BEFL

Construction / Redevelopment of Capital Construction Facilities, May, 2011

Purchase Agreement and Certificate of State Registration of Title or Lease Agreement		Stage 1: Obtaining title to the land plot by the Developer (construction/redevelopment of the relevant property shall be determined by land category and type of permitted use). State registration of title
Land Plot Development Plan	30 days (Cl. 17 Art. 46 UDC RF)	Stage 2: Submitting an application for a land plot development plan to the local government body by the Developer/Client
Technical Conditions	14 days (Cl. 7 Art. 48 UDC RF)	Stage 3: Submitting an application for provision of technical conditions to the organizations operating utility services by the Developer/Client (if the leasehold of a land plot was acquired for construction purposes at an auction, the auction organizer shall be liable to ensure provision of technical conditions prior to the auction)
Report	Term to be determined by the agreement	Stage 4: Engineering surveys - to be carried out under the Developer's/Client's assignment by an entity with the relevant permit for performing such types of activities, issued by a self-regulatory organization
Positive State Expertise Conclusion	Up to 3 months (Cl. 7 Art. 49 UDC RF)	Stage 5: State expertise of engineering surveys results – to be performed by an authorized executive body or an institution upon the Developer's/Client's request Expertise is not conducted, shall engineering surveys be carried out for the purposes of project documents preparation with respect to the objects, specified in Cl. 2 Art. 49 of the Urban Development Code of the Russian Federation (hereinafter referred to as ' UDC RF'), and whose construction/ redevelopment requires no construction permit. The results of engineering surveys may be submitted for state expertise together with the project documents
Project documents	Term to be determined by the agreement	Stage 6: Architectural and construction design – to be carried out under the Developer's/Client's assignment by an entity with the relevant permit for performing such types of activities, issued by a self-regulatory organization
Positive State Expertise Conclusion	Up to 3 months (Cl. 7 Art. 49 UDC RF)	Stage 7: State expertise of the project documentation – to be performed by an authorized executive body or an institution upon the Developer's/Client's application Expertise is not conducted with respect to the project documentation of the objects specified in Cl. 2 Art. 49 of the UDC RF, and objects whose construction/redevelopment requires no construction permit; standard project documentation/its versions if it was approved by the state expertise earlier
Positive State Environmental Expertise Conclusion	Up to 6 months (Cl. 4 Art. 14 Federal Law 'On Environmental Expertise')	Stage 8: State environmental expertise of the project documents – to be performed by an authorized executive body in the field of environmental expertise. The projects documents shall be provided for the environmental expertise by a body (institution) conducting state expertise of the relevant documents. Expertise is conducted with respect to the facilities to be constructed/redeveloped in special economic areas of the Russian Federation, on land of specially protected natural territories adapted for disposal and neutralization of wastes of hazardous classes 1-5
		Stage 9: Submitting an application for construction permit. The application shall be submitted by the Developer/Client to the local governmental body at the place of a land plot location. The application form for construction permit on the land plot which is not covered by the urban development regulations, shall be submitted to the authorized federal executive body, an RF entity executive body or self-regulatory body in compliance with its competence
Construction Permit	10 days (Cl. 11 Art. 51 UDC RF)	Stage 10: Consideration of the application for construction permit by the relevant authority
Certificate of Axes Layout of the Capital Construction Facility Afield	Term to be determined by the agreement	Stage 11: Drawing set-back lines – to be performed by the entity in charge of facility construction under agreement with the Developer/Client.
General and Special Registers		Stage 12: Preparation of general and special registers of completed works by the Developer/Client
		Stage 13: Sending notice of construction commencement to the authority in charge of construction supervision 7 days prior to the commencement date State construction supervision shall be carried out with respect to the facilities whose project documentation is subject to the state expertise or present standard project documentation (versions hereof)
		Stage 14: Gratuitous transfer of information and documents stipulated by Cl. 18 Art. 51 UDC RF, to the authority having issued construction permit, by the Developer/Client (within 10 days upon obtaining the construction permit)
Work Inspection Certificate Statement of Deficiencies of Completed Works Certificate of Deficiencies Closure		Stage 15: Commencement of construction/redevelopment of the capital construction facility – to be performed by an entity with the relevant permit to such types of activities, issued by a self-regulatory body under agreement with the Developer/Client
		Stage 16: Construction supervision – to be performed by the Developer/Client or the entity engaged whereby under agreement within construction period
Statement of Compliance of the constructed/ redeveloped/repaired facility with the requirements of technical regulations and project documents		Stage 17: State construction supervision – to be performed by the authorized authority upon construction/redevelopment completion, can be performed within the construction period as well. State construction supervision shall be carried out with respect to the objects whose project documentation is subject to the state expertise or present standard project documentation (versions hereof)
Expert Report		Stage 18: State environmental control – to be performed by the authorized authority State environmental control shall be carried out with respect to the facilities located in a special economic area of the Russian Federation, on land of specially protected natural territories (Cl. 7 Art. 54 UDC RF)
Register of Field Supervision over construction/ redevelopment		Stage 19: Field supervision – to be performed by a person in charge of preparation of the project documents in accordance with the agreement made with the Developer/Client Field supervision is obligatory when constructing or redeveloping hazardous industrial facilities
Test Certificate of Capital Construction Facility - to be executed by the Developer/Client and the Contractor if construction/redevelopment is performed by the Contractor under the agreement Document confirming compliance of the constructed/redeveloped facility with the technical regulations (to be signed by the representative of the organization preparing utility services) Location scheme of the constructed/redeveloped facility and utility services within the boundaries of the land plot, and planned layout of the land plot (to be signed by the entity performing construction) Document confirming compliance of the constructed/redeveloped facility with the technical regulations and project documents (to be signed by the entity performing construction)		Stage 20: Commencement of construction/redevelopment of the capital construction facility
		Stage 21: Submitting an application for a commissioning certificate and the set of documents specified in this scheme to the authority, having issued the construction permit, by the Developer/Client (The Government of the Russian Federation may determine other documents required for obtaining a commissioning certificate)
Commissioning Certificate	10 days (Cl. 5 Art. 55 UDC RF)	Stage 22: Consideration of the application by the authority having issued a construction permit
Statement on Address Assignment		Stage 23: Obtaining by the Developer/Client of a statement on assigning address to the object (if it has not been assigned before) from the local governmental authority
		Stage 24: Preparing the cadastral passport of the property – to be performed by a cadastral engineer (an individual entrepreneur, or an entity which has made an agreement with a cadastral engineer) under the Developer's/Client's assignment
Cadastral Passport of the property	20 business days Art. 17 Federal law 'On State Property Cadastre'	
		Stage 25: Submitting application for state registration of title to the constructed/redeveloped property to the Russian State Register. Payment of the state fee. Provision of constituent documents
Certificate of State Registration of Title to the Constructed Property	1 month (Cl. 3 Art. 13 Federal law 'On State Registration of Title to Property and Transactions with it')	Stage 26: State registration of the Developer's title to the property