



Aras Free Trade-Industrial Zone Organization

Technical and Economic Feasibility Form Production Projects (Industrial - Agricultural)

1. Project: Establishment of advanced and modern agricultural orchards

2. Project Presentation: Creation of advanced agricultural orchards for the production of horticultural products using innovative technology.

3. Description of the Project:

a. Necessity of the Project:

Considering the constraints in the quantity and quality of water and soil resources in agricultural plains, Intensive farming activities are considered as an important alternative in developed countries with the aim of increasing productivity, utilizing inputs, improving production efficiency, enhancing product quality, reducing waste, producing healthy products, and developing species that are suitable for the limited quantitative and qualitative constraints of available resources.

b. Mainland Privileges (Raw Material – Market):

Availability of usable resources such as water and soil, cheap energy and labor, as well as existing potentials in the domestic and foreign markets for agricultural products, are taken into account.

c. Market Potentials:

Given the importance of agricultural production in ensuring food security, there is a suitable market and demand for agricultural products.

d. Added Value:

Agricultural productions, especially when using innovative technologies to optimize the use of available resources, generate significant added value.

4. Market Feasibility; Economic – Financial:

a. Annual Demand for the Product (Domestic – Countries of the Region – World Demand):

There is a suitable annual demand for the products produced in the field of establishing advanced agricultural orchards in Iran, regional countries, and worldwide, considering the safety of the produced goods.

b. Raw Materials Provision Potential (Domestic – Countries of the Region):

The supply of necessary raw materials for the establishment of advanced and modern agricultural orchards is primarily available domestically, and if needed, investors and applicants can also source raw materials from abroad.

c. Local and Regional Markets:

Target markets include not only the domestic market but also the markets of Persian Gulf countries, CIS countries, and European countries.

5. FS Components:

a. Fixed Capital: 1,600,000,000,000 rials

Working Capital: ۲۵۳,۰۰۰,۰۰۰,۰۰۰ rials

b. PBP:

6 years

c. IRR:

38

d. Land Area: 500,000 square meters

Built-up Area: ۲۰۰ square meters

e. Direct Employment:

81 people

6. Technical Specs:

a. Table of Raw Materials and Estimated Consumption:

Various F1 seeds depending on the desired varieties and crops for cultivation.

Basic seeds of fruit trees for the growth process, totaling 4,000 specimens.

Fruit tree saplings, totaling 5,000 specimens.

Fertilizers and nutritional compounds, 100 tons.

Pesticides and insecticides for pest control, 4 tons.

b. Table of Products and Estimated Production:

Production of various fruits using advanced agricultural orchards with a capacity of 3,000 tons per year.

c. Table of Machinery and Production Line Equipment

Pressurized irrigation system to equip 50 hectares of land with water network.

Five tractors with their respective accessories.

Nutrition and fertilization system for 50 hectares of land.

Roofing system for 50 hectares.

d. Schematic Diagram of the Production Process:

Initial land leveling, digging holes, fertilizing the holes, planting saplings, implementing planting equipment, cultivation, harvesting, and sales.

e. Table of Energy and Labor Costs

Cost: ٨٠٥٦٦million Rials	
Energy:	40301 million Rials
Work force:	120,835 million Rials

7. Risks of the Project:

a. Existing Risks in case of Losing Potential Market:

Exchange rate risk, inflation risk, liquidity risk, business risk.

b. Risk of Rising Raw Material Price:

In case of an increase in the exchange rate, the cost of imported raw materials also increases, which affects the total cost of the product.

C. Retention Risk:

d. Risk of Currency Fluctuations and Inflation:

Financial arrangements based on the national currency, alignment of liabilities or assets based on the unit currency, providing financial reports and statements in currency (without conversion), participation in derivative contracts market, conducting offsetting transactions, entering into purchase and sale contracts based on the national currency.