

Islamic Republic of Iran
Organization for investment economic and technical assistance of Iran

"Summary of Technical-economical Pre-Feasible Study"

The name: Sarab-e- Groos Sahne Tourism Center

Sector: Service subsector: Other Residence ISIC code: 5515

The owner of:

Counselor plan:

The ADDRESS:

Date of P.F.S:

**Manager of Iran Investment Opportunities
SHAHRIG Engineering Company**

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1- Abstract:

PROJECT PROFILE - SUMMARY SHEET

Project Introduction	
1- Project title: Sarab Garoos Tourism Center	
2- Sector: Tourism	Sub Sector: Hospitality and Leisure
3- Products / Services: Tourist accommodations, recreational facilities, cultural experiences, local cuisine.	
4- location: Free Zone <input type="checkbox"/> Economic Special Zone <input type="checkbox"/> Industrial Estate <input type="checkbox"/> Main Land <input checked="" type="checkbox"/>	
5- Project description: The Sarab-e- Groos Sahne Tourism Center aims to enhance the local tourism infrastructure by providing high-quality accommodations and recreational facilities. The project includes building a range of tourist accommodations, developing recreational areas, offering cultural and guided tours, and featuring local cuisine. The goal is to attract both local and international tourists while promoting the cultural heritage of the Kermanshah region.	

Project Status	
6- Local / internal raw material access : Access to local materials for construction and infrastructure development is available	
7- Sale: - Anticipated local market: The center aims to attract local tourists from Kermanshah Province and surrounding regions - Anticipated export market : Targeting international tourists, particularly those interested in cultural tourism and natural landscapes of Iran	
8 – Project total time (from start of activities to start of commercial operation in years) : 3 years	
Schedule	Start of activities :2024 Start of works at site 2024 End of Works: 2027 Start of commercial operation : 2027

9- Project status :

- Feasibility study available? Yes No ☒
- Required land provided? Yes No ☒
- Legal permissions (establishment license, foreign currency quota, environment, etc) taken? Yes ☒ No
- Partnership agreement concluding with local /foreign investor? Yes No ☒
- Financing agreement concluding? Yes No ☒
- Agreement with local /foreign contractor(s) concluding? Yes No ☒
- Infrastructural utilities (electricity water supply, telecommunication, fuel, road, etc) procured? Yes No ☒
- List of know- how, machinery, equipment, as well as seller /builder companies defined? Yes ☒ No
- Purchases agreement machinery, equipment and know-how concluded? Yes No ☒

Financial Table

10- Financial structure:

Descriptions	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	353000	665500	0/5	0	0/5
Current Capital	11000	665500	0/017	0	0/017
Total Investment	364000	665500	0/55	0	0/55

- Value of foreign equipment / machinery0..... Million Euro
- Value of local equipment / machinery0/023..... Million Euro
- Value of foreign technical know-how.....0..... Million Euro
- Value of local technical know-how.....0..... Million Euro
- Net present value (NPV):0/24..... Million Euro
- Internal Rate of Return (IRR):27... %
- Capital Rate of Return: ...10..... %
- Payback Period 6 year and 8 months

General Information

11 - Project type : Establishment ☒ Expansion and completion ☐

12- Company Profile

- Name (Legal / Natural persons): **General directorate of Cultural Heritage and Tourism of Kermanshah province**
- Company's current activities: **Government services**
- Address: **Next to the Shahed park, Shahid Beheshti Blvd., Kermanshah**
- Tel: **08338380046** Fax: **08338367401**
- E-mail: Web Site: **https://kermanshah.mcth.ir**
- Company's legal structure:
Government ☒ Non-Governmental ☐ Public non-governmental ☐

2- Project's location:

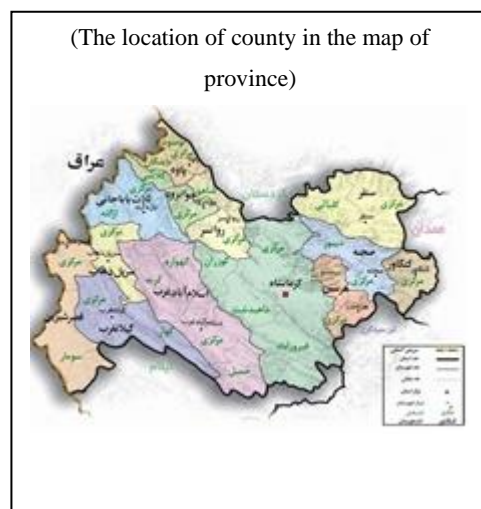
Sarab-e-Groos is located 28.5 kilometers southeast of Sahne County, at geographic coordinates 47°45'56" longitude and 34°21'59" latitude. Nestled within the "Koosheh" mountain range, it reaches a maximum altitude of 1990 meters above sea level. The elevation of the site itself is 1360 meters above sea level. The limestone bedrock has formed a horizontal doline that has deepened over time. On the eastern and western sides of the site, there are two large cliffs, followed by a deep valley and a calm river with a northward slope that connects this feature to the Gamasiaab River.

2-1- Province:

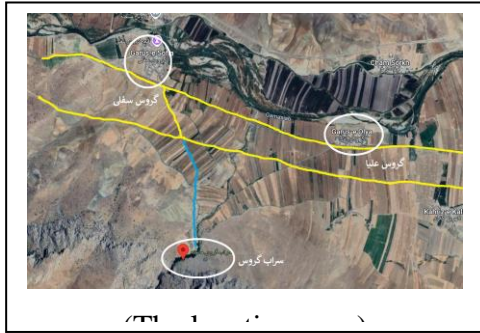


Kermanshah Province is located in western Iran and is considered one of the country's most important provinces in terms of history, culture, nature, and economy. The center of this province is the city of Kermanshah, which, due to its location on historical trade routes, is of particular importance. This province borders Iraq and is bounded by Kurdistan Province to the north, Hamadan Province to the east, Lorestan and Ilam Provinces to the south, and Iraq to the west.

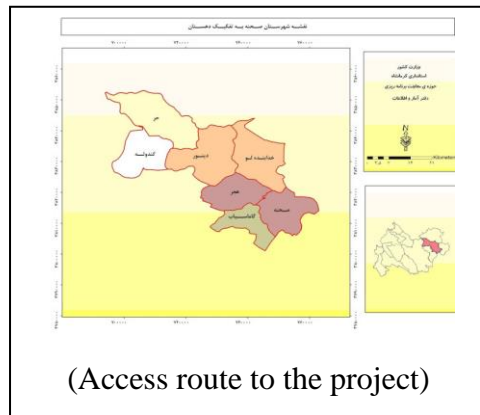
2-2- the County:



Sahneh County is one of the counties of Kermanshah Province in western Iran. The county is bordered by Sonqor and Kolyāei County to the north, Kangavar County to the east, Harsin County to the south, and Kermanshah County to the west. The center of this county is the city of Sahneh, located on the main road between Kermanshah and Hamadan.

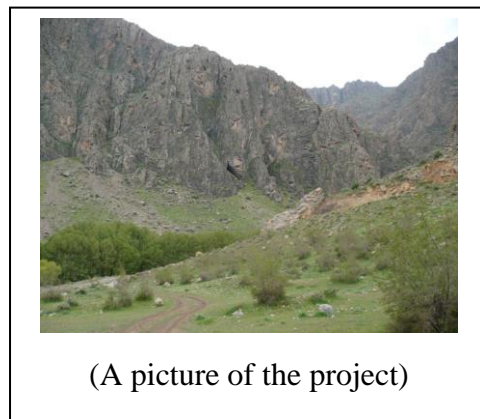


Groos Spring is situated 28.5 kilometers southeast of Sahneh County, at geographical coordinates 34° 21' 59" N and 47° 45' 56" E. Nestled within the Koos mountain range, it reaches a maximum altitude of 1990 meters above sea level. The spring itself is elevated at 1360 meters. The limestone bedrock has formed a horizontal doline that has deepened over time. On either side, east and west, there are two large rocks, and further down, a deep valley has formed. A tranquil river with a northward slope connects this feature to the Gamasiab River.



(Access route to the project)

Groos Spring is one of the most beautiful and important natural attractions of Sahneh County in Kermanshah province. Located in a lush and scenic area, it is renowned for its abundant water, stunning natural landscapes, and cool, pleasant climate, making it a popular destination for tourists and nature lovers. Groos Spring is a significant source of agricultural and drinking water for the region. Emerging from the surrounding mountains, it's clear and cool waters flow into the Groos River after a short course. The area is also ideal for recreation and tourism due to its rich vegetation and diverse species of trees and plants.



(A picture of the project)

In addition to its natural attractions, Groos Spring also holds historical and cultural value. Throughout history, this region has been a place of human habitation, and numerous ancient artifacts and remains have been discovered here, attesting to the area's rich history. Visiting Groos Spring offers unique experiences in different seasons, but spring and summer are the best times to visit due to the pleasant climate and beautiful natural scenery.

2-4-access to the infrastructures:

No.	Needed infrastructures	distance to the project	The supply infrastructures
1	water	2 Kilometers	Investor
2	electricity	2 Kilometers	Investor
3	gas	2 Kilometers	Investor
4	Telecommunications	2 Kilometers	Investor
5	High way	18 Kilometers	-----
6	Sub way	2 Kilometers	Investor
7	airport	72 Kilometers	-----
8	port	-----	-----
9	Rail way	76 Kilometers	
10			
11			

3- Technical Specifications of plan:

3-1 –product:

Groos Tourism Center

Introduction

Tourism centers serve as pivotal points for attracting tourists and offering diverse services in natural and historical areas. This study delves into the stages of constructing a tourism center at the Groos Waterfall.

Stages of Constructing a Tourism Center

Design and Architecture: Developing an attractive and suitable architectural design for the tourism center, considering various needs. This includes buildings, gazebos, restaurants, open spaces, parking, and more.

Equipment and Facilities: Assessing the tourism center's requirements in terms of equipment, furniture, water and electricity supply, heating and cooling systems, restrooms, Wi-Fi, and so on.

Natural Resource Management: Preserving and utilizing natural resources such as water, trees, flowers, etc. Adhering to environmental principles and efficient resource utilization.

Advertising and Marketing: Planning to introduce the tourism center to the target audience and attract tourists. Utilizing social media, local advertising, etc.

Financing and Financial Management: Estimating the construction and operational budget. Attracting investors and optimizing financial management.

Conclusion Constructing a tourism center at the Groos Waterfall requires meticulous planning, collaboration with architectural experts, and resource management specialists. By adhering to environmental principles and considering local needs, this center can be developed into an attractive destination for tourists.

Sarab Dareh Shahr recreation area



Sarab Dareh Shahr recreation area



3-2-project's requirements:

3-2-1-Space and infrastructure required:

For the design of Sarab Groos Sahne tourism center, a set of spaces and infrastructures are needed so that this center can provide full and high quality services to tourists. These spaces and infrastructures can include the following:

1- Residential and welfare spaces

Accommodation cottages: for short-term stay of tourists.

Restaurant and coffee shop: providing local and international food and drinks.

Platforms and gazebos: for relaxing and enjoying the natural scenery.

Children's play center: a space for children to have fun.

2- Service infrastructures

Bathrooms: with modern and adequate facilities.

Parking: for tourists' vehicles.

Access ways: paved roads and sidewalks for easy access to different parts of the center.

Water, electricity and gas supply: water supply, electricity and gas supply networks for the well-being of tourists and the daily needs of the center.

3- Natural and recreational spaces

Hiking trails: in the heart of nature for a relaxing experience.

Gardens and green spaces: to enjoy natural scenery and rest.

Waterfalls and springs: as the main natural attractions.

4- Communication and safety infrastructures

Communication facilities: such as internet and modern communication facilities.

Security and protection systems: CCTV cameras, guards and other security equipment.

5- Cultural and educational spaces

Cultural exhibitions: display and sale of handicrafts and local products.

Educational spaces: for holding workshops and training related to the environment and tourism.

6-Recreational and sports spaces

Sports centers: such as sports fields for group activities.

Other recreational facilities: such as cycling, boating and other recreational activities.

These infrastructures and spaces are designed in such a way that in addition to attracting tourists, they also help to preserve and sustainably exploit the region's natural resources. Also, due to the location of this center in an area with many natural attractions, the design and construction of these spaces should be done with respect for the environment and natural landscapes of the area.

3-2-2-Equipment and machinery:

To implement the plan of Sarab Groos tourism center in the scene, a set of equipment and machinery is needed in order to complete this project with high quality and efficiency. This equipment includes the following:

1- Equipment, facilities and infrastructures

Water pumps: to supply sanitary water and irrigate green spaces.

Power generator: for emergency power supply.

Heating and cooling equipment: air conditioning systems, heating packages, and air conditioners.

Water purification systems: to ensure the quality of drinking water.

Pipes and fittings: for water supply, gas supply and sewage facilities.

2- Comfort and service equipment

Interior furniture and equipment: for residential cottages, restaurants, coffee shops and other service spaces.

Kitchen equipment: including gas stove, oven, industrial refrigerators, cooking devices and dishes.

Recreational equipment: such as children's play equipment, rental bicycles and boats.

3- Communication and security equipment

CCTV cameras and security systems: to monitor and increase the security of the center.

Network and Wi-Fi equipment: to provide internet to tourists and internal management.

4-Technical equipment and maintenance

Maintenance tools: including hand and power tools for building and facility repairs.

3-2-3- Raw materials and intermediate components:

For the successful implementation of the Sarab Groos Sahne tourist center project, many raw materials and intermediary parts are needed. These materials and parts are divided into two main construction and technical categories:

1- Construction raw materials

Cement: For building foundations, walls, and concrete structures.

Bricks and blocks: for building walls and other structural parts.

Sand: for preparing concrete and mortar.

Iron and rebar: to strengthen concrete structures and build metal structures.

Wood: For building and decorating gazebos, lodges, and other natural elements.

Natural and Decorative Stones: For Landscaping, Walkways, and Green Spaces.

Thermal and moisture insulation: to improve energy efficiency and protect buildings against moisture.

Paints and protective coatings: for painting and protecting interior and exterior surfaces.

2- Intermediate technical parts

Pipes and fittings: for water supply, gas supply, and sewage systems.

Power wires and communication cables: for installing and setting up power and communication systems.

Solar panels and batteries: to use solar energy in powering the center.

Glass and windows: for natural lighting and ventilation of interior spaces.

Heating and ventilation systems: including heating panels, air conditioning, and central heating systems.

Doors and locks: for security and safety of buildings.

3- Complementary and decorative materials

Ceramic tiles: for floors and walls in bathrooms and kitchens.

Parquet and wooden floors: for living rooms and interior spaces.

Lighting and lighting equipment: for indoor and outdoor lighting.

Plants and seedlings: for green space and landscaping of external environments.

4-Daily consumables

Hygienic materials: such as detergents and disinfectants for environmental cleaning and hygiene.

Packaging and storage materials: such as food packaging and disposable containers for restaurant and coffee shop services.

These raw materials and intermediate parts, along with the required equipment and machinery, are the main pillars of the successful implementation of the Sarab Gross Tourism Center project. Proper selection and careful management of these materials will have a significant impact on the final quality of the project and the satisfaction of tourists.

3-2-4-management and human resources:

No.	Skill level	number	Salaries (wages) (Rials)
1	expert	1	250.000.000
2	skilled	3	3 200.000.000
3	non-skilled	4	4 120,000,000

- Number of skilled personnel required:---1--
- number of non- skilled personnel required:--3---
- number of expert personnel required ---4---

4- Ownership and legal permission:

4-1- ownership of land:

For the Sarab Groos Sahne tourism project, the ownership of the land is state-owned. This means that the land is owned by the government and is given to private investors to implement investment projects in the field of tourism, with the permission and cooperation of government organizations such as the General Department of Cultural Heritage, Tourism and Handicrafts of Kermanshah Province.

In these types of projects, the government usually offers land to investors as a concession, which can be done as (BOT, Build, Operate, and Transfer) or (BLT, Build, Lease, and Transfer). These methods allow investors to ultimately return ownership of the land or facility to the government after exploitation and profit.

This type of state ownership gives investors the assurance that the land for the project is available legally and with government support, which can help reduce investment risks.

4-2- Intellectual property and incentives:

In the plan to build the Sarab Garoos Sahne tourism and service complex, the issue of intellectual property is more related to the originality and rights related to artistic, cultural, and intellectual productions. These include handicrafts, works of art, cultural products, and other similar items that are usually involved in processes related to the promotion and protection of cultural heritage and traditional arts.

Considering the nature of this project, which is focused on creating a tourism and service complex, intellectual property is not discussed in this context. In fact, these types of projects are more related to physical and

infrastructure aspects and are not directly related to intellectual property rights. In other words, since the production or presentation of products that have intellectual property rights (such as handicrafts or cultural works) is not considered in this plan, intellectual property is not among the main considerations of the project.

For this reason, this project is not directly related to the issue of intellectual property and this issue is not relevant for it. The only intellectual property that can be subject is the right to trade or brand the services of this tourism complex, which becomes subject at the time of exploitation.

4-3-legal permission:

In order to obtain legal permits for the Sarab Groos Sahne tourism project, you must follow the following steps:

Applying for a permit from the Department of Cultural Heritage, Handicrafts and Tourism: This department is responsible for reviewing and issuing permits related to tourism projects. You must submit your application to this office and complete the required documents.

This process includes various steps for issuing approval in principle and permission to create investment projects. The steps are as follows:

1- Request for issuance of in-principle consent: the applicant submits his request to the province and is registered in the comprehensive investment system and receives an investment code.

2- Review of the plan: The relevant office reviews the plan and issues a letter of inquiry from the related departments.

- o Non-approval: If the plan is not approved, the applicant will be notified.

- o Confirmation and announcement to the province: If approved, it will be announced to the province.

3-Preparation and presentation of architectural plans, phase 1: the applicant prepares and presents plans (45 days).

4- Expert examination of the map: The investment vice-chancellor examines the maps.

o Issuing in-principle approval and announcing the plan: If the plans are approved, the in-principle approval is issued.

5-Sending the plans to the municipality or the relevant authority: to issue a building permit and announce the defects of the file (2 days).

o Completing the deficiencies of the file by the applicant: the applicant completes the deficiencies (10 days).

6- Obtaining a building permit: The building permit is received (15 days).

7- Obtaining the project implementation schedule: The schedule is received (2 days).

8- Issuance of creation/completion and modification permission: permission is issued (2 days).

9- Physical progress report: The applicant submits a progress report periodically (every three months).

10- Completion of the execution and equipment process of the project: with the announcement of the applicant and the final visit by technical experts and the referral of the case to the Vice-President of Tourism (7 days).

o Visiting the place of implementation and declaring the opinion of the provincial expert: final review and declaration of opinion (4 days).

Issuing preliminary approval: In case of final approval, preliminary approval is issued.

If the plan is less than 40 billion Rials, it will be approved. Otherwise, it will be sent to the vice president of planning and investment of the central organization and reviewed in the technical committee.

Obtaining a permit from the Environmental Protection Organization: If the plan of the Sarab Groos Sahne tourism center has effects on the environment, you will need to obtain a permit from the Environmental Protection

Organization. This agency reviews the environmental and impact assessments of the plan.

Construction Permits: If the plan includes construction, you must obtain the necessary permits from the municipality and other local bodies. These permits include the establishment of buildings, changes in structure and land use.

Health and safety approvals: You may need to obtain health and safety approvals from relevant bodies. These approvals are especially important if you have accommodation facilities or food services.

Insurance Certificates: You may need to secure the necessary insurances for your project. This includes liability insurance, safety, and other related coverage.

The process of issuing a letter of introduction to the operating banks in order to obtain bank facilities: This part of the process is related to checking and receiving bank facilities and completing the plan:

- 1- Examination in the provincial facilities committee: the request for bank facilities is reviewed by the provincial facilities committee.
- 2- Examination in the Deputy of Planning and investment Committee: Rejection of the request for facilities: If the request is rejected, the applicant will be notified.

o Confirmation: If confirmed, it goes to the next step.

- 3- Introduction to the bank: the applicant is introduced to the bank based on the credit distribution and prioritization model.
- 4- Follow-up of the project in the bank by the deputy: The deputy follows the status of the project in the bank.
- 5- Review of the plan by the bank: The bank reviews the plan.

o Start of issuance of construction permission by the province: after the approval of the bank, the province will issue a construction permission.

- 6- Request for bank facilities: requests for facilities from banks are submitted in order to finance the project.
 - o Failure to request the facility: If the facility is not requested, it goes to the next step.
 - o Facility request: If approved, the process continues.
- 7- Execution and completion of the plan according to the schedule: The plan is executed and completed according to the schedule.
- 8- Obtaining the exploitation license: After completing the project, the exploitation license will be received.
- 9- Project implementation supervision: Project implementation supervision is carried out according to the schedule and approved plans.

Banking facilities:

- 10 billion Rials and above: need to be reviewed and approved by the Facilities Committee and the Vice President of Planning and Investment.
- Less than 10 billion rials: the facility process is faster and simpler.

The process of issuing letters of introduction to operating banks for obtaining bank facilities is also carried out under the supervision of the Office of Facilities and Supply of Resources.

5- Market study and Competition

5-1- Market Analysis: Sarab Gros Sahne is especially attractive to various target groups, including families, nature-tourist groups, and local culture enthusiasts due to its natural and cultural attractions. Considering global trends in tourism, such as increasing demand for ecotourism and sustainable tourism, this tourist center can become more attractive by offering unique experiences and protecting the environment.

Competition and geographical location: In the area of Sarab Groos Sahne, there are several similar tourist centers that act as main competitors. These

competitors include other natural attractions and nearby entertainment centers such as Darband Sahne, which can directly or indirectly affect the attraction of tourists. Analyzing the strengths and weaknesses of these competitors, including service quality, variety of activities and advertising strategies, will help Sarab Groos Tourism Center to improve its position and strengthen its competitive advantages.

Access and Development: Proper access to Sarab Groos Sahne is of great importance. Examining the condition of roads and transportation facilities shows that upgrading infrastructure can help increase the number of visitors and improve the experience of tourists. Also, the development of additional facilities and quality services can have an impact on attracting tourists and increasing income.

Customers' needs and preferences: according to the opinions and feedbacks of tourists from similar centers, providing diverse accommodation and entertainment facilities, quality services and local cultural experiences can satisfy the needs and demands of tourists. Surveys conducted and market analysis show that paying attention to these matters can affect customer satisfaction and the success of the tourism center.

Financial and economic analysis: estimating investment costs and forecasting revenues based on the reception capacity and services provided, shows that Sarab Groos Sahne tourism center has a high potential for profitability. Payback period analysis and detailed financial planning can help to effectively manage resources and improve financial performance.

Environmental and social studies: Environmental protection and the implementation of protective measures to prevent damage to nature are among the important concerns in setting up a tourism center. Also, gaining the support and participation of the local community can contribute to the success of the project and ensure improved relations with local residents.

According to these analyses, Sarab Groos Sahne tourist center can become one of the popular and successful tourist destinations in the region by using its natural and cultural advantages.

5-2- Introduce target market:

Sarab Groos Sahne Tourism Center can provide services to a wide range of tourism groups due to its unique natural and cultural features. In the following, the main target markets of this tourist center are introduced and explained:

1- Domestic tourists

A. Families:

Features: Families are looking for a destination that can appeal to both adults and children. Recreational facilities, a suitable space for picnics, and a safe and pleasant environment are among the needs of this group.

Required services: playgrounds, walking and biking trails, picnic areas, and family accommodations.

b. Groups of nature tourists and mountaineers:

Features: This group is looking for adventurous experiences and nature tourism. Hiking trails, camping, and outdoor activities are among the attractions of this area for them.

Services required: camping, local guides, marked hiking trails, and adventure activities such as ziplining or rafting.

c. Those interested in local culture:

Features: This group is looking for cultural experiences and getting to know more about local culture and rural life.

Services required: cultural tours, local markets, craft fairs, and local music and dance programs.

2- Foreign tourists

A. Those interested in ecotourism and sustainable tourism:

Features: Foreign tourists looking for sustainable and responsible destinations are attracted to Sarab Groos Sahn because of its environmental protection and unique natural experiences.

Services required: eco-friendly accommodations, expert guides in ecotourism, and cultural activities that emphasize conservation and enhancement of the environment.

b. International travelers with special interests:

Features: This group includes photographers, researchers, and history and archeology enthusiasts who seek to discover and document lesser-known aspects of Iran's nature and culture.

Required services: specialized tours, photography workshops, and informational exhibits about the history and environment of the area.

3- Special groups

A. Educational and academic groups:

Features: This group includes students and researchers who travel to the region to conduct field research and scientific studies.

Required services: training programs, specialized workshops, and research facilities such as field laboratories.

b. Tourists with special needs:

Features: This group includes people who need special access, such as the elderly or people with disabilities.

Required services: accessible routes, special equipment and facilities for these people, and available health and medical services.

The target market of the Sarab Groos Sahne tourism center is very wide and diverse. Considering the unique characteristics of the region and the different needs of these groups, it is possible to increase the attractiveness of this tourist center and achieve long-term success by providing suitable services and facilities to each of these target markets.

6- Physical Progress of project: yes ☐ No ☒

According to the planning and investigations, we must inform you that the plan of the Sarab Groos Sahne tourism center is in the preliminary design phase and has not yet entered the implementation phase. This means that so far no physical progress has been made on the project site and construction activities have not started.

As specified in the operational plan and schedule, the pre-development stages including preliminary studies, market research, and preparation of architectural drawings are still ongoing, and after completing these stages, the project will enter the implementation phase. Therefore, currently no construction or site preparation has been done and the physical progress of the project is zero percent.

This situation does not mean a delay in the implementation of the project, but it indicates that the plan is going through its initial stages according to the plans.

7- Action plan and Implementation schedule:

For the successful implementation of the Sarab Groos Sahne tourist center project, it is necessary to develop a detailed operational plan and a suitable schedule. This program includes different stages from the beginning to the full operation of the project. In the following, each of the main stages of this project is described along with the suggested schedule:

1- Pre-development stage

A. Preliminary studies and market research (1 to 2 months)

Activities:

Reviewing the market situation and analyzing competitors

Identifying the needs of target customers

Conducting environmental studies and project impact assessment

Outputs:

Compilation of the final market report and environmental studies

Accurate determination of target audience and marketing strategies

b. Preparation and presentation of phase 1 architectural plans (2 to 3 months)

Activities:

Preliminary design of architectural and structural plans

Consulting with experts and getting the necessary approvals

Outputs:

Approved architectural drawings

2- The stage of designing and issuing licenses

A. Issuing in-principle approval and receiving inquiries (2 to 3 months)

Activities:

Submitting documents and requesting approval in principle

Receiving inquiries from related departments

Outputs:

Obtaining approval in principle from competent authorities

b. Preparation of phase 2 plans and issuance of building permit (3 to 4 months)

Activities:

Completing and finalizing implementation plans (phase 2)

Submitting plans to the municipality or relevant authority and obtaining a building permit

Outputs:

Issuance of building permit

3- Implementation stage

A. Site and infrastructure preparation (6 to 8 months)

Activities:

Land leveling and preparation

Construction and installation of basic infrastructure (water, electricity, gas, access roads)

Outputs:

The site is ready to build structures

b. Construction and installation of structures and facilities (12 to 18 months)

Activities:

Implementation of main structures (buildings, residences, restaurants)

Installation of mechanical and electrical facilities

Creating green spaces and landscaping

Outputs:

Completion of buildings and basic infrastructure

4-Final equipping and preparation stage

A. Equipping the center and purchasing equipment (2 to 3 months)

Activities:

Purchase and installation of interior equipment and furniture

Setting up management and service systems

Outputs:

The center is equipped and ready for operation

b. Planning and training employees (1 to 2 months)

Activities:

Recruiting and training human resources

Elaboration of work instructions and service standards

Outputs:

Trained and ready to work team

5- Operation stage

A. Trial setup (1 month)

Activities:

Trial opening and performance review of systems and staff

Evaluating initial feedback and solving problems

Outputs:

Complete preparation for official operation

b. Official opening and start of operation (specific schedule)

Activities:

Holding the opening ceremony

Official start of activities and reception of tourists

Outputs:

Full operation and start of center activities

6- Continuous monitoring and evaluation

A. Periodic monitoring of project progress (every three months)

Activities:

Monitoring the implementation of the plan and its compliance with the schedule and budget

Preparation of physical and financial progress reports

Outputs:

Periodic monitoring and evaluation reports

The operational plan and schedule for the implementation of the Sarab Groos Sahne tourism center project must be carefully implemented so that the project is put into operation on time and with the desired quality. Continuous monitoring and careful management of resources will be the key to the success of this project.

The timetable

Row	Activity title (operation description)	Duration (months)
1	preliminary studies and market research	2
2	Preparing and presenting architectural maps for phase 1	3
3	Issuing in-principle consent and receiving inquiries	3
4	Preparation of phase 2 maps and issuance of construction permit	4
5	Site and infrastructure preparation	8
6	Construction and installation of structures and facilities	18
7	Equipping the center and buying equipment	3
8	employee planning and training	2
9	Test setup	1
10	Official opening and start of operation	

8- Financial projection:

8-1- The cost estimate:

The cost estimate

No.	subject	costs (million Rials)
1	Fixed investments	353000
2	Operating costs	11000
3	Financial costs	13000

Fixed investment

No.	subject		costs (million Rials)
1	land purchase		20000
2	Site preparation and development		48000
3	Civil works, structures and buildings		155000
4	Infrastructure		74000
5	Auxiliary and service plant equipment		13000
7	Incorporated fixed assets (project overheads)		1000
8	Pre-production expenditures (net of interest)	Studies	12000
		Management and organization	10000
		license	0
9	contingencies costs		20000
10			
11			
12			
Total Fix investment			353000

Operating cost

No.	subject		costs (million Rials)
Variable cost			
1	Material		4000
2	Personnel		1000
3	Marketing (except personnel)		100
4	Other variable costs	Water, Energy	1000
		Maintenance	800
Fixed cost			
5	Material		1000
6	Personnel		1000
7	Marketing (except personnel)		100
8	Water, Energy		1000
9	Other fixed costs		1000
Total Operating cost			11000

8-2- Estimated revenues:

Project revenues (million Rials)

No.	subject	Season 1	Season 2	Season 3	Season 4	Year 1	year2	year3	year 4	year 5
1	Hoteling	15000	15000	10000	10000	50000	64000	79000	97000	119000
2	restaurant	8000	8000	3000	3000	24000	29000	36000	44000	53000
3	Gazebo	6000	6000	3000	3000	18000	23000	28000	35000	42000
4	parking lot	500	500	500	500	2000	2000	3000	3000	4000
5	Coffee shop	15000	15000	10000	10000	50000	62000	77000	95000	115000
6	Entertainment	9000	9000	6000	6000	30000	37000	45000	56000	68000
7	Exhibition	1000	1000	1000	1000	3000	3000	4000	5000	6000
8	Total	54500	54500	33500	33500	177000	220000	272000	335000	407000

8-3-Duration of project operation:

The duration of operation of the Sarab Groos Sahne tourism center project depends on various factors, including the type of tourism activities, market conditions, the level of reception of tourists, and management and marketing strategies.

Assuming that the construction and equipping stages of the project proceed according to the operational plan and the project in the year 2027 to be put into operation, the operation period of the project is usually considered as long term. For tourism projects like this center, a period of 20 to 30 years is usually considered as the duration of operation, but the economic analysis is carried out for a period of 10 years.

This period of time can change during the operation period due to economic conditions, changes in the tourism market, and the need for further updating or development. Also, proper management and proper maintenance of facilities and infrastructure plays an important role in prolonging the operation period and increasing the profitability of the project.

8-4-Break- even analysis:

According to the above data, this project at the point 84% of sales is in the Break- even Point.

8-5- Cost-benefit analysis:

The table of project efficiency indicators(**million Rials**)

total fixed investment Present value	900000
total net revenue Present value	1067000
Net present value (NPV)	159000
benefit - Cost ratio B/C	1200
Internal rate of return (IRR) %	27

8-6- Sensitivity analysis of IRR:

Sensitivity of IRR

Percentage Changes of Net Cash Flow (Increase in Incomes)(Billion Rials)													title	
100%	90%	70%	50%	40%	30%	20%	-	-30%	-	-50%	-	-70%	Discount rate	
1490	1415	1266	1117	1043	968	894	596	521	447	372	298	223		7%
1017	966	865	763	712	661	610	407	356	305	254	203	153		10%
511	486	435	384	358	332	307	205	179	153	128	102	77		15%
318	302	270	238	222	206	191	127	111	95	79	64	48		18%
219	208	186	164	153	142	131	88	77	66	55	44	33		20%
48	46	41	36	34	31	29	19	17	15	12	10	7		25%
-52	-49	-44	-39	-36	-34	-31	-21	-18	-16	-13	-10	-8		30%
-110	-104	-93	-82	-77	-71	-66	-44	-38	-33	-27	-22	-16		35%

8-7- Summarize table:

"Summary of economic issues"

activity	International Standard Industrial Classification (ISIC Code)	product name	Nominal capacity (unit)
Service	5515	Tourism services	12775
Activity duration	Fix investment (million Rials)	Variable investment (million Rials)	Human resources
3 Years	353000	11000	8
Internal rate of return (IIR)	Net present value (million Rials)	Owners share (million Rials)	Benefit-cost ratio *B/C
27	159000	64000	1.2

8-8-Estimation of exchange rate changes during the project implementation:

The needs of this project are met through the domestic market, and changes in the exchange rate do not have much effect on the implementation of this

project, and it only affects the profitability of this project through the inflation rate.

9- Capital needs, the supply and guarantees method:

9-1- Foreign currency needed: **This project does not need foreign currency**

9-2- The Way of participation and finance method:

From the total fixed investment of the plan 85% is funded by the bank (bank facilities with interest subsidy) and 15% by the applicant. The total working capital is provided by the applicant.

9-3- Payback period: 6 years and 8 month

10- Incentives, features and advantages of project:

Incentives:

1. Government support:

- Tax exemptions for the initial periods of exploitation based on the laws supporting investment in tourism areas.
- Provision of consulting and technical services by government organizations related to tourism and cultural heritage.

2. Supporting infrastructure:

- Access to public transportation networks and major roads that help attract tourists.
- Proximity to other tourist attractions of the province that can help increase the number of visitors.

3. Local support:

- Cooperation and support from local institutions and rural communities that can help improve the social acceptance of the project.

Features:

1. Excellent geographical location:

- Being located near Sarab Groos, one of the natural and beautiful areas of Kermanshah province, which itself is an important natural attraction.

2. Unique design:

- Utilizing the local architecture of the region with an emphasis on preserving the environment and harmony with the surrounding nature.

3. Full amenities:

- Providing welfare services including modern residences, local and international restaurants, entertainment and cultural spaces.

Advantages:

1. Attracting domestic and foreign tourists:

- Considering the natural and cultural features of the region, this center can become one of the important tourist destinations that will attract not only domestic tourists but also foreign visitors (especially Iraqi pilgrims).

2. Job creation:

- Creating job opportunities for local residents during the construction, operation and maintenance stages of the center, which helps to improve the economic situation of the region.

3. Economic development of the region:

- Increase local income by attracting tourists and promoting local businesses such as handicrafts, restaurants and lodging.

4. Environmental sustainability:

- Using sustainable and environmentally friendly methods in the construction and management of the center, which helps to preserve the natural resources of the region.

5. Promotion of local culture and history:

- Providing cultural and artistic programs that can help introduce and preserve the culture and history of the region and strengthen cultural connections between tourists and local residents.

These incentives, features and benefits not only make the project successful, but can also contribute to the sustainable development of the region.