

REPUBLIC OF SERBIA
The municipality of Paraćin

Let us connect the tradition and economic development

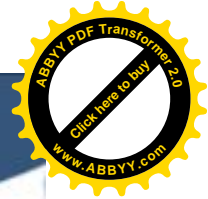
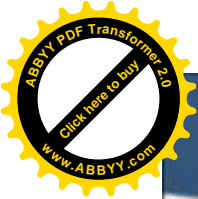


Invest in Paraćin

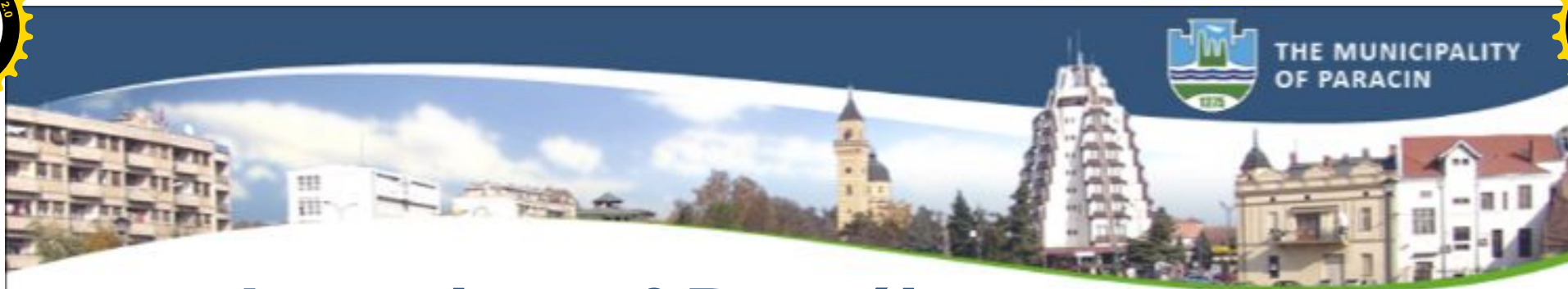
Saša Jevtić, Head of Urban Department

1st March 2010





THE MUNICIPALITY
OF PARACIN

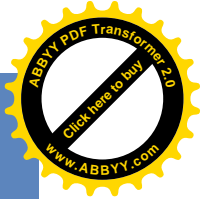
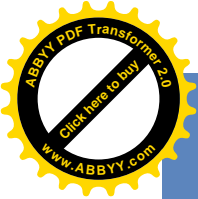


Location of Paraćin

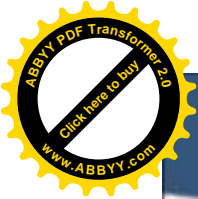
Paraćin, the town in the heart of Serbia, 156km south of Belgrade

It has always lain on the significant roads:

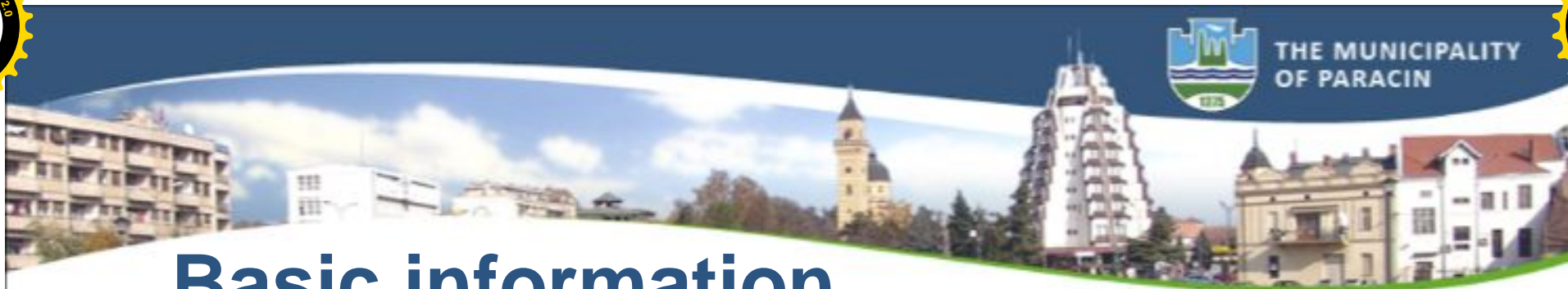
- in the Roman period Military road – “**Via militaris**”
- in the Middle Ages “Constantinople Road”
- nowadays “Corridor 10” important road of South-Eastern Europe



— Corridor X
— Corridor VII
(Danube)

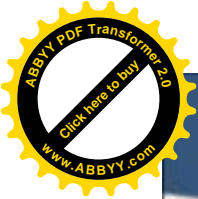


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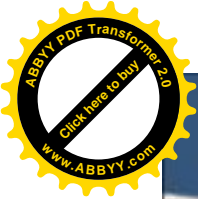
Basic information

- Municipality of Paraćin comprises the town and 33 villages on the total area of 541,7 km²
- Number of inhabitants is 58.301 according to the inventory from the year 2002, of which productive age population is 65% of total population
- The average net salary per month amounts to 332€ in December 2009 (in the region 316€, in Serbia 383€)
- The average net salary per month in processing industry in Paraćin 254€ (in December 2009)
- Unemployment rate is 35,33% (in 2009)



Education structure of unemployed population

Qualifications	%	Available workforce for building industry needs
No qualification	5	414
Primary school education	34	2844
Secondary school	54	1728
Higher degree	4	55
University degree	3	36

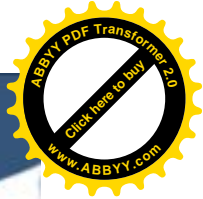
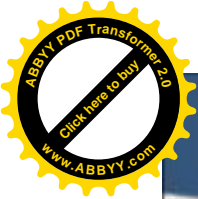


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Tradition in industrial production of building material

- **Natural resources:** marl on the hills of Kucaj mountains, Limestone on the mountain of Baba, gravel and sand in the river Morava
- In the year 1898 founded the **cement factory** in the village of Popovac near Paraćin
- In the year 1985 as a part of “Serbian Glass factory” - Paraćin **the Mine of limestone** “Plana” was opened

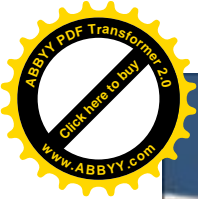


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Local companies dealing in the area of construction industry today

- Production of building material: MATOKS, Granite
- Production of asphalt and concrete: Transkop
- Concrete columns and low voltage cables: Budućnost
- Limestone: The mine of limestone Plana - Serbian glass factory
- Gravel plant, Construction companies, Project agencies

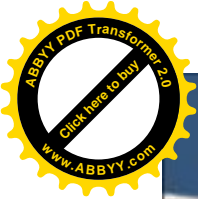


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Paraćin modern local government

- Committed to development of of bulding material industry
- Finished communal facilities on the location
- The office for local development - services to investors
- Training centre for training of workforce
- Available local suppliers and all kinds of business services

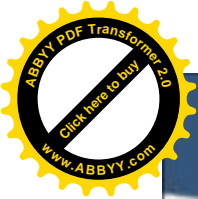


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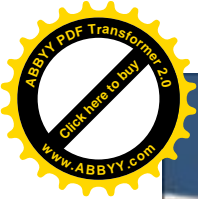
Foreign investors who have recognize business opportunities in Paraćin

- Holcim(Serbia) - **Switzerland** (cement factory)
- ROFIX - **Austria** (building material production)
- Mondi Packaging – **Austria** (production of natron bags)

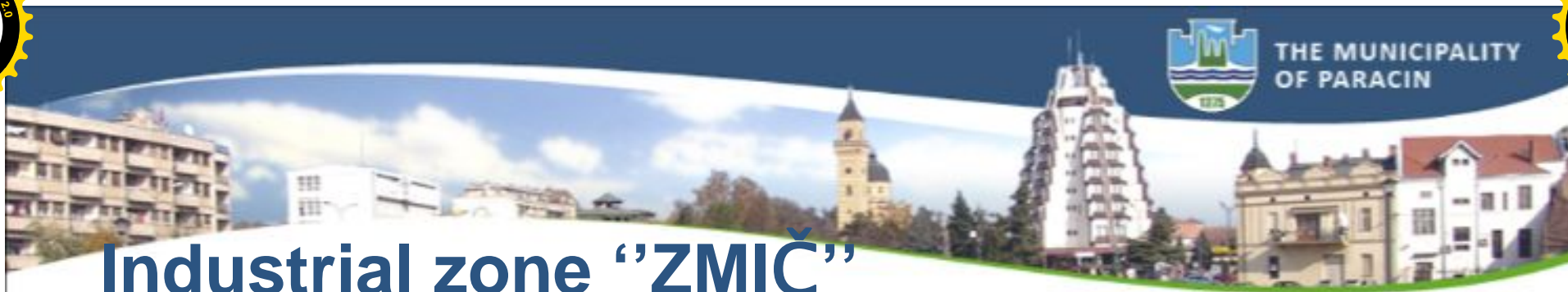


Gustavo Navarro,
General Manager of
Holcim (Serbia)

“I believe that Paracin offers significant economic opportunities, surely attractive to foreign investors. Several facts speak in favor of Paracin, such as vision of the local government of creating positive environment for facilitating arrival and attracting domestic and foreign businessmen. Numerous other factors also contribute to the previous. Holcim has been operating in Paracin for eight years now, and we have witnessed the obvious and significant economic advancement of this Morava city”



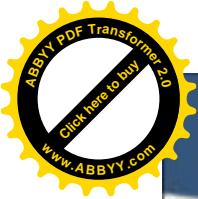
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Industrial zone "ZMIČ"

The ideal place for your business

- **Net areas** : 38 ha 62a 90m²
- **Property**: of the municipality of Paraćin
- **Note**: industrial production, trade, catering, craftship, other servicing activities
- **Zone shape** trapezoid 670 x 728m
- **Altitude**: 122 50 – 123 30m



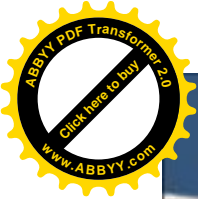
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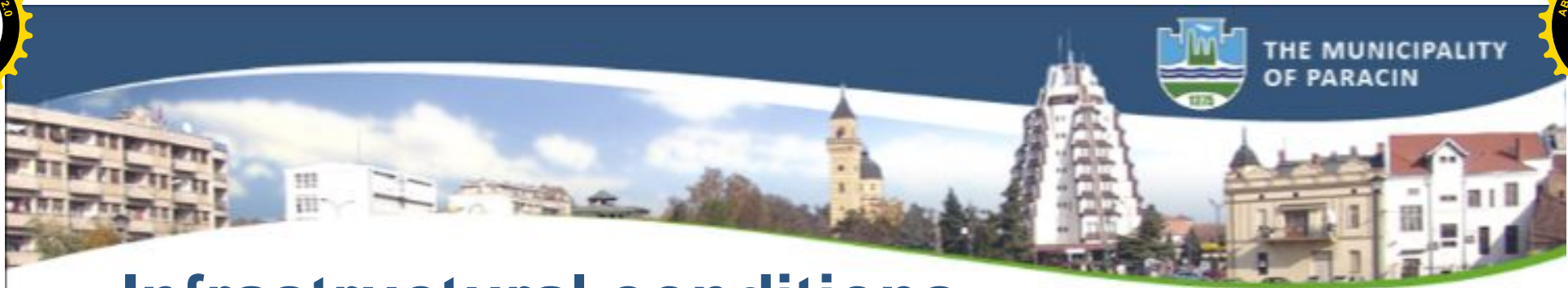
Industrial zone "Zmič"

Position:

It is placed alongside the national road of the second rank R 214, nearby the corridor 10, between two towns Paraćin and Ćuprija

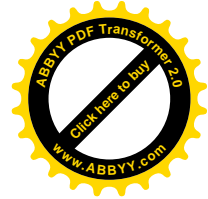
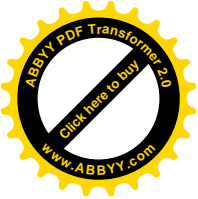


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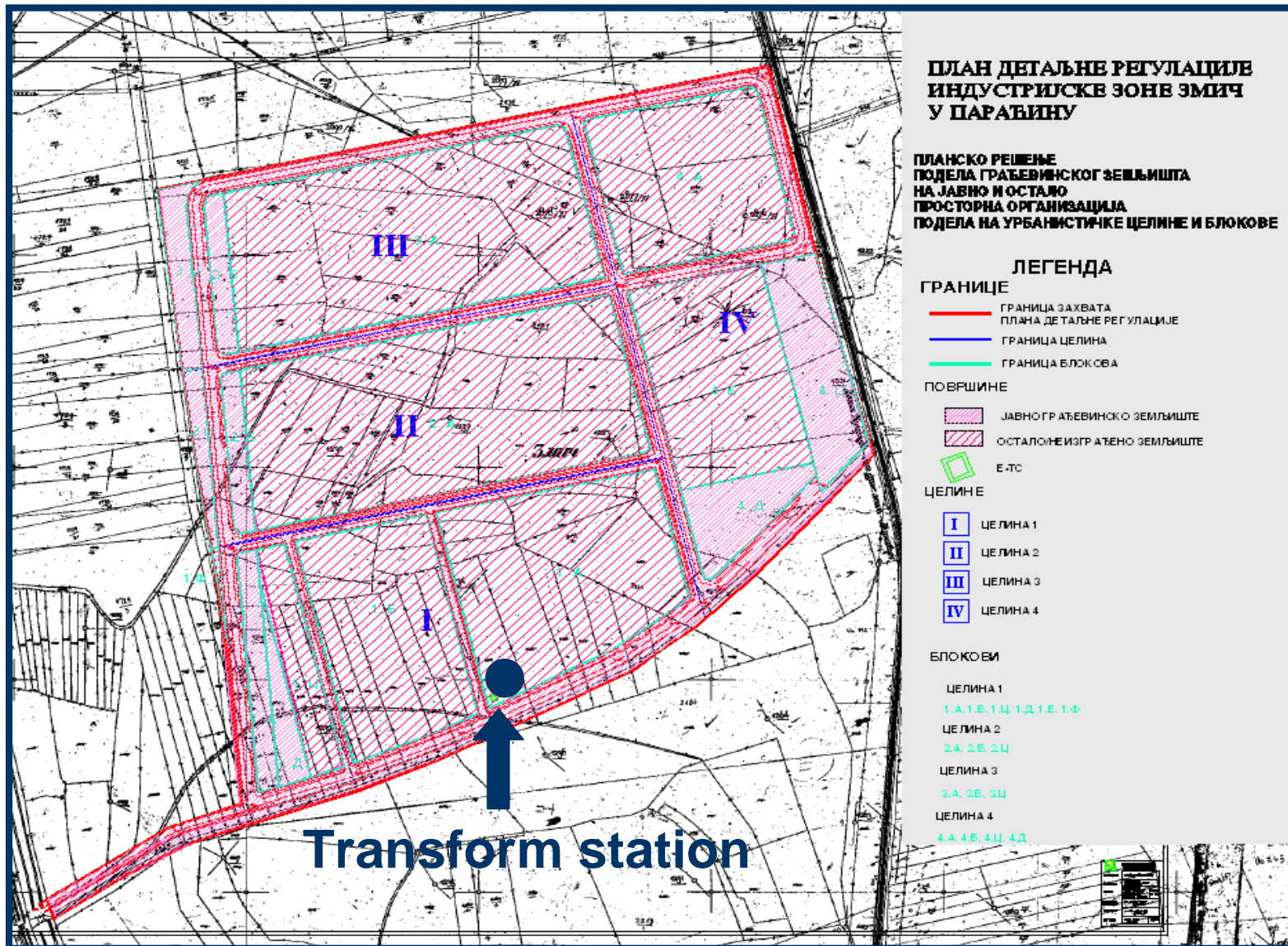


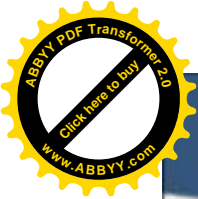
Infrastructural conditions

- Prepared plan of the detailed regulation and all needs technical documentation
- Finished the infrastructure to the point of the entrance to the industrial zone: road, waterworks, sewage, electricity, telecommunications, gas
- Constructed Transform power station of the power TS 2 x 630 KVA



Location of the transform power station of the power TS 2 x 630 KVA in "Zmič"



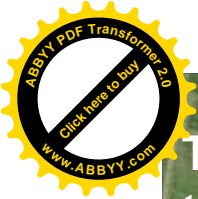


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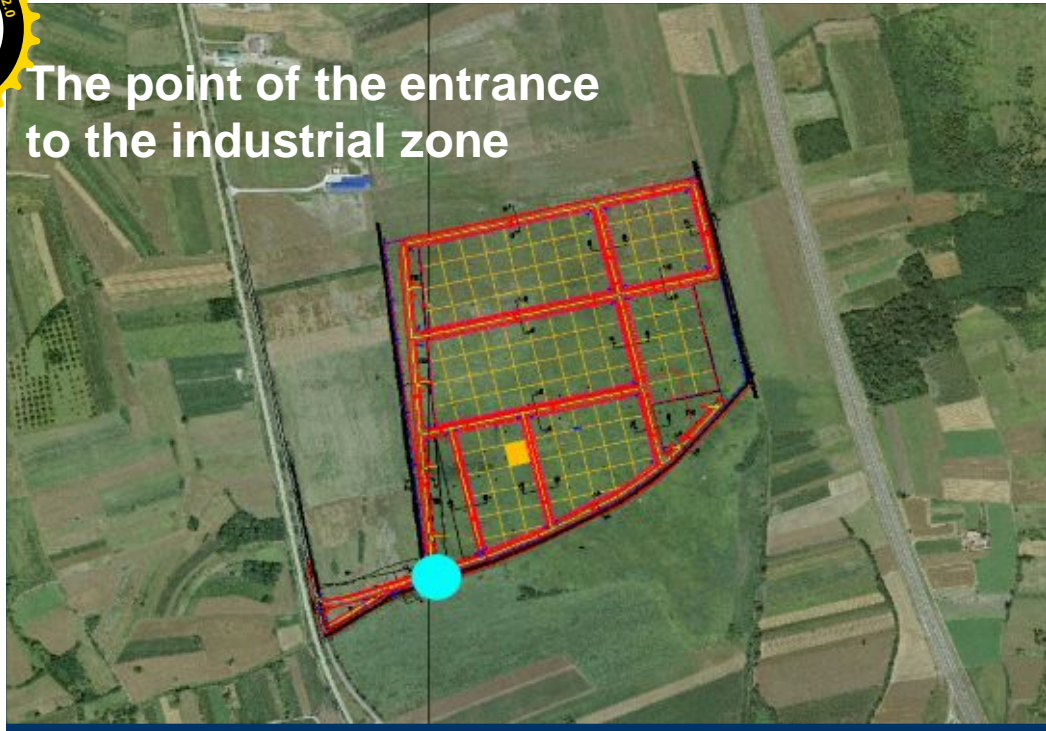


Finished infrastructure

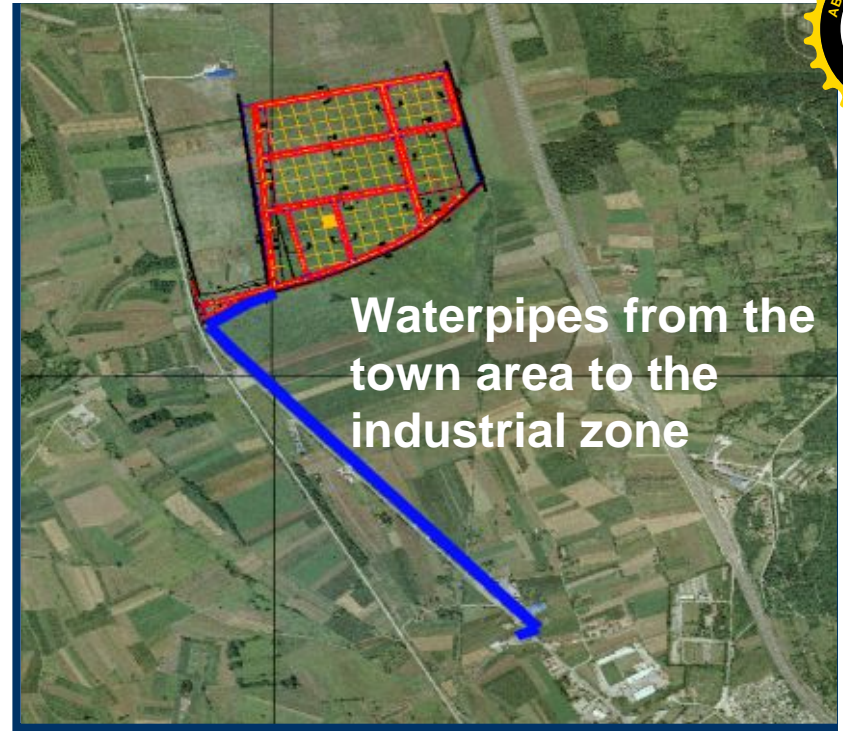
- Sewage: 2 pump stations Main pipe at the road side I, VI an entrance to thr zone Ø 300mm, secondary pipes within thezone Ø 200mm
- Atmospheric sewage: along the roads of the entire zone Ø 200mm, in flux into melioration canal
- Gas: capacity: 1200m³ / h presure 3,5 bars
- Water: diameter Ø 200mm (plastic) pipes to the water compressing pump, after the pump pipes diameter Ø 100mm pressure 1,5 bars, max 3,5 bars



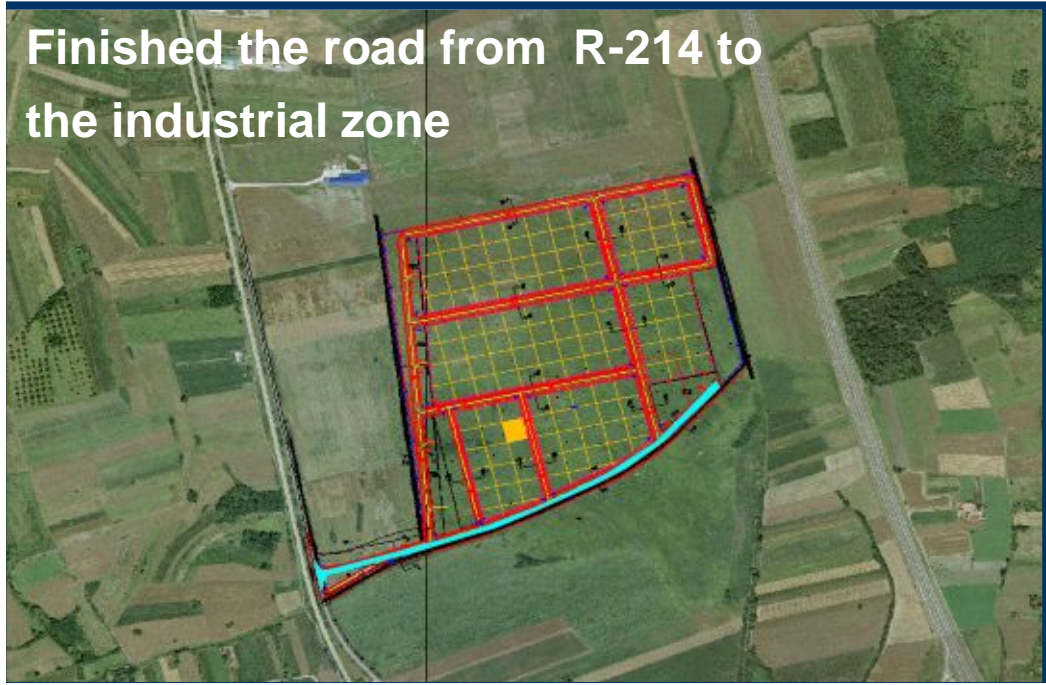
The point of the entrance to the industrial zone



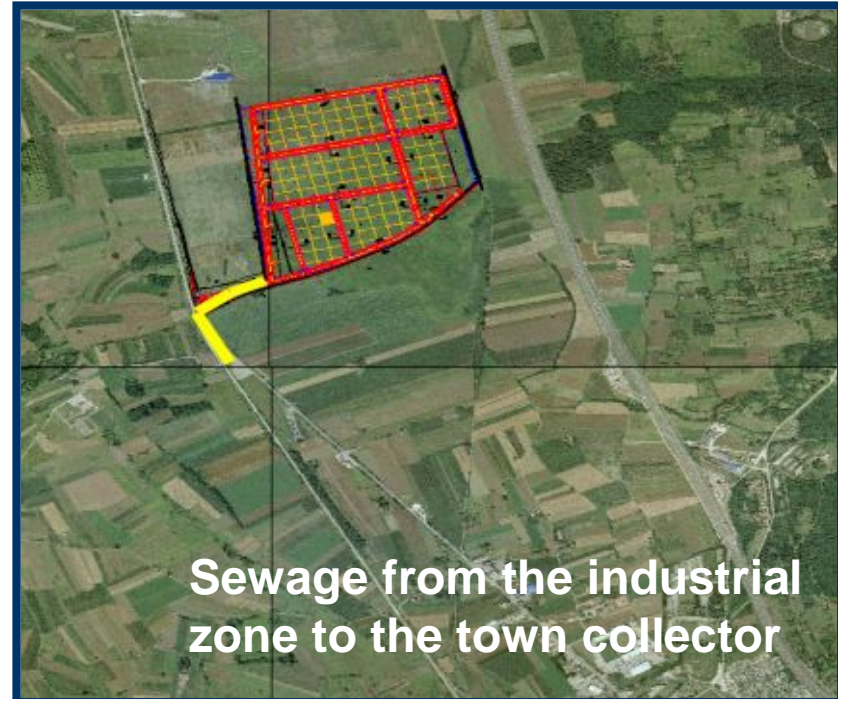
Waterpipes from the town area to the industrial zone

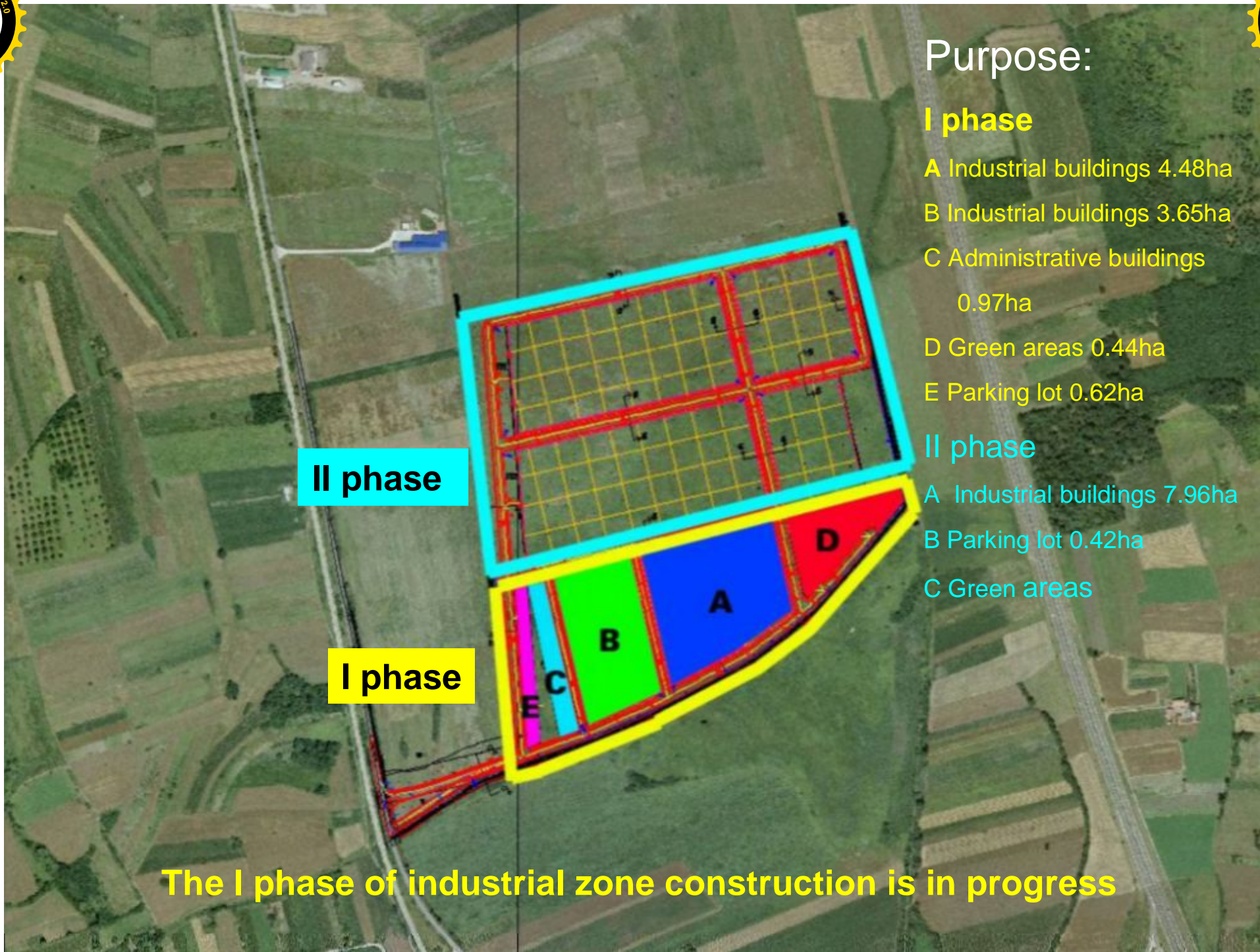


Finished the road from R-214 to the industrial zone



Sewage from the industrial zone to the town collector





II phase

I phase

Purpose:

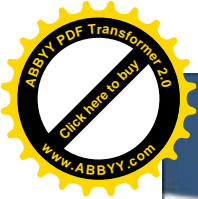
I phase

- A Industrial buildings 4.48ha
- B Industrial buildings 3.65ha
- C Administrative buildings 0.97ha
- D Green areas 0.44ha
- E Parking lot 0.62ha

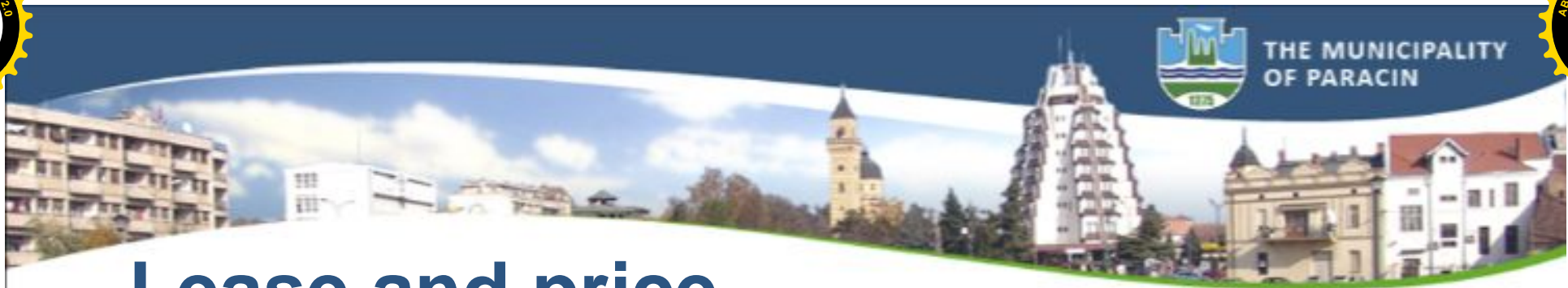
II phase

- A Industrial buildings 7.96ha
- B Parking lot 0.42ha
- C Green areas

The I phase of industrial zone construction is in progress



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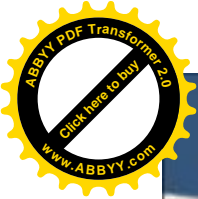


Lease and price

- Measurement unit for lease is “module” area 0,23ha (48 X 48) meters
- Number of modules in the entire complex amounts to 135
- Lease conditions 80 years



Price: adjustment to new regulations is in progress



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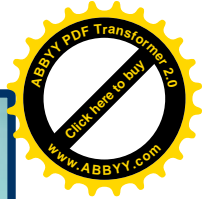
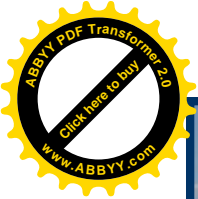
Average time for issuing necessary documents

<i>Document</i>	<i>Days</i>
Location permit	7 – 30
Construction permit	2 – 3
Utilization permit	to 7

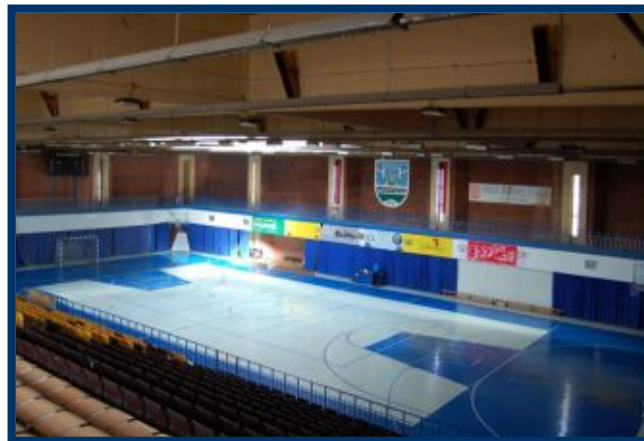
Office for LED offers all needed support !

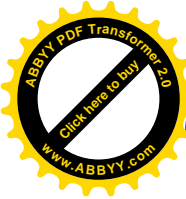
Paraćin has got ...





SPORTS AND RECREATIONAL CENTRE "7. JULI" PARAČÍN





Cultural institutions

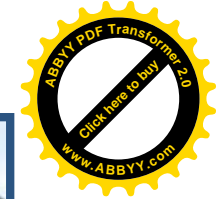
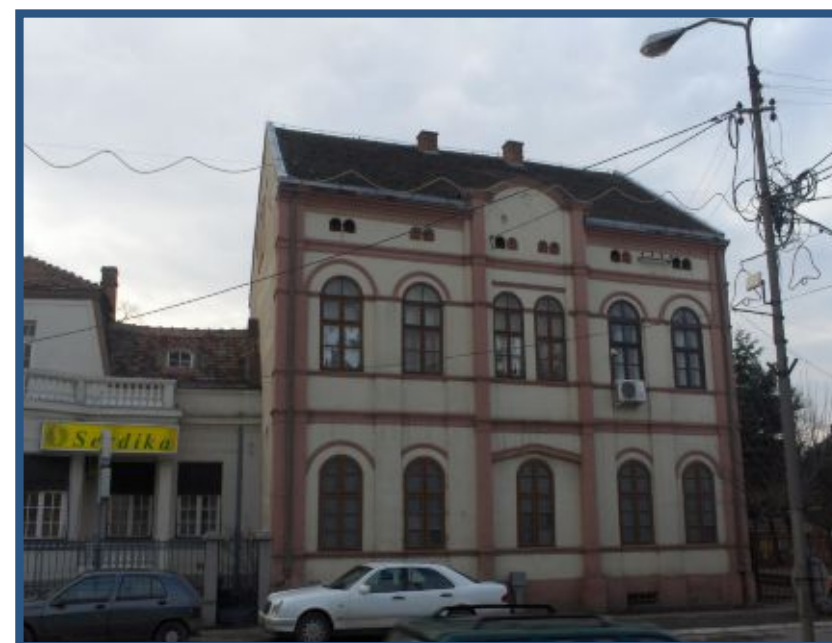
Cultural Centre
Native Museum "Paraćin"
Theatre "Paraćin"
Library "Dr Vićentije Rakić"

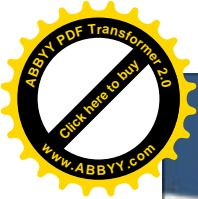
Four secondary schools

Gymnasium
School of Economics and
Commerce
School of Mechanics and
Electronics
Technological School

Academies and faculties

Belgrade Business School
Faculty of management Megatrend

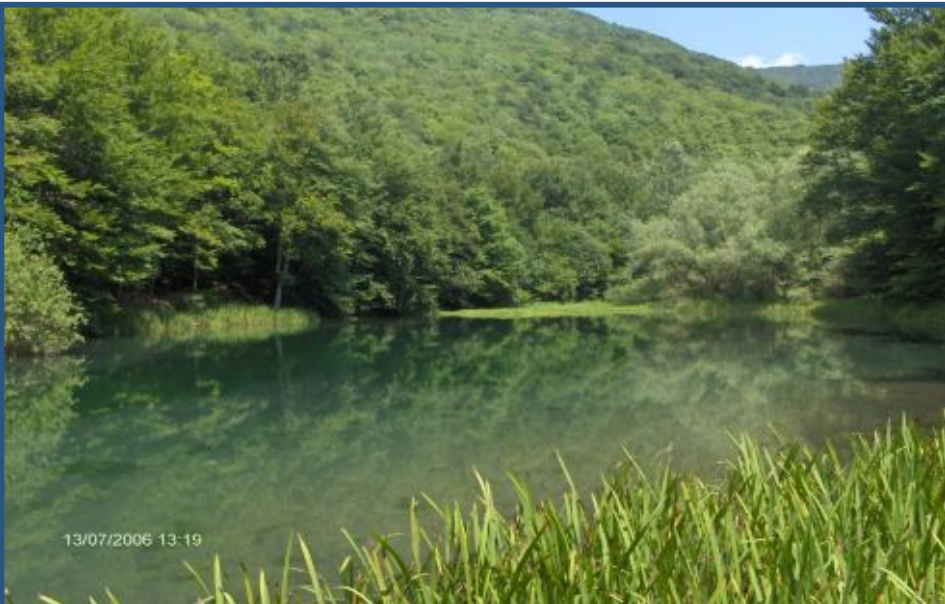




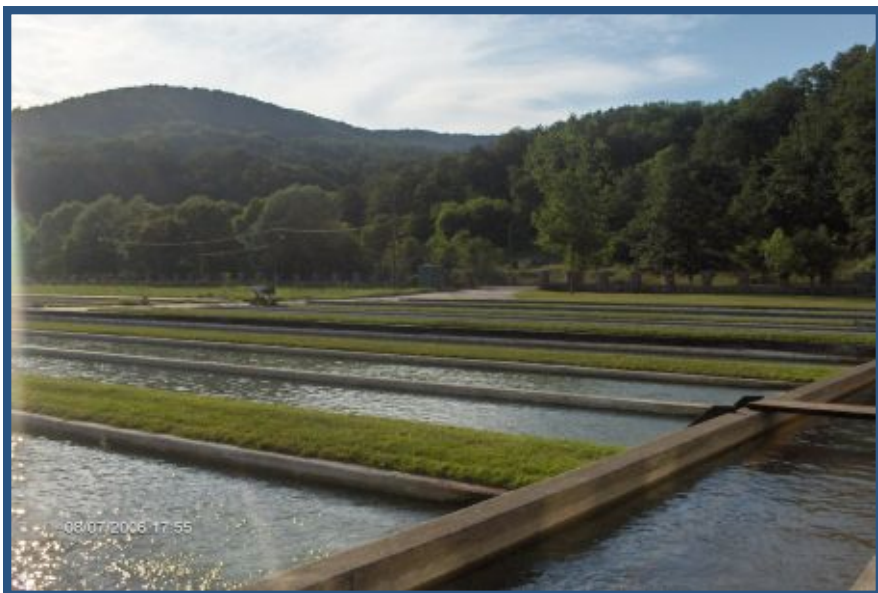
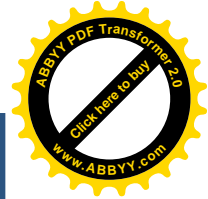
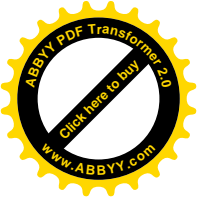
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Resort Grza

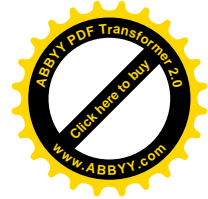
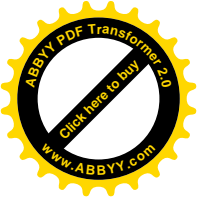


At the distance of 17 km from Paraćin towards Zaječar there is a resort "Grza" with two artificial lakes and the spring of the river Grza in a beautiful bushing surroundings



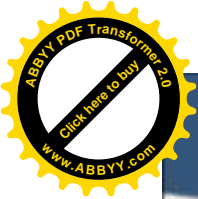
Resort Sisevac





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The municipality of Paraćin



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