Islamic Republic of Iran
Ministry of Economic Affairs and Finance
Organization for Investment
Economic and technical Assistance of Iran

PROJECT PROFILE – SUMMARY SHEET

Project Introduction

١. Project title: Dejkhandan tourist area

٢. Sector: Services of economic Sub sector: Tourism

٣. Products/Services: Catering, accommodation and entertainment.

٤. Location: Tehran Province Free zone ☐ Economic special zone ☐ Industrial Estate ☐ Main Land ■

٦- Introducing the project summary:

The plan to compile Dejkhandan investment package in Pardis city has been considered. The study area is located in Pardis city in Dejkhandan area. The study area is ٦٢٤٩ square meters. The uses around the project are rangelands. The study area is located outside the village. Dejkhandan village has suitable conditions in terms of relative location, climate and proximity to important centers. Also, the high level of services, many industrial and commercial uses, and the existence of cultural spaces such as libraries are among the advantages of this village. In the face of these benefits, there are also difficulties, one of which is soil pollution. The cause of this pollution is the flooding of the campus sewage on the downstream lands, which is a clear sign of the growth of many reeds in the south of the village. In the near future, Dejkhandan may no longer be a village, because the municipality has recently submitted a bill to join this village to the city, and the city council has sent it to the municipality after approval.

Table No. (١): Physical planning specifications of the site

Row	title	Total area ($M^٢$)	Area of buildings ($M^٢$)	Land area ($M^٢$)	Foundation ($M^٢$)
١	Restoration and reconstruction of the fortress (tourist museum, hospitality, craft spaces, workshops, etc.)	٢٥٠٠	٢٥٠٠	٠	٢٥٠٠
٢	Other spaces of the castle reconstruction	٣٧٤٩	١٠٠٠	٢٧٤٩	١٠٠٠
Total		٦٢٤٩	٣٥٠٠	٢٧٤٩	٣٥٠٠

٦. Annual capacity: ١,٢ million people per year

Project Status

٧. Local / internal raw material access --- %

٨. Sale:

- Anticipated export market --- %

٩. Construction Period: ٣ Year

١٠. 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 concluded with local/foreign investor?	Yes ☐	No ■
- Financing agreement concluded?	Yes ☐	No ■
- Agreement with local / foreign contractor(s) concluded?	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 ☐
- Purchase agreement for machinery, equipments and know- how concluded?	Yes ☐	No ■

Financial Structure

١١. Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	٥٨٨,٥٠٠	٥٥٠٠٠٠	١,٠٧	---	١,٠٧
Working Capital	---	٥٥٠٠٠٠	---	---	---
Total Investment	٥٨٨,٥٠٠	٥٥٠٠٠٠	١,٠٧	---	١,٠٧

- Value of foreign equipment/machinery --- million euro
- Value of local equipment/machinery --- million euro
- Value of foreign technical know- how --- million euro
- Value of local technical knows- how --- million euro

- Net Present Value (NPV): …… Euro for …. Year
- Internal Rate of Return (IRR) ٢٠٪
- Payback Period (PP) ٥ Year

General Information

١٢. Project Type: Establishment ■ Expansion and completion ☐

١٣. Company Profile:

-Name (legal /natural persons): Jalal Abbasi

-Company Name: Tehran Cultural Heritage, Handicraft and Tourism Organization

-Address: Tehran Cultural Heritage, Handicraft and Tourism Organization, Corner of shahid arshad, karimkhan st, Tehran, Tehran, Iran.

-Tel: +٩٨٢١٨٨٩١٣٨٣٦ Fax: +٩٨٢١٨٨٩١٣٤٩٧

-E-mail: tourism@investintehran.ir Web site: www.tehran.mcth.ir

-Local entrepreneur: private sector ☐ public sector ■ other☐

Please attach follow documents if available

- Pre-feasibility study ■
- Feasibility study ■
- Legal permissions (establishment license, foreign currency quota, environment, etc.) ■

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