tatarstan
mert.tatarstan.ru



Administration of
Naberezhnye Chelny
nabchelny.ru



Tatarstan Investment
Development Agency
tida.tatarstan.ru



Partner of the project –
ICBC Moscow
(The Industrial and
commercial bank of China)



Partner of the project –
Group of companies “Kastamonu” -
The world's leading manufacturer
of woodworking industry.



Partner of the project – Hayat Holding -
Extraction and processing
of wood, production of energy,
construction, port operations, FMCG sector.



Деловой совет Шанхайской организации сотрудничества



上海合作组织商务理事会



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