

*Organization of Cultural Heritage, Handicrafts and Tourism

1- Kajiran village tourism complex:

The construction of the tourism complex of Kajiran Taleghan village with an area of 25.6 hectares and a substructure of 40,000 square meters is for economic development and providing services to tourists. The planned use for this complex is: various residential units, sports complex, etc.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Taleghan city - Kajiran village	2291269	111	22

2- Vesiye Valley Health Village

The construction of the health village of Dere Vise Valley with an area of 194,000 square meters is for economic development and providing medical and health services to tourists. Dare Vesiye health village has several inpatient rooms, check-up department, rehabilitation department, reception department and accommodation for people.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj - the leading edge of the Vesiye Valley climbing axis	4097842	152	21

3- Salehiya Lagoon Tourism Complex

The construction of Salehiya Lagoon tourism complex with an area of 62.6 hectares and an infrastructure of 4000 square meters is for economic development and providing services to tourists. The habitats of Salehiya wetland are very diverse and the majority of the habitats of this wetland are birds. There are 120 species of birds in Salehiya wetland, and this wetland is also the place of migration of many species of migratory birds. Facilities such as restaurants, pavilions, prayer houses, parking, toilets will be built in the area of Salehiya Lagoon.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Nazarabad - Salehiya pond	924389	68	23

4- Eshtehard Ramli Houses Tourist Resort Complex

The construction of Eshtehard Ramli Houses tourism recreation complex with an area of 25 hectares and an infrastructure of 1320 square meters is for economic development and providing services to tourists. The stone houses of Eshtehard are one of the sights of this city, which show a part of the life of the people in this region about 2000 years ago. This complex has amenities, restaurants, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Eshtehard - 2 km from Sehat Abad village	1526096	46	40

5- Hasankader Tourism Recreation Complex

The construction of Hasankader tourism recreation complex with an area of 9.2 hectares and an infrastructure of 15,000 square meters is for economic development and providing services to tourists. This region is known as Iran's hidden paradise due to its pristine nature and climate. In the upcoming plan, services such as restaurants, coffee shops, etc. have been addressed.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj to Kandavan axis - Hasankader village	1684883	60	20

6- Gete Deh Village Ecotourism Complex

The construction of the eco-tourism complex of Geteh Deh village with an area of 37.7 hectares and an infrastructure of 6000 square meters is for economic development and providing services to tourists. Gete Deh tourism complex has several rooms for accommodation, shops, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj-Qazvin highway, the way of Gete Deh village	3596101	47	39

7- Vale Hotel

The construction of Waleh Hotel with an area of 7.3 hectares and an infrastructure of 14,000 square meters is for economic development and providing services to tourists. In this hotel, the sports complex and hospitality are also considered for tourists

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
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Kandavan - not reaching Gachsar - heights of Valeh village	2140853	111	20
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8- Bagh Gulha tourism and entertainment complex

The construction of Bagh Gulha tourism and entertainment complex with an area of 10.6 hectares and an infrastructure of 10,000 square meters is for economic development and providing services to tourists. The proposed use for this complex is the construction of a bicycle track, coffee shop, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj - the end of Taleghani St. - Biji lands	951658	50	24

9- Goldera nomadic eco camp

The construction of Goldera Nomadic Ecocamp tourism complex with an area of 53.5 hectares and an infrastructure of 20,000 square meters is for economic development and providing services to tourists. Ecocamps are accommodations in pristine nature that keep people away from the daily life of the city and at the same time do not harm the nature, for this reason they have many fans among nature lovers

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Nazarabad city - next to Abike highway	3849022	41	37

10- Rais Mohammad's tourism

The construction of an eco-residence is on a land of 10,000 square meters in the village of Rais Mohammad with an occupation area of 520 meters. Ecotourism includes various options such as recycling materials to staying in local houses, eating local food, marketing handicrafts, etc., which are possible in rural areas

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Eshtehard - the village of Rais Mohammad	48923	40	26

11- Nekojar Ecological Collection

The construction of Nekojar ecotourism complex with an area of 13.4 hectares and an infrastructure of 1350 square meters is economic development and providing services to tourists. This complex includes

residences, crafts store, reception hall and restaurants, which earns this project through renting residences and selling and serving food in restaurants, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Eshtehard - Nekojar tourist target village	1028510	43	35

12- Alborz Mountain Park Tourist Complex

The construction of Alborz Mountain Park tourism complex with an area of 99 hectares and 4,000 square meters of infrastructure is aimed at improving the environment and attracting farmers and different people to this area in line with economic development. In this park, services such as bicycle track, restaurant, etc. are provided.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province - Kandavan tunnel	426223	88	38

13- Recreation complex, tourist park tourism

The construction of Karaj Tourist Park tourist complex with an area of 90,000 square meters and an infrastructure of 90,000 square meters is for economic development and providing services to tourists. This park has a cycling track, restaurant and coffee shop, handicraft shopping center, etc.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Atmosfer Metro - North of Hemet Highway	3248545	125	199

14- Tethys Inter-Road Welfare Complex

The construction of a convenience complex between the roads with accommodation facilities, restaurants, and the creation of rental space for recreation and entertainment centers, a traditional goods store, a repair shop with an area of 111,600 square meters and an occupation area of 20,800 and a total of 90,800 square meters of green space

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj-Qazvin highway, Bibi Sakineh entrance	3725321	83	21

15- Barghan Health Village

The construction of Barghan Health Village with an area of 25.5 hectares and an infrastructure of 40,000 square meters is for economic development and providing medical and health services to tourists. Barghan Health Village has a hydrotherapy department, inpatient room, check-up department, rehabilitation department, reception and accommodation department.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province - Atashgah axis to Berghan	1039442	51	28

16- Moheb Health Village

Providing recreational services and all health-related services (services between home and hospital) including: admission, care, swimming pool, reception, laboratory, physiotherapy and rehabilitation, examination and consultation room, in a land with an area of 10650 square meters

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj-Qazvin highway, Kordan exit to Berghan	1462205	46	37

17- traditional restaurant

The construction of a canteen in the pleasant area of Kohsar with an area of 1200 square meters with an employment level of 306 meters, which has a suitable geographical location and high tourism potential. The existence of catering complex and craft stalls has created 15 jobs directly and 30 jobs indirectly in the region.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Savojbolagh-Kohsar- in front of Arin Shahr Garden	124422	41	32

18-Artificial hunting ground is famous

Construction of complexes, camps and tourist areas of Eshtehard artificial hunting ground with an area of 17 hectares. Currently, in different countries of the world, in order to respond to the sense of the pleasure of hunting and also to protect the environment, artificial hunting grounds are being built in order to meet both of the stated demands in this way. Eshtehard artificial hunting ground has a platform for shooting training, amenities, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Eshtehard city - the west axis of the entrance of the province	850872	49	21

19- Payam exhibition, commercial and entertainment-tourist complex

The construction of the exhibition, commercial and entertainment-tourist complex of Payam Airport with an area of 628.3 hectares and an infrastructure of 500,000 square meters is economic development and providing services to tourists. This area is the only special economic area with an international airport and near Tehran and close to economic centers, industrial and agricultural towns

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz Province - southern lands of Payam Airport	27140961	44	37

20- Abik highway service tourism complex

In this area, a land with an area of 87.7 hectares and an infrastructure of 130,000 square meters is available for economic development and providing services to tourists

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
The intersection of Abek highway with Eshtehard road to Karaj	2881001	37	32

21-Hospitality and welfare complex

The construction of a catering and welfare complex will be implemented in Meshkin Dasht, Farrakhabad village on a land of 3222 square meters. The project is a catering and welfare complex that has a good location in terms of location to attract tourists. The facilities of this hospitality complex are canteen, restaurant, coffee shop, massage therapy services, traditional medicine and accommodation suites.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Fardis, Meshkin Dasht, Farrokh Abad village	337099	41	32

22- Recreational, tourism and entertainment complex of Baghestan Museum of Gentiles

The construction of the touristic and entertainment complex of the Bagh Museum of the Tribes of Baghistan with an area of 45 hectares and an infrastructure of 22,000 square meters is for economic development and providing services to tourists. This museum garden, in addition to the museum units for viewing, has a restaurant and coffee shop and a section for selling handicraft products

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj-Baghestan-northern highlands of Baghestan	1766121	51	21

23- Nojan Tourism Recreation Complex

The construction of Nujan tourism recreation complex with an area of 6.4 hectares, building of 10,000 square meters. Of course, the area of 12.8 hectares of land is available in this area. This village is of great importance due to its strategic location, which connects to the village of Ateshgah from the south side, which leads to Baghestan Karaj, and from the east side to Karaj Chalus road

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Ethgah to Chalus - the heights of Nujan village	1088167	62	22

24- Sirud village tourism complex

The construction of Sirud village tourism complex with an area of 23,000 square meters and infrastructure of 4,000 square meters is for economic development and providing services to tourists. There is a land with an area of 7.8 hectares in this area, and the following plan has been developed for 30% of this land. Due to the mountainous area, this village has cold winters and mild summers, so it is considered as a summer resort and its population increases in summers

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Kordan exit - towards the village of Sirud	677010	69	24

25- Complex of entertainment, tourism and entertainment of exciting activities

There is 61,000 square meters of land on the western side of Amirkabir Square for the construction of a tourism complex. The purpose of this project is to build a tourism complex of emotional activities with an area of 30,000 square meters and an infrastructure of 1,500 square meters for economic development and providing services to visitors

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Amir Kabir Square - the heights of the west side of the square	555627	48	28

26- Kohsar Tourism Complex

The construction of a tourist area in Savajblag city, Ardeha village, on a land with an area of 50,000 square meters, which has recreational and welfare facilities, including living space, canteen and restaurant, gazebo, sports fields, playground and parking

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Savojbolagh city - Ardeha village area	732816	46	27

27- Siahkalan tourist camp

The construction of the Siahkalan agricultural tourism camp with an area of about 21 hectares, a building of 83,400 square meters, is for economic development and providing services to tourists. Of course, the available land in this area is about 70 hectares, and the following plan has been developed in relation to 30% of this land

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Atomic energy, north of Mahmudabad and Siahkalan	3406217	84	20

28- Bostan Milli Tourism Recreation Complex

The construction of the Park of Nations tourism recreation complex with an area of 34.4 hectares and an infrastructure of 17,000 square meters is for economic development and providing services to tourists. This complex is located in the area of Azimieh Karaj, which is an area with wealthy people, and the services provided in this complex include a shopping center, a residential complex, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province - Karaj city – Azimieh	1885971	109	23

29- Highland Tourism Complex

The Highland tourism complex with an area of 17.4 hectares and an area of 5220 square meters is located in the Beji lands in the northern heights of Karaj city, which includes the tourism complex, the sports complex - catering and recreational activities in accordance with the environmental characteristics (kite riding, paragliding...) to be

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj - the end of Taleghani St. - Biji lands	765588	49	25

30- Paintball tourism and entertainment complex

The tourism and entertainment complex of shooting and paintball with an area of 12 hectares and an infrastructure of 12,000 square meters is within the Atmosfer metro area, which can attract many tourists due to the favorable climate and the location of the region in terms of proximity to Tehran and Alborz provinces.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Atmosfer Metro - North of Hemet Highway	1053436	65	21

31- Children's land entertainment complex

Children's land tourist and entertainment complex (Disneyland) with an area of 2.6 hectares and 23,000 square meters of infrastructure, including various spaces for children to play and facilities such as inflatable slides, jumping, trampolines, ball pools, etc., to provide entertainment and happiness for children

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Atmosfer Metro - North of Hemet Highway	2580673	55	27

32- Kondor village ecological complex

The construction of Nujan tourism recreation complex with an area of 37.8 hectares and an infrastructure of 60,000 square meters is for economic development and providing services to tourists. This collection includes handicraft supply store, reception and accommodation hall, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj to Chalus axis - Kandar village	2655816	42	36

33- Barghan Sanj tourist special area

The construction of Yerghan Sanj tourist sample area with an area of 60 hectares, the infrastructure of 4,880 square meters and the area of 23,892 square meters is for economic development and providing services to tourists. The use that can be built is the construction of a visitor education center, a recreational complex (pavilions, playground for children, etc.) and a catering complex (dining room and restaurant)

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Berghan, Alborz province	583793	60	26

34- Asara tourist special area

The construction of a model tourism area in Asara with an area of 50 hectares and an infrastructure of 25,500 square meters is for economic development and providing services to tourists. The facilities offered in this area are pavilions, camps, accommodation complexes, sports, catering, cultural and green spaces

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province, Asara	1599044	44	39

35- Asan Sou tourism special area

The construction of Aseman So tourism sample area with an area of 18 hectares is for economic development and providing services to tourists. 15 years have passed since the opening of Taleghan Dam in 1985, and a suitable tourism plan for the model tourism area of Taleghan has not yet been implemented. If this area has pristine nature and excellent access for tourists

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province, Asman Su Taleghan	3024499	70	21

36- Eshtehard tourism special area

The construction of a model tourism area in Eshtehard with an area of 200 hectares and an infrastructure of 23,500 square meters is for economic development and providing services to tourists and green space

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province, Ishtehard	1664074	58	31

37- Iran's tourism special area of development

The construction of Iran's model tourism area is an area of about 190 hectares for economic development and providing services to tourists. In this area, there is up to 300 hectares of area to expand the area. Among the advantages of this area, we can point out the proximity to the population centers of Tehran and Karaj, the special location of the place, suitable communication routes, the possibility of providing the required infrastructure, the possibility of producing many and varied tourism products, the existence of many target markets, etc. . The facilities provided for tourists in this area are horse riding track, veterinary clinic, golf course, restaurant, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province, Savojbolagh	37703025	52	24

38- Baghistan tourism special area

The construction of a model tourism area in Baghistan with an area of 347 hectares is for economic development and providing services to tourists. This area has an artificial waterfall, a playground for children and adults, a cycling track, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Baghistan, Alborz province	1557629	51	20

39- The touristic area of the wildlife park

The construction of a wildlife park model tourism area with an area of 150 hectares is for economic development and providing services to tourists. Of course, it is possible to expand the project up to 300 hectares in this area. In the wildlife park, the animals are not in cages and live freely, for this reason the wildlife park will be a fun and attractive place for wildlife lovers

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj, Javadi Blvd	17654896	49	23

40- Chaharbagh tourism sample area

The construction of Chahar Bagh tourism model area with an area of 124 hectares is for economic development and providing services to tourists. Chaharbagh Karaj is a green and old area of Alborz province, which is mostly known for having stout trees and gardens covered with plants. Chahar Bagh tourism sample area has different parts such as accommodation units, entertainment and sports complexes, restaurants, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Savjbalag, Chaharbagh city	21578856	54	25

41- Dizin tourist sample area

The construction of Dizin tourism model area with an area of 90 hectares is for economic development and providing services to tourists. In addition to the ski resort, the use of this area is a place for selling or renting related products, restaurants, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Dizin, Alborz province	3743574	72	19

42- A sample tourism area of Vesiye Valley

The construction of the health village of Vesiye Valley with an area of 194,000 square meters is for economic development and providing medical and health services to tourists. Dere Vesiye health village has several inpatient rooms, check-up department, rehabilitation department, reception department and accommodation for people

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj - the leading edge of the Vesiye Valley climbing axis	4097842	125	21

43- The sample tourism area of Shahrستانak

The construction of an exemplary tourism area of Shahrستانak with an area of 30 hectares and an infrastructure of 590 square meters and an area of 530 square meters is for economic development and providing services to tourists.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province, Shahrestanak	180514	52	34

44- Taleghan tourism sample area

The construction project of Taleghan model tourism area with an area of 100 hectares, an area of 82,500 square meters and an area of 187,500 square meters is for economic development and providing services to tourists. And it is touristic and green space

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province, Taleghan	7196615	61	25

45- Azimieh tourism sample area

The construction project of Azimieh tourism sample area with an area of 100 hectares is for economic development and providing services to tourists. In addition to the green space, this park has a commercial section, a coffee shop and a restaurant

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj, Azimie	862251	57	23

46- Azadi airport model tourism area

The construction of Azadi Airport model tourism area with an area of 79 hectares is for economic development and providing services to tourists. Azadi Airport is one of Alborz's exemplary tourism areas with its air and space industrial town, meteorological site, horse racing track and office building

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province, Nazarabad city	3519694	56	25

47- Garmdera tourism sample area

The construction of Garmdare tourism sample area with an area of 50 hectares and 5,140 square meters of infrastructure is for economic development and providing services to tourists. The proposed use for Garmdare tourism sample area is green spaces and gazebos, restaurants and canteens, handicraft supply and shopping center

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Garmdara, Alborz province	517726	80	35

48- Yas Zaidasht tourist sample area

The construction of Yas Zaydasht model tourism area with an area of 142 hectares is for economic development and providing services to tourists. The tourist sample area has pristine nature and suitable climate and the proposed use for this area is accommodation units, catering complex, shops, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province, Taleghan city	5835194	112	23

49- Cafe, restaurant and hotel

The construction of a cafe, restaurant and hotel is on 3 floors in a land of 1500 square meters and an area of 500 square meters. The capacity of the restaurant cafe is 400 people and the capacity of the hotel is 100 people, which has been considered due to the lack of amenities in industrial towns and the lack of a hotel and restaurant complex in a site that is accessible to industrialists

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province, Eshtehard industrial town	772886	26	51

50- Water Plus three star hotel

The construction of a three-star hotel in Alborz province with an infrastructure of 2400 square meters (840 meters under the hotel building and the rest of the green space for parking and roads is about 1560 square meters). This hotel includes the services of a restaurant, coffee shop, sports complex and billiards, and it creates employment for 54 people directly

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Mohammad Shahr, in front of former Proma	1169942	51	27

*** General Department of Cooperation, Labor and Social Welfare**

1- Water park and amusement park in the cultural and sports complex of Imam Khomeini workers (RA)

Cultural and sports complex of Imam Khomeini (RA) workers (hall and sports complex) is located in Shahrak Jahan Nama neighborhood of Karaj and Kazemi-Eskandari Blvd. This complex is one of the two sports complexes in Shahrak Jahan Nama neighborhood of Karaj

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj	212709	33	47

2- Indoor swimming pool

Considering the relatively large distance of Eshtehard city from other provinces and the difficult access of the residents of this city to sports and welfare complexes, the project of building an indoor swimming pool is to provide sports services to the employees of this city and their families

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Eshtehard industrial town	326039	27	34

***Regional Water Company**

1- Tourism in the bed of the Karaj River

The place of implementation of the project is located in Alborz province, Karaj city, Asara district, Asara city, Rey Zameen neighborhood. The area of the project has the pristine and beautiful nature of the Chalus road, the Karaj river, suitable weather, unique pastures and vegetation, convenient and easy access from the nearby cities and all the surrounding cities, proper security, which attracts countless numbers of tourists every year. will be tourists

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz-Asara-Ray Zameen province	3172699	71	27

2- Tourism in the bed of Kurdan river

The place of implementation of this project is on a land with an area of 25,000 square meters, located on the bank of the Kurdan river, which has a suitable tourist location in the region. There is also easy access to the main roads and tourist areas, including the beautiful village of Berghan and Agasht. Near this project, there are water, electricity, telephone and gas facilities in Banusohra village and Kordan village, and it is 25 km away from Karaj city and 15 km away from Hashtgerd city.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province-Kordan riverside	2079894	71	27

*** General Directorate of Roads and Urban Development**

1- Creation of tourist attractions in Misbah region

Due to the location of Sulaymaniyah Palace, Misbah Grand Mosque, Misbah Old Bath, there is a great potential to turn this complex into a tourist and tourism place, and despite the reconstruction of these historical places, the related income is provided through tourists' visits (buying tickets)

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj-Mesbah	144985	51	41

2- Commercial-administrative-entertainment complex

The land with an area of 8 hectares belongs to the road and urban development suitable for the implementation of the commercial-administrative-entertainment center and creating suitable spaces for service and entertainment per capita and creating employment. In this plan, with a base of 24,000 square meters and a useful area for an office-commercial complex with 7,200 square meters on 4 floors. Also, 3 cinema halls, an amphitheater and a library with an area of 500 square meters, the construction of green space and a park have been considered for construction in this complex. The income of this plan is considered through the sale of the units of this center

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj- Hassan Abad	3717108	12	23

3- Creation of various promenades along 2 Karaj rivers

For the creation of these promenades, a land of 1 hectare has been considered, with 3,000 meters under the building and a useful area of 1,200 square meters for the construction of a commercial complex in 4 floors and an area for the construction of a park and green space. The target area is from around Hafez Square to the beginning of Bilqan Bridge. Income will be obtained by pre-sale and sale of commercial and welfare units

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj-Hesar	647080	13	30

*** Organization of Investment and People's Partnerships of Karaj Municipality**

1- artificial lake

The project of constructing an artificial lake in an area of 1000 square meters in Kianmehr Karaj is to provide recreational and boating services to the citizens. Therefore, the income from the construction of this project is provided through the sale of boat tickets to tourists

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj, Kianmehr - Mehr Park	182547	96	18

2- Mehrshahr Cube Park tennis courts

The project of constructing tennis courts in Mehrshahr cube park on a plot of land with an area of 3500 square meters, in order to provide welfare and sports services to citizens in Mehrshahr, which is one of the privileged areas of a city that has good access to population centers such as Tehran, Karaj and Fardis. And without a doubt, the high economic power of the residents facilitates the use of facilities such as the tennis court

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Eram Boulevard, Mehrshahr, Karaj	40681	43	36

3- Park Hamon cafe restaurant

This complex is located in Mehrshahr Hamon Park with an area of about 350 square meters and is located on the west side of the Pearl Palace. The location of this project in one of the privileged areas of Shahr Karaj can be considered as a potential for attracting investors

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Mehrshahr, Eram Blvd., in front of Pearl Palace	44744	33	62

4- Sheikh Abad Commercial Complex

Sheikh Abad commercial complex construction project in a land area of 24000 square meters, 2400 square meters of area and 7200 square meters of infrastructure and a useful building area of about 2880 square meters located on the west side of Standard Square with 4 floors of parking to provide services to the people. is the region. 100% occupancy is expected in the basement and the ground floor to the third commercial floor (property commodity exchange) and on the fourth floor amphitheater and restaurant, etc., with 70% occupancy

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj, west side of Standard Square	1308851	13	32

5- Mehrvila commercial complex

This project aims to provide business per capita and with a view to create sustainable income, create employment and provide services to citizens and in the future to passengers of Karaj Metro Line 5 with a noble area of 10000 square meters on two floors located on Danesh Blvd., on the Ayatollah Hashemi underpass. Rafsanjani is predicted. The income is made through the sale and pre-sale of the units

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Student Boulevard, Ayatollah Rafsanjani Underpass	1474932	13	28

6- Ostad Shahriar Park sports complex

The construction project of Ostad Shahriar Park sports complex on a land area of 5000 square meters, located on Ayatollah Taleghani Blvd., is to provide recreational sports services to the citizens. The income of this complex is obtained through the tuition received for membership in the sports complex

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj, Ayatollah Taleghani Boulevard, Imam Reza Boulevard	212666	51	30

7- Baghestan Tourism Village Complex

The construction project of Baghestan tourism village complex with an area of 90 hectares is to provide recreational services to the citizens. 17 projects with different uses, such as restaurants, cafes, entertainment centers, etc., have been planned for different classes with different tastes to create a healthy and cheerful environment for those who spend their free time

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj, Baghistan Tourism Village	13209056	61	35

8- Administrative, commercial and sports complex

This complex is located on a land of 3 hectares with 12,000 square meters of infrastructure and a useful building area of about 7200 square meters on 5 floors. Considering the considerable value of the mentioned land and being in a pristine location in Mehrshahr region and the possibility of building a commercial, administrative and service complex in it, it is one of the attractive investment projects and opportunities that will definitely be profitable for both parties

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Shahradari Boulevard, Mehrshahr, Karaj	4863220	15	41

9-Moradab hill residential complex

This project is related to the construction and completion of a half-finished building in Islamabad on the roof of Muradab hill with an area of 2950 square meters and a substructure of 2360 square meters and a useful building area of about 1000 square meters in 6 floors with parking. The income from this project is obtained by pre-sale and sale of units

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Islamabad - Murad Ab hill roof	234169	13	32

10-Welfare and tourism complex in the lands of Iranian martyrs

Shahid Irani lands in the land with an area of 8 hectares and an infrastructure of 20,000 square meters are for economic growth and providing recreational services to the citizens. The income from this project is through catering and restaurants, entertainment and recreation center, service complex (repair shop, etc.), accommodation complex (suite) and handicraft shops and booths

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Freeway on Karaj-Qazvin road. Fence area	2050072	66	33

11- Mahan cultural and sports complex

The construction project of Mahan cultural and sports complex is on a land of 35,00 square meters, 1050 square meters of surrounding area and 2450 square meters of infrastructure located in Mahan Blvd. to provide recreational and sports services to citizens. The way to earn money is by paying tuition for membership in this sports complex

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj, Mahan Blvd	246111	65	33

12- Sports hall and parking lot

The project of construction of public parking and sports complex in line with the provision of services and provision of car parking space for the operation of the sports complex and public use in the area of 3500 square meters, 1400 square meters and 2000 square meters of infrastructure by Karaj municipality. The way to earn money is through the payment of tuition fees for the members of the sports complex

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Mrs. Ansari's lands, Valfajr Square	377416	65	34

13- Squash sports complex

The project of building a squash sports complex on a plot of land with an area of 292 square meters, an area of 90 square meters and an infrastructure of 204 square meters in Jahanshahr Family Park, which is one of the neighborhoods of Karaj city, in order to attract teenagers and young people interested in squash and provide a healthy environment. Their presence in the gym is happy and full of energy. The way to earn money is through paying members' tuition fees

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj, Jahanshahr Family Park	60836	49	32

14- Riding club

The project is to build a riding club in the lands of the northern border with an area of 5,000 square meters. The income from this project is through riding activities of tourists and riding training in this complex

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj has not reached Tawheed Square	203686	64	33

15- Shah Abbasi welfare Service Collection

The construction of a complex in line with welfare and tourism services, on a land of 4 hectares with 30000 meters of area and 1000 meters of infrastructure to provide recreational and welfare services to citizens. The income from this project is through catering and restaurants, entertainment and recreation center, service complex (repair shop, etc.), accommodation complex (suite) and handicraft shops and booths

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Shah Abbasi Square	1073017	67	32