

2021

CATALOGUE OF AVAILABLE BUSINESS LOCATION IN CUPRIJA MUNICIPALITY 2021.



The Municipality of Čuprija

Department for Local Economic development

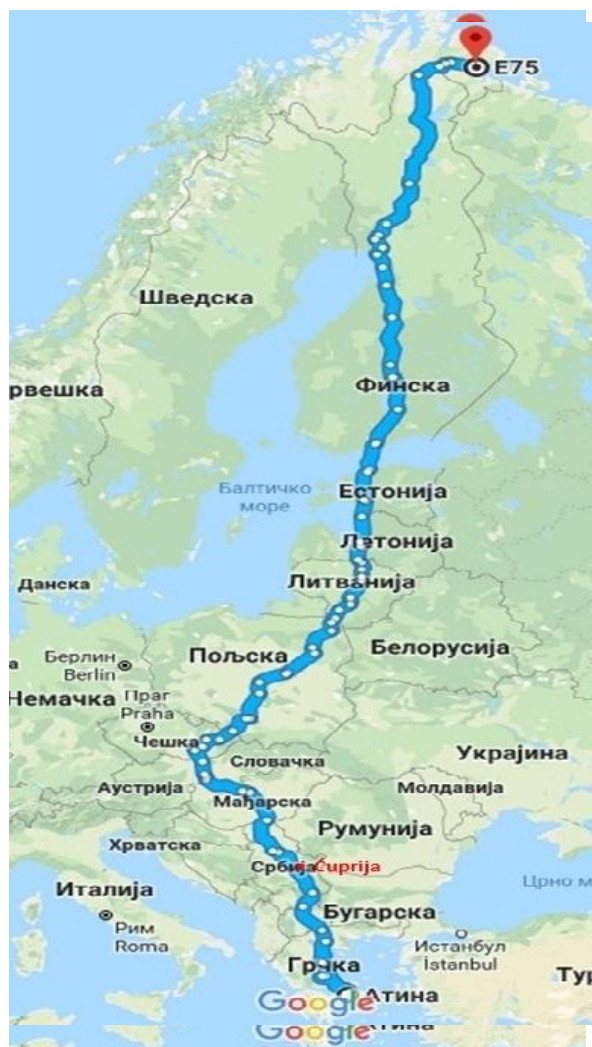
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LOCATION AND ADVANTAGES

Municipality of Ćuprija is located in the Central Serbia, the District of Pomoravlje. With an excellent geostrategic position, Ćuprija is directly connected with Motorway A1, part of European route E75 which starts at the town of Vardo in Norway by the Barents Sea and It runs south through Finland, Poland, Czech Republic, Slovakia, Hungary, Serbia, North Macedonia and Greece. This road ends after about 5.639km and run through Ćuprija as well.



Highway E75 (Google Maps)

With this road Ćuprija is far from Belgrade 147km and from Nis 89km. Through Ćuprija runs double-track railway of international significance E-85: Subotica-Belgrade-Nis-Skopje- Thessaloniki-Athens.

The other routes which pass through territory are state roads: A class II 158, 160, 186, 187 and national roads class B II 383, 386. The total length of the roads in Ćuprija are 232km.

The closest airport is "Konstantin Veliki" 80 km far away from Ćuprija. The nearest cross-border is with Bulgaria (Vrška Ćuka) 110km, while the border with Romania (Djerdap) is 206km far away. The distance from Bosnia and Herzegovina is 225km, and from Macedonia and cross border Presevo, 237km.

From the major cities of neighboring countries, the closest is Sofia in Bulgaria 249km, then Skopje 290km, Sarajevo 357km and Podgorica 408km. Distance between Ćuprija and Budapest is 524km, from Vienna 761km, Munich 1087km and from Milan 1178km.

Ćuprija was founded on the right bank of Velika Morava river and takes a central position in the city triangle between Jagodina on the north and Paraćin on the south. Its geographical setting is one of the most important advantages of the municipality.

INFRASTRUCTURE POTENTIALS

Municipality of Čuprija has two industrial zones: Industrial zone "Minel", which extends on 242 ha and Industrial park "Dobričevo", a greenfield location, which stretches over 636ha, mainly as a state ownership.

- The industrial zone "Minel" covers 242ha area in total, with 7,5ha of available state property.
- Industrial park "Dobričevo" is Greenfield location with 636 available hectares, mainly public estate.

1. INDUSTRIAL ZONE "MINEL"

Industrial zone "Minel" is intended for the industrial use and It's located between the Motorway A1 Belgrade-Nis, (European route E75) from the east, and the national road A II Class – 158 (Čuprija– Paraćin) from the west. Distance from Industrial zone "Minel" to the downtown is 3km.

According to General Regulation Plan of Čuprija, this area has 242ha mainly in private ownership, while available government ownership land is 7,5ha.

The Industrial zone "Minel" is fully infrastructurally equipped and offers the new building land for the construction of industrial and commercial facilities.

Urban construction parameters are defined with General Regulation Plan of Čuprija Municipality.

ESTIMATED VALUE OF CONSTRUCTION LAND

At Industrial area, the Municipality can form plots for investors and provide infrastructurally equipped municipal building land, as well as to convey available municipal building land according to Planning and Building Act¹ and Regulation.

The starting price is determined on the average cost per square meter based on determined property tax assessments for 2020, at the territory of Čuprija municipality where amount of average price is 5,6€.

Construction land can be alienated by auction to the one who offers the highest price, which must be the same or higher then starting price, and which cannot be subsequently reduced.

In exceptional cases, the local government can alienate public construction land at the price lower then commercial value, or without fees.

INFRASTRUCTURE EQUIPMENT

Industrial zone Minel is fully infrastructurally equipped:

- Electricity: there is a 10kV cable line

¹ *Planning and Building act, ("Off.Herald of RS", Nos.72/2009, 82/2009-correction, 64/2010 – decision of the CC, 24/2011, 121/2012,42/2013 - decision of the CC, 50/2013 - decision of the CC, 98/2013 - decision of the CC, 132/2014, 145/2014, 83/2018, 31/2019, 37/2019 – other act and 9/2020) Available at: <https://www.paragraf.rs/propisi/planning-and-building-act-serbia.html>*

- Water supply: there is a connection to the city water network, as well as capability of own source of water supply
- Sewerage: planned connection to the city sewerage; alternative / rainwater management methods

- Gas distribution network going through Industrial zone
- Internal roads: provided by General regulation plan



Industrial zone "Minel"

EXISTING INSTALLATIONS FOR INDUSTRIAL ZONE "MINEL"

The illustration defines marked streets, sidewalks, water supply system, sewage system, electricity and gas distribution system.



Installation for Industrial zone Mine

2. INDUSTRIAL PARK "DOBRIČEVO"



Orthophoto of Industrial park "Dobričevo" according to distance between three cities (Google Maps)



Orthophoto of location (Google Maps)

Industrial park "Dobričevo" is central industrial zone for the District of Pomoravlje and has been declared as location of high priority of the Government of Serbia. Complete location is Greenfield and covers 636ha of available construction land, mainly as a public estate.

TRAFFIC CONNECTION

The main road is the state road marked as A1, highway E-75. Industrial park "Dobričevo" is less than one kilometer far from highway exit.

The network of other roads includes:

- National road of II A class 160 (Požarevac – Svilajnac – Despotovac - Čuprija - Senje – Resavica)
- National road of II A class 186 (Čuprija-Virine-Despotovac) and
- Local road Čuprija - Batinac

THE PROCESS FOR THE SALE AND DISPOSAL OF LAND

The available construction land at Industrial park "Dobričevo" is mainly public property of Republic of Serbia.

Alienation procedure, or rent procedure of construction land where the price is lower than commercial value or without fees, carry out the Republic Directorate for the Property of the Republic of Serbia.

Public construction land where the owner is Local self-government, can be alienated at the price lower then commercial value, or without fees, in accordance with the Law²

² *Planning and Building act, ("Off.Herald of RS", Nos.72/2009, 82/2009-correction, 64/2010 – decision of the CC, 24/2011, 121/2012,42/2013 - decision of the CC, 50/2013 - decision of the CC, 98/2013 - decision of the CC, 132/2014, 145/2014, 83/2018, 31/2019, 37/2019 – other act and 9/2020) Available at: <https://www.paragraf.rs/propisi/planning-and-building-act-serbia.html>*

and Regulation act.

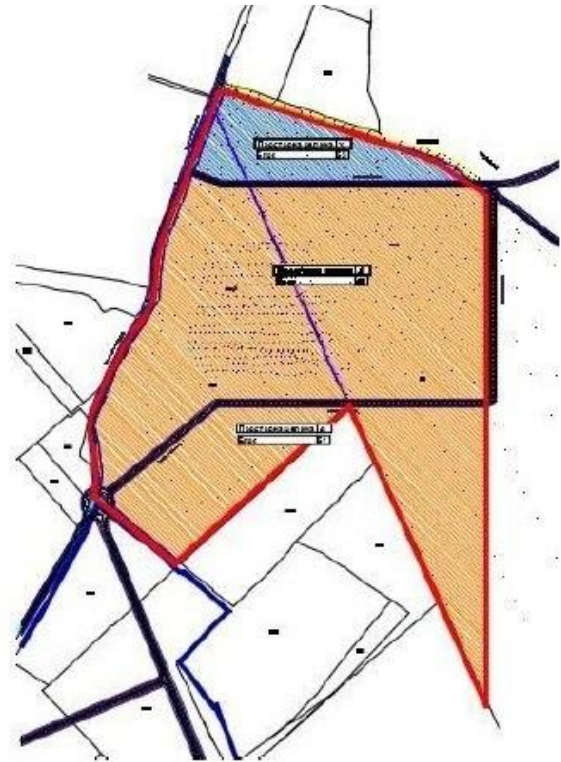
At Industrial park "Dobričevo", It is possible to create plots for sale according to the needs of investors.

INFRASTRUCTURE EQUIPMENT

Industrial park "Dobričevo" is greenfield zone. The existing infrastructure includes:

- *Electricity*: Several transmission lines pass through this area, but the 35 kV (substation "Ćuprija 1 – Senjski rudnik"), transmission line is fully utilized. Considering the increasing of electricity, by Detailed Regulation Plan of Industrial park "Dobričevo" It is anticipated new substation 35/10kV.
- *Water supply* for the Dobričevo settlement It's supplied by water source "Nemanja". There is an option of planning new capacity of 4.000m³, as well as usage of subterranean waters.
- *Telecommunications*: The area is connected to the telecommunication network of Ćuprija.
- *Gas*: The main gas pipeline MG-08 ("Veliko Orašje – Paraćin") was built, with a maximum working pressure of 50 bar, diameter Ø457 mm.

A distribution gas pipeline was also built from polyethylene pipes with a maximum working pressure of 4bar.



Zone of Industrial park "Dobričevo"
("Detailed regulation plan, Industrial park – Dobričevo")

DATA OF AVAILABLE INFRASTRUCTURE AT INDUSTRIAL ZONES

No	Location name	Road network	Electricity	Technical / drinking water	Sewage	Gas	Telecommunications	Plans
1	<i>Industrial zone "Minel" (Greenfield zone) Available 7.5ha Čuprija –town, subdivision is possible</i>	City road, 7m wide, with connection to the national road class A II - 158,	SS 3"Čuprija 5" 35/6kV; SS "Toviliste 1" 10/04 kV; SS "Toviliste 2" 10/04kV; The transmission line capacity 35kV	Technical and drinking water, a cross-section of the main pipeline Ø 80	Sewage, cross section diameter is Ø 300; Raining sewage system is implemented	Distributive network of gas with working pressure up to 4 bar	Conducted cable, sewage, telecommunications available by installing optical cable	The storm and sewer network upgrade are planned;
2	<i>Industrial park Dobričevo (Greenfield zone) Available 636 ha</i>	The main road is highway A1, European route E-75 The network of other roads includes: 1.National road of II A class 160 2.National road of II A class 186 3.Local road Čuprija - Batinac	The 35 kV (substation "Čuprija 1 – Senjski rudnik"), transmission line is fully utilized. Considering the increasing of electricity, by Detailed Regulation Plan of Industrial park Dobričevo It is anticipated new substation 35/10kV.	<i>Water supply</i> for the Dobričevo settlement It's supplied by water source "Nemanja". There is an option of planning new capacity of 4.000m ³ , as well as usage of subterranean waters.	Underground wastewater treatment structures. (Septic system)	The main gas pipeline MG-08 ("Veliko Orašje – Paraćin") was built, with a maximum working pressure of 50 bar, diameter Ø457 mm.	The area is connected to the telecommunication network of Čuprija.	The complete utility system is planned. There is an option of planning new capacity of water supply 4.000m ³ And new substation of 35/10kV by " <i>Detailed regulation plan, Industrial park Dobričevo</i> "

BENEFITS FOR INVESTORS

At industrial land, the municipality is able to form plots according to the needs of investors, provide construction site equipped with infrastructure, alienate public property by price lower than market price or without fees, provide the rent of business premises and to provide incentives for investment, and all by *Decree on conditions, manners and the procedure under which construction land in public property can be alienated or rented for the price lower than the market price, I.E. rent or free of charge, as well as conditions, manner and the procedure of transfer or fixed assets (" Official Gazette of RS", no.61/2015, 88/2015, 46/2017 and 30/2018)*

The Municipality of Čuprija, every year plans a budget which includes, inter alia, funds for Local economic development. According to Budget Act of Čuprija Municipality for 2021, the planned resources for Local economic development and Active employment policy are 25.500€.

For incentives in agriculture in 2021, the planned resources in Budget at Čuprija Municipality for the support of Agricultural development policy are 20.000€, and for Rural development 41.500€.

The Municipality of Čuprija, also provides tax relief through Local administrative fees and Local utility taxes.

BENEFITS PROVIDED BY DECREE OF LOCAL UTILITY TAXES AND FEES AT THE ČUPRIJA MUNICIPALITY

By Decree of Local utility taxes and fees, The Municipality of Čuprija provided discount for Legal entities as a part of SMEs, for the one which doesn't perform activities of electricity, banking, telecommunications, postal services jobs, property and personal insurance, production and trade of oil and oil derivatives, cement manufacturing, tobacco products, casinos and bookmakers. These Legal entities and entrepreneurs are required by law to pay a Local utility tax of two average gross earnings for the previous year.

By these Decree, division is made based on business income which they realized, so those who have a business income from 425.240€ to 850.479€ pays Utility tax in the amount of one average gross earnings for the previous year, and the one which has business income from 850.479€ to 1.275.718€ pays Utility tax in the amount of one and the half average gross earnings for the previous year. Amount of two average gross earnings pays the one which has business income over 1.275.718€³.

These benefits are valid for 2021.

³ Middle rate by National Bank of Serbia (RSD in EUR), formed on 09/02/2021

BENEFITS PROVIDED BY DECREE OF LOCAL ADMINISTRATIVE FEES AT THE ĆUPRIJA MUNICIOPALITY

By Decree of Local Administrative Fees, in the field of urbanism, the administrative expenses are lower (from 86€ to 9€) for

issuance or requirements of business location change for the category of facility G, to encourage citizens and economy to use natural gas more as a source of energy in order to protect the environment.