



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 Bash Kalateh 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, Bash Kalateh

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# 1. Abstract

## Project Profile - Summary Sheet

Project Introduction
1- Project title: Tourism complex in Bash Kalateh village
2- Sector: Services    Sub Sector: Tourism
3- Products / Services: Handicrafts market, catering units, children`s play area
4- location: Iran, North Khorasan, Bash Kalateh
5- Project description: Land area: 30000 $M^2$ ,    Floor area: 750 $M^2$ ,    Facilities cost: 0.042 Million Euro Description: Tourism complex includes: handicrafts market, catering units, children's play area
6- Annual capacity Nominal capacity: 300000 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	12366	0.00002	0.2473	-	0.2473
Flowing Capital	3018	0.00002	0.06036	-	0.0604
Total Investment	15384	0.00002	0.30768	-	0.3077

- Value of foreign equipment / machinery: 0 Million Euro
- Value of local equipment / machinery: 0.03352 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 <sup>1</sup>
2	Electricity	0	P
3	Gas	0	P
4	Telecommunications	0	P
5	High way	<1 km	P
6	Sub way	0	P
7	Airport	51	P
8	Amirabad Port (Behshahr)	384	P
9	Bandar Abbas Port	1536	P
10	Rail way station of Jajarm	122	P
11	Rail way station of Joveyn	210	P

<sup>1</sup> Provided

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

### **3.1. Product:**

The Bash Kalateh 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 Bash Kalateh 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:**

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 Bash-Kalateh	30000	-	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	5000	Sm	200	0	1000	1000
Wall Construction	300	m	300	0	90	90
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	1000	Sm	500	0	500	500
Children's park	200	Sm	800	0	160	160
Ponds and fountains	10	Sm	2000	0	40	40
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					4160	4160

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	100	25000	0	2500	2500
Chapel and W.C	40	25000	0	1000	1000
Total	750	-	0	21800	21800

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.	96	96	0.00002	0.00192	96	96
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)	280	280	0.00002	0.0056	280	280
Dining utensils for 3 people	80	80	0.00002	0.0016	80	80
LCD TV (21-inch)	240	240	0.00002	0.0048	240	240
Carpets, curtains etc.	480	480	0.00002	0.0096	480	480
Built-in stove	240	240	0.00002	0.0048	240	240
Other (about 5%)	80	80	0.00002	0.0016	80	80
<b>Total cost of machinery</b>			<b>0.00002</b>	<b>0.03352</b>		<b>1676</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		-	-	300
Salary (25 people)	Rial		-	-	16483
Water, electricity, fuel and communications	L/KW/CM		-	-	813
Repair and maintenance	Rial		-	-	516
Miscellaneous and unforeseen current	Rial		-	-	906
Fixed Assets Insurance	Rial		-	-	25
depreciation	Rial		-	-	2635
Marketing and sales costs	Rial		-	-	4293
Administrative costs	Rial		-	-	800
<b>Total</b>			<b>-</b>	<b>-</b>	<b>26771</b>

### 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 the city of Maneh and Samalghan, and this city 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 10% of this

population as tourists using the services of Bash Kalateh 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 Bash Kalateh Complex (10%)
33067771	6613554	661355

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	12366
2	flowing Capital	3018
3	Total investment	15384

#### Fixed investment

Fixed investment						
subject	Paid cost (million Rial)	Costs required			Needed fund (million Rial)	Total cost (million Rial)
		local cost (million Rial)	Foreign exchange cost			
			Rate	Foreign exchange cost (million Euro)		
land purchase	0	-	0.00002	-	-	-
Civil works, structures and buildings	0	6340	0.00002	0.1268	-	6340
Facilities and equipment	0	4276	0.00002	0.08552	-	4276
vehicles	0	950	0.00002	0.019	-	950
Office supplies and furniture	0	800	0.00002	0.016	-	800
<b>Total</b>		12366	0.00002	0.24732	-	12366

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	50	50
Accounting receivables	0	0	0	0
Imprest fund	60	0	2968	2968
<b>Total</b>		0	3018	3018

### 5.2. Duration of project operation:

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