Agricultural Jihad Organization of Chahar Mahal and Bakhtiari province

Deputy of Planning and Economic Affairs

Suggested package of Construction of Bidecan Greenhouse Complex To attract investors through Provincial Investment Services Center

Consulting company:

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Tell: ۰۹۱۷۹۹۶۲۰۷۱-۰۹۱۳۹۶۶۹۶۴٤

Abstract

١-Investment table

All numbers are in million rials					Cost(Euro)
Row	Description	Price	Done	Required	
١	land	٠	٠	٠	٠
٢	Landscaping	١٨٥،٣٠٠	٠	١٨٥،٣٠٠	٣٣٦،٩٠٩
٣	Building	٧٠٣،٨٧٢	٠	٧٠٣،٨٧٢	١،٢٧٩،٧٦٧
٤	Installations	٥٦،٠٩٨	٠	٥٦،٠٩٨	١٠١،٩٩٦
٥	Workshop furniture and accessories	٦،٨٦٤	٠	٦،٨٦٤	١٢،٤٨٠
٦	Machinery	٢٩٣،٧٤٨	٠	٢٩٣،٧٤٨	٥٣٤،٠٨٧
٧	vehicles	١٠،٩٢٠	٠	١٠،٩٢٠	١٩،٨٥٥
٨	Costs before operation	٢٥،١٣٦	٠	٢٥،١٣٦	٤٥،٧٠٢
٩	Unforeseen costs	٦٤،٠٩٧	٠	٦٤،٠٩٧	١١٦،٥٤٠
Total fixed investment costs		١،٣٤٦،٠٣٤	٠	١،٣٤٦،٠٣٤	٢،٤٤٧،٣٣٥
Capital in the first year's turnover		٦٨،٤٠٠	٠	٦٨،٤٠٠	١٢٤،٣٦٣
Total investment of the plan		١،٤١٤،٤٣٤	٠	١،٤١٤،٤٣٤	٢،٥٧١،٦٩٨

All numbers are in million rials			
Description	Build time	Operation time	total
Total Financial source	١،٣٤٦،٠٣٤	٦٨،٤٠٠	١،٤١٤،٤٣٤
Total Financial source(Euro)	٢،٤٤٧،٣٣٥	١٢٤،٣٦٣	٢،٥٧١،٦٩٨

a) Payback Period(PP): ٣,٤٨ year
b) Internal rate of return(IRR): ٣٣,٥٧ Percent
c) Net Present Value(NPV): ٦،١١٢،٩٢٥ (Euro)
d) Production point by point: ٣٧ percent
e) Value of machinery and equipment: ٢٩٣،٧٤٨ (Million Rials)= ٥٣٤،٠٨٧ (Euro)

Currency calculation (Euro) this section uses the weighted average rate of currency purchase and sale based on transactions registered in the Senate Currency Monitoring System in January ٢٠٢٤. Accordingly, the exchange rate (Euro) of ٥٥٠،٠٠٠ Rials has been used as the basis for currency calculations (Source: https://www. .tgju.org /).

Content

Abstract ٢
Introduction ٦
Chapter ١: Specifications of the project ٧
١-١-location ٨
٢-١- Access routes ٩
٣-١-Climate ١٠
٥-١- The population of residential centers ١٠
٦-١- Access to infrastructure facilities ١١
٧-١- Integrated License Status ١١
Second chapter: Greenhouse Complex Specifications ١٢
١-٢-Introduction ١٣
٢-٢- Advantages and disadvantages of greenhouse cultivation ١٣
١-٢-٢- The benefits of greenhouse cultivation ١٣
٢-٢-٢- Disadvantages of greenhouse cultivation ١٤
٣-٢-Types of greenhouses ١٤
١-٣-٢- Types of greenhouses based on appearance ١٤
٢-٣-٢- Types of greenhouses based on the type of structure ١٥
٣-٢-٣- Types of greenhouses based on the type of cover ١٥
٤-٢- Benefits of Bidecan Greenhouse Complex ١٦
Chapter ٣: Investment and technical justification of the plan ١٧
١-٣- Fixed costs ١٨
٢-٣- Plan investment ٢٣
٣-٣- Plan variable costs ٢٤
٤-٣- Total cost ٢٧
٥-٣- Sale Plan ٢٨
٦-٣- Economic Schedule ٢٩
Chapter ٤: Schedule ٣٦

Chapter ٥: Appendix ٣٨

Table of Content

Table (١-١): Geographical coordinates of project implementation range ٨
Table (٢-١): Access routes ٩
Table (٣-١): Climatic Factor ١٠
Table (٦-١): The population of residential centers ١٠
Table (٧-١): Access to infrastructure facilities ١١
Table (٨-١): Status of Integrated Licenses ١١
Table (١-٣): The land ١٨
Table (٢-٣): Landscaping ١٨
Table (٣-٣): Breeding and building hall ١٩
Table (٤-٣): Installations ٢٠
Table (٥-٣): equipment and machinery ٢٠
Table (٦-٣): Vehicle ٢١
Table (٧-٣): Furniture and office supplies ٢٢
Table (٨-٣): Furniture and office supplies ٢٢
Table (٩-٣): Working capital ٢٣
Table (١٠-٣): Summary investment plan ٢٣
Table (١١-٣): How to get funding to complete the project ٢٤
Table (١٢-٣): Cost of raw materials ٢٤
Table (١٣-٣): Cost of fuel and energy ٢٤
Table (١٤-٣): Salary ٢٥
Table (١٥-٣): maintenance cost ٢٥
Table (١٦-٣): Cost of depreciation ٢٥
Table (١٧-٣): Administrative cost ٢٦
Table (١٨-٣): Product cost (direct costs) ٢٧
Table (١٩-٣): Operating costs ٢٧
Table (٢٠-٣): Non-operating costs ٢٨
Table (٢١-٣): Sale plan ٢٨
Table (٢٢-٣): Prediction of profit and loss account ٢٩
Table (٢٣-٣): Prediction of projected revenue ٣٠
Table (٢٤-٣): Net Present Value (NPV) ٣١

Table (٢٥-٣): Head-to-head point analysis ٣٣
Table (٢٦-٣): Value description..... ٣٤
Table (٢٧-٣): Cash Flow Forecast Table ٣٥
Table (١-٤): Schedule ٣٧

Figure of content

Figure (١-١): Location of Project..... ٨
Figure (٢-١): Access routes..... ٩
Figure (١-٣): Project Investment Cost Ratio..... ٢٣
Figure (٢-٣): Project Production Cost Ratio..... ٢٦
Figure (٣-٣): Project Profit and Loss Forecast ٣٠
Figure (٤-٣): Net present value of cash flows ٣٢
Figure (٥-٣): Estimation of the production point..... ٣٤

Introduction

The world is facing with population increase and recourses decrease. Thus in ۲۰۳۰, the world's water demand will increase by ٤۰٪ proportional to current consumption. Since Iran is one of the countries in the arid and semi-arid regions of the world, it has always faced the problem of water deficit. Also, the drought crisis in recent years has affected the country more than before. Therefore, in order to continue life, water supply is one of the essential agricultural needs of this country and to adapt to the environment, the optimal use of water and soil resources is inevitable. The increase in population and, by its nature, the demand for agricultural products, as well as the seasonal production of products, has led to solutions to meet the needs of the people to increase production and the possibility of producing products out of season, one of these strategies is to cultivate products (including vegetables and fruits) in the greenhouse, in this way not only the production increases, but also in any season can be produced. The use of environmental control techniques, especially in areas with unfavorable weather conditions, has been able to show more value. Basically, in natural conditions, the main factors of plant growth (water and soil) can only be made to some extent suitable for plant growth through irrigation, weeding, fertilization, etc. But controlling and regulating the ambient temperature as well as light is out of the hands of the farmer and it is not possible to interfere with them; while if in greenhouse cultivation could completely control and adjust these two factors for the optimal growth of the plant. In order to organize garden production, the Bidecan Greenhouse Complex in Chaharmahal and Bakhtiari Province with an area of ۱٥ hectares in ۲۰ units is planned. The projected capacity for the entire complex is ۳٤۰۰۰ tons of product per year.

Chapter ١:

Specifications of the project

۱-۱-location

Project scope is located in Shahrekord city, in Chaharmahal va Bakhtiari province. The geographical coordinates of this location are as described in Table ۱-۱.

Table (۱-۱): Geographical coordinates of project implementation range

	Geographical Longitude	Geographical Latitude
۱	۳۵۸٦۷۲٦	٤٥۹۸۱۱
۲	۳۵۸٦٥۳٦	٤٥۸٥٦۳
۳	۳٥۷۷۳۳٤	٤٦۹۱۷۰
٤	۳٥۷٦٥٤٤	٤٦۸٥۲۳

Figure ۱-۱ shows the project execution site in Google Inheritance environment.

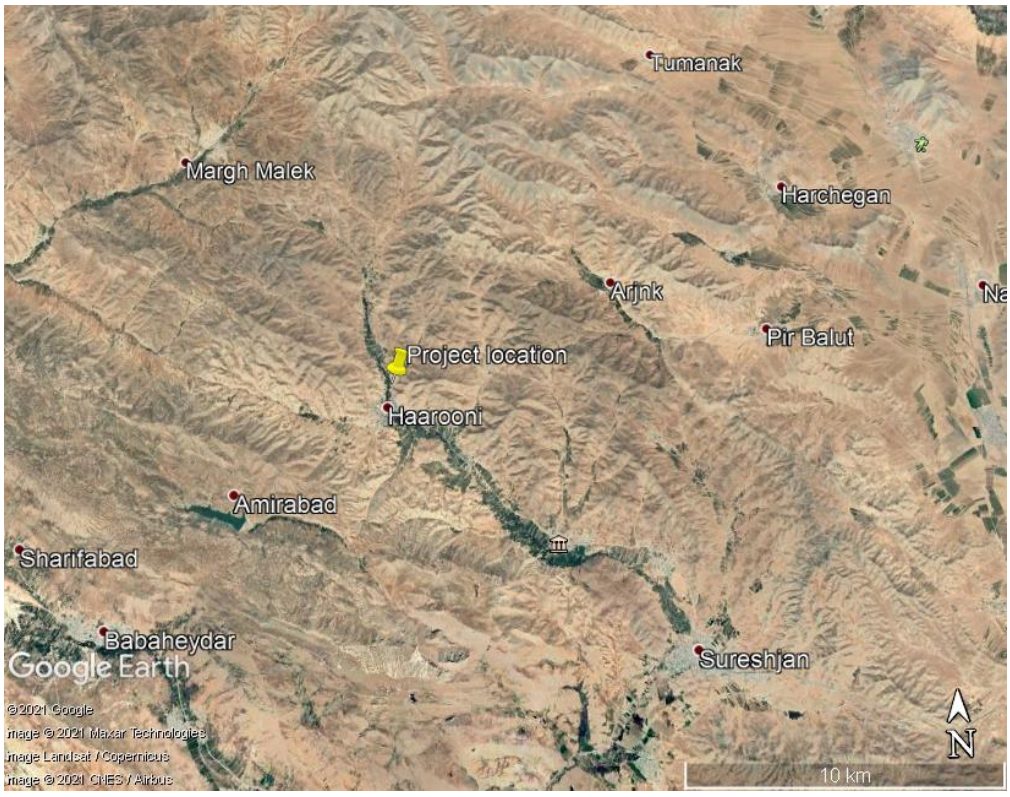


Figure (۱-۱): Location of Project

۲-۱- Access routes

The route shown in Table ۱-۲ can be used to access the project site from the provincial capital. Figure ۱-۲ also shows the following path.

Table (۲-۱): Access routes

Row	Beginning	Address	Destination	Distance(km)
۱	Shahrekord	Sureshjan Haroni	Bidecan dam	۳۲



Figure (۲-۱): Access routes

۳-۱-Climate

According to the Köppen-Geiger classification the project area has a very warm semi-humid climate. In this climate and according to the statistics recorded at Shahrekord Synoptic Station, the most important climatic factors are the project site as described in Table ۳،۱.

Table (۳-۱): Climatic Factor

Climatic Factor	Mean
Temperature(c)	۱۱.۸
Rain(mm)	۳۸۰
Relative Humid (%)	۴۹.۲
The number of frosty days	۱۲۰.۵

٤-۱- The population of residential centers

The purpose of the residential population survey is to identify investors in the primary target markets for product sales as well as to provide the manpower and equipment needed to continue operating. Hence, the closest residential centers to the design and population range of each are presented below (Table ٤-۱).

Table (٤-۱): The population of residential centers

Row	residential centers	Population(۱۳۹۵)
۱	Haruni city	۳٦۰۱
۲	Katak village	۲۰۱
۳	Asadabad village	۷۱۹
٤	Khoi village	۲٦۹۷
٥	Vanoon vallage	۳۰٤٤
٦	Sureshjan village	۱۲۳۰۸
۷	Fathabad village	۲۲۸
۸	Aghbelagh village	۲۰۸

٥-١- Access to infrastructure facilities

Table ٥-١ shows the status of each facility at the project site.

Table (٥-١): Access to infrastructure facilities

Equipment	Yes	No	Descriptions
Asphalt access road	*		
Access to human resources	*		Worker and specialist workforce
Water supply		*	٤٠٠ m٣ water supply
water distribution network		*	٥٤٠ m long intubation
Power grid		*	Power grid required ٣٦٥٠ meters
Gas supply network		*	The length of the gas supply network required is ٣٨٠٠ meters
Telecommunication network		*	The closest source of telecommunication network supply is ٥٠٠ meters

٧-١- Integrated License Status

Table ٨-١ shows the status of complex permissions

Table (٨-١): Status of Integrated Licenses

Type of license	Condition		
	Done	Ongoing	Undone
Well drilling permit			*
License to establish telecommunication station			*
License to build a power grid			*
Gas license and gas supply network			*

Second chapter:

Greenhouse Complex Specifications

۱-۲-Introduction

The world is growing with population and declining resources. In ۲۰۳۰, the world's water needs will increase by ٤۰٪ compared to current consumption. Since Iran is one of the countries in the arid and semi-arid regions of the world, it has always faced the problem of water scarcity. Also, the drought crisis in recent years has affected the country more than ever before. Therefore, in order to continue living, water supply is one of the essential agricultural needs of this country, and in order to adapt to the environment, the optimal use of water and soil resources is inevitable. Water scarcity is one of the bottlenecks of economic development in the country, and any assistance in improving the situation of this factor can be a step towards economic development, especially in rural areas. The increase in population and, of course, the demand for agricultural products, as well as the seasonal production of products, have led to the provision of solutions to meet the needs of the people, both to increase production and the possibility of producing products outside the season, including Solutions are the cultivation of crops (both vegetables and fruits) in the greenhouse, not only does production increase, but production can take place in any season. The use of environmental factors control techniques, especially in areas where weather conditions are inconsistent, has been able to show greater value. Basically, in natural conditions, the main factors of plant growth (water and soil) can only be made through irrigation, weeding, fertilization, etc. to some extent suitable for plant growth. However, it is beyond the control of the farmer to control and regulate the ambient temperature as well as the light, and it is not possible to enter or occupy them, while in greenhouse cultivation, these two factors can be completely controlled and regulated for optimal plant growth.

۲-۲- Advantages and disadvantages of greenhouse cultivation

۱-۲-۲- The benefits of greenhouse cultivation

• Increase in production per unit area (production rate for cucumber crop is ۲ kg per square meter, while this amount in the greenhouse is ۲۰ kg per square meter).

• Increasing the number of cultivation periods (cucumbers ۲ times a year and tomatoes ۲ times a year)

• Increasing the quality of the product (with more accurate control of pests and diseases)

• Water saving (by pressurized and hydroponic irrigation method)

• Use of arable land by hydroponic method

• Lack of dependence of production on environmental conditions and the possibility of proper marketing and regulation of cultivation according to market needs

• Continuation of work and production of the product in all seasons of the year according to the possibility of controlling environmental factors and regulating the conditions

• Creating sustainable employment per ١٥ people per hectare

٢-٢-٢- Disadvantages of greenhouse cultivation

• High initial cost for the construction of the greenhouse structure

٣-٢-Types of greenhouses

Greenhouses are divided into different types based on appearance, type of structure and type of cover.

١-٣-٢- Types of greenhouses based on appearance

✓ Gable roof

The presence of an angle in the crown of this type of greenhouse, which makes its shape look like the word A, is the reason for naming this model. This steep slope directs snow and rain to the gutter, as well as transpiration inside the greenhouse to the sides, and on the other hand, causes the refraction of light rays inside the greenhouse to use the maximum amount of light radiation. Due to the high weight of the glass compared to other coatings as well as the small dimensions of the glass, the distance between the columns and the arches is less than each other. The weight of the structure per unit area is high, so the structure is heavy and expensive. The typical structure is built in windy areas with heavy snowfall. The heat transfer coefficient of glass compared to other coatings is high, which is one of the disadvantages of this structure. To eliminate this shortcoming, double-walled coatings of polycarbonate sheets can be used, which requires more cost. The following types of greenhouse coverings are made of glass:

* Light transmittance coefficient

* Operation in four seasons

- ✓ Arched roof

In arched roof structures, polyethylene (nylon) coatings are installed in less time and easily and are screwed to the structure by a single bridge. These roofs have the lowest wind resistance due to their aerodynamic appearance. They give. The low weight of polyethylene coatings (nylon) as well as the resistance of these structures to wind and snow make the weight of the structure less per unit area. Therefore, the price of arched roof structure is lower than that of arched roof structure.

- ✓ Dome roof

The foundation of the greenhouse with a domed roof is for the use of tunnel greenhouses with the aim of eliminating the shortcomings of arched roof greenhouses. In this project, the greenhouse crown will be converted from arc to gable roof greenhouse, so in this project, we will have all the benefits of tunnel greenhouse along with solving the problems of arched roof.

۲-۳-۲- Types of greenhouses based on the type of structure

- ✓ Wooden greenhouses

The main skeleton of this greenhouse is made of wood with plastic cover. The height of these structures is ۲ to ۳ meters and there is no proper heating and ventilation system. Due to the low height, it is not suitable for growing crops such as cucumbers and tomatoes. The advantage of these greenhouses is the low price of each unit. However, due to the unsuitable indoor environment for plant growth, production per unit area is generally much lower than in modern greenhouses.

- ✓ Metal greenhouses

The skeletons of these greenhouses are made of metal, usually covered with ultraviolet anti-radiation plastics, and have a proper heating and ventilation system. The height of these structures is more than ٤,٥ meters. Connecting parts in metal greenhouses is by means of screws and bolts (portable) or by welding.

۳-۲-۳- Types of greenhouses based on the type of cover

- ✓ Plastic

Plastic coatings can be made of polyester, polyvinyl chloride, polyvinyl fluoride. One of the advantages of these coatings is that they do not require heavy skeletons

and reduce the cost of heating by up to ٤٠٪ compared to single-layer glass greenhouses. Most plastic coatings are polyethylene, which are usually mixed with a UV-resistant material that can last up to ٣ years.

- ✓ Glass

Glass greenhouses are one of the most expensive types of industrial greenhouses. The need for a strong skeleton, as well as the use of glass cover as well as fuel consumption in these greenhouses, has increased the price of this type of greenhouse compared to plastic and polycarbonate. The advantages of this type of greenhouses are the ability to transmit light and sunlight, which have a high efficiency in cold and low light areas. Also, glass greenhouses have the longest lifespan compared to other types of greenhouses, but their maintenance costs are also higher than other types of greenhouses.

- ✓ Polycarbonate

Among the advantages of polycarbonate coating instead of glass is its lower cost and lighter weight. Also, its resistance to plastic has led to its increasing demand as a coating in the greenhouse industry. Polycarbonate coatings are often used to cover the front, back and semi-circular parts, or the sides and roof of the greenhouse if requested by the customer. Polycarbonate sheets are a good alternative to glass and save energy. In summer, they prevent heat from entering, and in winter they prevent heat from escaping and being lost.

٤-٢- Benefits of Bidecan Greenhouse Complex

- ✓ Adjacent to the transit road of Khuzestan
- ✓ Adjacent to Isfahan province
- ✓ Access to cheap labor

Chapter ٣:

Investment and technical justification of the plan

۱-۳- Fixed costs

Table (۱-۳): The land

All numbers are in million rials								
Row	Description	Unit	Ownership type	Value	Unit price	Total price	The final cost	Cost to Euro
۱	Land	Hectare	-	۱۵	۰	۰	۰	۰
Total							۰	۰

Table (۲-۳): Landscaping

	All numbers are in million rials							Cost(Euro)
Row	Description	Value	Unit	Unit price(Rials)	Total price	Done	Required	
۱	Excavation and leveling	۱۵۰،۰۰۰	M^2	۳۷٤،٤۰۰	٥٦،۱٦۰	۰	٥٦،۱٦۰	۱۰۲،۱۰۹
۲	Landscaping (paving, construction of communication route, creating ۲٥٪ green space and lighting)	۳۷،٥۰۰	M^2	۳،۱۲۰،۰۰۰	۱۱۷،۰۰۰	۰	۱۱۷،۰۰۰	۲۱۲،۷۲۷
۳	Fencing (۲۲۳۰ meters long fence ۲،٥ meters high)	٥٥۷٥	M^2	۲،۱۲۱،٦۰۰	۱۱،۸۲۸	۰	۱۱،۸۲۸	۲۱،٥۰٥
٤	Entrance door (٥ meters wide)	۱	Number	۳۱۲،۰۰۰،۰۰۰	۳۱۲	۰	۳۱۲	٥٦۷
Total						۰	۱۸٥،۳۰۰	۳۳٦،۹۰۹

Table (٣-٣): Breeding and building hall

	All numbers are in million rials							Cost (Euro)
Row	Description	Value	Technical Specifications	Unit price (Rials)	Total price	Done	Required	
١	Breeding hall	١	Portal greenhouse with plastic wall and ceiling covering - Ganik light bolt and nut structure with gearbox motor including cold and light galvanized pipes and profiles with ١٢٠ km wind speed resistance - Motor roof valves with a height of ٤,٥ to below the gutter and ٧,١ m Up to the crown with columns of ٨ x ٨ galvanized cans and thickness ٢,٥ - ٥٠ x ٥٠ cm dot foundation and ٨ head to the bow with galvanized pipe No. ٤ and the roof window with a width of one and a half meters and advanced network with pipe number ٢,٥ watts Pipe No. ٤ and plastic cover for budding with anti-UV ٥٪	٥،٣٠٤،٠٠٠	٦٣٦،٤٨٠	٠	٦٣٦،٤٨٠	١،١٥٧،٢٣٦
٢	Office and Management (١٥ square meters)	٢٠	Metal or concrete skeleton with swimming, side wall, door and window installation, flooring and display with full facilities (with high quality materials) and partitioning inside	٦٢،٤٠٠،٠٠٠	١٨،٧٢٠	٠	١٨،٧٢٠	٣٤،٠٣٦
٣	Facilities, Hangard and Warehouse (١٥ square meters)	٢٠	Metal frame with concrete foundation and brick and cement walls with floor and body insulation - floor mosaic for storage and engine room and electrical installations	٣٧،٤٤٠،٠٠٠	١١،٢٣٢	٠	١١،٢٣٢	٢٠،٤٢٢
٤	Sort and packing hall (٢٥ square meters)	٢٠	Metal frame with concrete foundation and brick and cement walls with floor and body insulation and floor mosaic	٣٧،٤٤٠،٠٠٠	١٨،٧٢٠	٠	١٨،٧٢٠	٣٤،٠٣٦
٥	Guard and worker and sanitary service (١٥ square meters)	٢٠	Metal or concrete frame with swimming, side wall, door and window installation, flooring and display with full facilities (with high quality	٦٢،٤٠٠،٠٠٠	١٨،٧٢٠	٠	١٨،٧٢٠	٣٤،٠٣٦

			materials)					
Total						۰	۷۰۳،۸۷۲	۱،۲۷۹،۷۶۷

Table (۴-۳): Installations

	All numbers are in million rials							Cost(Euro)
Row	Description	Value	Unit	Unit price(Rials)	Total price	Done	Required	
۱	Run the power grid	۱،۰۰۰	Meter	۷،۸۰۰،۰۰۰	۷،۸۰۰	۰	۷،۸۰۰	۱۴،۱۸۲
۲	Execution of gas network	۱۰۰۰	Meter	۲،۱۸۴،۰۰۰	۲،۱۸۴	۰	۲،۱۸۴	۳،۹۷۱
۳	Water network implementation	۱،۰۰۰	Meter	۲،۱۸۴،۰۰۰	۲،۱۸۴	۰	۲،۱۸۴	۳،۹۷۱
۴	Emergency electric motor (۴۰ kW four-cylinder diesel - fuel tanker and accessories)	۲۰	Device	۱،۵۶۰،۰۰۰،۰۰۰	۳۱،۲۰۰	۰	۳۱،۲۰۰	۵۶،۷۲۷
۵	Water and fuel storage tanker (five thousand liters, polyethylene made in Iran)	۴۰	Number	۱۴۶،۶۴۰،۰۰۰	۵،۸۶۶	۰	۵،۸۶۶	۱۰،۶۶۵
۶	Integrated CCTV Camera	۲۰	Set	۳۱۲،۰۰۰،۰۰۰	۶،۲۴۰	۰	۶،۲۴۰	۱۱،۳۴۵
۷	Fire extinguisher	۴۰	Device	۱۵،۶۰۰،۰۰۰	۶۲۴	۰	۶۲۴	۱،۱۳۵
Total						۰	۵۶،۰۹۸	۱۰۱،۹۹۶

Table (۵-۳): equipment and machinery

All numbers are in million rials									Cost(Euro)
Row	Description	Unite	Unite	Technical Specifications	Unit price (Rials)	Total price	Done	Required	
۱	The fan is exhausted	Device	۲۰	۱۶ air outlet fans ۱۴۰ * ۱۴۰ each with aeration capacity of ۴۲۰۰۰ cubic meters per hour with galvanized body and automatic steel / damper impeller	۱۴۰،۴۰۰ ,۰۰۰	۴۴،۹۲۸	۰	۴۴،۹۲۸	۸۱،۶۸۷
۲	Pad	$M^۲$	۳،۰۰۰	With a length of ۵۰	۱۹،۳۴۴،	۵۸،۰۳	۰	۵۸،۰۳	۱۰۵،۵۱۳

				meters and a height of ۱,۵ meters and a thickness of ۱۰ cm with installation accessories	۰۰۰	۲		۲	
۳	Heating system	Device	۱۳۰	Steel furnace heater with two three-phase gas burner fans Large burner - ۲۲۰۰۰۰ kcal furnace with specifications: Steel boiler - Furnace and thermal radiator with ٤ round-trip cycles - Galvanized cover, painted exterior wall - Two blower fan fan ۱۲۰۰۰ cubic meters of aeration - Iran burner radiator attachments: inspection valve and explosion and electrical panel	٦٨٦،٤٠٠ ,٠٠٠	٨٩،٢٣ ٢	۰	٨٩،٢٣ ٢	١٦٢،٢٤٠
٤	Accurate measurement equipment	Seri	۲۰	Thermometer - Humid meter - PH meter	١٢٤،٨٠٠ ,٠٠٠	٢،٤٩٦	۰	٢،٤٩٦	٤،٥٣٨
٥	Greenhouse main electrical panel	Device	۲۰	Zero key zero control and one or two digital signal generators and fuses and contactors for each device	١،٠٩٢،٠ ٠٠،٠٠٠	٢١،٨٤ ٠	۰	٢١،٨٤ ٠	٣٩،٧٠٩
٦	Irrigation system	Ceres	۲۰	Irrigation canvas and accessories	٣١٢،٠٠٠ ,٠٠٠	٦،٢٤٠	۰	٦،٢٤٠	١١،٣٤٥
٧	Canopy	M^{٢}	١٢٠،٠ ٠٠	Polyethylene canopy curtain with ٥٠٪ shading capability with installation fee	٢٨٠،٨٠٠	٣٣،٦٩ ٦	۰	٣٣،٦٩ ٦	٦١،٢٦٥
٨	Insect repellent tour	M^{٢}	١٥،٠٠ ٠	Behind the windows and pads - made of anti-UV polyethylene and special for Trips	٤٠٥،٦٠٠	٦،٠٨٤	۰	٦،٠٨٤	١١،٠٦٢
٩	Climate control automation	Seri	۲۰	With all the tools, sensors and cables, including the main electrical panel, the sensors of humidity, heat, light, wind intensity, CO^{٢} and ...	١،٢٤٨،٠ ٠٠،٠٠٠	٢٤،٩٦ ٠	۰	٢٤،٩٦ ٠	٤٥،٣٨٢
١٠	sprayer	Device	۲۰	-	٣١٢،٠٠٠ ,٠٠٠	٦،٢٤٠	۰	٦،٢٤٠	١١،٣٤٥
Total							۰	٢٩٣،٧ ٤٨	٥٣٤،٠٨٧

Table (٦-٣): Vehicle

	All numbers are in million rials	Cost(Euro)

Row	Description	Number	Unit	Unit price(Rials)	Total price	Done	Required	
۱	Tractors and accessories	۱	Device	۱۰،۹۲۰،۰۰۰،۰۰۰	۱۰،۹۲۰	۰	۱۰،۹۲۰	۱۹،۸۵۵
Total						۰	۱۰،۹۲۰	۱۹،۸۵۵

Table (۷-۳): Furniture and office supplies

	All numbers are in million rials							Cost(Euro)
Row	Description	Number	Unit	Unit price(Rials)	Total price	Done	Required	
۱	Office supplies and amenities	۲۰	Seri	۳۱۲،۰۰۰،۰۰۰	۶،۲۴۰	۰	۶،۲۴۰	۱۱،۳۴۵
۲	Gardening tools	۲۰	Seri	۳۱،۲۰۰،۰۰۰	۶۲۴	۰	۶۲۴	۱،۱۳۵
Total						۰	۶،۸۶۴	۱۲،۴۸۰

Table (۸-۳): Costs before operation

All numbers are in million rials					
Row	Description	Total price	Done	Required	Cost(Euro)
۱	۲٪ fixed investment	۲۵،۱۳۶	۰	۲۵،۱۳۶	۴۵،۷۰۲
Total			۰	۲۵،۱۳۶	۴۵،۷۰۲

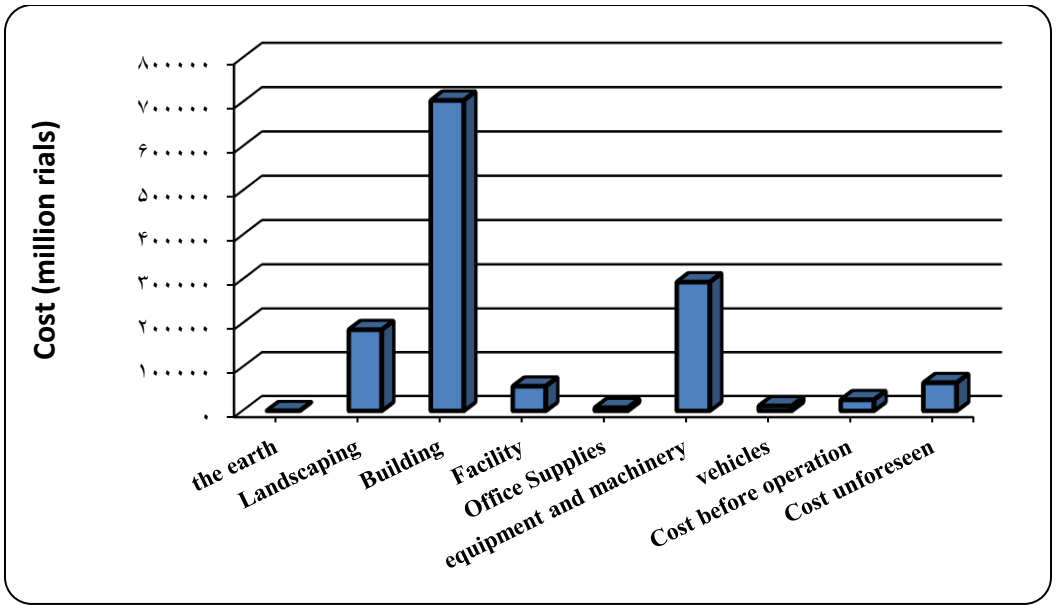


Figure (۱-۳): Project Investment Cost Ratio

۲-۳- Plan investment

Table (۹-۳): Working capital

All numbers are in million rials											
Year											
Description	Period	First year	Second year	Third year	Forth year	Fifth year	Sixth year	Seventh year	Eightieth year	Ninth year	Tenth year
Raw material	۳۰	٤۲،۹۳۱	٤۲،۹۳۱	٤۲،۹۳۱	٤۲،۹۳۱	٤۲،۹۳۱	٤۲،۹۳۱	٤۲،۹۳۱	٤۲،۹۳۱	٤۲،۹۳۱	٤۲،۹۳۱
Fuel and energy	۳۰	۲،٥٤۹	۲،٥٤۹	۲،٥٤۹	۲،٥٤۹	۲،٥٤۹	۲،٥٤۹	۲،٥٤۹	۲،٥٤۹	۲،٥٤۹	۲،٥٤۹
salary	۳۰	۱۰،۰٥٥	۱۰،۰٥٥	۱۰،۰٥٥	۱۰،۰٥٥	۱۰،۰٥٥	۱۰،۰٥٥	۱۰،۰٥٥	۱۰،۰٥٥	۱۰،۰٥٥	۱۰،۰٥٥
Repair and maintenance	۳۰	۱،۸۰۲	۱،۸۰۲	۱،۸۰۲	۱،۸۰۲	۱،۸۰۲	۱،۸۰۲	۱،۸۰۲	۱،۸۰۲	۱،۸۰۲	۱،۸۰۲
Depreciation	۳۰	۹،۹۱۸	۹،۹۱۸	۹،۹۱۸	۹،۹۱۸	۹،۹۱۸	۹،۹۱۸	۹،۹۱۸	۹،۹۱۸	۹،۹۱۸	۹،۹۱۸
Sales costs	۳۰	۱،۱٤٤	۱،۱٤٤	۱،۱٤٤	۱،۱٤٤	۱،۱٤٤	۱،۱٤٤	۱،۱٤٤	۱،۱٤٤	۱،۱٤٤	۱،۱٤٤
Total working capital required		٦۸،٤۰۰	٦۸،٤۰۰	٦۸،٤۰۰	٦۸،٤۰۰	٦۸،٤۰۰	٦۸،٤۰۰	٦۸،٤۰۰	٦۸،٤۰۰	٦۸،٤۰۰	٦۸،٤۰۰
Annual increase in working capital		٦۸،٤۰۰	۰	۰	۰	۰	۰	۰	۰	۰	۰
Working capital (EURO)		۱۲٤،۳٦۳	۱۲٤،۳٦۳	۱۲٤،۳٦۳	۱۲٤،۳٦۳	۱۲٤،۳٦۳	۱۲٤،۳٦۳	۱۲٤،۳٦۳	۱۲٤،۳٦۳	۱۲٤،۳٦۳	۱۲٤،۳٦۳

Table (۱۰-۳): Summary investment plan

All numbers are in million rials					Cost(Euro)
Row	Description	Price	Done	Required	
۱	land	۰	۰	۰	۰
۲	Landscaping	۱۸٥،۳۰۰	۰	۱۸٥،۳۰۰	۳۳٦،۹۰۹
۳	Building	۷۰۳،۸۷۲	۰	۷۰۳،۸۷۲	۱،۲۷۹،۷٦۷
٤	Installations	٥٦،۰۹۸	۰	٥٦،۰۹۸	۱۰۱،۹۹٦
٥	Workshop furniture and accessories	٦،۸٦٤	۰	٦،۸٦٤	۱۲،٤۸۰
٦	Machinery	۲۹۳،۷٤۸	۰	۲۹۳،۷٤۸	٥۳٤،۰۸۷
۷	vehicles	۱۰،۹۲۰	۰	۱۰،۹۲۰	۱۹،۸٥٥
۸	Costs before operation	۲٥،۱۳٦	۰	۲٥،۱۳٦	٤٥،۷۰۲
۹	Unforeseen costs	٦٤،۰۹۷	۰	٦٤،۰۹۷	۱۱٦،٥٤۰
Total fixed investment costs		۱،۳٤٦،۰۳٤	۰	۱،۳٤٦،۰۳٤	۲،٤٤۷،۳۳٥

Capital in the first year's turnover	٦٨،٤٠٠	٠	٦٨،٤٠٠	١٢٤،٣٦٣
Total investment of the plan	١،٤١٤،٤٣٤	٠	١،٤١٤،٤٣٤	٢،٥٧١،٦٩٨

Table (١١-٣): How to get funding to complete the project

All numbers are in million rials			
Description	Build time	Operation time	total
Total Financial source	١،٣٤٦،٠٣٤	٦٨،٤٠٠	١،٤١٤،٤٣٤
Total Financial source(Euro)	٢،٤٤٧،٣٣٥	١٢٤،٣٦٣	٢،٥٧١،٦٩٨

٣-٣- Plan variable costs

Table (١٢-٣): Cost of raw materials

	All numbers are in million rials							Cost(Euro)
Row	Description	Annual consumption	Unit	Unit price(Rials)	Total price	Done	Required	
١	Seedlings	٣٣٠،٠٠٠	Number	١٢٤،٨٠٠	٤١،١٨٤	٠	٤١،١٨٤	٧٤،٨٨٠
٢	Fertilizer	١٠،٠٠٠	KG	١،٠٩٢،٠٠٠	١٠،٩٢٠	٠	١٠،٩٢٠	١٩،٨٥٥
٣	Pest repellents	٥٠٠	KG	٣،١٢٠،٠٠٠	١،٥٦٠	٠	١،٥٦٠	٢،٨٣٦
Total						٠	٥٣،٦٦٤	٩٧،٥٧١

Table (١٣-٣): Cost of fuel and energy

	All numbers are in million rials							Cost(Euro)
Row	Description	Annual consumption	Unit	Unit price(Rials)	Total price	Done	Required	
١	consuming water	١٣٠،٠٠٠	M^3	٥،٦١٦	٧٣٠	٠	٧٣٠	١،٣٢٧
٢	Power consumption	١٨٥،٠٠٠	KW	٢،٨٠٨	٥٢١	٠	٥٢١	٩٤٧
٣	Fuel (city gas)	٦،٠٠٠،٠٠٠	M^3	٤،٦٨٠	٢٨،٠٨٠	٠	٢٨،٠٨٠	٥١،٠٥٥
٤	Gasoline	٢٨٠،٠٠٠	Liter	٤،٥٠٠	١،٢٦٠	٠	١،٢٦٠	٢،٢٩١
Total						٠	٣٠،٥٩١	٥٥،٦٢٠

Table (١٤-٣): Salary

All numbers are in million rials						
Row	Description	Number	Monthly salary for each person (Rials)	Monthly salary(Rials)	yearly salary	Cost(Euro)
١	the manager	١	١٨٧،٢٠٠،٠٠٠	١٨٧	٢،٢٤٦	٤،٠٨٤
٢	Herbalist	٥	٧٨،٠٠٠،٠٠٠	٣٩٠	٤،٦٨٠	٨،٥٠٩
٣	Horticultural expert	٥	٧٨،٠٠٠،٠٠٠	٣٩٠	٤،٦٨٠	٨،٥٠٩
٤	worker	٦٠	٥٦،١٦٠،٠٠٠	٣،٣٧٠	٤٠،٤٣٥	٧٣،٥١٩
٥	skilled worker	٦٠	٦٢،٤٠٠،٠٠٠	٣،٧٤٤	٤٤،٩٢٨	٨١،٦٨٧
yearly salary					٩٦،٩٧٠	١٧٦،٣٠٨
Employer share insurance equals ٢٣٪ of annual salaries and benefits					٢٢،٣٠٣	٤٠،٥٥١
Total salaries and benefits of production personnel					١١٩،٢٧٣	٢١٦،٨٥٩
٦	Guard	٢	٤٦،٨٠٠،٠٠٠	٩٤	١،١٢٣	٢،٠٤٢
yearly salary					١،١٢٣	٢،٠٤٢
Employer share insurance equals ٢٣٪ of annual salaries and benefits					٢٥٨	٤٧٠
Collection of annual salaries and benefits of administrative staff					١،٣٨٢	٢،٥١٢
Collection of annual salaries and benefits of all personnel					١٢٠،٦٥٤	٢١٩،٣٧١

Table (١٥-٣): maintenance cost

	All numbers are in million rials				
Row	Description	Asset value	Rate (%)	Cost	Cost(Euro)
١	Landscaping	١٨٥،٣٠٠	٠,٠٢	٣٧١	٦٧٤
٢	Building	٧٠٣،٨٧٢	٠,٠٢	١٤،٠٧٧	٢٥،٥٩٥
٣	Installations	٥٦،٠٩٨	٠,٠٥	٢،٨٠٥	٥،١٠٠
٤	Machinery	٢٩٣،٧٤٨	٠,٠١	٢،٩٣٧	٥،٣٤١
٥	Workshop accessories	٦،٨٦٤	٠,٠٥	٣٤٣	٦٢٤
٦	vehicles	١٠،٩٢٠	٠,١٠	١،٠٩٢	١،٩٨٥
Total		١،٢٥٦،٨٠٢	-	٢١،٦٢٦	٣٩،٣١٩

Table (١٦-٣): Cost of depreciation

	All numbers are in million rials				
Row	Description	Asset value	Rate (%)	Cost	Cost(Euro)
١	Landscaping	١٨٥،٣٠٠	٠,٠١	١،٨٥٣	٣،٣٦٩
٢	Building	٧٠٣،٨٧٢	٠,١٠	٧٠،٣٨٧	١٢٧،٩٧٧
٣	Installations	٥٦،٠٩٨	٠,١٠	٥،٦١٠	١٠،٢٠٠
٤	Machinery	٢٩٣،٧٤٨	٠,١٠	٢٩،٣٧٥	٥٣،٤٠٩
٥	Workshop accessories	٦،٨٦٤	٠,١٠	٦٨٦	١،٢٤٨
٦	vehicles	١٠،٩٢٠	٠,٢٠	٢،١٨٤	٣،٩٧١

۷	Unforeseen costs	٦٤،٠٩٧	٠,١٠	٦،٤١٠	١١،٦٥٤
Cost of depreciation of fixed assets		١،٣٢٠،٨٩٨	-	١١٦،٥٠٥	٢١١،٨٢٧
Cost before operation		٢٥،١٣٦	٠,١٠	٢،٥١٤	٤،٥٧٠
Total		١،٣٤٦،٠٣٤	-	١١٩،٠١٨	٢١٦،٣٩٧

Table (٣-١٧): Administrative cost

All numbers are in million rials			Cost(Euro)
Row	Description	Total cost	
١	Product sales costs (١٪ sales)	٧،٤٨٨	١٣،٦١٥
٢	Administrative and organizational costs (١٥٪ sales)	٣،٧٤٤	٦،٨٠٧
٣	Fixed asset insurance (٢ per thousand asset value)	٢،٤٩٩	٤،٥٤٤
Total		١٣،٧٣١	٢٤،٩٦٦

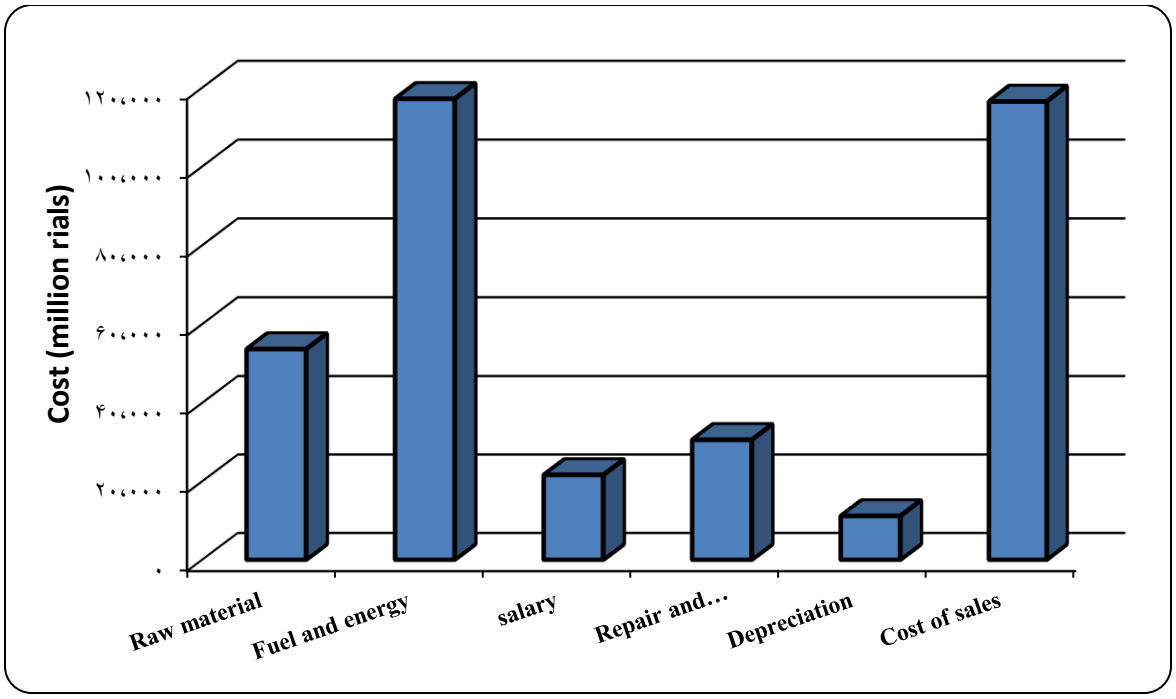


Figure (٣-٢): Project Production Cost Ratio

٤-٣- Total cost

Table (١٨-٣): Product cost (direct costs)

All numbers are in million rials										
Year	First year	Second year	Third year	Fourth year	Fifth year	Sixth year	Seventh year	Eightieth year	Ninth year	Tenth year
Raw material	٥٣،٦٦٤	٥٣،٦٦٤	٥٣،٦٦٤	٥٣،٦٦٤	٥٣،٦٦٤	٥٣،٦٦٤	٥٣،٦٦٤	٥٣،٦٦٤	٥٣،٦٦٤	٥٣،٦٦٤
Production personnel salaries	١١٧،١٨٤	١١٧،١٨٤	١١٧،١٨٤	١١٧،١٨٤	١١٧،١٨٤	١١٧،١٨٤	١١٧،١٨٤	١١٧،١٨٤	١١٧،١٨٤	١١٧،١٨٤
Repair and maintenance	٢١،٦٢٦	٢١،٦٢٦	٢١،٦٢٦	٢١،٦٢٦	٢١،٦٢٦	٢١،٦٢٦	٢١،٦٢٦	٢١،٦٢٦	٢١،٦٢٦	٢١،٦٢٦
Fuel and energy	٣٠،٥٩١	٣٠،٥٩١	٣٠،٥٩١	٣٠،٥٩١	٣٠،٥٩١	٣٠،٥٩١	٣٠،٥٩١	٣٠،٥٩١	٣٠،٥٩١	٣٠،٥٩١
unexpected	١١،١٥٣	١١،١٥٣	١١،١٥٣	١١،١٥٣	١١،١٥٣	١١،١٥٣	١١،١٥٣	١١،١٥٣	١١،١٥٣	١١،١٥٣
Depreciation of fixed assets	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥
Total cost of services	٣٥٠،٧٢٣	٣٥٠،٧٢٣	٣٥٠،٧٢٣	٣٥٠،٧٢٣	٣٥٠،٧٢٣	٣٥٠،٧٢٣	٣٥٠،٧٢٣	٣٥٠،٧٢٣	٣٥٠،٧٢٣	٣٥٠،٧٢٣
Total cost of services (Euro)	٦٣٧،٦٧٨	٦٣٧،٦٧٨	٦٣٧،٦٧٨	٦٣٧،٦٧٨	٦٣٧،٦٧٨	٦٣٧،٦٧٨	٦٣٧،٦٧٨	٦٣٧،٦٧٨	٦٣٧،٦٧٨	٦٣٧،٦٧٨

Table (١٩-٣): Operating costs

All numbers are in million rials										
Year	First year	Second year	Third year	Fourth year	Fifth year	Sixth year	Seventh year	Eightieth year	Ninth year	Tenth year
The salary of the administrative staff	١،٣٦٠	١،٣٦٠	١،٣٦٠	١،٣٦٠	١،٣٦٠	١،٣٦٠	١،٣٦٠	١،٣٦٠	١،٣٦٠	١،٣٦٠
Sale and Distribution	٧،١١٤	٧،١١٤	٧،١١٤	٧،١١٤	٧،١١٤	٧،١١٤	٧،١١٤	٧،١١٤	٧،١١٤	٧،١١٤
Administrative and organizational	٣،٧٤٤	٣،٧٤٤	٣،٧٤٤	٣،٧٤٤	٣،٧٤٤	٣،٧٤٤	٣،٧٤٤	٣،٧٤٤	٣،٧٤٤	٣،٧٤٤
Depreciation of costs before operation	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤
Total Operating Costs	١٤،٧٣٢	١٤،٧٣٢	١٤،٧٣٢	١٤،٧٣٢	١٤،٧٣٢	١٤،٧٣٢	١٤،٧٣٢	١٤،٧٣٢	١٤،٧٣٢	١٤،٧٣٢
Total Operating Costs (Euro)	٢٦،٧٨٥	٢٦،٧٨٥	٢٦،٧٨٥	٢٦،٧٨٥	٢٦،٧٨٥	٢٦،٧٨٥	٢٦،٧٨٥	٢٦،٧٨٥	٢٦،٧٨٥	٢٦،٧٨٥

Table (٢٠-٣): Non-operating costs

All numbers are in million rials										
Year	First year	Second year	Third year	Fourth year	Fifth year	Sixth year	Seventh year	Eightieth year	Ninth year	Tenth year
Fixed asset insurance (٠،٠٢٪ fixed asset)	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩
Total non-operational costs	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩	٢،٤٩٩
Total non-operational costs(Euro)	٤،٥٤٤	٤،٥٤٤	٤،٥٤٤	٤،٥٤٤	٤،٥٤٤	٤،٥٤٤	٤،٥٤٤	٤،٥٤٤	٤،٥٤٤	٤،٥٤٤

٥-٣- Sale Plan

Table (٢١-٣): Sale plan

All numbers are in million rials										
Description	First year	Second year	Third year	Fourth year	Fifth year	Sixth year	Seventh year	Eightieth year	Ninth year	Tenth year
Annual sales capacity	٩٥٪	٩٥٪	٩٥٪	٩٥٪	٩٥٪	٩٥٪	٩٥٪	٩٥٪	٩٥٪	٩٥٪
Annual production of summer crops per unit area	٣،٠٠٠،٠٠٠	٣،٠٠٠،٠٠٠	٣،٠٠٠،٠٠٠	٣،٠٠٠،٠٠٠	٣،٠٠٠،٠٠٠	٣،٠٠٠،٠٠٠	٣،٠٠٠،٠٠٠	٣،٠٠٠،٠٠٠	٣،٠٠٠،٠٠٠	٣،٠٠٠،٠٠٠
Unit price (Rials)	٢٤٩،٦٠٠	٢٤٩،٦٠٠	٢٤٩،٦٠٠	٢٤٩،٦٠٠	٢٤٩،٦٠٠	٢٤٩،٦٠٠	٢٤٩،٦٠٠	٢٤٩،٦٠٠	٢٤٩،٦٠٠	٢٤٩،٦٠٠
Income	٧٤٨،٨٠٠	٧٤٨،٨٠٠	٧٤٨،٨٠٠	٧٤٨،٨٠٠	٧٤٨،٨٠٠	٧٤٨،٨٠٠	٧٤٨،٨٠٠	٧٤٨،٨٠٠	٧٤٨،٨٠٠	٧٤٨،٨٠٠
Income based on annual capacity	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠

Income (euro)	١،٢٩٣،٣٨٢	١،٢٩٣،٣٨٢	١،٢٩٣،٣٨٢	١،٢٩٣،٣٨٢	١،٢٩٣،٣٨٢	١،٢٩٣،٣٨٢	١،٢٩٣،٣٨٢	١،٢٩٣،٣٨٢	١،٢٩٣،٣٨٢	١،٢٩٣،٣٨٢

٦-٣- Economic Schedule

Table (٢٢-٣): Prediction of profit and loss account

All numbers are in million rials										
Description	First year	Second year	Third year	Fourth year	Fifth year	Sixth year	Seventh year	Eightieth year	Ninth year	Tenth year
net sales	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠	٧١١،٣٦٠
Deducted: the cost of the sold goods	-٣٥٠،٧٢٣	-٣٥٠،٧٢٣	-٣٥٠،٧٢٣	-٣٥٠،٧٢٣	-٣٥٠،٧٢٣	-٣٥٠،٧٢٣	-٣٥٠،٧٢٣	-٣٥٠،٧٢٣	-٣٥٠،٧٢٣	-٣٥٠،٧٢٣
Gross profit	٣٦٠،٦٣٧	٣٦٠،٦٣٧	٣٦٠،٦٣٧	٣٦٠،٦٣٧	٣٦٠،٦٣٧	٣٦٠،٦٣٧	٣٦٠،٦٣٧	٣٦٠،٦٣٧	٣٦٠،٦٣٧	٣٦٠،٦٣٧
Deductions: Operating Costs	-١٤،٧٣٢	-١٤،٧٣٢	-١٤،٧٣٢	-١٤،٧٣٢	-١٤،٧٣٢	-١٤،٧٣٢	-١٤،٧٣٢	-١٤،٧٣٢	-١٤،٧٣٢	-١٤،٧٣٢
Operating profit	٣٤٥،٩٠٦	٣٤٥،٩٠٦	٣٤٥،٩٠٦	٣٤٥،٩٠٦	٣٤٥،٩٠٦	٣٤٥،٩٠٦	٣٤٥،٩٠٦	٣٤٥،٩٠٦	٣٤٥،٩٠٦	٣٤٥،٩٠٦
Deductible non-operating costs	-٢،٤٩٩	-٢،٤٩٩	-٢،٤٩٩	-٢،٤٩٩	-٢،٤٩٩	-٢،٤٩٩	-٢،٤٩٩	-٢،٤٩٩	-٢،٤٩٩	-٢،٤٩٩
Special interest before tax deduction	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦
Deductible tax	-٣٤،٣٤١	-٣٤،٣٤١	-٣٤،٣٤١	-٣٤،٣٤١	-٣٤،٣٤١	-٣٤،٣٤١	-٣٤،٣٤١	-٣٤،٣٤١	-٣٤،٣٤١	-٣٤،٣٤١
Net profit	٣٠٩،٠٦٦	٣٠٩،٠٦٦	٣٠٩،٠٦٦	٣٠٩،٠٦٦	٣٠٩،٠٦٦	٣٠٩،٠٦٦	٣٠٩،٠٦٦	٣٠٩،٠٦٦	٣٠٩،٠٦٦	٣٠٩،٠٦٦
Accumulated profit	٣٠٩،٠٦٦	٦١٨،١٣٢	٩٢٧،١٩٧	١،٢٣٦،٢٦٣	١،٥٤٥،٣٢٩	١،٨٥٤،٣٩٥	٢،١٦٣،٤٦١	٢،٤٧٢،٥٢٧	٢،٧٨١،٥٩٢	٣،٠٩٠،٦٥٨
Net profit (Euro)	٥٦١،٩٣٨	٥٦١،٩٣٨	٥٦١،٩٣٨	٥٦١،٩٣٨	٥٦١،٩٣٨	٥٦١،٩٣٨	٥٦١،٩٣٨	٥٦١،٩٣٨	٥٦١،٩٣٨	٥٦١،٩٣٨

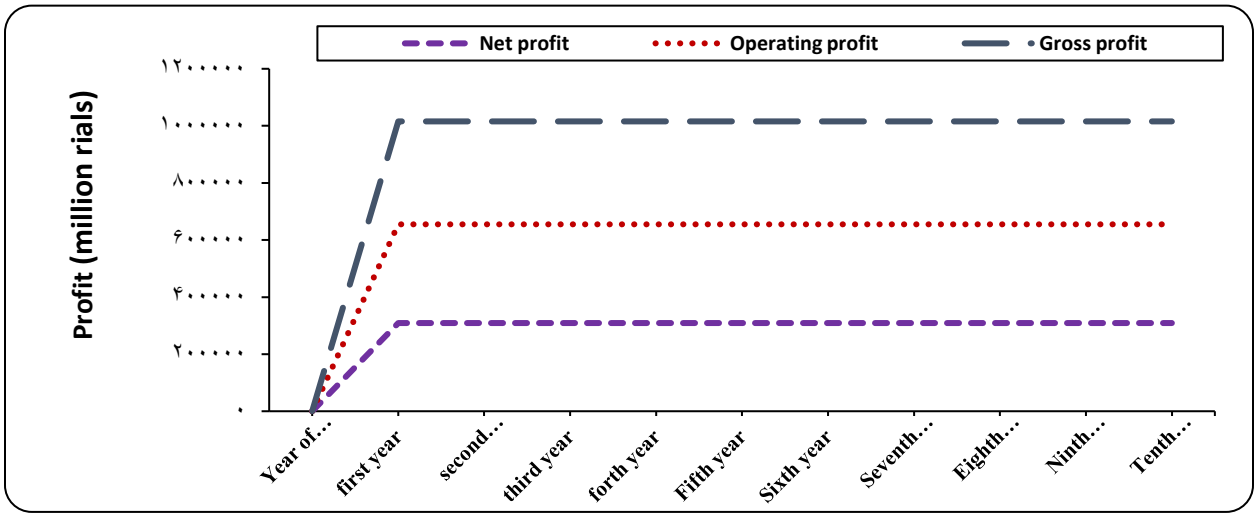


Figure (٣-٣): Project Profit and Loss Forecast

Table (٢٣-٣): Prediction of projected revenue

All numbers are in million rials										
Description	First year	Second year	Third year	Fourth year	Fifth year	Sixth year	Seventh year	Eightieth year	Ninth year	Tenth year
Special interest before tax deduction	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦	٣٤٣،٤٠٦
non-movable assets depreciation	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥	١١٦،٥٠٥
Depreciation of costs before operation	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤	٢،٥١٤
Total cash flow plans	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥
Total cash flow plans(Euro)	٨٤٠،٧٧٣	٨٤٠،٧٧٣	٨٤٠،٧٧٣	٨٤٠،٧٧٣	٨٤٠،٧٧٣	٨٤٠،٧٧٣	٨٤٠،٧٧٣	٨٤٠،٧٧٣	٨٤٠،٧٧٣	٨٤٠،٧٧٣
Fixed investment project	١،٣٤٦،٠٣٤			٢٤٧٧٣٣٥ (Euro)						
Capital in Circulation Scheme	٦٨،٤٠٠			١٢٤٣٦٣ (Euro)						
Total investment plan	١،٤١٤،٤٣٤			٢٥٧١٦٩٨ (Euro)						
Project	**٣٣/٥٧ %**									

return rate(IRR)	
Return of capital	**٣/٤٨ year**

Table (٢٤-٣): Net Present Value (NPV)

All numbers are in million rials			Net Value(Euro)
Row	Rate (%)	Net Value	
١	٠	٣،٣٦٢،١٠٩	٦،١١٢،٩٢٥
٢	٥	٣،٢٣٥،٩٧٧	٥،٨٨٣،٥٩٤
٣	١٠	١،٥٥٨،٢٦٥	٢،٨٣٣،٢١٠
٤	١٥	١،١٦٢،٧٤٦	٢،١١٤،٠٨٤
٥	٢٠	٦٤٤،٩٣٨	١،١٧٢،٦١٥
٦	٢٥	٣٥٣،٩٣٦	٦٤٣،٥٢٠
٧	٣٠	١٢٩،٨٤٥	٢٣٦،٠٨٢
٨	٣٥	-٤٦،٣٠٧	-٨٤،١٩٥
٩	٤٠	-١٨٧،٣٥٩	-٣٤٠،٦٥٣
١٠	٥٠	-٣٩٧،٠٨٢	-٧٢١،٩٦٨
١١	٦٠	-٥٤٣،٩٠٣	-٩٨٨،٩١٥

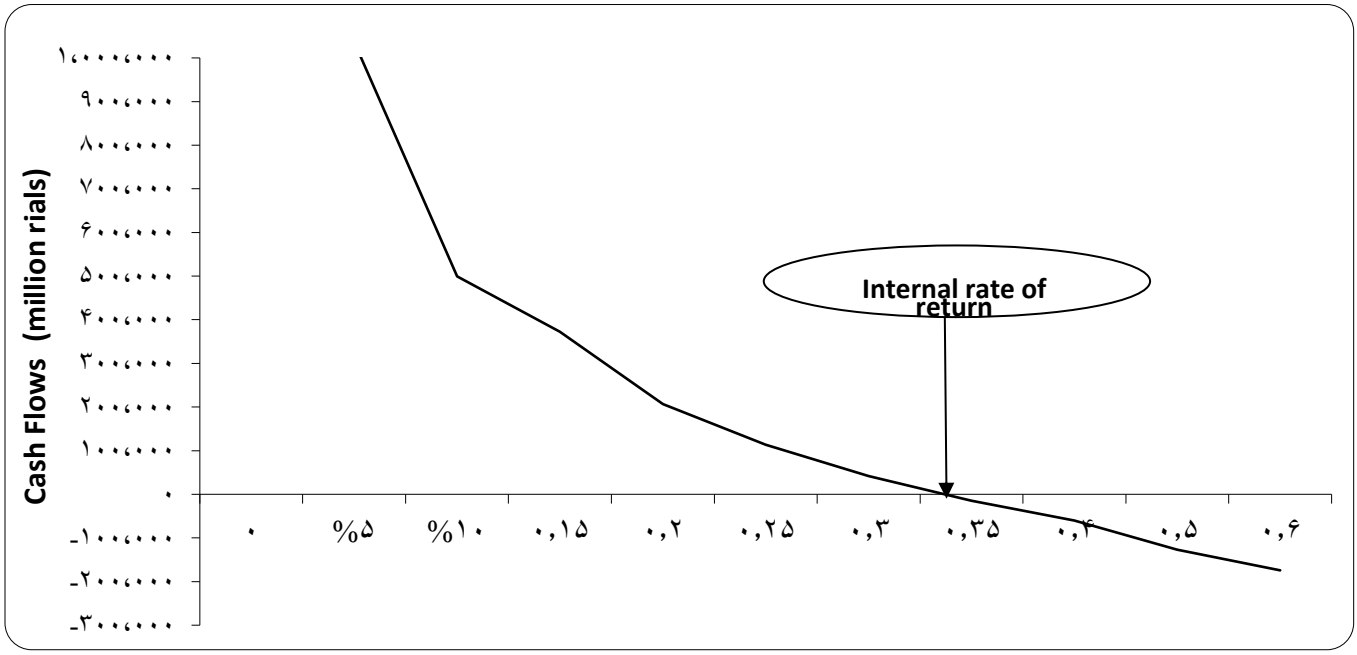


Figure (٤-٣): Net present value of cash flows

Table (٢٥-٣): Head-to-head point analysis

Row	Descriptions	Value
١	Fixed production costs (M.Rial)	٢٢٥،٥٢٠
٢	Variable production costs (M.Rial)	١٣١،١٤٣
٣	Total fixed and variable production costs (M.Rial)	٣٥٦،٦٦٣
٤	Total amount of production (tons)	٣،٠٠٠
٥	Prices for each ton (M.Rial)	٢٤٩،٦٠٠،٠٠٠
٦	Total sales (MR)	٧٤٨،٨٠٠
٧	Variable cost per ton (M Rials)	٤٤
٨	Total sales margin (total variable cost - total sales)	٧٤٨،٧٥٦
٩	Sales margin of one ton-million rials (variable cost of one ton - selling price of one ton)	٢٤٩،٥٩٩،٩٥٦
١٠	Marginal sales ratio (sales / sales margin)	١
١١	Production amount per head-to-head point = (sales margin of one ton / fixed costs)	٢،٨٢٠
١٢	Head-to-head sales point-to-real = (sales margin ratio / fixed cost)	٢٧٣،٤٠٢
١٣	Safety margin (total sales / (head sales - total sales))	٠,٦٣٥
١٤	Production capacity at the head-to-head point (safety margin - ١)	٠,٣٦٥
١٥	Head-to-head point * ١٠٠ (sales margin / fixed costs)	٣٧ percent

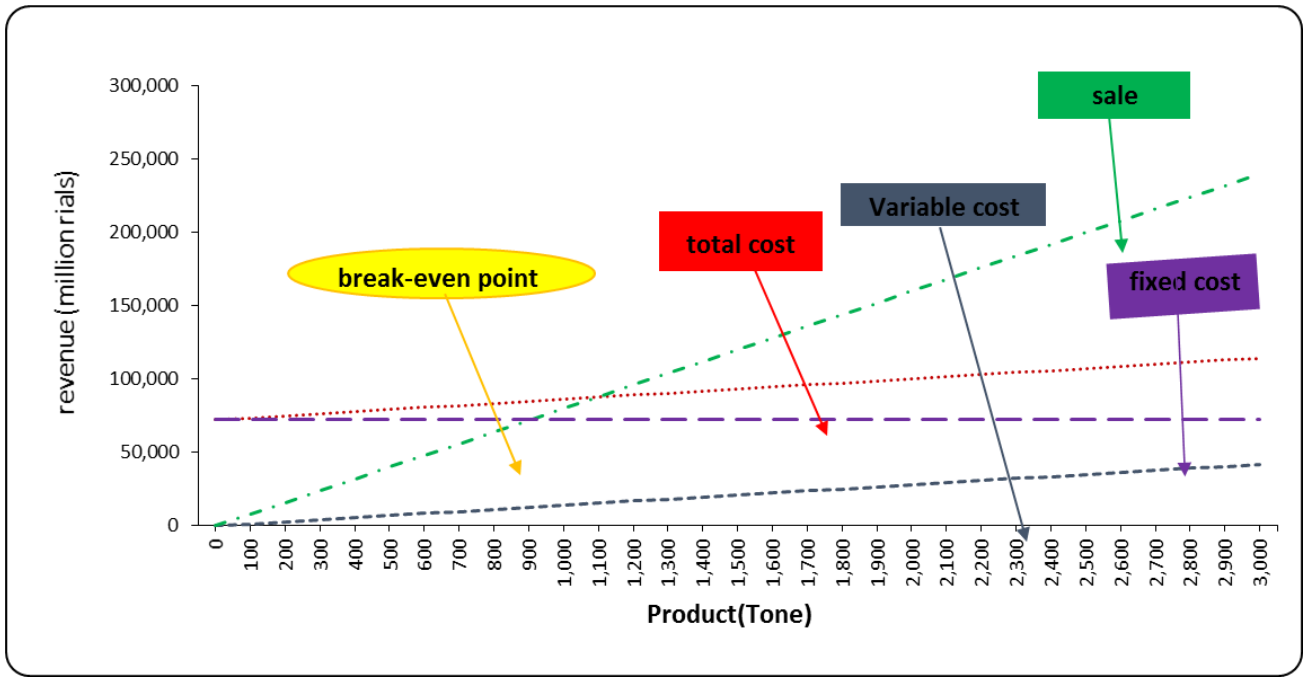


Figure (٥-٣): Estimation of the production point

Table (٢٦-٣): Value description

All cultivars are worth millions of rials			
Row	Descriptions	Total cost	Total cost (euro)
١	GDP gross value added (cash production - sales costs)	٥٤٧،٢٧٩	٩٩٥،٠٥٣
٢	Net Domestic Value (Depreciation Cost of Fixed Assets - Net Domestic Value)	٤٣٩،١٢٨	٧٩٨،٤١٤
٣	Net gross value added to the value of the stands	٧٣٪	
٤	Net domestic value added to the value of the stands	٥٩٪	

Table (٣-٢٧): Cash Flow Forecast Table

All numbers are in million rials										
Description	year									
	First year	Second year	Third year	Fourth year	Fifth year	Sixth year	Seventh year	Eightieth year	Ninth year	Tenth year
Cash Flows (Internal Resources)	٠	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥
External Resources										
Brought to shareholders	١،٤١٤،٤٣٤	٦٨،٤٠٠	٠	٠	٠	٠	٠	٠	٠	٠
Total external resources	١،٤١٤،٤٣٤	٦٨،٤٠٠	٠	٠	٠	٠	٠	٠	٠	٠
Internal and external resources	١،٤١٤،٤٣٤	٥٣٠،٨٢٤	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥	٤٦٢،٤٢٥
Uses										
Fixed investment costs	١،٣٤٦،٠٣٤	٠	٠	٠	٠	٠	٠	٠	٠	٠
Cost before operation	٢٥،١٣٦	٠	٠	٠	٠	٠	٠	٠	٠	٠
capital in circulation	٦٨،٤٠٠	٦٨،٤٠٠	٦٨،٤٠٠	٦٨،٤٠٠	٦٨،٤٠٠	٦٨،٤٠٠	٦٨،٤٠٠	٦٨،٤٠٠	٦٨،٤٠٠	٦٨،٤٠٠
tax	٠	٣٤،٣٤١	٣٤،٣٤١	٣٤،٣٤١	٣٤،٣٤١	٣٤،٣٤١	٣٤،٣٤١	٣٤،٣٤١	٣٤،٣٤١	٣٤،٣٤١
Total use	١،٤١٤،٤٣٤	١٠٢،٧٤٠	١٠٢،٧٤٠	١٠٢،٧٤٠	١٠٢،٧٤٠	١٠٢،٧٤٠	١٠٢،٧٤٠	١٠٢،٧٤٠	١٠٢،٧٤٠	١٠٢،٧٤٠
Surplus (deficit) of resources	.	٤٢٨،٠٨٤	٣٥٩،٦٨٥	٣٥٩،٦٨٥	٣٥٩،٦٨٥	٣٥٩،٦٨٥	٣٥٩،٦٨٥	٣٥٩،٦٨٥	٣٥٩،٦٨٥	٣٥٩،٦٨٥
Resource surplus (Euro)	٠	٧٧٨،٣٣٥	٦٥٣،٩٧٢	٦٥٣،٩٧٢	٦٥٣،٩٧٢	٦٥٣،٩٧٢	٦٥٣،٩٧٢	٦٥٣،٩٧٢	٦٥٣،٩٧٢	٦٥٣،٩٧٢

Chapter ٤:

Schedule

Table (١-٤): Schedule

	Month											
	١	٢	٣	٤	٥	٦	٧	٨	٩	١٠	١١	١٢
The process of familiarizing with the location of the project and identifying opportunities and challenges												
Follow the administrative steps to start the activity												
Equipping the ingot workshop												
Start of production activity												

Chapter ٥:

Appendix

Appendix (۱)

Images of the project site

