

<p>Project Title: Integrated environmental complex</p>	<p>Country: Jordan Municipality: Ajloun</p>	<p>Funds requested: 2,575,800 JOD</p>
<p>Direct/Indirect Beneficiaries</p> <div style="border: 1px solid black; padding: 5px;"> <p>Local communities Municipality Job seekers Syrian Refugees</p> </div>	<p>Target Area:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Wadi Al-Tawaheen, Ajloun City</p> </div>	
<p>GOALS:</p> <ol style="list-style-type: none"> Solving a part of the traffic problem and preserving the beauty of the city center by reducing the phenomenon of markets and stalls and random queuing to sell agricultural products. Reducing CO₂ emissions from the transportation sector. Designing the building to be a green building in a way that allows rainwater harvesting and energy generation through solar cells and considers the energy-saving engineering designs. Creating job opportunities for both men and women, People with special needs and refugees by organizing the sale and purchase of local agricultural products. Achieving social welfare through one of the pillars of the social welfare index, which provides places with entertainment and enjoy leisure time for the people of the region, such as the proposed restaurant and café, and to enhance social cohesion among all spectrums of the local community. Benefiting from the waste of the vegetable market and poultry waste by making manure. Finding a good source of financial income for the municipality that will raise the municipality's financial capacity and contribute to covering the expenses of the municipality. 		
<p>STRATEGIC OBJECTIVES</p> <p>The project stems from the third strategic objective of the strategic plan of the Greater Ajloun Municipality for the year 2023-2025 "Improving the investment environment and creating an attractive nucleus for investment that provides a comparative advantage to attract investment projects" so the project will promote the Water – Energy - Food Nexus as a privileged partnership access between the local authority (Municipality) and the civil society " which matches the goals nos. (1, 6 , 7 , 11 and 13) of the SDGs.</p>		

SITUATION AND PROBLEM IDENTIFICATION

- Traffic jams in the city center.
- Expected increasing of traffic jams due to the operation of the cable car project in November 2023.
- The steady increase in CO₂ carbon emissions due to the increase of traffic jams.
- The spread of poultry shops in the tourist centre of the city.
- The narrowness of the streets due to the lining up of cars on both sides of the road in the city centre.
- High costs of transporting waste left behind by the spread of street vendors in multiple places.
- High energy bills Fails to enable tourists to roam within the city.



TARGETED AREA AND BENEFICIARIES

Ajloun, Jordan
Local communities and municipality.
Syrian refugees.

METHODOLOGY

The area of the plot (1724) m², served by a street (proposed) from the southeast side, and served by a main street (Kufranja Street) from the western side and the plot is located within two different levels between the two streets described, and can take advantage of these levels to make several entrances to the plot, and there is enough space left to establish a multi-storey building with a flat of not less than (1000) m² for each proposed floor as follows:

- (1) First Basement floors: One or more floors will be established to make parking on the entire plot after leaving the legal setbacks, in addition to establishing one or more elevators to serve the upper floors, and this space is very good and helps in the success of the project.
- (2) Second Basement floors: It will be dedicated to poultry and butcher shops, as according to the engineering sketch that has been prepared for this purpose, it can accommodate (23) stores, which are sufficient and more than the number of shops currently available.
- (3) Ground floor: It will be allocated to the work of a market for vegetable and fruit shops.
- (4) First floor: It is proposed to be designed to make a commercial mall.
- (5) Second floor: It is proposed to be designed for the work of office apartments and includes a restaurant and a café. The other solutions related to the commercial complex are summarized below:
 1. Establishing of the bus departure center (north villages) on the from the northern side of the edge of the city to reduce the entry of 33 buses per day to the city center with a frequency of 4-5 times for each bus and establishing of a smart commercial market inside.
 2. Expansion and development of the current starting and arrival center, establishing a multi-storey building, and allocating places for poultry groves, vegetable and fruit shops, stalls and street vendors and allocate floors for private parking
 3. Construction of the building in an engineering manner that enables the municipality to generate energy and collect rainwater in a " Green Building ".
 4. Construction of a well to collect rainwater with a capacity of 3000 m³.
 5. Implementation of the traffic plan that was approved by the Traffic Sub-Committee and in conjunction with the Greater Ajloun Municipality to determine some streets for one direction lane.
 6. Making a traffic plan to orient some streets for one direction lane
 7. Utilizing the waste of poultry shops and vegetable and fruit shops for the production of organic fertilizers.
 8. Benefiting from the grey water of the building from irrigating
 9. Adjacent plots of land Acquisition of owned plots of land located between more than one piece owned by the municipality.

EXPECTED RESULTS

1. Alleviating traffic jams in the city center due to the establishment of the North Bus Departure Center.
2. Preventing the parking of private cars in the commercial center due to the establishment of a parking lot for these cars.
3. Enabling tourists to roam the center of Ajloun city due to the provision of parking spaces for tourist buses due to the establishment of a private parking lot and preventing their parking in the city center.
4. The flow of cars and buses in the commercial center after the application of the traffic plan and the adoption of one direction for some streets.
5. Establishing an integrated commercial complex that provides the opportunity for the residents of the city to buy most of their needs from one place easily, easily and safely.
6. Moving poultry shops and natafat from the tourist center of the city.



7. Providing a suitable place for vegetable and fruit shops and stalls scattered here and there that affect the movement of tourists.
8. Establishing a multi-purpose commercial mall.
9. Mitigating carbon dioxide emissions
10. Utilizing new buildings for alternative energy production, water harvesting and organic fertilizers.
11. Providing many job opportunities in different fields that include all categories (Jordanians, expatriates, males and females, people with special needs).

FEASIBILITY STUDY

Project component	Building area (m ²)	Estimated cost (JOD)
Basement floor (Chicken Nattafat)	1,300	325,000
Ground floor (Vegetables market)	1,300	299,000
First floor	1,300	260,000
Outdoor areas (Car parks)	2,000	0
Hangar	1,000	135,000
Services building for composite factory	40	10,000
Machines & tools		13,000
Production & filling materials		3,000
Water drain	180	121,500
Water collector tank	1,150	356,500
PV cells & additional costs		210,000
		50,000
Floors purchasing		742,800
Total cost		2,575,800