



Mokran Coasts Investment Opportunities

Mokran Coasts

The coasts of Mokran, Makran or Makuran – as it is pronounced by the local people – is a region located in Iran's southeastern province of Sistan and Baluchestan and Pakistan's southwestern Baluchistan province. It is a 600-mi (1,000-km) stretch along the Gulf of Oman from Ra's (cape) al-Kūh, Iran (west of Jask), to Lasbela District, Pakistan (near Karāchi).

Coasts of Mokran are considered one of the most important and most Strategic Region in the Middle East and Central Asia. Despite the potential and abundant of natural resources and strategic location, sadly, so far, the development of the region remains neglected.

Given the Mokran coasts importance for Iran's economy, in recent years, Iran begun vast planning to exploit the potential of this area. In this regard, many studies have been done and significant investments have been made.

With lifting of economic sanction, Iran eyes foreign investment to accelerate development of this strategic area.

Strategic Location

There are many reasons that Mokran coasts are referred as Iran's most strategic area.

Some of them are as follows:

- Proximity and gateway to the International waters around southern border and Indian ocean
- Direct neighbors to Pakistan & Afghanistan
- Closest and safest route to Central Asia
- Connecting CIS countries to trans-boundary waters (via under construction Chabahar-Zahedan-Mashhad railway)
- Located on route of two international transport corridors. (North-south transport corridor and south Asia transport corridor).

Other Advantages

Beside abovementioned locational Advantages, there are many other advantages and potentials that made this area unique and attractive for investors.

Vast sea and natural attractions, pristine beaches and cultural diversity can be driving force for tourism development in this area.

With more than 300 km water border, Diversity of fish species, hot and humid weather due to its proximity to equator, appropriate water quality and free of industrial pollution in the coastal area and good depth of water at a minimum distance from the beach, turned this area to a perfect location for aquaculture and related industries development.

Also existence of oil and gas resources, provide significant capacity for development of gas, oil, petrochemical and other downstream industries in Mokran coasts. These potentials have led to

Mokran Coasts Location



Mokran Coasts



development of Iran's third petrochemical hub in Chabahar.

Chabahar free economic zone plays a key role in attracting foreign and local investment and ultimately development of Mokran coasts. Chabahar free zone with area of 14,000 Hectare is one of the 7 Iran's free economic zones.

Chabahar Free Economic Zone

As large as 14,000 hectare, Chabahar Free Zone is located and established at east Chabahar gulf, in the vicinity of Chabahar port city and Oman Sea and 70th km of Pakistan border. Some part of its land area has been allocated for industrial activities while the rest part has been earmarked for trade, commercial services, residential, tourism and green area activities.

As complementary cycle of eastern transit route of country, thanks to its specific status, Chabahar Free Zone is considered as development of eastern route in national dimension and as a communication bridge of central Asian states and southeastern Asian countries in ultra-national dimension for entrance to the global markets coupled with moving tandem with globalization. It should be noted that Chabahar free trade zone enjoys specific strategic and prominent situation. On the other hand, its specific climatic condition, brilliant sun in all seasons, azure waters and coastal areas and also natural beauties in this region is enough scenery that has turned Chabahar into a model and exemplary tourism hub of the region. Location of monsoon winds of Indian subcontinent (known as

monsoon) Chabahar Free Zone has been turned into the coldest southern region of the country in summer season and the hottest point in winter seasons thanks to ever breezing of Oman sea and Indian Ocean.

On one hand, it is regarded as gate of country of entrance to the international waters and origin of neglected transit routes with vast land areas and with investment opportunities in different areas. On the other hand, its specific climate condition, bright sun in all seasons of year, azure water and natural attraction in this region has turned Chabahar free zone as a model and exemplary tourism hub of the country.

It should be noted that Chabahar Free Zone enjoys fair and pleasant condition in some season of year.

Incentive and Exemption

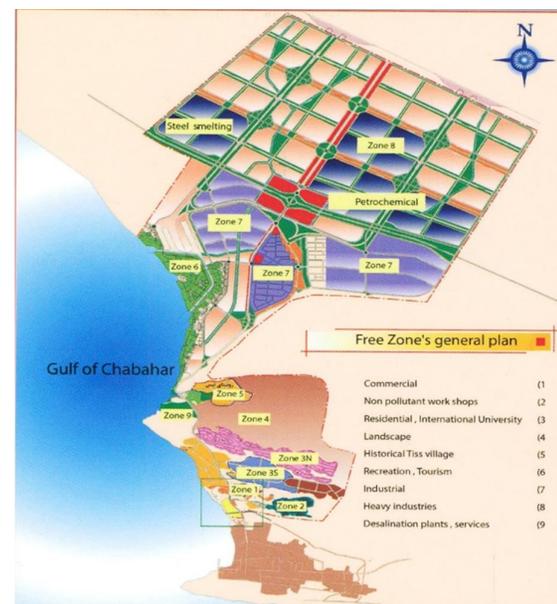
- Foreign national can register and own companies with 100% ownership.
- Importation of goods, produced in the Free Zone, to the mainland is exempt from payment of all or part of customs duties to the "added value" thereof in the Zone.
- Investment by foreign investors can be guaranteed and protected by the government. Capital investment can be guaranteed through either of the following:
 - a) The Board of Ministers

The legal rights of investors, the acceptance of whose capital investment has been

Negin Mokran Petrochemical Complex Location



Chabahar Free Economic Zone



decreed by the Board of Ministers, will be guaranteed and protected.

b) Ministry of Economic Affairs

Investors may choose to have their capital investments guaranteed through Foreign Investment Promotion and Protection Act (FIPPA).

- All economic activities in the Free Zone are exempt from taxes for 20 years;
- Repatriation of net profits, the initial capital and gains resulting from economic activities in the free zone is permitted;
- For direct entry to the Free Zone, foreign nationals are not obliged to obtain visa in advance;
- Employers are allowed to employ foreign nationals;
- Vessels with 100,000 metric ton capacity can berth;
- Warehouses for storage and re-export purposes are available at a very low rent;
- Free Zones Supreme council is autonomous in Iran, therefore, stable rules and regulations prevail;
- Rules and regulation in the Free zone conform to those of WTO's. Therefore, there is no clause for foreign investors to export their goods produced in the Free Zone nor any obligation to use "local content" and also no obligation exists regarding "balance of trade";

- Discount on Terminal Handling & Port Operating Charges;
- Foreign investors are allowed to exchange their currency at the prevailing open market rates, agreed upon mutually.

Infrastructures

Following infrastructures are available to meet investors' needs.

- Port capacity of 6 million metric tons with two 640m container and three 580m multi-purpose berths;
- Railroad (under construction) connecting Chabahar to CIS borders;
- Airport available nearby; wide body jets can land;
- New airport will be constructed within the Free Zone;
- Natural Gas pipeline is being extended to Chabahar;
- Electricity available without any constraints.

Investment opportunities in Chabahar Free Zone

There are various opportunities for investors whether local or foreign which some of them are mentioned below:

Shahid Kalantari Port



Konarak Airport



⑤ Medical Equipment Industrial Park

Given Iran's growing demand for Medical equipment which is estimated around \$7 billion in 2017, there will be tremendous opportunity for investors.

This industrial park is a dedicated place for assembly plants and manufacturers of medical equipment and related support facilities.

72 Ha land area has been assigned to this project and investment required is estimated at \$ 65 million.

Investors shall enjoy from Free zone incentives and exemptions such as tax holidays, duty free entry of machinery and raw material and etc.

⑤ Automotive Industry Town

Iran has one of the largest auto-industry with 70 million potential customers currently. The auto industry accounts for 10% of Iran's GDP and 4% of its work force, second only to the oil and gas industry. In 2015 with production of 984,000 cars, Iran ranked 18th in the volume of Vehicle Production in the world.

Iranian government has planned to turn Chabahar to Iran's third automotive hub. Iran also has planned to produce 3 million automobiles (2 million vehicles for local market and 1 million vehicles for export).

Population of Iran's neighbor countries and CIS region countries are 575 million, which could make Iran and

Mokran coasts due to its strategic location and availability of cheap labor force to a perfect location for producing automobiles and exporting them to other countries in the region.

Auto Industry Town is a place for assembly plants and electronic industry and provides following facilities for investors and producers:

- R&D units
- Reference Laboratory for all plants in town
- Convention center
- Offices

An area of 240 Ha has been allocated to this project and size of the project is estimated to be more than \$1 billion.

⑤ IT Town

Recently along with the world, Iran set sight to IT sector for improvement of its economy and generating jobs. Therefore Iran has made significant investment in this sector.

Chabahar IT town is a place to attract and support IT companies. In this town several of services will be offered such as; technical engineering services, research and lab services, Legal, Business and economic consultation and etc. 100 ha area has been allocated to this project.



④ Chabahar Health Town

Due to lack of healthcare facilities in Chabahar and adjacent area, development plan of Chabahar health town which contains a 200 beds private hospital and other related health care facilities has been proposed.

5 ha of land taken into account for the project and Investment required is estimated around \$130million.

④ Renewable Energy Town

Iran with 1% of the world population, consumes 2% of world energy. Major part of subsidy paid by the government, is used for fossil fuel. In addition to fossil oil, Iran has high potential for production and use of renewable energy such as solar energy, wind energy, sea waves, geothermal and biofuel.

Recently a few small units of solar power and biofuel have been developed in the zone.

Around 730 Ha, has been allocated to renewable energy town and approximately \$50 million is needed for this project.

④ Electronic and Home Appliance Town

Iran has big home appliance market with import of \$1 billion and export of \$200 million, also potential of neighboring countries like Pakistan and Afghanistan would create a market of 220 million people. Such condition makes Chabahar free zone, an attractive

location for investors to develop manufacturing and assembling electronic and home appliance.

70 Ha areas have been predicted for development of this town, also size of this project is estimated around \$25 million.

④ Construction Material Town

Iran's construction industry has lots of potential with growth driven by investments in infrastructure, energy and residential construction projects.

Recently Iran produces 200,000 tons cement per day and there are two active plants of cement in Sistan and Baluchestan and also one plant is under construction in 100 km distance from north of the Chabahar free zone.

Purpose of this town development is to create a platform in which construction material produced and exported to other countries.

This town will develop 50 Ha land and needs \$100 million investment.

④ Mineral Processing Town

Iran with roughly 1% of the world's population holds more than 7% of the world's total mineral reserves.

The metals and mineral mining industry in Iran is beginning to grow exponentially. Still, with the abundant amount of proven reserves available, Iran



offers prime opportunities for both Greenfield and brownfield projects and investments.

Iran's deposits that are largely underdeveloped include zinc (world's largest), copper (world's ninth largest - revised from second largest in 2010), iron (world's ninth largest), uranium (world's tenth largest) and lead (world's eleventh largest).

Sistan and Baluchestan is one of the richest mineral resources areas in Iran, with minerals deposit such as Chromite, Copper, Magnetite, Manganese, Granite and etc...

The purpose of development of this town is to avoid selling crude minerals and processing them in order to create more added values.

Mineral processing town will develop in 200 ha land and size of this project is valued around \$70 million (for first phase).

🕒 Iran – India Joint Town

Iran and India have a lot in common in terms of culture and heritage.

Indian economy is the 7th-largest economy by market exchange rates, and is the third-largest by purchasing power parity, with its average annual GDP growth rate of 5.8% over the past two decades. Considering the geopolitical location of both countries and high volume of Indian export, Iran can be the fastest and the most

economical route to CIS countries, Iraq, turkey and even European countries.

Given the complementary roles of the two countries, there are lots of mutual objectives. With comparative advantage in industrial machinery, IT, software and steel, Indian economic activists and entrepreneurs can invest in this joint town and have access to a market with size of 500 million people. On the other hand, Iran can play significant role in supply of oil derivative, mineral fuel, chemicals, and all kinds of plastic, copper and related products.

300 Ha land has been allocated to this project and investment required has been estimated around \$40 million.

🕒 Dates Specialized Town

According to FAO in 2013, world dates production was 5.7 million tons in 1.1 hectares date palm. Iran is second producer and third country in terms of arable area. Also FAO data says dates world trade in 2013 was around 1.4 million tons.

Sistan and Balouchestan is the third biggest date producer in Iran. However 200 thousands dates produced in this province, traded in inefficient and traditional way.

Purpose of this project is to:

- Increase competitiveness in export;



Chel Koreh Cooper Mine



- Reduction in costs;
- Specialization;
- Centralized in one geographic location;
- Skilled labor;
- Presence of intermediate goods producers.

Land area dedicated to this project is 30 hectares and estimated capital investment is \$20 million.

④ Fishery Industries Town

With 320 km water border, one of the advantages of Sistan and Baluchestan is in fishery (fishing and aquaculture). Purpose of this project is to gather modern related industries, such as fishing equipment producers, producers of fishing vessels, processing industry and companies who provide trade services in one location. 30 hectares land area has been considered for this project. Required capital investment is estimated around \$20 million.

④ Combined Cycle Power Generation

Due to presence of steel, petrochemical, refinery and related downstream industries, there is significant need to electricity power. Therefore, development of a power complex with capacity of 2000 MW is planned. This complex includes 2 modules with capacity of 1000 MW. Power generation is located outside of Mokran petrochemical complex. Fuel for generation will be supplied from Iran-Pakistan gas pipeline also known as the peace pipeline. The plant's output will be devoted to local industries and surplus will be selling to the national grid.

20-30 hectares land area is allocated to this project. And required investment is estimated to be \$960 million.

④ Desalination Complex

According to numerous planned industries especially Mokran petrochemical complex and shortage of fresh water, development of desalination complex in order to remove salts and minerals from sea water is essential.

Capacity of this complex is 100,000 Cubic meters and use reverse osmosis. Required investment is estimated around \$100-\$120 million.

Negin Mokran Petrochemical Complex

According to the cabinet resolution designating Chabahar as the future hub for petrochemical industry and based on national petrochemical company (NPC), initial studies done in 2004-2005, Negin Mokran development company (MDC) was established with the general purpose of preparing Chabahar as the future hub of petrochemical industry.

MDC has defined and planned 18 petrochemical plants comprising of 5 Methanol, 4 Methanol-Ammonia, 4 Urea-Ammonia, 2 Olefins, 1 MTP, 1 Crystal Melamine and 1 Aromatic plus three sections reserved for construction of additional plants and nine sections reserved for construction of 30 downstream units.

Mokran Petrochemical Complex



④ Centralized Utility Project

The utilities needed for Mokran complex are water, power, steam, plant and instrument air, oxygen and nitrogen. These utility streams will be provided from an integrated utility center inside the complex, Mokran Abniroo Company, which is responsible for construction and installation of utility and offsite of Mokran petrochemical complex, process plants will be constructed in three phases, so utility units shall be constructed based on process unites in three phases.

Utility units considered in Mokran Abniroo Company are as follows:

- Intake and outfall facility unit
- Cooling water/Tower unit
- Water treatment plant:
 - Desalination water unit
 - Condensate polishing unit
 - Demineralization water unit
 - Potable water unit
 - Fire water unit
- Combined steam & power generation unit
- Air separation & Compresses air plant
 - Air separation unit
 - Oxygen and Nitrogen Production
 - Compressed air unit-compressed air, service and instrument air Production

- Waste water treatment and incineration plant:
 - Waste water treatment and service water production unit
 - Incineration unit

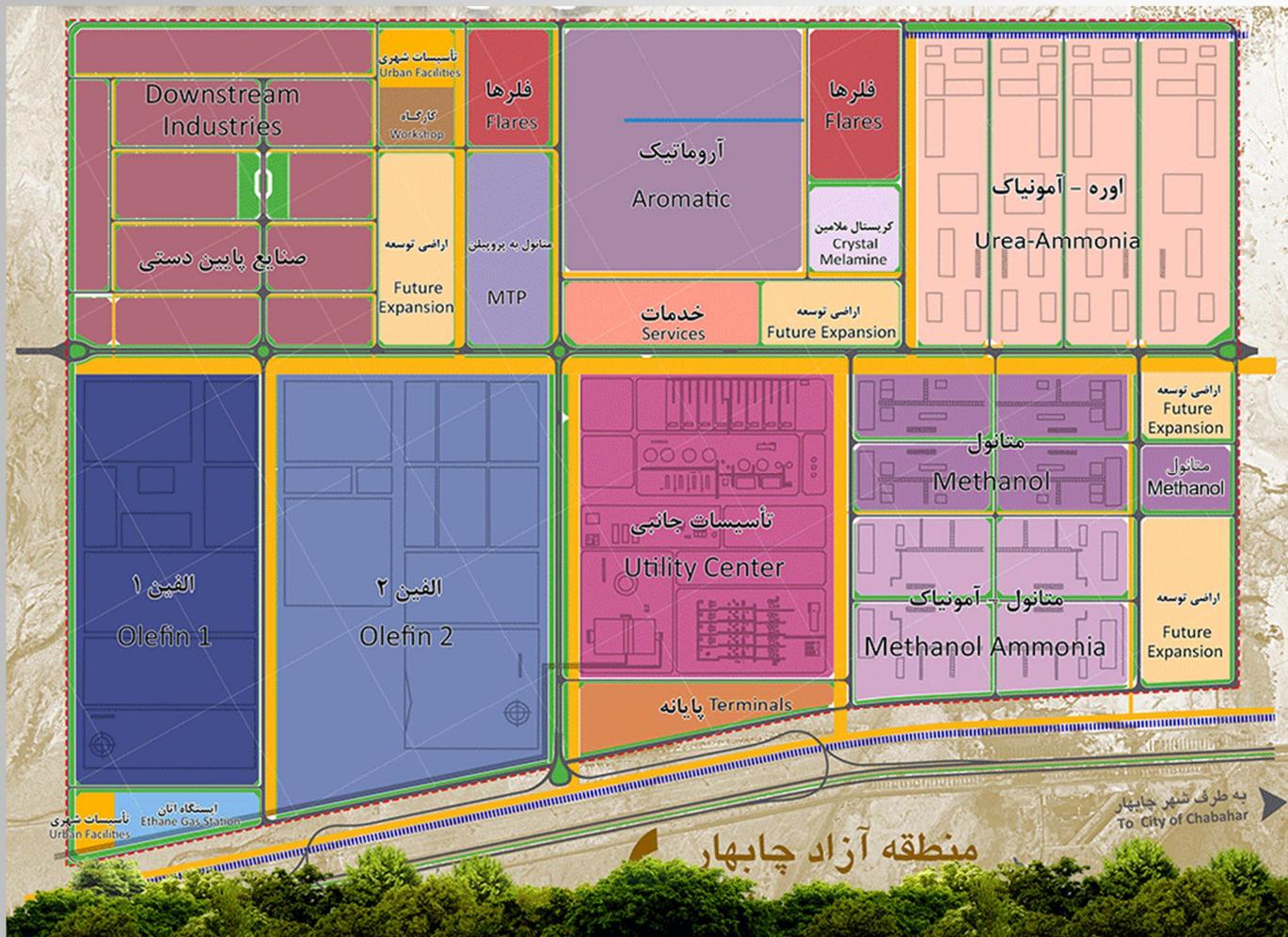
④ Tank and Terminals Project

Transfer of about 20 million tons per year liquid products and feeds through the 20 km pipeline corridor (13 lines).

Storage of liquid products in 29 tanks with total capacity about 800000 m³;

Transfer and storage of about 7 million tons per year solid products by truck and rail in Shahid Beheshti port.

Master Plan of Mokran Petrochemical Complex



④ MTO Production Complex

This project is related to the construction of GTM complex. GTM is a petrochemical process which, convert gas to Methanol.

The project needs 4.27 million NM³ natural gas per day as feedstock.

70 hectare has been considered for construction of this project. Production capacity is 1650 kilo ton of methanol per year that will converted to olefin and its derivatives in the following.

Required capital investment for this project has been estimated around \$2.7 billion.

④ Olefin Production Complex

Olefins also called alkenes are one of the most important petrochemical products.

Objective of this project is to convert 3.78 million NM³ ethane gas to 1269 kilo tone per year polyethylene, 400 kilo ton HDPE (High density polyethylene) and 400 kilo ton LDPE (Low density polyethylene).

Needed land area is 146 hectare and required capital investment has been estimated \$2.7 billion.

④ Olefin Production Complex 2

This project is second olefin plant in Mokran petrochemical complex. In this plant 2.36 million NM³ per day will convert to 793 kilo ton Ethylene per year, 650 kilo ton per year HDPE/LDPE, 24 kilo ton per year 1-butene, 20 kilo ton per year 1-hexene and 224 kilo ton per year EPDM (ethylene propylene dine monomer).

104 hectare land area needed for this project. Required capital investment is estimated around \$2.4 billion.

④ Urea- Ammonia Production Complex

This project is related to the construction of urea-ammonia production complex. The main process is conversion of 2.33 NM³ of natural gas per day to 1.33 million tons of urea and 784 thousand tons of ammonia.

30 hectare land area is needed for this project. Also \$500 million is requires as capital investment.

④ Methanol- Ammonia Production Complex

This project is related to production of methanol (990 kilo tons per year) and ammonia (300 kilo tons per year) from 3.59 million NM³ per day as feed.

15 hectare land area has been allocated to this project and required investment is \$500 million.

⑤ Methanol Production Complex

Goal of this project is to convert 4.27 million NM³ of natural gas as feed to methanol (1650 tons per year).

12 hectare land area is needed for this project. Required investment for this project has been estimated around \$500 million.

⑤ Petrochemical Equipment of Mokran Petrochemical Industrial Park

This project is related to construction of pipeline, storage tank and petrochemical equipment. Objective of this project is to transmit liquid product from Mokran petrochemical complex to Shahid Beheshti port.

Required capital investment for this project is estimated around \$835 million.

⑤ Aromatic Unit

Objective of this project is to produce various products such as:

- Methanol (1650 thousand tons per year);
- Propylene (515 thousand tons per year);
- Propylene oxide (200 thousand tons per year);
- Propylene glycol (60 thousand tons per year);
- Acrylonitrile (325 thousand tons per year);

- Hydrogen peroxide (440 thousand tons per year);
- Pyrolysis gasoline (125 thousand tons per year);
- Liquid gas (69 thousand tons per year).

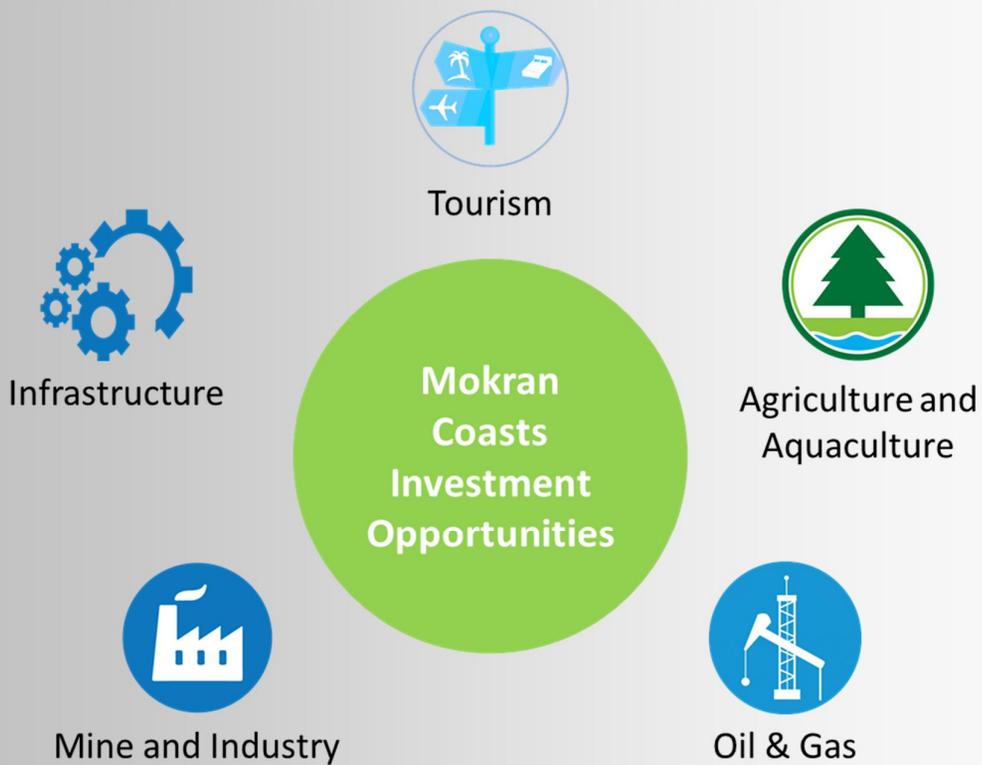
4.8 million M³ methane gas and 18 thousand ton of ethylene oxide per day is needed as feed.

110 hectare land area is allocated to this project also \$2 billion capital investment is required for this project.

Investment Opportunities in Mokran Coasts

In the following section, some of the investment opportunities in Mokran coasts will be presented.

The 5 following fields count as driving engine of the zone's development.



Infrastructure

Till now significant investment has been made in to infrastructure of Mokran coasts, but it wasn't enough. In order to achieve the objectives defined for this area, more investment is needed. Developed infrastructures can play a key role in attracting investment to other fields.

In the following two separate subsections, some of the investment opportunities in Mokran coasts infrastructures will be introduced.

Electricity, Water and Wastewater

From two perspectives, power field in interaction with investors have a special place in Mokran, first to supply of water and electricity resources for all the projects which will be implemented in Mokran Coasts and second in attracting investors in power fields' projects which has been predicted in Mokran Coast.

In the following some of the investment opportunities in this field are presented.

④ Increasing the Capacity of the Pishin Dam Reservoir

Pishin dam is located in pishin city 8 km from Pakistan border.

Main objective of this project is to Increase the capacity of Pishin dam from 175 million cubic meters to 250 million cubic meters in order to:

- Contribution of water supply needed for Chabahar City;
- The improvement and development of agriculture in the downstream area of Pishin Dam.

Project specifications are as follows:

- Dam lake area of 14.1 square kilometers in the current situation at normal level of 262 meters;
- Dam reservoir area of 18 square kilometers in terms of increased capacity at normal level of 267 meters.

④ Kariani Storage Dam

Kariani Storage dam is located 150 km of north-west of Konarak City.

Project goal is to control flood in order to supply agriculture water for Laash plain.

The dam is located on the Rapch river path. Rapch is seasonal river with average annual precipitation of 183 mm.

Dam technical specifications are as follows:

- Dam type: Concrete using RCC;
- The total volume of the reservoir is 161 cubic meters;

Pishin Dam



- The area of the lake from the normal level is 80 square kilometers;
- The height from the dam foundation is 40 meters;
- The height from the bed (river) is 35 meters;
- Water transmission line from the dam to the network is available;
- Irrigation and drainage network is available (4000 hectares of coastal land).

④ Photovoltaic Solar Powerhouse

This project is related to the construction of photovoltaic solar powerhouse with a capacity of 5 MW per hour in Kooch Mobarak region of Jaask port city. This project is implemented in a land area of 11.250 square meters. Required investment for this project is estimated to be \$8.5 million. This project has the ability to run in most parts of the Hormozgan province.

④ Seawater Desalination Complex in Bemani District

This project is related to the construction of a seawater desalination complex through reserve osmosis with a daily capacity of 3,000 cubic meters in Bemani district from Ciric environs.

This project is estimated to be about \$2.4 million.

④ Seawater Desalination Complex in Chaleh Gerind and Kookhard

This project is another reverse osmosis seawater desalination complex with daily capacity of 750 cubic meters in Chaleh Gerind and Kookhard.

Required investment for this project is estimated to be about \$0.7 million.

④ Seawater Desalination Complex in Gabric

Gabric rural area is located in Jaask city environs. This project also is through reverse osmosis with daily capacity of 400 cubic meters. The project is implemented in a land area of 500 square meters. Required investment for this project is estimated to be \$0.3 million.

④ Transport Water to Chabahar's Villages

This project is related to construction and operation of a transfer facility in rural water supply project including the villages of Goater, Pasabandar and Beris.

Water is supplied from desalination plant in Pasabandar. The project includes the implementation of water transmission lines, construction of reservoirs and implementation of water supply facilities to Homayran complex. 123.5 km of polyethylene pipes is needed for the project. Required investment has been estimated around \$4.2 million.

Solar Energy Complex



Seawater Desalination Complex



③ Water Transportation to TissKupan

The project is related to the construction, operation and transfer of rural water supply facilities which include Nok Abad Village, Khanehaye Chaharshanbe, TissKupan, Khodadad, Khanehaye Soleiman and Mashi. Water will be supplied from water tank and waste water through suction tank and pumping station.

The project includes the implementation of water transmission lines, construction of reservoirs and implementation of water supply facilities to TissKupan complex. Required capital investment for this project estimated \$1.7 million.

③ Water Transfer to Jaask and Bashagard from Jagin Dam

Construction, operation of water supply facilities in order to transfer water to rural areas such as Farahak Village, Bengrokh, Zehbodi, Shahrak Motahar, Saran and Barshkan is main objective of this project. The project includes the implementation of water transmission lines, construction of reservoirs and implementation of water supply facilities.

Required investment is estimated around \$3.2 million.

③ Water Transfer to Hamiri

The project is related to the implementation of water transmission lines, construction of reservoirs and

implementation of water supply facilities for transfer of water to Homayran Qasr-e Qand complex.

Required investment for this project is estimated to be about \$4.4 million.

③ Water Transfer to Kheyrad

Main objective of this project is to transfer water to rural area including 18 villages in Nikshahr.

Required investment for this project is around \$4.8 million.

③ Zarani Reservoir Dam, Irrigation and Drainage Network

Zarani reservoir dam is in Hormozgan province and is placed in 40th kilometer of Minab road, near Minab-Senderk and in 2 kilometers from Talan village. Main goal of construction of Zarani is to control Devastating floods of Zarani River, feeding undergrounds water sources and Supplying water for 1950 hectare of agricultural lands.

Required capital investment for this project is estimated around \$35 million.

③ Water Transfer from Pishin Dam

The project includes 500 km of transmission lines in diameters of 110 to 1100 mm which made of polyethylene, UPVC and fiberglass.

Water Transfer in Zahedan



Transferring water to number of villages in district of Ngor, Camble Soleiman and Bahu Kalat through constructing and operating water supply facilities is main objective of this project.

Capital investment required for this project is estimated around \$94 million.

④ Gabrik Dam Project

Gabrik dam site is located in 428 km south-east of Bandar Abbas. The objective of this project is to supply 20 million cubic meters water in year for Jegin irrigation system and 8.3 million cubic meters for environmental requirement and downstream stack holders of dam. Gabrik is asphaltic concrete core rock fill dam with height of 34.5 meters.

Construction period in this project is 5 years and investment required is estimated around \$60 million.

④ Chabahar Water Desalination

Chabahar water desalination complex is a project worth \$12 million with daily capacity of 20,000 cubic meters. The proposed contract is to Build, operate and own (BOO) with duration of 15 years.

④ Reduce the Wastewater in Distribution Network and Water Transmission Line of Chabahar city

Required investment for this project is estimated around \$8 million. Proposed contract method is to Build, operate and transfer (BOT) and contract duration is 15 years.

④ Completion of the Collection Network and Waste Treatment of Konarak City

The project is related to completion of the collection network and first and second modulus of wastewater treatment of Konarak city. Capital investment required for this project has been estimated around \$25 million.

Contract method is to Build, operate and transfer (BOT) or buy back with respectively 15 and 25 years duration.

④ Completion of the Collection Network and Wastewater Treatment

Main objective of this project is completion of the collection network and wastewater treatment of Chabahar city in order, to use it in industrial uses.

130 km of wastewater collection lines is needed in this project also estimated capital investment is around \$20 million.

Wastewater Treatment



Contract method is to Build, operate and transfer (BOT) or buy back with respectively 15 and 25 years duration.

③ Water supply to Chabahar and Konarak from Zirdan Dam

In this project, 83 km of transmission line is needed and required investment has been estimated around \$80 million. Proposed contract method is to Build, operate and transfer (BOT).

Transportation, Ports and Urban Development

Undoubtedly one of the requirements of development in each area is the development of transportation infrastructure and providing possibility of easy transit for goods and people in the region. Also attention to the necessity of deployment and settlement and providing residential infrastructure and create environmental condition is essential for economic activists and has to be considered.

Along with creation of ground road (roads and rails), air and sea and also development of required ports and airports in Mokran zone, are basic necessitate for development of this zone.

In this section some of the investment opportunities in transportation and urban development will be introduced.

③ Tiss New City

Tiss new city is located in neighboring of Chabahar Free Zone and in coasts of Mokran. This region with natural and tourist attraction and location alongside of free economic zone with industrial and business characteristics has lots of capacity.

One of the objectives for development of Tiss new city is to meet the needs of industries and its labor forces for example Mokran petrochemical complex alone needs 10 thousand residential units.

Tiss Sandy Beach



It's anticipated that Tiss new city will have the capacity of 150 thousand people.

Investment opportunities in this city divided into 3 categories of residential, recreational and leisure and clean energy projects.

Some of the Tiss new city investment opportunities are as follows:

- Aerial recreation with daily capacity of 200 people and required investment of \$1.1 million;
- Marine leisure with daily capacity of 300 people and required investment of \$2 million.
- Land recreation including house riding complex with required investment of \$1.3 million, carting complex with required investment of \$300 thousand, ballroom with required investment of \$1.1 million and hotel and accommodation with required investment of \$16 million.
- Residential complex with floor area of 275 thousand square meters and required investment of \$1.3 million.
- Solar powerhouse with capacity of 1 MW and required investment of \$5.3 million.

④ Chabahar-Zahedan railway

This project is related to construction of Chabahar-Iranshahr-Zahedan railway which connect Chabahar city in south east of Iran to Zahedan capital of Sistan and Baluchestan province. This project is part of Chabahar- Mashhad railway. Length Railway path is 610 km and this project required finance and machinery to accelerate progress.

④ Shahid Beheshti Port Development Plan

The Shahid Beheshti port of Chabahar is one of important crossroads of north-south Corridor of world trading. Development of Shahid Beheshti port of Chabahar is the most important regional infrastructure. The main parts of Shahid Beheshti port development plan in the phase I are as below:

- Static Berm Breakwaters, length of 1,470 meters, weight of armour stones about 25 tones, crest elevation about +9.00m to C.D. and total volume of 1,588,000 Cubic meters
- 15.8 Mm3 of dredging volume (300 meters width and 3 km length of Access Channel and about 30 hectares of harbor area with dredging depth of -16.0 meters to C.D.)
- 5,030 meters Dyke construction (about 1,310,000 square meters) and about 203 Hectares reclamation.
- Two Container berths with length of 740 meters and the water depth -10.0 meters to

Chabahar-Zahedan Railway



Shahid Beheshti Port



C.D. (5615 concrete blocks and 134,000 square meters of concrete).

- One multipurpose berth with the length of 284 meters and draft of -16.00 meters to C.D. and also two berths with the length of 380 meters and the depth of the water -14.0 meters to C.D. (3917 Concrete-block and 90,000 Cubic meters of concrete)
- 119 hectares soil improvements in the level of +5.0m to CD.
- 64 hectares landscaping with concrete blocks.
- 12,500 square meters buildings (The entire offices, buildings, warehouses and workshops).

Tourism

To build a strong, flexible and diverse economy, Iran set sight on one of its main neglected area. With its ancient history and rich cultural treasures, Iran is among the top 20 countries and with the highest number of tourism attractions.

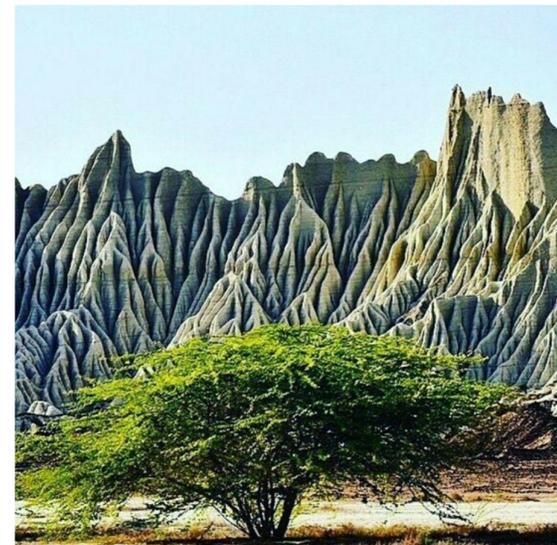
Mokran Coasts have lots of astounding tourist attractions and potentials but due to lack of tourism infrustrucre, it wasn't possible to take advantage of these opportunities.

In order to attract foreign and local investors to develop tourism infrustrucre, a lot of special privileges and incentive have been provided:

- ✓ Government Warranty for direct Investment
- ✓ Economic Stability
- ✓ No dividend tax for Iranian and foreign investments
- ✓ Annual exemption with regards to 50% of investments' applicable taxes.
- ✓ Avoiding any discrimination act among investors.
- ✓ Affordable land prices – lower overall business and industrial costs
- ✓ Strategic location with excellent transportation infrastructure.

- ✓ Creation of a one stop shop called the “center for foreign investment services” to support foreign investments undertaking in Iran.
- ✓ Additional incentive for investment at un-developed and Tourism designated area such as:
 - Organizational support for supplying part of the infrastructure;
 - Financing (loans) after spending twenty percent (physical progress of the project) by investor, providing 80 percent of total project estimate by banks and financial institutions under contract with the organization.
 - Providing loan by under contract banks and financial institutions after 20% physical progress by investor;
 - Agreement on the establishment of the Tourism area is responsible for cultural heritage, handicrafts and tourism.

Some of investment oppurtonities in Mokran coasts are as follows:



⑤ Chabahar West Coast Tourism Area

This project is related to the construction of Chabahar west coast tourism area. It has activities such as tourism, coastal beaches, seafood restaurants, marine aquarium and selling handicraft and other needs of tourists. Construction period for this project is 2 years.

Some of the special privileges for investors are as follows:

⑤ Goiter Tourism Area

Goiter bay is located in the Gulf of Oman on the maritime border of Pakistan and Iran.

The project includes land uses such as camping, lodging facilities, park, water sports resort and coastal and marine recreational complex.

Construction phase for this project is estimated 2 years.

⑤ Gelafshan Tourism Area

This project is related to the construction of Napk mud volcanoes (tight) in Konarak tourism area. The complex has facilities such as catering and accommodation spaces, including restaurant, hospitality, hotel and beach recreation and health center.

Mud fountains are one of the most amazing phenomena of Sistan-Baluchestan. 3 mud volcanoes

are located in Kehir plain that two of them are in the shape of the hill and another is in the shape of the volcano, the locals call this kind of phenomenon sea navel.

Contraction period for this project is 2 years.

⑤ Chabahar Miniature Tourism Area

This project has facilities such as residential areas, beachfront restaurant, traditional restaurant, cycling rad and water sport complex.

Estimated construction period for this project is 2 years.

⑤ Great Sea Tourism Area

This project is related to the construction of Chabahar great sea tourism area. The complex has facilities such as catering and accommodation spaces, including restaurant, hospitality, and hotel and beach entertainment such as water sports and coastal parks.

⑤ Gordim Tourism Area

This project has facilities such as catering and accommodation spaces, including restaurant, hospitality, hotel and beach recreation, treatment and study center and mud treatment center.

Construction of the project will take 2 years.

Mud Volcanoes



Mokran Coastal Area



④ Lipar wetland tourism area (pink)

Lipar Wetland or the Pink Lagoon that is famous for its red tide phenomenon. Every year in late winter and early spring as well as end of summer and early fall the water of this lagoon turns pink because of the algal bloom.

The project has spaces such as accommodation facilities including hospitality, restaurant, hotel, beach parks and construction of pavilions, sport facilities and entertainment.

④ Bazman Hot Spring

Purpose of this project is to construct hydrotherapy center due to the presence of hot spring with healing attribute.

Other tourist attractions in the area are hunting prohibited area and palm trees.

Lipar Wetland



Bazman Hot Spring



Agriculture & Aquaculture

Agriculture and aquaculture is central to the livelihood and food security of people. In Mokran coasts area due to shortage of fresh waters, using modern agricultural practice is more important.

Also with 320 km water border, easy access to export market, high quality water with no industrial pollution, suitable temperature in more than 8 months, 8 fishing ports and 32 fishing societies that cover about 2400 fishing vessels both dhows and boats, Mokran coasts are one of the most exclusive areas for fisheries and aquaculture businesses. Other fishery capabilities of the region are as follows:

- 40% share of capture production compared in between southern provinces;
- 37% of total capture production in Iran;
- Supply of 60% of industrial fish in Iran
- First rank in capture production in west of Indian Ocean;
- Second rank in capture production in Indian Ocean;
- 72% of southern province registered vessels are active in Sistan & Balouchestan.

Mokran coasts and generally southern provinces coastal area are very rich in terms of having different species of fishes and shrimps.

In Iran, due to presence of appropriate conditions including unused coastal lands, inexpensive workers, indigenous technology, relatively well known global

markets and export value of shrimp, Development of aquaculture, particularly shrimp culture can play an important role in increasing employment, foreign exchange and rural development in coastal areas.

Also Mokran coasts have significant capacity for fish culture in marine cages.

- More than 100 thousands hectares suitable sites for aquaculture in cage;
- 11 Mari culture zones in the coastal area for fish culture in cages;
- Skilled native labor which are familiar with cage aquaculture.

📍 Export Terminal

This project is related to construction of export terminal in Jaask for exporting agricultural and fisheries products.

Land area of 2 hectares is needed for this project and total required investment is estimated to be \$4.1 million.

📍 Cobia Fish Culture in Cage

This project is related to cobia fish culture in cage. For this project a land area of 5000 square meters has been considered which 1000 square meters is devoted to production areas. Also human resources required are estimated to be 27 persons. Total required investment for this project will be \$1 million.

Cage Aquaculture



Shrimp Processing



③ Lantern Fish Fishing Development

Mokran Sea has one of the largest stocks of lantern fish. Lantern fish is used in production of fish silage and fish meal which have high demand all over the world.

Iran has planned to increase annual lantern fish fishing to 100 thousand ton by 2021.

Development of lantern fish fisheries on the east coast of Mokran coast in Jaask province is objective of this project. The project is located in the marine waters under the jurisdiction of the Islamic republic of Iran's borders and common fish stock in international waters.

Annual capacity is 3500 ton and required investment is estimated to be \$5.5 million.

③ Greenhouse Production of Agricultural Products

This project is about development of complex for greenhouse production of agricultural products. The project is located in Jaask province. Land area of 2200 hectares allocated to this project and required investment is estimated to be \$1.1 billion.

③ Shrimp Culture Farm

Shrimp farming is an aquaculture business that exists in either a marine or freshwater environment, producing shrimp or prawns for human consumption.

This project is related to the construction of shrimp farm. Land area for this project is 550 hectares, from this amount 820 square meters dedicated to building infrustrucure. Total required investment for this will be \$6.4 million.

③ Long Liner Boat for Tuna Fishing

Longline fishing is a commercial fishing technique. The purpose of this project is to supply of the long liner boat for tuna fishing in Jaask province.

Annual capacity of this project is 1500 ton and total required investment is estimated around \$3.4 million.

③ Purse Seiner Boat for Tuna Fishing

Seine fishing is a method of fishing that employs a seine or dragnet. A seine is a fishing net that hangs vertically in the water with its bottom edge held down by weights and its top edge buoyed by floats. This project is related to supply of purse seiner boat for tuna fishing in Jaask province. Required investment for this project is estimated to be \$6.9 million.

Purse Seiner



Greenhouse Farming



Oil and Gas

The first and most important part in Iran's return to the global market which can attract foreign investors is oil and gas sector. Mokran zone vicinity to the open seas, have provided suitable platform for development of oil and gas transmission and storage sector which consequently lead to development of refineries and other downstream industries.

Also due to presence of gas transmission infrastructure from 7th nationwide pipeline which passes from north of this area, there is possibility of defining gas downstream project and also export of gas to neighboring countries.

Recently Iran's oil and gas ministry has started studies plans which some of them are as follows:

1. Development of coastal areas of Mokran: to evaluate the social, cultural, economic, infrastructure, energy and for inclusion sustainable development.
2. Layout plan (land use): in order to identify a suitable area for oil industry zone, including refineries, petrochemical, loading and unloading docks, storage tanks and other related facilities, related studies has been assign to local consultant with in partnership with credible foreign consultants.
3. Basic design of Jaask-Govreah oil pipeline: performing basic design for mentioned pipeline with ancillary services such as the surveying, geotechnical studies,

environmental assessment, passive and cultural heritage by consulting engineers are underway.

Also some of the oil and gas ministry implementation plan are as follows:

1. Along with design studies for 42 inches and 1000 km long pipeline to transport a million barrel crude oil per day from Govreh to Jaask, implementation actions are underway. In this regard general call for buying 360 tons of pipes are held, also selection of general contractor for the construction of pipeline has been done. This project include 5 pumping station, 2 Tupac receiving and sending station and one terminal.
2. Construction of storage tanks with capacity of 10 million barrels in Jaask is another major project. The tank will be constructed through 15 years BOT contract.
3. In order to receive and send crude oil to constructed storage tank, an offshore installation has been defined. It included Buoy (SPM), pipelines on land and sea, a crusher with launching some support docks, measurement system and other related facilities.

Some of the investment projects in oil and gas sector are as follows:



⑤ Oil refinery complex

Suitable land area for 2 oil refineries complex with capacity of 300 thousand barrels per day has been anticipated.

Required feed will be supplied from crude oil transmission pipeline or offshore installation. Access to open seas provides export possibility.

Required fuel will be supplied from gas pipeline in the region and consuming water will be supplied Form Sea.

⑤ Other Investment Projects

- Construction of hotel in industrial site in order to housing site active units' guests.
- Construction of workshop, technical services in region in order to fulfilling industrial unit's need in construction and operation period.



Industries and Mines

Industry and mine generally play a key role in attracting investment, creating job and consequently sustainable development in all areas.

Mokran Coasts have significant potential in these sectors which some of them was mentioned earlier.

On one hand having various mines so that Sistan and Balouchestan been known as mines rainbow of Iran and fishing industry on the other hand made Mokran coast to a perfect location to develop processing industry related to fishery and mines.

The most significant mines of Sistan and Balouchestan are granite mine, cooper mine, antimony mine, cement mine, alabaster mine and gold mine.

Some of the investments opportunities in industry and mine sector are provided in the following:

④ Aluminum Plant

This project is implemented in Jaask County in Far East of Hormozgan and it is related to the development of aluminum plant that has many applications in various industries. Aluminum after steel is the largest produced and consumed metal such that its consumption is more than the sum of the other nonferrous metals.

Due to unique characteristics of aluminum and its widely application in aerospace, shipbuilding,

transportation, military, construction, electrical equipment and food packaging in the world, it's even called the metal of 21th century.

Due to increasing consumption and growing need of aluminum, suitable setting has been provided for this industry. According to Iran's industrial development plan, it is anticipated that aluminum consumer industries' demand will growth rapidly in next decade.

In 2013, about 50million tons of aluminum produced in the world which was equivalent to about 91% of world production capacity.

In the period between 1973 till 2000 aluminum production increased from 12 million tons to 25 million tons, it means annually on the average 481 thousand tons added to production. However in 9 years period from 2004 until 2013 annual production average growth reach to 2.2 million tons, which show increased consumption of aluminum in the world.

This project has capacity of 600 thousand tons in year and construction period estimated to be 3 years.

④ Aquatic Feed Production Factory

This project is related to the construction of aquatic feed production factory. For this project a land area of 4500 square meters has been considered. Total required investment for the projects estimated around \$1 million.



⑤ Ferrochrome Plant

This plant is implemented in Jaask and it is related to the construction of ferrochrome plant which has many applications in various industries. For this project land area of 50 hectares has been considered. The world demand for ferrochrome have risen sharply so that between 2002 and 2010 the annual growth rate was 5 percent and china with 25% share was the main engine of this growth.

Capacity of this plant is 600 thousand ton per year.

⑤ Magnesium plant

This plant will be implemented in land area of 100 hectares located in Jaask. The project is related to construction of magnesium plant which has many applications in various industries.

Commercially, magnesium is a very important metal with many applications. This metal has only two-thirds of density of aluminum. It is easily machined, cast, forged and welded; this metal is widely used in alloys especially with aluminum, zinc and manganese.

Capacity of this plant is 6 thousand tons per year and construction period is estimated to be 3 years.

⑤ Mokran Steel Complex

This project is related to construction of Chabahar Mokran steel complex. Annual capacity of the complex is 1.6 million tons and required investment for this project estimated around \$105 million.

⑤ Jaask Petrochemical Complex

This project is related to construction of petrochemical complex in 620 hectares land area located in Jaask.

It's including 220 hectares of basic and intermediate petrochemical product and 400 hectares for complementary product. Annual capacity of this project is 5 million tons and it will be completed in 3 years.

⑤ Date Processing and packaging

This project is about construction of date processing and packaging factory. For this project land area of 15000 square meters and job creation for 22 people have been anticipated. Total required investment for this project estimated to be 45\$ million.

⑤ Aquatic Meat Processing and Packaging plant

This project is related to the construction of processing and packaging of aquatic meat products. This project is implemented in a land area of 5000 square meters; required investment for this project is estimated to be about \$3.5 million.

⑤ Titanium Plant

This project will be implemented in land area of 50 hectares which is located in Jaask. The main use of titanium is in two forms of metal and titanium dioxide.



The main consumption of titanium is in the paint industry as pigment and it's also used in ceramic, plastic, paper and electronics industries. Annual capacity of this plant is 5 thousand tons and it will be constructed in 3 years.

🕒 Tropical fruit processing plant

This project is related to construction of tropical fruit processing through quick freezing method. For this project a land area of 5000 square meters has been assign and total required capital investment is \$4.5 million.





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