



Islamic Republic of Iran

Organization for investment, economic and technical assistance of Iran

Summary of Technical-Economical Pre-Feasibility Study

The name: Tourism complex in Bigan village

Sector: services, Subsector: Tourism, ISIC code: no coding

The owner of:

Organization for Investment, economic and Technical Assistance of Iran
(North Khorasan)



The ADDRESS:

Iran, North Khorasan, Bigan

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1. Abstract

Project Profile - Summary Sheet

Project Introduction
1- Project title: Tourism complex in Bigan village
2- Sector: Services Sub Sector: Tourism
3- Products / Services: Handicrafts and souvenirs market, catering units, residential units
4- location: Iran, North Khorasan, Bigan
5- Project description: Land area: 150000 M^2 , Floor area: 1455 M^2 , Facilities cost: 0.0462 Million Euro Description: Tourism complex includes: handicrafts and souvenirs market, catering units, children's play area, children's play area, amphitheater, restaurant
6- Annual capacity Nominal capacity: 150000 people Actual capacity:

Legal Authorizations																								
11- Licensure status:																								
<table border="1"> <thead> <tr> <th>Descriptions</th> <th colspan="2">Issuance status</th> </tr> </thead> <tbody> <tr> <td>Principal agreement (Establishment licensure)</td> <td>Yes <input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>land allotment</td> <td>Yes <input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>Environmental Inquiry</td> <td>Yes <input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>Possibility of water supply</td> <td>Yes <input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>Possibility of electricity supply</td> <td>Yes <input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>Possibility of electricity supply</td> <td>Yes <input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>Possibility of gas supply</td> <td>Yes <input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> </tbody> </table>	Descriptions	Issuance status		Principal agreement (Establishment licensure)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	land allotment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Environmental Inquiry	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Possibility of water supply	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Possibility of electricity supply	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Possibility of electricity supply	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Possibility of gas supply	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Financial Table

11- Financial structure:

Descriptions	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rial	Rate	Equivalent in Million Euro		
Fix Capital	55672	0.00002	1.11344	-	1.11344
Flowing Capital	3209	0.00002	0.06418	-	0.06418
Total Investment	58881	0.00002	1.17762	-	1.17762

- Value of foreign equipment / machinery: 0 Million Euro
- Value of local equipment / machinery: 0.07 Million Euro
- Value of foreign technical know-how: 0 Million Euro
- Value of local technical know-how: 0 Million Euro
- Net present value (NPV): NA Million Euro in years
- Internal Rate of Return (IRR) (for 5 years): NA
- Payback period: 1 year

2. Project location:

- 2.1. **Province:** North Khorasan
- 2.2. **the County:** Iran
- 2.3. **the project:** Tourist Complex
- 2.4. **access to the infrastructures:**

No.	Needed infrastructures	distance to the project	The supply infrastructures
1	Water	0	P ¹
2	Electricity	0	P
3	Gas	0	P
4	Telecommunications	0	P
5	High way	2	P
6	Sub way	0	P
7	Airport	74	P
8	Amirabad Port (Behshahr)	491	P
9	Bandar Abbas Port	1559	P
10	Rail way station of Jajarm	266	P
11	Rail way station of Joveyn	236	P

¹ Provided

3. Technical Specifications of plan

3.1. product:

The «Bigan tourist village» tourism complex will be established with the aim of providing tourism, catering and entertainment services such as: restaurants, accommodation suites, children's playgrounds and commercial booths, etc. in the village of Bigan located in the west of Maneh and Samalghan cities. The tourism complex is intended to provide tourist-recreational and welfare services.

Therefore, the activity of this complex can be classified in the form of direct services to households, which is of the final (consumption) type. Recreational and cultural complexes are not included in the ISIC code list due to being in the service group and are not coded. It should be noted that such collections obtain their licenses through the Cultural Heritage and Tourism Organization, and handicrafts.

North Khorasan has a special position in attracting tourists with its potentials such as: suitable geographical location, existence of different ethnicities, ancient civilization, cultural richness and natural resources. The location of this province in the path of Imam Reza (AS) pilgrims who cross the road along the Caspian Sea, has created a suitable situation that if properly planned and managed, a clear vision can be drawn in attracting tourism.

3.2. project's requirements:

A country's macro-strategies can be extracted through upstream documents approved in that country. In Iran, one of the upstream or long-term documents of the country is the 20-year vision document of Iran, which must be implemented by various governments. This document outlines the long-term horizon of Iran in 2021 and has been applicable since 2005. In order to quantify and provide more details about this industry, various strategic documents were designed, one of which is the vision document of the tourism sector. In this industry, the totality of the document is expressed quantitatively and digitally.

According to the vision document, the cultural heritage and tourism sector has different goals, and the programs of the relevant organizations must be coordinated in order to achieve these goals. The following are the headings of these goals:

Qualitative goals of cultural heritage and tourism development

- Development of cultural relations and consolidation of the political position of the system.
- Introducing the history and civilization of Iran to the world and creating understanding between nations.

- Providing the spiritual and psychological needs of society.
- Consolidation of national unity and promotion of cultural identity.
- Creating employment and foreign exchange earnings.
- Increase per capita income and help reduce social imbalances.
- Getting a good share of the international tourism market.

3.2.1. Space and infrastructure required:

land purchase Costs					
Specifications	Area (Square meters)	price per Square meter (Rial)	Cost		
			Paid cost (million Rial)	Needed fund (million Rial)	Total (million Rial)
A piece of land in bigan	150000	-	0	-	-

Site preparation and development Costs						
Description	Flowing capacity	Unit	Unit price (Thousand Rial)	Paid cost (million Rial)	Needed fund (million Rial)	Total (million Rial)
Excavation	6830	Sm	200	0	1366	1366
Wall Construction	400	m	300	0	120	120
Entrance door (3 meters wide)	2		50000	0	100	100
Green space, street construction	840	Sm	500	0	420	420
Atmosphere and Drawing - Flowerbox	300	m	500	0	150	150
Parking	2000	Sm	500	0	1000	1000
Children's park	300	Sm	800	0	240	240
Ponds and fountains	35	Sm	2000	0	70	70
Lawn and tree planting	2000	Sm	500	0	1000	1000
Pavilion (10 square meters)	200	Sm	2000	0	400	400
Lighting	300	-	-	0	300	300
Total					5166	5166

Civil works, structures and buildings Costs					
Description	Area (square meters)	Unit price (Thousand Rial)	Paid cost (million Rial)	Needed fund (million Rial)	Total (million Rial)
Office building	60	30000	0	1800	1800
Residential Suites (8 units)	400	30000	0	12000	12000
Traditional restaurant	150	30000	0	4500	4500
Commercial booths	225	25000	0	5625	5625
Chapel and W.C	40	25000	0	1000	1000
Coffee shop	80	25000	0	2000	2000
Amphitheater	200	25000	0	5000	5000
Hall	300	30000	0	9000	9000
Total	1455	-	0	40925	40925

No	Description	unit	Annual consumption
1-	Water consumption	Cubic meter	NA
2-	Electricity consumption	Kilowatt	NA
3-	Gas consumption	Cubic meter	NA

3.2.2. Equipment and machinery:

Plant machinery and equipment Costs						
Description	cost to date (million Rial)	Costs required				Total (million Rial)
		local costs (million rial)	Costs of currency		Cost to complete (million Rial)	
			Rate	Costs of currency (million Euro)		
Single bed with pillow, bedspread, pillowcase etc.	144	144	0.00002	0.00288	144	144
Double bed with dressing table and pillow, bedspread, pillowcase etc.	100	100	0.00002	0.002	100	100
Sofa (3 seaters)	80	80	0.00002	0.0016	80	80
mini fridge refrigerator (5 foot)	140	140	0.00002	0.0028	140	140
Dining utensils for 3 people	120	120	0.00002	0.0024	120	120
LCD TV (21-inch)	240	240	0.00002	0.0048	240	240
Carpets, curtains etc.	720	720	0.00002	0.0144	720	720
Other (about 5%)	77	77	0.00002	0.00154	77	77
Total cost of machinery	1621	1621	0.00002	0.03242	1621	1621

The exchange rate is: 1 Rial = 0.000020 € in 2021/03/15 (date)

3.2.3. Raw material and intermediate components (Specifications and cost raw material, auxiliary packaging for the product):

Description	Unit	production capacity in 100%	total consumption of the raw material	price per unit of raw material (Rial)	annual cost of providing material (million Rial)
Consumables items	ton		-	-	450
Salary (25 people)	Rial		-	-	16483
Water, electricity, fuel and communications	L/KW/CM		-	-	813
Repair and maintenance	Rial		-	-	1507.5
Miscellaneous and unforeseen current	Rial		-	-	963
Fixed Assets Insurance	Rial		-	-	111
depreciation	Rial		-	-	4280
Marketing and sales costs	Rial		-	-	3530
Administrative costs	Rial		-	-	1200
Total			-	-	29337.5

3.2.4. management and human resources:

Salary of administrative staff						
No.	Position	Number of shifts	Personnel per shift (No.)	Total staff (people)	Monthly salary (Rial/ per person)	annual salary (million Rial)
1	Project Manager	-	-	1	40	480
2	Accountant and office worker	-	-	4	32	1536
3	Services	-	-	13	32	4992
4	Guard	-	-	3	32	1152
5	driver			1	32	384
6	horticulturist			3	32	1152
	Total	-	-	25	-	9696
	Gifts and rewards & insurance= 70% of salary received				-	6787
	Total				-	16483

- Number of skilled personnel required: 8
- number of non- skilled personnel required: 17
- number: 25
- of expert personnel required: 3

4. Market study and Competition:

According to the studies and receiving expert opinions from the Cultural Heritage and Tourism Organization of the province, it seems that the presence of tourists, considering that North Khorasan province is located in the northern part of the country and every year witnesses the presence of travelers and pilgrims of Imam Reza in The return route passes through the main road and this road has the potential to attract tourists and benefit from the presence of travelers, so in the most pessimistic case, the strategy and vision document of the province should be planned and managed. Up to at least 20% of incoming tourists to the province are attracted to tourism complexes, otherwise any investment to attract incoming travelers to the province in less than this capacity will not be cost-effective and justifiable for the private sector, therefore based on such an argument 20 % of the statistics in Table 1 is considered as the actual potential of incoming tourists to the province, and then in the most

realistic case, we should consider at least 5% of this population as tourists using the services of Bigan Tourism Complex to achieve the desired plan. Have a minimal justification.

Number of incoming tourists to the province	Forecast attracting 20% of incoming tourists	Demand for tourists of Bigan Complex (5%)
33067771	6613554	330678

Among the most important prospects is intended for Cultural Heritage, Handicrafts and Tourism in Northern Khorasan province are as follows:

- Effective support for organizing the production process and reforming the market system of agricultural products in order to improve the exchange relationship with other sectors, increase productivity, reduce production costs, respect the cost of basic products, provide producers' income and consumer benefits and improving the quality of food materials and products.
- Allocating targeted subsidies to the agricultural sector in order to achieve self-sufficiency, support the construction of infrastructure, compliance with environmental standards.
- Flexibility in different environmental conditions and promotion of competitiveness in domestic and international markets.

5. Financial projection:

5.1. The cost estimate:

No.	Subject	Costs Million (Rial)
1	Fixed investments	55672
2	Flowing Capital	3209
3	Total investment	58881

Fixed investment

Fixed investment						
subject	Paid cost (million Rial)	Costs required				Total cost (million Rial)
		local cost (million Rial)	Foreign exchange cost		Needed fund (million Rial)	
			Rate	Foreign exchange cost (million Euro)		
land purchase	0	-	0.00002	-	-	-
Civil works, structures and buildings	0	46091	0.00002	0.92182	-	46091
Facilities and equipment	0	7431	0.00002	0.14862	-	7431
vehicles	0	950	0.00002	0.019	-	950
Office supplies and furniture	0	1200	0.00002	0.024	-	1200
Total		55672	0.00002	1.11344	-	55672

Flowing Capital				
Description	Duration	Cost to date (million Rial)	Cost to complete (million Rial)	Total (million Rial)
Raw materials (2 months of Raw materials and packaging)	60	0	75	75
Accounting receivables	0	0	0	0
Imprest fund	60	0	3134	3134
Total		0	3209	3209

5.2. Duration of project operation:

The time of doing early stages and completing its process is about 1 year.