



Islamic Republic of Iran

Organization for investment, economic and technical assistance of Iran

## **Summary of Technical-Economical Pre-Feasibility Study**

The name: Caravanserai in Robat Ghelli 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, Jajarm, Robat Ghelli

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# 1. Abstract

## Project Profile - Summary Sheet

Project Introduction
1- Project title: Caravanserai in Robat Ghelli village
2- Sector: Services    Sub Sector: Tourism
3- Products / Services: Providing accommodation services, traditional catering
4- location: Jajarm, Robat Ghelli
5- Project description: Land area: 3500 M <sup>2</sup> ,    Floor area: 525 M <sup>2</sup> ,    Facilities cost: 0.033 Million Euro Description: Revival of Robat Ghelli Caravanserai (traditional residence and dining hall)
6- Annual capacity Nominal capacity: 430000 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	24303.5	0.00002	0.4861	-	24303.5
Flowing Capital	1414	0.00002	0.0283	-	1414
Total Investment	25717.5	0.00002	0.5144	-	25717.5

- Value of foreign equipment / machinery: 0 Million Euro
- Value of local equipment / machinery: 0.0142 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: - year

## 2. Project location:

**2.1. Province:** North Khorasan

**2.2. the County:** Iran

**2.3. the project:** Caravanserai

**2.4. access to the infrastructures:**

No.	Needed infrastructures	distance to the project	The supply infrastructures
1	Water	0	P <sup>1</sup>
2	Electricity	0	P
3	Gas	0	P
4	Telecommunications	0	P
5	High way	65	P
6	Sub way	0	P
7	Airport	155	P
8	Amirabad Port (Behshahr)	340	P
9	Bandar Abbas Port	1473	P
10	Rail way station of Jajarm	35	P
11	Rail way station of Joveyn	106	P

<sup>1</sup> Provided

### **3. Technical Specifications of plan**

#### **3.1. product:**

Robat Ghelli's Caravanserai is established in the village of Robat Ghelli with the aim of providing catering and entertainment services such as: traditional restaurants, commercial booths, etc.

This village is located five kilometers southeast of Ghelli village in Sankhast (a part of Jajarm city). The tourism Caravanserai is intended to provide tourist-recreational and welfare services. Therefore, the activity of this Caravanserai 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.

The departments of this caravanserai are:

- Traditional restaurant (200 square meters)
- Typical residential suites with 8 units (150 square meters)
- Commercial booths with 15 booths (225 square meters)

#### **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 Robat Ghelli	3500	-	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	3000	Sm	200	0	600	600
Wall Construction	180	m	300	0	54	54
Entrance door (3 meters wide)	2	-	25000	0	50	50
Green space, street construction	415	Sm	500	0	207.5	207.5
Atmosphere and Drawing - Flowerbox	200	m	500	0	100	100
Parking	1500	Sm	500	0	750	750
Children's park	200	Sm	800	0	160	160
Ponds and fountains	50	Sm	2000	0	100	100
Lawn and tree planting	700	Sm	500	0	350	350
Lighting	180	-	-	0	180	180
Total					2551.5	2551.5

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)
Commercial booths (15)	225	25000	0	5625	5625
Residential Suites (8 units)	150	25000	0	3750	3750
Traditional restaurant	200	30000	0	6000	6000
Chapel and W.C	60	20000	0	1200	1200
<b>Total</b>		-	0	16575	16575

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			Cost to complete (million Rial)	Total (million Rial)
		local costs (million rial)	Costs of currency			
			Rate	Costs of currency (million Euro)		
Single bed with pillow, bedspread, pillowcase etc.	96	96	0.00002	0.0019	96	96
Dining utensils for 3 people- 8 series	36	36	0.00002	0.0007	36	36
Carpets, curtains etc.	400	400	0.00002	0.008	400	400
Traditional decorations inside the suite	160	160	0.00002	0.0032	160	160
Other (about 5%)	35	35	0.00002	0.0007	35	35
<b>Total cost of machinery</b>	<b>727</b>	<b>727</b>	<b>0.00002</b>	<b>0.0145</b>	<b>727</b>	<b>727</b>

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		-	-	280
Salary (10 people)	Rial		-	-	6691
Water, electricity, fuel and communications	L/KW/CM		-	-	483
Repair and maintenance	Rial		-	-	760
Miscellaneous and unforeseen current	Rial		-	-	411
Fixed Assets Insurance	Rial		-	-	49
depreciation	Rial		-	-	1857
Marketing and sales costs	Rial		-	-	1544
Administrative costs	Rial		-	-	500
Total			-	-	12575

**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	-	-	2	32	768
3	Services	-	-	5	32	1920
4	Guard	-	-	2	32	768
	Total	-	-	10	-	3936
	Gifts and rewards & insurance= 70% of salary received				-	2755
Total					-	6691

- Number of skilled personnel required: 5
- number of non- skilled personnel required: 5
- total number: 10
- 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 the city of Maneh and Samalghan, 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 below table 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 Robat Ghelli caravanserai 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 Robat Ghelli caravanserai (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	24303.5
2	Flowing Capital	1414
3	Total investment	25717.5

#### 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	-	-	-
Landscaping	0	2551.5	0.00002	0.0510	2551.5	2551.5
buildings	0	16575	0.00002	0.3315	16575	16575
Furniture Suites	0	727	0.00002	0.0145	727	727
Other equipment	0	400	0.00002	0.008	400	400
Facilities	0	1650	0.00002	0.033	1650	1650
Tools	0	-	0.00002	-	-	-
vehicles	0	1900	0.00002	0.038	1900	1900
Office supplies and furniture	0	500	0.00002	0.01	500	500
<b>Total</b>		<b>24303.5</b>	<b>0.00002</b>	<b>0.4861</b>	<b>24303.5</b>	<b>24303.5</b>

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	46	46
Accounting receivables	0	0	0	0
Imprest fund	60	0	1368	1368
<b>Total</b>		<b>0</b>	<b>1414</b>	<b>1414</b>

### 5.2. Duration of project operation:

The time of doing early stages and completing its process is about 11 months.