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 import free of customs duties, implementation started from February 1st 2010
- The biggest greenfield investments in Southeastern Europe
- Government incentives for investment projects
- The lowest tax on profit in Europe – 10%

Benefits of investment into Serbia
Location of Paraćin

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

<table>
<thead>
<tr>
<th>Qualifications</th>
<th>%</th>
<th>Available workforce for building industry needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>No qualification</td>
<td>5</td>
<td>414</td>
</tr>
<tr>
<td>Primary school education</td>
<td>34</td>
<td>2844</td>
</tr>
<tr>
<td>Secondary school</td>
<td>54</td>
<td>1728</td>
</tr>
<tr>
<td>Higher degree</td>
<td>4</td>
<td>55</td>
</tr>
<tr>
<td>University degree</td>
<td>3</td>
<td>36</td>
</tr>
</tbody>
</table>
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.
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
Paraćin modern local government

- Committed to development of building 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
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)
“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”

Gustavo Navarro,
General Manager of Holcim (Serbia)
Industrial zone “ZMIĆ”
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
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 Čuprija.
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 "Zmić"
Finished infrastructure

- Sewage: 2 pump stations. Main pipe at the road side I, VI entrance to the zone Ø 300mm, secondary pipes within the zone Ø 200mm.

- Atmospheric sewage: along the roads of the entire zone Ø 200mm, in flux into melioration canal.

- Gas: capacity: 1200m³/h pressure 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
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
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
Average time for issuing necessary documents

<table>
<thead>
<tr>
<th>Document</th>
<th>Days</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location permit</td>
<td>7 – 30</td>
</tr>
<tr>
<td>Construction permit</td>
<td>2 – 3</td>
</tr>
<tr>
<td>Utilization permit</td>
<td>to 7</td>
</tr>
</tbody>
</table>

Office for LED offers all needed support!
Paraćin has got ...
SPORTS AND RECREATIONAL CENTRE "7. JULI" PARAĆIN
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
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

THE CRNIĆA RIVER SPRING
Let us connect the tradition and economic development
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The municipality of Paraćin

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