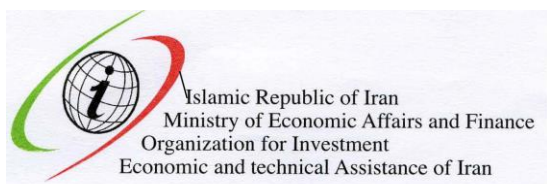


10. Project Status:

- 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 technology concluded? Yes No



Financial Structure

11. Finance

Description	Local Currency Required			Foreign Currency Required Million Dollar	Total Million Dollar
	Million Rials	Rate	Equivalent in Million Dollar		
Fix Capital	14250	37019	0.384	0	0.384
Working Capital	347	Rials	0.01	0	0.01
Total Investment	14597	for each Dollar	0.394	0	0.394

- Value of foreign equipment/machinery: 0 million dollar
- Value of local equipment/machinery: 4625.2 million dollars
- Value of foreign technology: million dollar
- Value of local technology: million dollar
- Net Present Value (NPV): 15903 Million Rials for 10 Year
- Internal Rate of Return (IRR): 39 %
- Payback Period (PP): 31.65%

General Information

12. Project Type: Establishment Expansion and completion

13. Company Profile:

- Name (legal /natural persons): consultant engineers group (Kamel Sanat Sam)
- Company Name: engineering consultation
- Address : floor 3, Milad Noor complex, before 30m, Vali Asr Blvd ., Khoram Abad, Lorestan
- Tel: 06632203616 Fax: 06633203615

-E-mail: Info@Scicogoup.com Web site: www.Scicogroup.com

- Sector: 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)

**Ministry of Economic Affairs and Finance
Organization for Investment Economic and Technical Assistance of Iran
(OIETAI)**

Foreign Investment Center of Lorestan Province

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Plan summary

1. Product or services introduction

1.1. The goal of this plan

The goal of this plan is to construct a decorative plants and flowers greenhouse in a land with area of 7000m² and area of 5000m² for greenhouse building in Lorestan province. The direct employment of this plan is 10 persons and the operational planning is for 12 hours a day during 365 days/year.

1-2- The features and advantages of plan

The plant and flower industry in world with financial capital of more than 150 billion dollar in a year and Iran with an ancient background and high capabilities is one of the most important potentials for providing job opportunities and earning currency incomes which is of particular concentration value based on the promising perspective of annual growth in trading values and based on the desirable conditions of Iran. In new world economic equations, the globalization and Iran's joining to the WTO, the flower plays an important role in earning currency income and in Iranian agriculture particularly in flower cultivation and gardening. The strategic investigations indicate that Iranian agriculture seems uneconomic to large extend due to traditional production, small production lands, high energy consumption and etc. in contrast to the desirable situations and weather conditions. While producing the plants and decorative flowers in Iran with high job provision capability can meet some needs for currency due to high consumption of these products in neighbor countries and capability of high competitiveness in Iranian products trading. Decorative plants and flowers are in class of dense cultivation and are of high capabilities in efficiency of utilities, particularly the water.

Iran is a 4-season country with diverse climates and potential susceptibility to raise different types of decorative plants and flowers. A large section of the Iran lands in north, center and south west are susceptible to raise different types of the decorative plants and flowers and if it is focused on accurately and significantly, there would be potential markets for production in Persian Gulf states, northern countries and even in remote markets of the East Asia and west Europe.

1-3- ISIC code

Scale	Code	Product
t	25201313 2520412547	Plastic greenhouse and altar
t	28111119 2811512305	Greenhouse steel skeleton
No.	29211580 2921512334	Greenhouse systems
t	0112412356	Flower and buds
No.	0112412360	Greenhouse decorative plants and trees

1-4- Products' application

The human interest in flower and the role of plants in human life is fully recognized, the flower has always been a symbol of benevolence and love and an instrument to show respect. Each part of the plants is of particular beauty. Accordingly, using the cut flowers in parallel with focusing on apartment flowers and plants is common. In addition, due to increasingly urbanization and particularly living in apartments and

being away from the nature, the tendency to keep plants in apartment increased. Based on investigations, people show respect, thanking, friendship, intimacy and exciting behaviors when they receive flowers as gifts with different speech. All these reactions emerge in first 5 seconds which indicate the deep influence of flower on human. The potential of producing botanic drugs in nature is high. For example, it is said that 125000 medical plants species are found in tropical forests of the world. The economic and commercial value of these plants is extraordinary. At present, 25% of the drugs are of botanic origin and 12% of them are of microbial origin. In addition to be symbol of beauty, flower is a gift which indicates the emotions and affections in different situations. Giving flower as a gift provides the receiver with pleasant emotions which usually is the sign of love and intimacy of who gives the gift as well as the pleasure and decoration. In Iran, the flower is of different applications and each flower is used as symbol of a particular thing. Iranian usually use flower for saying congratulation to the other gender, in celebrations and parties, saying congratulation to brides, for visiting the patients, for people who bought new house or give birth a baby.

5-1- Proposed places

The geographical and natural position of Lorestan is such that the sky is clear and the sun is warm as the positive factors of plants growth during different seasons. This is the main cause of reducing the importation of seeds and stems, but also leads to exportation of greenhouse products. The factors like air temperature and soil, light intensity daylight duration, humidity level and evaporation are effective on quality and performance. Therefore, majority of places in this province are suitable for cultivating in greenhouses. Based on the studies, Khoram Abad, Borujerd and Doureh are desirable locations for constructing greenhouse.

Raw, auxiliary and consuming materials

Annual costs (million rials)	Unit price (R)	Scale	Annual consumption	Raw materials and technical features
100	4000000	25	t	Leafy soil
20	800000	25	t	Sand
96	800000	120	t	Animal fertilizer
12	10000	1200	Kg	Micro and chemical fertilizer
3	100000	30	L	Pesticides, fungicides and disinfectants
600	20000	30000	No.	Plastic pots
831	Total			

The nominal capacity

Final practical capacity	Annual nominal capacity	Scale	Product	No.
101700	113000	No.	Rose	1
12600	14000	No.	Tuberose	2

135000	150000	No.	Dianthus	3
135000	150000	No.	Chrysanthemum	4
10800	12000	Pot	Pothos	5
10800	12000	Pot	Aglonema	6

Production procedure and technology used

- A. The greenhouse is fixed and bilateral.
The bilateral greenhouse is exposed to the sunlight from both sides. This greenhouse is ideal for cultivation and raising many types of products; because it used the sun in term of light and temperature.
- B. The greenhouse is for decorative plants and flowers in term of production and produced the cut-branch flowers and apartment flowers.
- C. The greenhouse is a modern and metallic one in term of construction. The cover is a UV system and the greenhouse's skeleton is metal which usually is covered by Anti-UV plastic for heating and suitable conditioning. The height of this greenhouse is usually 4.5m. The parts joint in metallic greenhouse is conducted by welding or screw (portable).
- D. The irrigation system in drip irrigation. Water, chemical fertilizers and other required items for plant are provided by lateral pipes in solution form.

The plan investment costs

%	Total (MILLION RIALS)	Description
14.4	2100	Land
35.2	5131	Building
31.7	4625	Machineries
7.9	1152	Installations
2.1	300	Vehicles
0.4	57	Service and administrative equipment
0.9	134	Unexpected and miscellaneous, 1%
92.5	13499	Total fixed assets
5.1	751	Pre-exploitation costs
97.6	14250	Total fixed plan investment costs
2.4	347	Working capital
100	14597	Total plan investment

Working capital

Costs (million rials)	Description	Title
139	two months for raw materials	Raw materials
149	A month salary	Salary
59	One month of energy and repair costs	Revolving funds

Fixed costs and annual production variable

Variable and fixed costs	Variable costs (million rials)	Variable costs %	Fixed cost (million rials)	Fixed costs %	Production costs	No.
831	831	100	0	0	Consumed and raw materials	١
2089	626.7	30	1462.3	70	Salary and wage	٢
217	173.6	80	43.4	20	Energy costs	٣
28.5	0	0	28.5	100	Insurance (0.002 of fixed investment)	٤
490.47	392.376	80	98.094	20	Repair and maintenance	٥
225	180	80	45	20	Ads and marketing	٦
928.18	0	0	928.18	100	Depreciation	٧
220	176	80	44	20	Miscellaneous and unpredicted (6%)	٨
5029.15	2379.676	Total	2649.474		Total	

Economic index

9465 million Rials	Annual income	Economic indices
15903 million Rials	NPV	
39%	IRP	
5.24 years	PBP	